



## Polk County Planning Commission

### Meeting Agenda

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July 09, 2025 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 June 4, 2025

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2) Considerations of items to be withdrawn, deferred, or continued.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

Current Staff Resumes

## **Agenda Item**

### **Old Business**

1. LDCPAS-2025-2 (Morame Watkins Road INST)

### **New Business**

2. LDCU-2025-8 (Mathews MH)
3. LDCU-2025-6 (Wayside Baptist Church CU)
4. LDCPAS-2025-9 (ECP Small Scale CPA)
5. LDCPAL-2025-1 (GPK Holly Hill Groves 2 CPA)
6. LDCCD-2025-1 (Stuart Property Sub-district)
7. LDCPAS-2025-8 (Lake Daisy CPA)
8. LDCCD-2025-2 (Lake Daisy Sub-district)
9. LDPD-2025-3 (Crescent Valley Ranch PD)

### **Adjournment**



Polk County  
Planning Commission

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Agenda Item

7/9/2025

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**SUBJECT**

Meeting Minutes June 4, 2025



## Polk County Planning Commission

### Meeting Minutes - Final

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June 04, 2025 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, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, 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, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

#### Roll Call / Attendance

Approved

<b>Present</b>	Rennie Heath, Vice Chair David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Chair Robert Beltran, and Secretary Merle Bishop
<b>Excused</b>	Adam Bass, Kevin Updike, and Brooke Agnini

#### Pledge of Allegiance

#### Approve Minutes

Meeting Minutes April 2, 2025

Approved



<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rennie Heath
<b>SECONDER:</b>	Mike Hickman
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

Meeting Minutes May 7, 2025

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rennie Heath
<b>SECONDER:</b>	Mike Hickman
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

**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**

Current Staff Resumes

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rennie Heath
<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

**Agenda Item**

**New Business**

LDCPAS-2025-2 (Morame Watkins Road INST)

**Minutes:** An ordinance of The Polk County Board of County Commissioners regarding the adoption of LDCPAS-2025-2: An Amendment to the Polk County Comprehensive

Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 0.55± acres from Residential-Low-1 (RL-1) to Institutional (INST) in the Utility Enclave Area (UEA). The subject property is located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28; providing for severability; and providing for an effective date.

CONTINUED TO JULY 9th, 2025

Continued

<b>RESULT:</b>	<b>CONTINUED</b>
<b>MOVER:</b>	Merle Bishop
<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

LDCPAS-2025-7 (Brooks Street CPA)

**Minutes:** An ordinance of Polk County, Florida adopting LDCPAS-2025-7: An Amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map designation on 3.8± acres from Residential-Low X (RLX) to Business Park Center X (BPCX) in the Transit-Supportive Development Area (TSDA). The subject property is located on the east side of US 98, north of Brooks Street, in Section 34, Township 28, Range 24; providing for severability; and providing for an effective date.

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Merle Bishop
<b>SECONDER:</b>	Linda Schultz
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Beltran, and Bishop
<b>NAY:</b>	Schmidt
<b>Excused:</b>	Bass, Updike, and Agnini

LDCCD-2025-1 (Stuart Property Sub-district)

Continued

LDSPD-2025-1 (Old Dixie Highway SF)

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

LDCT-2025-10 (Temporary Vegetative Debris Storage Sites after Major Storm)

Events)

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Mike Schmidt
<b>AYE:</b>	Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini
<b>Absent:</b>	Heath

LDCPAL-2025-4 (EAR Based Comp Plan Amendment)

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Merle Bishop
<b>AYE:</b>	Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini
<b>Absent:</b>	Heath

**Adjournment**



Polk County  
Planning Commission

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Agenda Item

7/9/2025

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**SUBJECT**

Current Staff Resumes



Polk County  
Planning Commission

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Agenda Item 1.

7/9/2025

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**SUBJECT**

LDCPAS-2025-2 (Morame Watkins Road INST)

**DESCRIPTION**

This is an applicant-initiated requested Small Scale Comprehensive Plan map amendment from Residential Low (RL), to Institutional (INST) on 0.55± acres for a property located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28. Continued from June 4, 2025.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Robert Bolton

Planner III

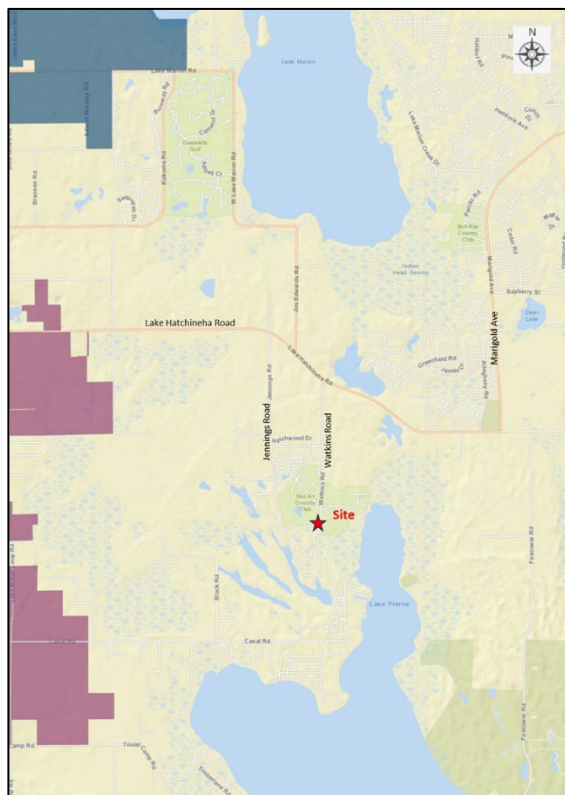
Land Development

863-534-6468

robertbolton@polk-county.net

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	<b>May 8, 2025</b>
<b>Planning Commission Date:</b>	July 9, 2025 continued from June 4, 2025
<b>BoCC Dates:</b>	July 15, 2025
<b>Applicant:</b>	Julia Morame
<b>Level of Review:</b>	Level 4 Review, Comprehensive Plan Map Amendment
<b>Case Number and Name:</b>	LDCPAS-2025-2 Morame Watkins Rd RL to INST CPA
<b>Request:</b>	Small Scale Comprehensive Plan map amendment from Residential Low (RL) to Institutional (INST) on 0.55± acres.
<b>Location:</b>	West side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.
<b>Property Owner:</b>	Julia and Henrilus Morame
<b>Parcel Size:</b>	0.55± acres (Parcel #(s): 282829-000000-021050)
<b>Development Area/Overlays:</b>	Utility Enclave Area (UEA)
<b>Future Land Use:</b>	Residential Low (RL)
<b>Nearest Municipality</b>	Dundee
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Case Planner:</b>	Robert Bolton, Planner III



**Location**



**Current Future Land Use**

### **Summary of Analysis**

This is an applicant initiated request for LDCPAS-2025-2 a small scale Comprehensive Plan Amendment to change the Future Land Use (FLU) designation from Residential Low (RL) to Institutional (INST) in the Utility Enclave Area (UEA) on 0.55±. The site is located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.

### **Compatibility Summary**

The proposed land use change is compatible with the growth that has occurred in this area. The subject site is located within the Utility Enclave Area (UEA) where it is recognized that these isolated areas have developed out to suburban or urban densities with centralized water and wastewater. The subject currently has a Land Use designation of RL. The subject site is a part of a RL district that includes the Sun Air PUD from 1976, but is not included within the Sun Air PUD. The property was developed with a single-family residence in 1997 and has been operating as a Group Home since 2008. The request for the Institutional (INST) Future Land Use designation will allow the applicant to fully utilize the existing structure for this use. The Residential Low (RL) FLU allows a Group home to operate at a level of up to 6 residences, the Institutional (INST) FLU will allow 7 to 14 residences. Any expansion of the structure or redevelopment of the site would require a technical review by staff. The proposed Institutional (INST) will allow for a small expansion of the existing Group Home.

### **Infrastructure and Urban Services Summary**

The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. The subject site will be connected to the Sun Air water with wastewater provided by a private septic system. There are no wells on the subject site.

### **Environmental Conditions Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The subject site is not located within an airport height notification zone, there are no historical or archeological resources, and there are no indicated protected species. The subject site fronts a small area of surface water on the southwest side, and has no wetlands or flood zones, the soils are not of a problematic type.

### **Comprehensive Plan Policies Considered**

- Section 2.102 – General Growth Management policies
- Section 2.105 – Urban Growth Area (UGA) policies
- Section 2.116-A – Institutional policies

### **Findings of Fact**

#### **Request and Legal Status**

- This is an applicant-initiated request for LDCPAS-2025-2 a small scale Comprehensive Plan Amendment to change the Future Land Use (FLU) designation from Residential Low (RL) to Institutional (INST) in the Utility Enclave Area (UEA) on 0.55± acres.
- The subject site is located on the west side of Watkins Road within a larger RL district within the UEA.

- The proposed FLU change is on 0.55± acres. The subject site is located on west side of Watkins Road, south of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.
- The subject site is at the entrance to the Sun Air PUD (PUD76-6), but is not included within the PUD.
- The applicant wishes to expand the number of residences within an existing group home beyond the allowable 6 residences. The subject site has been operating as a group home since 2008.

### **Compatibility**

- The subject's surrounding uses are as follows:
  - North of the subject site is (RL-1) vacant and developed residential land, located within and outside of the Sun Air PUD.
  - East of the subject site is (RL-4) vacant and developed residential land within the development known as Golf Aire.
  - South of the subject site is (RL-1) vacant and developed residential land.
  - West of the subject site is (RL-1) the developed Sun Air PUD with the former Sun Air Golf Course.
- The subject site was developed with a single-family residence in 1977. The site was purchased by the current owner and applicant in 2007 with an Adult Family Care Home License issued to the owner for the site in 2008 and has been active since that time.
- Group Homes are a Conditional Use 1 within the Residential Low allowing six (6) residents or less. Group Homes allowing seven (7) to 14 residents require an Institutional (INST) FLU and a Conditional Use 2 level of technical review. The subject is an existing Group home with five (5) licensed beds and is reported to have the ability to expand within the current facility to over the existing six (6) resident maximum.
- The subject site is located within the UEA, on an Urban Collector road with water services provided by the Sun Air Utility System Sun Air and with wastewater provided by a private septic system. The proposed INST will allow for a small expansion of the existing Group Home.

### **Infrastructure**

- The zoned schools for the site are Sandhill Elementary, Lake Marion Middle School, and Haines City High School.
- First responder Fire/EMS response will be from Polk County Fire Rescue Station 13, 2021 Watkins Road, Haines City with a travel distance of 1.0± miles.
- The subject site is within the Southeast District Commend Area for the Sheriff's office which is located at 4011 Sgt. Mary Campbell Way, Lake Wales.



- The subject site is within the Sun Air Utility Service Area for potable water, with wastewater provided by a private septic system.
- Watkins Road and Lake Hatchineha Roads are urban collector roads. They are monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of “C” and a standard of “D”.
- Sidewalks are not required in this area.

### **Environmental**

- The subject site is approximately 85 feet above sea level at the eastern side of the site and slopes to the southwest to an elevation of approximately 79 feet..
- According to the soil survey by the United States Department of Agriculture the subject site is made up of Astatula Sand. 0 to 8% slopes.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observed protected animal species sighting (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The subject site is not within a Wellfield Protection district. The closest Wellfield Protection District is approximately 0.35 miles northwest of the site, within the Sun Air Country Club.

### **Comprehensive Plan Policies**

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

- POLICY 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4: Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.104-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 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.
  - 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 (DRC) Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCPAS-2025-2.**

**Planning Commission Decision:** On July 9, 2025 in an advertised public hearing, continued from June 4, 2025, Planning Commission meeting, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCPAS-2025-2.**

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

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

**NOTE:** Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County Commissioners purview. A Level 2 Review (engineered plans) will be required for all site development and shall implement the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

## Surrounding Land Use Designations and Current Land Use Activity

**Table 1: Surrounding Uses**

<b>NW</b> <b>RL-1</b> Single-family, Sun Air	<b>N</b> <b>RL-1</b> Vacant, single-family, Sun Air	<b>NE</b> <b>RL-4</b> Single-family, Golf Aire
<b>W</b> <b>RL-1</b> Single-family, Sun Air	<b>Subject Property</b> <b>RL-1</b> SFR, Group Home	<b>E</b> <b>RL-4</b> Vacant, single-family, Golf Aire
<b>SW</b> <b>RL-1</b> Former Golf Course, Sun Air	<b>S</b> <b>RL-1</b> Single-family	<b>SE</b> <b>RL-4</b> Vacant, single-family, Golf Aire

Source: Site Visit and Polk County GIS Data Viewer

The subject site is a part of a larger RL district to the north, west and south, developed with the Sun Air Planned Unit Development (PUD 76-6) originally developed as a golf course community. The golf course was reported to have been closed since 2011. To the east of the site is the Lago Vista Golf Estates also known as Golf Aire and has residences fronting the former golf course. Approximately ¼ mile south of the site is a former Polk Country Fire Station that has been relocated approximately 1-mile north of the site on the east side of Watkins Road. The site is located approximately 1.2 miles south of the intersection with Lake Hatchineha Road.

The surrounding area has been the focus of several development interest in the recent past and the city of Dundee having several approved developments to the west and northwest of the site to the west and increased interest in development within the greater area of this area between US 27 and Lake Hatchineha.

**Compatibility with the Surrounding Land Use:**

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The adopted definition for compatibility states it is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The subject site is located within the Utility Enclave Area (UEA) where it is recognized that these isolated areas have developed out to suburban or urban densities with centralized water and wastewater.

The site is comprised of 0.55± acres and is on the west side of Watkins Road, approximately 1.2 miles south of Lake Hatchineha Road at the entrance to the Sun Air residential development and former golf course. The site is not part of the Sun Air PUD (PUD 76-6). The subject site was developed with a single-family residence in 1977. The site was purchased by the current owner and applicant in 2007 with an Adult Family Care Home License issued to the owner for the site in 2008 and has been active since that time. The request for the Institutional (INST) Future Land Use designation will allow the applicant to fully utilize the existing structure for this use. The Residential Low (RL) FLU allows a Group home to operate at a level of up to 6 residences, the Institutional (INST) FLU will allow 7 to 14 residences. It is reported that the existing structure will accommodate "a couple of more" residences, any expansion of the structure or redevelopment of the site would require a technical review by staff.

In summary, the subject site is located within the UEA, on an Urban Collector road with wastewater services provided by the Sun Air Utility System and wastewater provided by a private septic system. The proposed INST will allow for a small expansion of the existing Group Home.

**Nearest Elementary, Middle, and High School:**

The schools zoned for the subject property, as shown in Table 2, include Sandhill Elementary, Lake Marion Middle School, and Haines City Senior High. Institutional allows for multi-family as a C-3 Level of review. The intended use of the site is for a small expansion of the existing Group Home, no impact to the public school system is anticipated.

*Table 2: Schools*

<b>School</b>	<b>Distance</b>
Sandhill Elementary (zoned)	3.7± miles
Lake Marion Middle School (zoned)	6.4± miles
Haines City Senior High School (zoned)	10.2± miles

Source: Polk County School Board

### Nearest Sheriff, Fire, and EMS Station:

The nearest Sheriff District office is located approximately 10.2 miles from the subject site. Response times vary depending on where the nearest sheriff's deputy patrol car is located rather than the district office. The nearest Fire and EMS station is approximately 1.0 miles north of the subject site.

Table 3: Public Safety

	Name of Station	Distance/Response Time*
<b>Sheriff</b>	Polk County Sheriff Office's Southeast District 4011 Sgt. Mary Campbell Way, Lake Wales	10.2 +/- miles P1-11:09 P2-35:23
<b>Fire/ EMS</b>	Fire Rescue Station 13 2021 Watkins Rd, Haines City	1.0 +/- miles 2 minutes
<i>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.</i>		

### Water and Sewer Capacity and Service Provider:

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within the Sun Air Service area for water and is currently connected to Sun Air water and private septic system for wastewater.

#### A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed INST
<b>0.55± acres 23,958 sq. ft.</b>	0.55± acres X 5 du/ac = 2 du	0.55± acres (23,958 sf) X 0.25 FAR = 5,990 sf
<b>Potable Water Consumption</b>	2 du X 360 = <b>720 GPD</b>	39,579 sf X 0.24 = <b>1,438 GPD</b>
<b>Wastewater Generation</b>	2 du X 270 = <b>540 GPD</b>	1,438 GPD X 80% = <b>1,151 GPD</b>

#### B. Service Provider:

The subject site is serviced by the Sun Air Water Distribution System and wastewater provided by a private septic system. Available capacity for water and wastewater will be addressed at Level 2.

#### C. Available Capacity:

The subject site is currently connected to water provided by the Sun Air system and wastewater provided by a private septic system.

### Roadways/Transportation Network:

#### A. Estimated Demand:

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

*Table 5: Estimated Transportation Impact Analysis*

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed INST
<b>0.55± acres 23,958 sq. ft.</b>	0.55± acres X 5 du/ac = 2 du	23,958 sf X 0.25 FAR = 5,990 sf / 1,000 = 5
<b>Average Annual Daily Trips (AADT)</b>	2 du X 7.81 AADT = <b>16 Trips</b>	5 X 10.84 AADT X 92% = <b>50 Trips</b>
<b>PM Peak Hour Trips</b>	2 du X 1 PM Peak = <b>2 Trips</b>	5 X 1.44 AADTX 92% = <b>7 Trips</b>

*Source: Concurrency Manual: BPC @ Warehouse 1.71 AADT per 1,000 sf, 0.18 AADT per 1,000 sf PM Peak Hour, Single-family @ 7.81 AADT per du and 1.00 AADT PM Peak Hour,*

#### B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for Canal Ave./Watkins Road and CR 542 (Lk Hatchineha Rd. There is available capacity in the PM Peak Hour for maximum buildout.

*Table 6: Roadway Link Concurrency*

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
8210E	Canal Ave/Watkins Road	2U		626		
8210W	Lake Mable Loop Rd to CR 542 (Lk Hatchineha Rd)	UC	C	631	C	C
4042E	CR 542 (Lk Hatchineha Rd)	2U		455		
4042W	SR 17 to Lk Hatchineha	UC	C	441	D	C

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. \*2U means two lane undivided, UC means Urban Collector*

#### C. Roadway Conditions:

Watkins Road/Canal Avenue and Lake Hatchineha Roads are both urban collector roads which are the significant thoroughfares for the site. Both of these roads are urban collectors with a current Level of Service of “C”, no significant loss of service level is anticipated for these roads.

#### D. Sidewalk Network:

Currently there are no sidewalks along Watkins Road. The site is currently improved and will not require sidewalks.

#### E. Planned Improvements:

There are currently no planned improvements within proximity to the subject site.

#### F. Mass Transit:

Watkins Road nor Lake Hatchineha Road do not currently have public transit route stops available. The closest transit stop is located 6.5+/- miles west near the intersection of Lake Hatchineha Road and US Highway 17 in Lake Hamilton.

#### Environmental Conditions:

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

**A. Surface Water:**

There are no wetlands on the subject site. The area is relatively flat with the highest points located near the center of the site, at an elevation of approximately 88 feet, with the lowest road frontage portions having an elevation of approximately 85 feet, with the lowest portion of the site adjacent to a stormwater ponds to the southwest at an elevation of approximately 79 feet.

**B. Wetlands/Floodplains:**

According to the Polk County Data Viewer the subject site does indicate a small area of Zone A flood zone to the southwest, adjacent to a small stormwater pond. No wetlands are indicated for the site.

**C. On-Site Soils:**

The subject site is comprised of a single soil type: Astatula Sand, 0 to 8% slopes as indicated in Table 7 below.

*Table 7*

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Astatula Sand, 0 to 8% slopes	Slight	Slight	100±%
Source: Soil Survey of Polk County Florida 1990			

**C. Wells (Public/Private):**

The applicant did not indicate any wells located on the property. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection Districts is approximately 0.35 miles northwest of the site, within the Sun Air Country Club.

**D. Archeological Resources**

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

**E. Protected Species**

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

**F. Airports:**

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

**Park Facilities:**

**A. Location:**

Poinciana Community Park is located at 5109 Allegheny Road, Kissimmee, approximately one and three quarter miles to the east of the project area.



#### B. Services:

Poinciana Community Park includes baseball and softball fields with lighting and irrigation, dugouts and bleachers, and shelters complete with a concession building and restrooms. There are basketball courts, multi-purpose fields, pavilions, picnic shelters, playground and walking paths/trails.

#### C. Multi-use Trails:

The closest multi-use trail is within the Everglades Headwaters National Wildlife Refuge, located approximately one and a half (1.5) miles east from the subject site. Everglades Headwaters National Wildlife Refuge lies in an area that is one of the great grassland and savanna landscapes of eastern North America. Still largely rural, this Greater Everglades area is a mosaic of seasonally wet grasslands, longleaf pine savannas, and cattle ranches that sustains one of the most important assemblages of imperiled vertebrate wildlife in the southeast U.S. and a large portion of the unprotected natural habitat remaining in peninsular Florida. A network of trails branch-off of a large, well-maintained north to south grass road (Dairy Road) that bisects the site. All parts of the Hatchineha Unit are within 0.5 miles of this road and the maintained network of trails and fire breaks.

#### D. Environmental Lands:

The Everglades Headwaters National Wildlife Refuge located approximately one and a half (1.5) miles east from the subject site. Hatchineha Ranch Mitigation Bank is approximately two and a half (2.5) miles east from the subject site. Allen David Broussard Catfish Creek Preserve State Park is located south of the subject site. Over 13,000 acres of preservation, refuge and mitigation bank land in in close proximity to the site. The site is not located within a Polk Green District and does not have a Conservation Easement.

#### E. Planned Improvements

There are no further recreational improvements scheduled for this quadrant of the County at this time. Any Access from V-Eight Ranch Road will require V-Eight Ranch Road to be paved from the access to Lake Hatchineha Road.

### Consistency with the Comprehensive

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

*Table 8 Comprehensive Plan Policy*

Comprehensive Plan Policy	Consistency Analysis
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;	The existing adjacent uses surrounding the site are RL within the greater surrounding area the uses are mostly single family detached. The subject site has been operating as a group home since 2008. Approval of this amendment will allow for a small expansion of the existing group home.

Comprehensive Plan Policy	Consistency Analysis
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 request is in an area with public water and sewer available. Therefore, the request is consistent with the policy.
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 - 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 2.116-A3: Location Criteria - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any	The request is consistent with this policy as the subject site has access to Watkins Road, a County maintained Urban Collector Road, and meets the

Comprehensive Plan Policy	Consistency Analysis
<p>other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p> <ul style="list-style-type: none"> <li>a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.</li> <li>b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).</li> <li>c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</li> <li>d. Proximity to similar and compatible uses providing opportunities for shared facilities.</li> <li>e. Plans of the School Board and other public service agencies with jurisdiction in the County.</li> </ul> <p>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.</p> <p>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.</p>	<p>locational criteria set forth in Policy 2.102-A10, and is located on Watkins Road, capacity in the utilities and transportation systems, and is not urban sprawl.</p>
<p>POLICY 2.116-A4: Development Criteria - Institutional development shall conform to the following criteria:</p> <ul style="list-style-type: none"> <li>a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: <ul style="list-style-type: none"> <li>1. public and private educational facilities;</li> <li>2. government-administration buildings;</li> <li>3. public-safety structures (e.g. police and fire);</li> <li>4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);</li> <li>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.</li> </ul> </li> <li>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.</li> <li>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.</li> <li>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.</li> <li>e. Institutional sites shall be designed to provide for: <ul style="list-style-type: none"> <li>1. Adequate parking to meet the present and future demands of the use.</li> <li>2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent</li> </ul> </li> </ul>	<p>The request is for Institutional allow for a small expansion of the existing Group Home.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.</p> <p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <p>1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution</p> <p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	

## Urban Sprawl Analysis

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

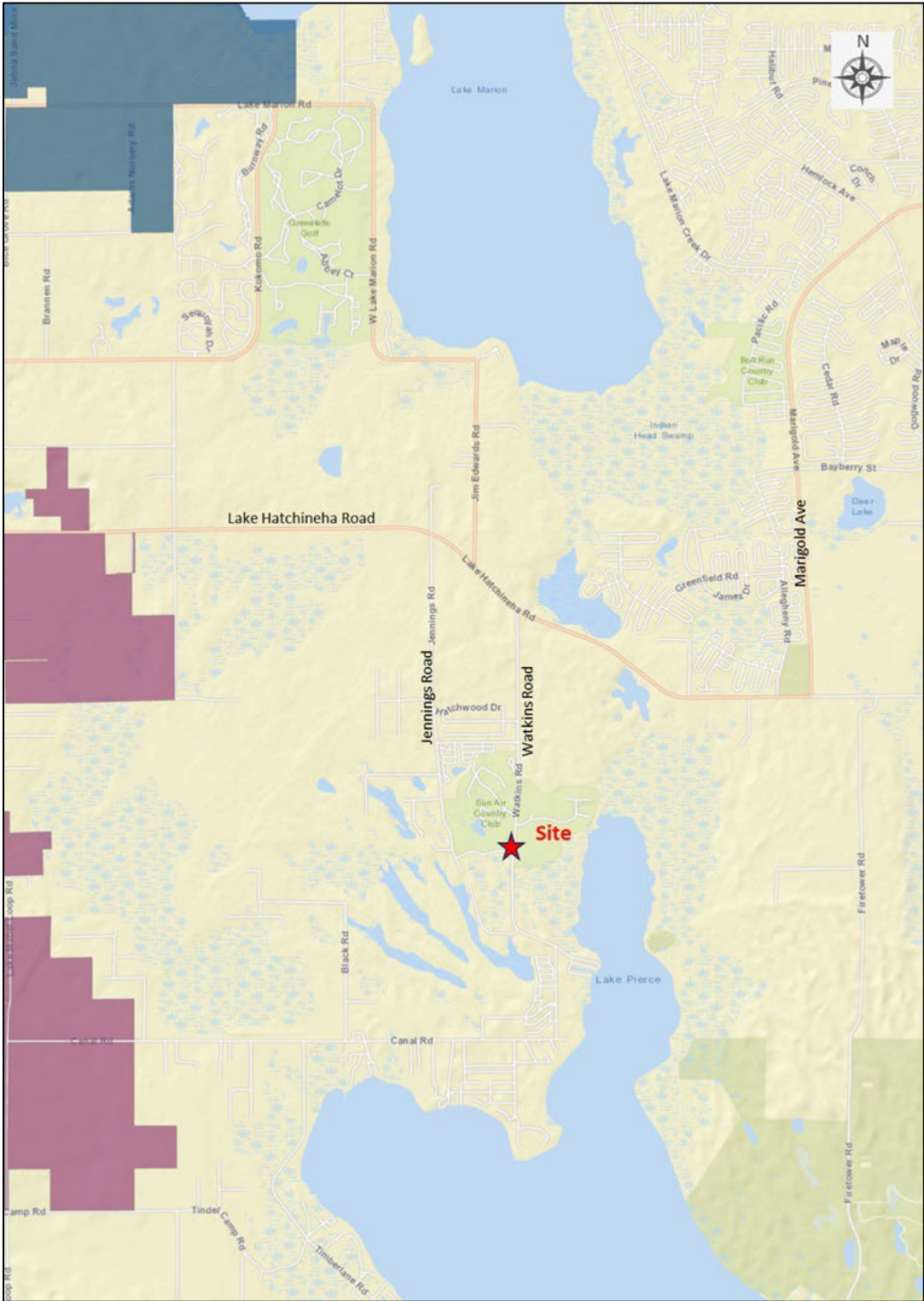
**Table 7: Urban Sprawl Criteria**

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

**Comments from Other Agencies:** None.

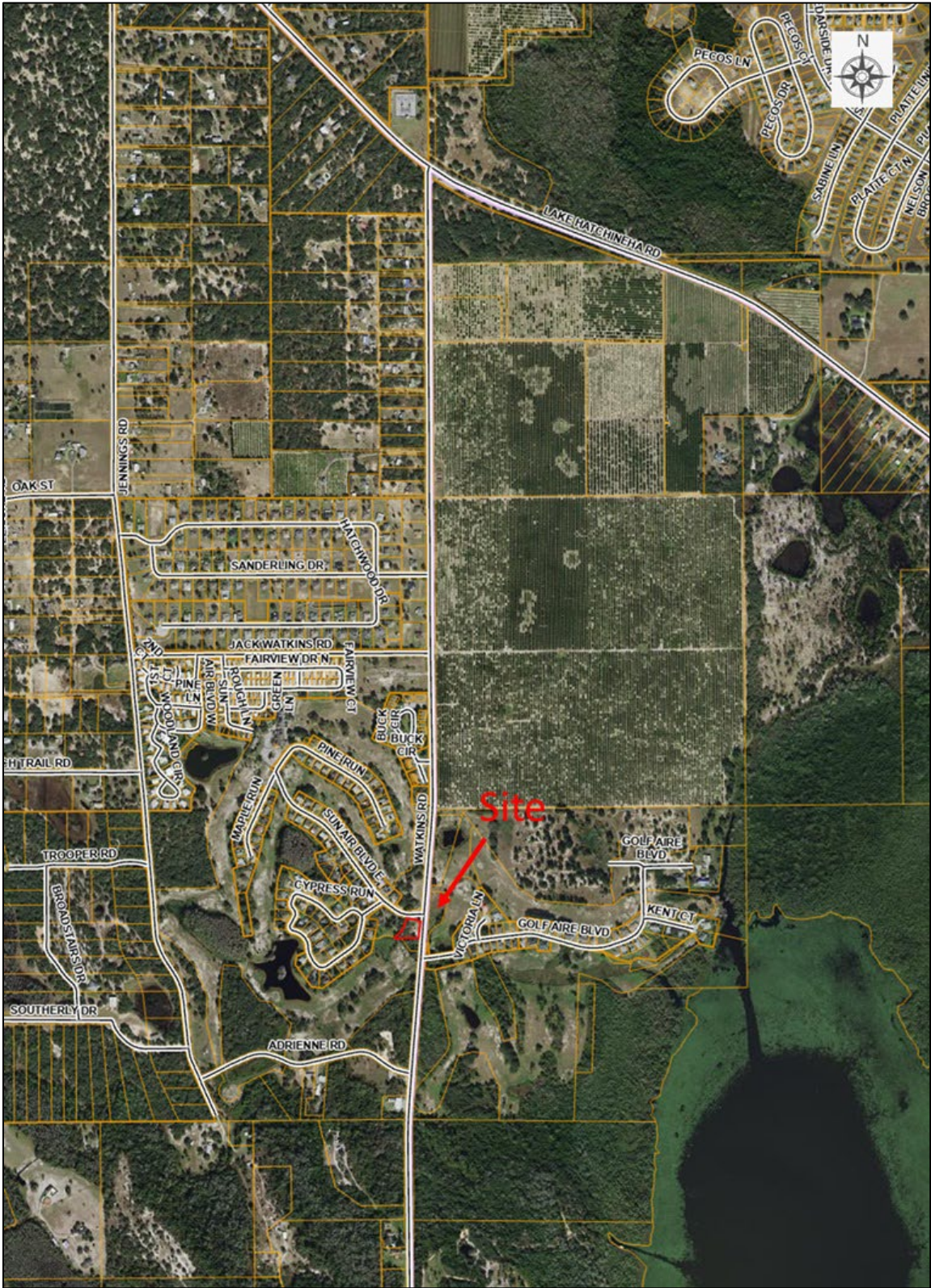
### Attachments:

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



LOCATION MAP





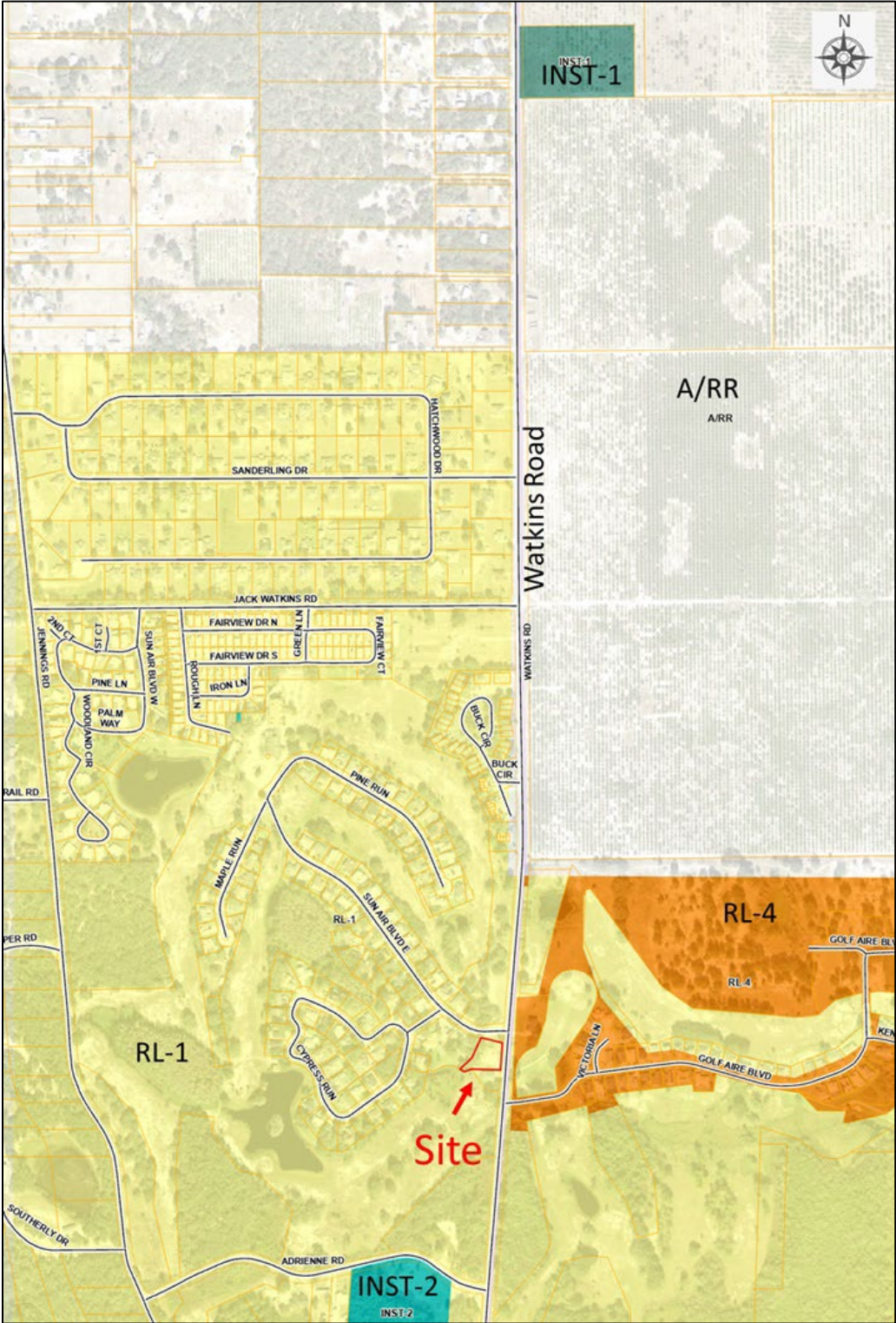
# AERIAL CONTEXT MAP





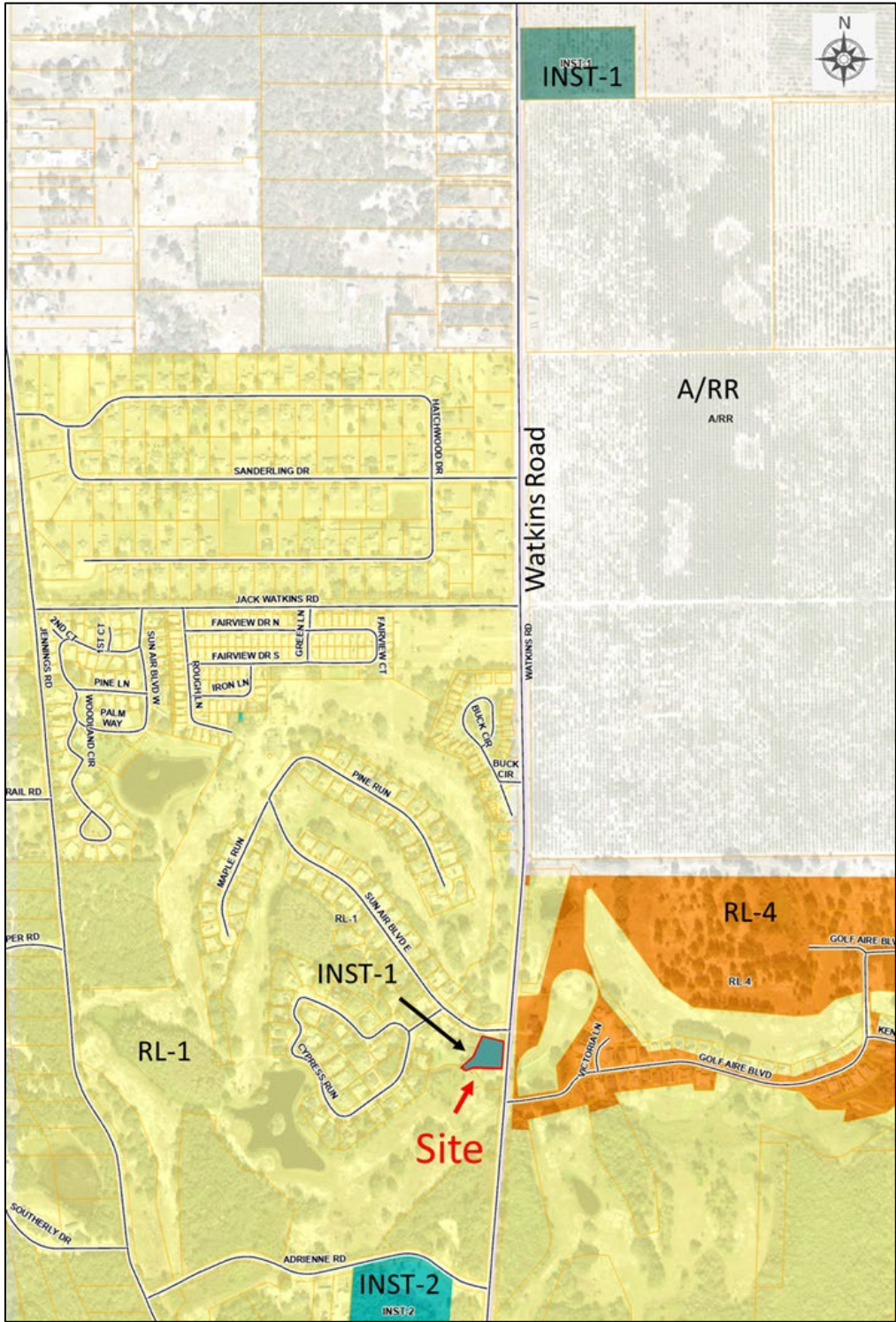
# 2023 AERIAL MAP





# EXISTING FUTURE LAND USE RESIDENTIAL LOW-1 (RL-1)





# PROPOSED FUTURE LAND USE INSTITUTIONAL (INST)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>RL-1</b>	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale- Auction, Nurseries and Greenhouses, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle	Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, Riding Academies, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

## CURRENT PERMITTED AND CONDITIONAL USES RESIDENTIAL LOW-1 (RL-1)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>INST1</b>	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School-Elementary, School-Leisure/Special Interest, School-Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter-Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining-Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School-University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

## PROPOSED PERMITTED AND CONDITIONAL USES INSTITUTIONAL (INST)

**ORDINANCE NO. 25 - \_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF LDCPAS-2025-2: AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 0.55± ACRES FROM RESIDENTIAL-LOW (RL) TO INSTITUTIONAL (INST) IN THE UTILITY ENCLAVE AREA (UEA). THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF WATKINS ROAD, SOUTH OF LAKE HATCHINEHA ROAD (CR 542), EAST OF JENNINGS ROAD, AND NORTH OF ADRIENNE ROAD, EAST OF THE CITY OF DUNDEE, IN SECTION 29, 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 July 9, 2025; 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 July 15, 2025; 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 282829-000000-021050

A portion of Section 29, Township 28 South, Range 28 East, Polk County Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 2 SUN AIR COUNTRY CLUB, FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 72, Page 7, of the Public Records of Polk County, Florida, thence run Northerly along the Easterly right of way of Cypress Run, N 12° 49’ 30” E, a distance of 85.00 feet; thence run N 54° 27’ 30” E along the Southeasterly right of way of Cypress Run, 177.19 feet; thence run Southeasterly along the Southerly right of way of Sun Air Blvd E, S 57° 15’ 05” E, a distance of 183.70 feet; thence continue along the Southerly right of way of Sun Air Blvd E, S 77° 10’ 30” E, a distance of 50.00 feet to the **Point of Beginning**; thence continue along the Southerly right of way of Sun Air Blvd E, S 77° 11’ 00” E, a distance of 115.18 feet to the Westerly right of way of Watkins Rd; thence run S 05° 07’ 00” W along the Westerly right of way line of Watkins Rd, a distance of 142.50 feet; thence departing said Westerly right of way line run N 88° 38’ 20” W, a distance of 147.89 feet; thence S 75° 07’ 00” W, a distance of 44.00 feet; thence N 49° 14’ 49” W, a distance of 24.36 feet; thence N 48° 50’ 44” E, a distance of 97.12 feet; thence run N 24° 10’ 23” E, a distance of 115.16 feet to the **Point of Beginning**.

## **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 August 15, 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 15<sup>th</sup> day of July 2025.

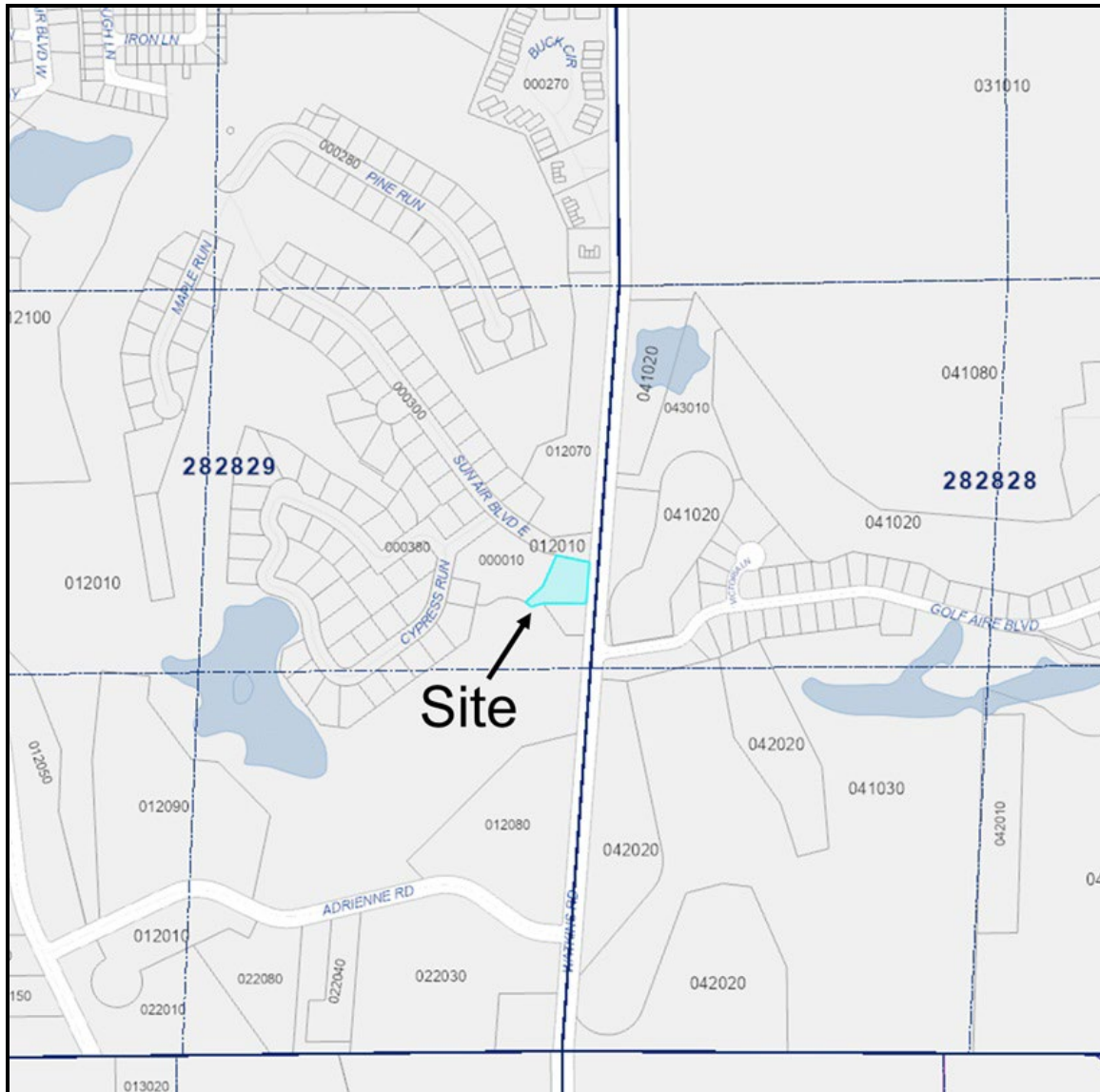
## ATTACHMENT “A”

## LDCPAS 2025-2

**Development Area:** Utility Enclave Area

**Location:** West side of Watkins Road, south side of Sun Air Blvd. E

## Section-29 Township-28 Range-28



## PARCEL DETAIL

*Note: Not to Scale*



LDCPAS-2025-2 - Morame Watkins Rd

Menu

Reports

Help

Application Name:

Morame Watkins Rd

File Date:

01/24/2025

Application Type:

BOCC-CPA Small

Application Status:

Approved for Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

Future Land Use designation change from Residential Low to Institutional. Property owner wants to expand current small group home to a larger group home.

Application Detail:

Detail

Address:

5500 WATKINS RD, HAINES CITY, FL 33844

Parcel No:

282829000000021050

Owner Name:

MORAME JULIA

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

Julia Morame

Engineer

Mailing\_5500 Watkins ...

Active

Julia Morame

Contact

Active

Licensed Professionals Info:

Primary

License Number

License Type

Name

Business Name

Business License #

Job Value:

\$0.00

Total Fee Assessed:

\$4,608.00

Total Fee Invoiced:

\$4,608.00

Balance:

\$0.00

Custom Fields:

LD\_GEN\_PUB

PUBLIC HEARINGS

Development Type

Board of County Commissioners

Variance Type

Affordable Housing

Application Type

CPA Small Scale Or FAR

Brownfields Request

Type of Acreage

GENERAL INFORMATION

Expedited Review

Will This Project Be Phased

DRC Meeting

Rescheduled DRC Meeting

Green Swamp

Case File Number

One Year Extension

Number of Lots

Acreage

DRC Meeting Time

Rescheduled DRC Meeting Time

Number of Units

Is this Polk County Utilities

FS 119 Status

Is this Application a result of a Code Violation

Code Violation Case Number

ADVERTISING

Legal Advertising Date

BOCC2 Advertising Date

BOCC1 Advertising Date

Advertising Board

MEETING DATES

Community Meeting

Land Use Hearing Officer 3

2nd BOCC Date

Planning Commission Date

1st BOCC Date

LUHO-Level 3

HEARING

PC Hearing Results

PC Vote Tally

37

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

[POLKCO-REC25-00000-003AU](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File Binding Site Plans \(PDs, Yes](#)[and CUs\), CSV, Calculations, Correspondence, Desig](#)[n Drawings, Flood/Traffic Studies, Impact Statement,](#)[Inspections, Miscellaneous, Plats, Record Drawings,](#)[Response Letter Resubmittal Complete, Staff Repor](#)[t/Approval Letter, Survey, Title Opinion](#)[DigitalSigCheck](#)[Yes](#)

RequiredDocumentTypes

[Activate DPC](#)

Activate FSA

[Yes](#)

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 05/20/2025[BOCC 1](#) 1 05/20/2025

<b>Workflow Status:</b>	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	04/15/2025	Lyndsay Rathke
	Engineering Review				
	<a href="#">Surveying Review</a>	Mike Benton	Approve	04/30/2025	Mike Benton
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/16/2025	Phil Irven
	<a href="#">Fire Marshal Review</a>	Kim Turner	Not Required	04/21/2025	Kim Turner
	<a href="#">Planning Review</a>	Robert Bolton	Approve	04/30/2025	Robert Bolton
	<a href="#">School Board Review</a>	School District	Not Required	04/15/2025	School District
	<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	05/05/2025	Lyndsay Rathke
	Staff Report				
	<a href="#">Public Notice</a>				
	Planning Commision				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

<b>Condition Status:</b>	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Scheduled/Pending Inspections:</b>	Inspection Type	Scheduled Date	Inspector	Status	Comments	
<b>Resulted Inspections:</b>	Inspection Type	Inspection Date	Inspector	Status	Comments	

# Comprehensive Plan Amendments

## Level 4 Reviews Application Check List

**Small Scale** (50 acres or less and text amendment associated with specific sites)

**Large Scale** (more than 50 acres, anything in the Green Swamp any acreage, text amendments)

Map amendments and text amendments do not require the same items, so the list is divided by the two type:

### Map Amendments (~~Small or Large Scale~~)

- Narrative of the request and why it is needed for the County.
- Narrative of how the request is consistent with Policies of the Land Use, Development Area, or other overlays requested and the policies in the Comprehensive Plan that support the request.
- Demonstration of Need Form (each item addressed – Policy 2.102-A11 Comprehensive Plan)
- Impact Assessment Statement (each item addressed -Section 910 Land Development Code).
- Deed for all parcels included.
- Meets and bounds legal description (Word Version) of the area of the land use change which may be different then boundary of the parcel(s).
- Letter of Authorization from the property owner for the applicant and their representatives to make the application. and
- Other items requested during the Pre-application conference.

*- Institutional policies*

### Text Amendment (~~Small for Parcel Specific and Large Scale~~)

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- Impact of the policy change to other properties that will be impacted by the change.
- Other items requested during the Pre-application conference.

## Impact Assessment Statements (Section 910)

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

### A. Land and Neighborhood Characteristics

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

1. Show how and why is the site suitable for the proposed uses;  
THERE IS AVAILABLE ROOMS FOR MORE PATIENTS
2. Provide a site plan showing each type of existing and proposed land use;  
SEE COPY OF HOUSE PLAN
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;  
THERE ISN'T ANY INCOMPATIBILITY
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and  
THERE ISN'T ANY PROPOSED PLAN FOR ANY FUTURE CHANGES
5. Describe each of the uses proposed in a Planned Development and identify the following:
  - a. The density and types of residential dwelling units;  
THE DWELLING IS CONSIST OF 7 ROOMS AVAILABLE FOR USE
  - b. The type of commercial and industrial uses;  
NONE
  - c. The approximate customer service area for commercial uses; and  
NONE
  - d. The total area proposed for each type of use, including open space and recreation.  
THE YARD AND PORCH AREA

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:

ABIDE BY ANY County, city AND STATE development PL

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;  
TWO SUV FOR IMMEDIATE TRANSPORTATION
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;  
NONE
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;  
SPACE FOR SIX (6) VEHICLES
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and  
FROM THE PREMISE TO THE MAIN ROAD IS A EASY ACCESS
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.

C. Sewage Public

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

PUBLIC SEWAGE

4. Identify the service provider; and  
POLK COUNTY PUBLIC WATER SUPPLY
5. Indicate the current provider's capacity and anticipated date of connection.  
ALREADY
- 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: NONE

USE AS NEEDED

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

60 GALLONS

E. Surface Water Management and Drainage

PUBLIC SEWAGE

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

INSPECT THE FACILITY BY WATER SEWAGE AUTHORITY

1. Discuss the impact the proposed development will have on surface water quality;  
NOT OVER USE OR WASTE
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; N/A
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and  
NONE
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

N/A

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;
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;
3. Indicate the expected demographic composition of the additional population (age/socio economic factors); and
4. Describe the proposed service area and the current population thereof.

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
2. Discuss the demand on the provision for the following services:
  - a. Parks and Recreation;
  - b. Educational Facilities (preschool/elementary/middle school/high school);
  - c. Health Care (emergency/hospital);
  - d. Fire Protection;

page 5



- e. Police Protection and Security; and

Ring Camera installed & more to come.

- f. Electrical Power Supply

Polk County Electric Supply

- H. Maps

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. *N/A*
2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:
3. Map A: A location map showing the relationship of the development to cities, highways, and natural features; *N/A*
4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County; *N/A*
5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density; *N/A*
6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable; *N/A*
7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right of way widths. *N/A*

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and  
SEE HOUSE/DWELLING MAP
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. N/A

## 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:

HAVING ENOUGH ROOM FOR GROWTH TO ADD MORE PATIENTS

- 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.  
THERE ARE MORE PATIENTS WHO COULD USE THE FACILITY FOR SHOWERS, WASHING CLOTHES AND OTHER NEEDS
- 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. N/A
- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments. N/A
- 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. NO NATURAL PRESERVATION WILL BE AFFECTED BY THIS PROJECT.
- 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.
- f. Fails to maximize use of existing public facilities and services. N/A
- g. Fails to minimize the use of future public facilities and services. N/A
- 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.

DIRECT ACCESS TO EMERGENCY AGENCIES

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

THIS PROJECT WILL NOT AFFECT RURAL CAUSES

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

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

THIS PROJECT WILL NOT AFFECT LAND USES

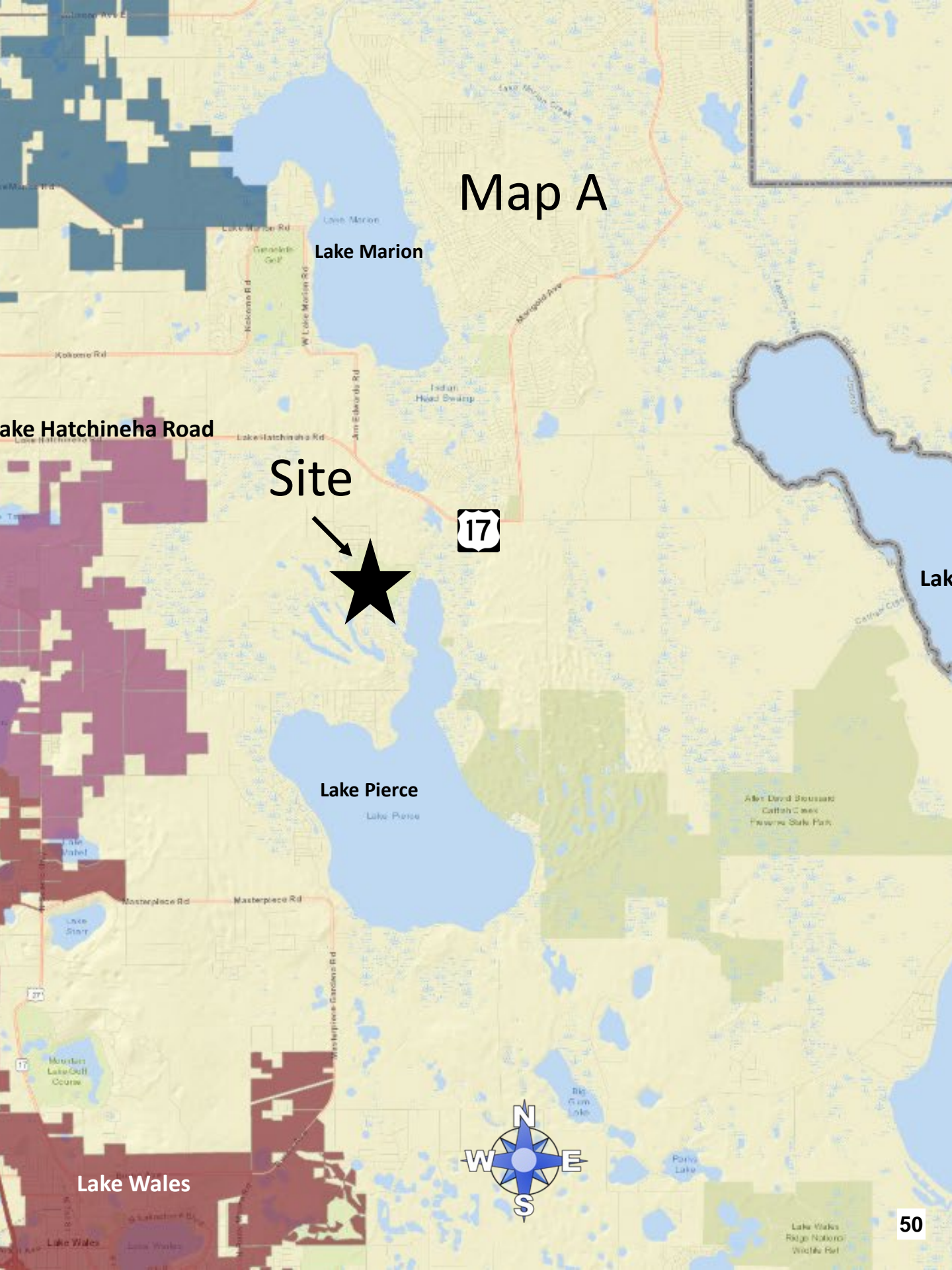
- l. Results in poor accessibility among linked or related land uses. N/A

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

LDCPAS-2025-??

282829-0000000-021050

# Map A



Lake Marion

Lake Hatchineha Road

Site

17

Lake Pierce

Lake Wales





Aerial

Watkins Road

Sun Air Boulevard

Site







# 15

282829935930000150

282829000000012070

SUN AIR BLVDE

Watkins Road

Sun Air Boulevard

282828000000043020

# 5501

00010

# 5500

282829000000021050

Site

WATKINS RD

Eagle Lake

282829000000021070

# 5600

# 50

90000000012010





SUN AIR BLVD E

Winter Haven

TBM

282829

# 5500

2828290000000021050

Site

WATKINS RD

BMD33

Winter Haven

Winter Haven

2828290000000021070  
# 5600





# Map C

Auburndale

SUN AIR BLVDE  
Sun Air Boulevard

Watkins Road

282829935940000010

Site

WATKINS RD

VICTORIA LN

Eagle Lake

282829000000012080

**INST-1**  
**Institutional**

INST-2  
282829000000022030



SUN AIR BLVD E

Winter Haven

Site

# 5500

282829000000021555  
ASTATULA  
SAND/0 TO 8  
PERCENT SLOPES

5000

WATKINS RD

Winter Haven

Winter Haven

282829000000021070  
# 5600







OAK ST

JENNINGS RD

WOODLAND CIR

SANDERLING DR

HATCHWOOD DR

JACK

FAIRVIEW WATKINS RD

DR N

FAIRVIEW DR S

PINE LN

BLVD W

SUN AIR

Sun Air Boulevard

PINE RUN

MAPLE RUN

SUN AIR BLVD E

CYPRESS RUN

BUCK CIR

BUCK CIR

WATKINS RD

VICTORIA LN

GOLF AIRE BLVD

GOLF AIRE BLVD

KENT CT

ADRIENNE RD

Site



PLANTAIN ST

NANDINA ST

ALAM BLVD

ANAL RD

JENNINGS FISH CAMP RD

JENNINGS FISH CAMP RD





Polk County  
Planning Commission

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Agenda Item 2.

7/9/2025

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**SUBJECT**

LDCU-2025-8 (Mathews MH)

**DESCRIPTION**

Eugene Mathews requests a Conditional Use (CU) approval for a mobile home to be located on ±2.32 acres within a Residential Suburban land use district in the Green Swamp Polk City Special Protection Area. The subject site is located off Pinecone Road, north of Interstate 4, south of Tom Costine Road E, east of US Highway 98, west of Moore Road, in Section 08, Township 27, Range 24.

**RECOMMENDATION**

Approval with conditions.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Kyle Rogus, Planner I  
Land Development Division  
863-534-7553  
kylerogus@polk-county.net

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

<b>DRC Date:</b>	May 22, 2025	<b>Level of Review:</b>	Level 3 Review
<b>PC Date:</b>	July 9, 2025	<b>Type:</b>	Conditional Use Approval
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	<b>LDCU-2025-8</b>
		<b>Case Name:</b>	Mathews MH
<b>Applicant:</b>	Eugene David Mathews	<b>Case Planner:</b>	Kyle Rogus, Planner I

<b>Request:</b>	The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located on $\pm 2.32$ acres within a Residential Suburban land use district in the Green Swamp Polk City Special Protection Area.
<b>Location:</b>	The subject site is located off Pinecone Road, north of Interstate 4, south of Tom Costine Road E, east of US Highway 98, west of Moore Road, in Section 08, Township 27, Range 24.
<b>Property Owners:</b>	Eugene David Mathews and Rochelle Mathews
<b>Parcel Size (Number):</b>	$\pm 2.32$ acres Parcel IDs (#242708-000000-034110)
<b>Future Land Use:</b>	Residential Suburban-X (RSX)
<b>Development Area:</b>	Suburban Development Area (SDA)
<b>Green Swamp:</b>	Polk City Special Protection Area
<b>Nearest Municipality:</b>	N/A
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	Pending Public Hearing

**Location**



**2023 Satellite Photo**



## Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval to locate a mobile home in a Residential Suburban (RS) land use district on an  $\pm 2.32$  acre lot. Chapter 2, Section 205, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code (LDC) instructs that the placement of mobile homes in the RS land use district requires Conditional Use approval via a Level 1 Review (via Staff only). To meet current development approval conditions, requests for mobile homes must adhere to the standards found in Chapter 3, Section 303 (*Mobile Home, Individual*) of the LDC.

The property is not located within a platted subdivision. There are 37 lots that share road frontage off Pinecone Road, 23 of which are single family residences, 8 mobile homes, and the remaining 6 are vacant land. LDC Section 303 allows administrative approval for the placement of a mobile home within un-platted lots if the abutting sides have existing mobile homes or if the subject parcel is greater than five acres. Since these standards cannot be met, the request must be approved by the Planning Commission in terms of the compatibility of individual mobile homes relative to the character of surrounding residential uses

Staff recommends approval. This mobile home request is compatible with the neighboring properties and surrounding area. The nearest mobile home to the subject site is approximately 370 feet to the west (Parcel No. 242707-160980-000160) in the Gibson Oaks Subdivision. The Gibson Oaks Subdivision is comprised of 44 total lots, 33 mobile homes, 5 single-family site-built residences, and 6 vacant lots. The Gibson Oaks Subdivision is 75 percent mobile home development. The 8 mobile homes within the surrounding area are located on flag lots with the minimum 25 feet road frontage requirement off Pinecone Road. While these lots have frontage off Pinecone Road, their access comes off Victoria Lane (Road No. 740802), a paved private road. Therefore, the proposed mobile home will be the first to access off Pinecone Road. The proposed mobile home is 28 by 68 (See Exhibit 5) bringing the total square footage to 1,904, which is similar in size to the surrounding dwelling units and will meet the required setbacks for the Land Use District. The proposed request is consistent with the LDC and Comprehensive Plan.

## Findings of Fact

- *LDCU-2025-8 is a Conditional Use request to allow a mobile home on Parcel No. 242708-000000-034110 (+/- 2.32 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA).*
- *The surrounding properties are within a Residential Suburban (RS) land use district and consist of single-family detached residences, mobile homes and vacant land.*
- *The subject property has approximately 132 feet of frontage along Pinecone Drive (Road No. 740801). Pinecone Drive (Road No. 740801) is a County-maintained, paved local road with a width of 20 feet.*
- *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."*



- *Per Table 2.2 of the LDC, RS land use mandates right-of-way setbacks for the primary structure of 20 feet, side setbacks for the primary structure of 10 feet, and rear setbacks for the primary structure of 15 feet.*
- *Chapter 553 of the Florida Statutes states that “Mobile Homes” means any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development. Mobile Homes are built to a separate standard than site-built homes and may be regulated differently than site-built and other manufactured homes. Site-built homes and other manufactured homes are built to standards set forth in Chapter 553 of Florida Statutes.*
- *POLICY 2.203-A2 of the Comprehensive Plan (Housing Element) states that “Mobile homes shall be allowed in all areas of the County designated for residential development subject to siting and design criteria consistent with the County’s Land Development Code*
- *According to Section 303 of the LDC, Individual Mobile Homes are allowed in all the following locations:*
  1. *Within any registered mobile home park that has been approved by Polk County;*
  2. *Within any platted residential subdivision that has been approved by Polk County as a mobile home subdivision;*
  3. *Within any platted residential subdivision, or single platted phase within a multiple phased development, in which 50 percent or more of the developed lots contain mobile homes;*
  4. *On any un-platted parcel in the A/RR district;*
  5. *On any un-platted parcel that is five acres or larger in the RS district;*
  6. *On any un-platted legal residential lot or parcel that is abutting vacant properties to all side and rear property lines;*
  7. *On any un-platted parcel where at least one property abutting the subject property's side lot line has a mobile home;*
  8. *On lots of record, including those within platted subdivisions, where at least one property abutting the subject property's side lot line has a mobile home. Within subdivisions, the abutting property must be within the plat; or,*
  9. *On any residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 6 located at 8936 US Highway 98 North, Lakeland, FL 33809. This is located approximately 3.5 miles from the subject site with a response time of seven (7) to ten (10) minutes.*
- *Sheriff’s response to the site is served by the Northwest District located at 1045 W Wedgewood Estates Blvd, Lakeland, FL 33809. The recent response times were: Priority 1 Calls – 10:12 and Priority 2 Calls – 33:03.*

- *The subject property is located within the Northwest Regional water and wastewater service area and will utilize its own private well and septic tank.*
- *The development is zoned for Edgar L. Padgett Elementary, Lake Gibson Middle, and Lake Gibson Senior High. The site is 4.1 miles from Edgar L. Padgett Elementary; 3.7 miles from Lake Gibson Middle; and 3.2 miles from Lake Gibson Senior High.*
- *The subject parcel is not within one of the Wellhead-Protection Areas.*
- *The property is composed of 30.5 percent Samsula muck, 27.2 percent Hontoon muck, 22.1 percent Immokalee sand, and 20.1 percent Smyrna and Myakka fine sands.*
- *The property has approximately 1.65 acres (71 percent) of Freshwater Emergent wetlands and 1.53 acres (67 percent) of floodplains.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *There are no Citrus Connection stop within a one-mile radius of the subject parcel.*
- *The subject site has ingress and egress access through Pinecone Drive, a paved, local, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway Old Polk City Road (4130E) has approximately 730 available PM Peak Hour trips; Old Polk City Road (4130W) has approximately 730 available PM Peak Hour trips. Old Polk City Road current Level-of-Service (LOS) is "B" with an adopted LOS standard of "B".*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
- *This request has been reviewed for consistency with Section 111 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-8.**

## **CONDITIONS OF APPROVAL**

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDCU-2025-8 with the following Conditions:

1. LDCU-2025-8 is approved for no more than one (1) mobile home on Parcel No. 242708-000000-034110 as indicated in the site plan and staff report.

## **GENERAL NOTES**

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

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

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

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

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

## **Surrounding Land Use Designations and Current Land Use Activity**

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

**Table 1**

<b>Northwest:</b> Residential Suburban Single Family 2,464 sq. ft. 1.87 acres	<b>North:</b> Residential Suburban Single Family 1,962 sq. ft. 5.92 acres	<b>Northeast:</b> Residential Suburban Pasture 11.59 acres
<b>West:</b> Residential Suburban Single Family 2,464 sq. ft. 1.87 acres	<b>Subject Property:</b> Residential Suburban Residential Vacant Proposed 1,904 sq. ft. 2.32 acres	<b>East:</b> Residential Suburban Pasture 11.59 acres
<b>Southwest:</b> Residential Suburban Single Family 2,387 sq. ft. 0.94 acres	<b>South:</b> Residential Suburban Single Family 2,240 sq. ft. 2.04 acres	<b>Southeast:</b> Residential Suburban Pasture 11.59 acres

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

The surrounding properties are within the Residential Suburban (RS) land use district and are occupied with single-family site-built residences, mobile homes, and vacant land. The Property Appraiser shows the parcel as vacant residential. There are no mobile homes in the immediate surrounding area of the subject property. The nearest mobile home is within the Gibson Oaks Subdivision directly to the west, where 75 percent of development are mobile homes. The Site plan submitted illustrates a double wide mobile home to be approximately 1,904 square feet.

## Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with surrounding land uses and available infrastructure. The impact from a single mobile home is minimal. Given the improved standards for mobile home construction in recent years, the placement of a mobile home in this location is compatible with surrounding homes.

**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 property is not located within a platted subdivision. There are 37 lots that share road frontage off Pinecone Road, 23 of which are single family residences, 8 mobile homes, and the remaining 6 are vacant land. The nearest mobile home to the subject site is approximately 370 feet to the west (Parcel No. 242707-160980-000160) in the Gibson Oaks Subdivision. The Gibson Oaks Subdivision is comprised of 44 total lots, 33 mobile homes, 5 single-family site-built residences, and 6 vacant lots. The Gibson Oaks Subdivision is 75 percent mobile home development. The 8 mobile homes within the surrounding area are located on flag lots with the minimum 25 feet road frontage requirement off Pinecone Road, but access comes off Victoria Lane (Road No. 740802), a paved private road. Therefore, the proposed mobile home will be the first to access off Pinecone Road. The proposed mobile home is 28 by 68 (See Exhibit 5) bringing the total square footage to 1,904, which is similar in size to the surrounding dwelling units. The existing single family homes range in similar size, from 1,962 square feet to 2,464 square feet.

## Urban Services and Infrastructure Analysis:

The surrounding area has public safety service facilities that are operating within their adopted Level of Service (LOS) standard with no deficiencies. Placement of one mobile home will not trigger school concurrency requirements at Edgar L. Padgett Elementary, Lake Gibson Middle or Lake Gibson Senior High; however, Edgar L. Padgett Elementary is at 64% capacity, Lake Gibson Middle is currently operating at 82% capacity, and Lake Gibson Senior High is currently operating at 88% capacity. The subject property is located within the Northwest Regional water and wastewater service area and will utilize a private well and onsite septic tank.

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

Table 2

Urban Services and Infrastructure Summary	
<b>Schools (Zoned)</b>	Edgar L. Padgett Elementary, Lake Gibson Middle, and Lake Gibson Senior High.
<b>Sheriff</b>	Sheriff's response to the site is served by the Northwest District located at 1045 W Wedgewood Estates Blvd, Lakeland, FL 33809. The recent response times were: Priority 1 Calls – 10:12 and Priority 2 Calls – 33:03.
<b>Fire/EMS</b>	Fire and EMS Response is from Polk County Fire Rescue Station 6 located at 8936 US Highway 98 North, Lakeland, FL 33809. This is located approximately 3.5 miles from the subject site with a response time of seven (7) to ten (10) minutes.
<b>Water</b>	Private Well
<b>Sewer</b>	Onsite Treatment System

Urban Services and Infrastructure Summary	
<b>Transportation</b>	The subject site has ingress and egress access through Pinecone Drive, a paved, local, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway Old Polk City Road (4130E) has approximately 730 available PM Peak Hour trips; Old Polk City Road (4130W) has approximately 730 available PM Peak Hour trips. Old Polk City Road current Level-of-Service (LOS) is “B” with an adopted LOS standard of “B”.
<b>Urban Sprawl</b>	Site is located within the SDA and is not considered urban sprawl.

Table 3, below, identifies the anticipated impact of one mobile home on water and sewer services. The site has approximately 132 feet of frontage along Pinecone Road, using a private well and septic tank. The placement of one mobile home will have negligible impacts on the traffic on local roadways.

**Table 3**

Impact Analysis Summary Proposed Conditional Use (One Mobile Home)			
Potable Water Impact	Wastewater Impact	*AADT Impact	*PHT Impact
360 GPD	270 GPD	7.81 AADT	1.00 PHT
<i>Source: Polk County Concurrence Manual. The proposed development assumes that the potable water rate for a mobile home 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 for mobile homes. The AADT rate was 7.81 and the PM Peak Hour rates was 1.00 per unit.</i>			

### Environmental Conditions Analysis:

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (See Table 4, below). The parcel is approximately 2.32 acres total. Of the 2.32 acres, approximately 1.65 acres, or 71 percent, are considered Freshwater Emergent wetlands and 1.53 acres, or 67 percent, are within the 100-year flood zone. The remaining uplands are condensed to the west end of the property along Pinecone Road, comprised primarily of Smyrna and Myakka fine sands. The soil composition within the wetlands and flood zones are Immokalee sand, Samsula muck, and Hontoon muck. Per Chapter 6, Section 620 – Wetland Protection of the Land Development Code (LDC), an undisturbed vegetative buffer adjacent to surface waters with an average width of 25 feet and a minimum width of 15 feet shall be maintained for stormwater treatment and wildlife utilization measured perpendicularly from the OHWL or the jurisdictional wetland line, whichever is greater. It is easy to meet the 25 feet wetland buffer and the development setbacks in Chapter 2 of the LDC as the parcel spans over 720 feet in length. The proposed site plan places the double wide mobile home on the upland's, setback 50 feet from Pinecone Road and over 25 feet from the nearest jurisdictional wetland line. There are no further known conditions that should pose a threat to the existing environmental resources based upon the proposed request (See Table 4, below). The subject site is not located within any of the County's identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The location of the mobile home is composed entirely of Smyrna and Myakka fine sand. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is relatively flat with an elevation of 129 to 130 feet and contains no surface water features. In addition, the subject property is not located within a Historical Preservation

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

Table 4

<b>Environmental Conditions Summary</b>	
<b>Surface Water</b>	There are no surface water ponds on the subject property. The subject property has contour elevations of 129 to 130 for the proposed location of the mobile home.
<b>Wetlands/Floodplains</b>	There are approximately 1.65 acres (71 percent) of Freshwater Emergent wetlands and 1.53 acres (67 percent) of floodplains on the property.
<b>Soils</b>	The property is composed of 30.5 percent Samsula muck, 27.2 percent Hontoon muck, 22.1 percent Immokalee sand, and 20.1 percent Smyrna and Myakka fine sands, which provides poor drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.
<b>Protected Species</b>	The subject site is not located within one mile of any identified endangered species. (Source: Florida Natural Areas Inventory Biodiversity Matrix).
<b>Wellfield Protection</b>	The property is not located within any County Wellhead-Protection Areas.
<b>Historical Preservation</b>	The subject property contains no historical resources as monitored by the State of Florida's Division of Historical Resources.
<b>Airports</b>	The subject property is not located within any Airport Height Notification and In-Flight Visual Interference Zones.

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

Table 5

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

**Comments from other Agencies: None**

**Exhibits:**

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Imagery (context)
Exhibit 4	Aerial Imagery (close-up)
Exhibit 5	Site Plan
Exhibit 6	Mobile Home Floor Plan
Exhibit 7	Surrounding Mobile Homes



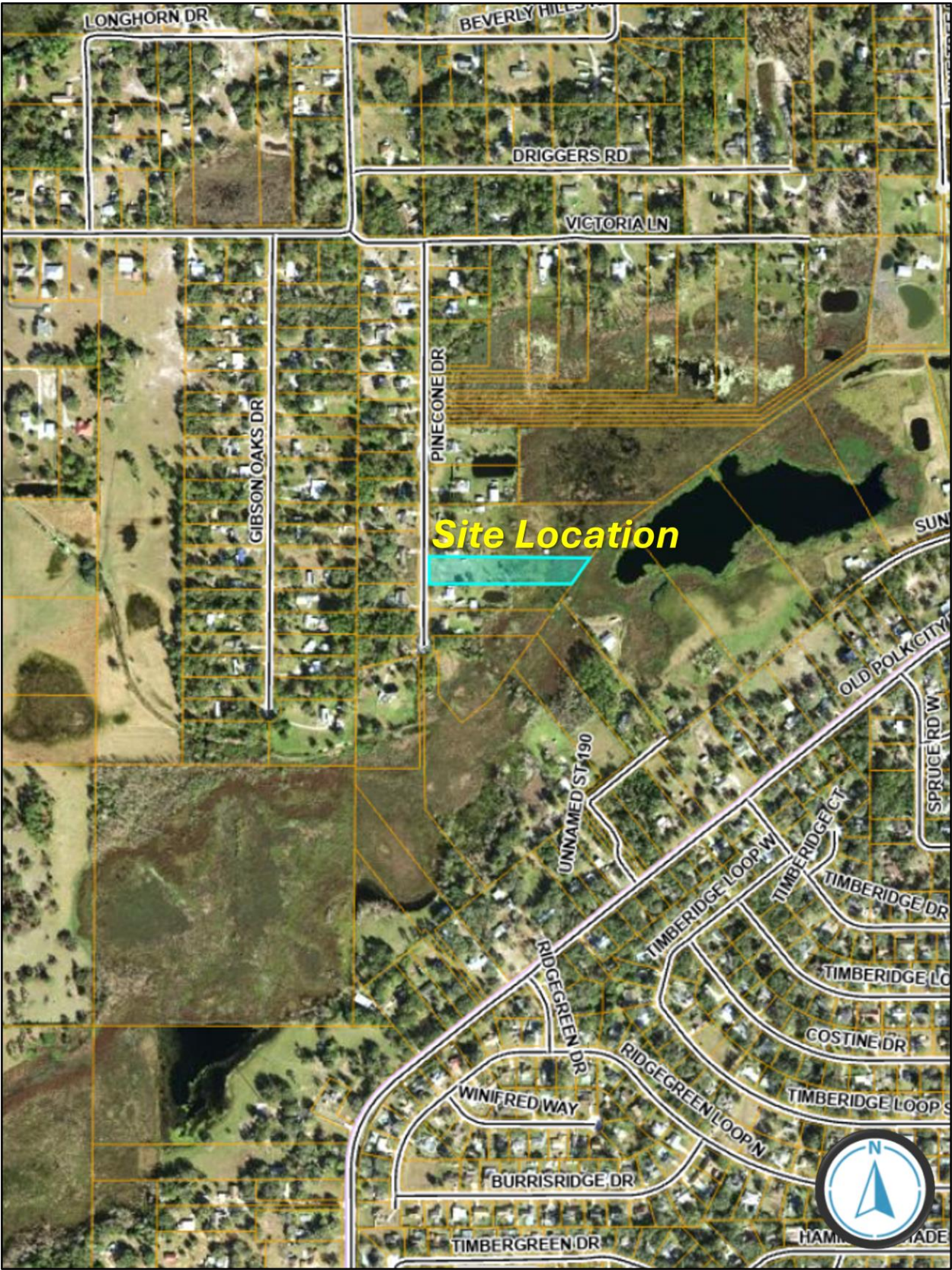


Location Map



**Future Land Use Map**



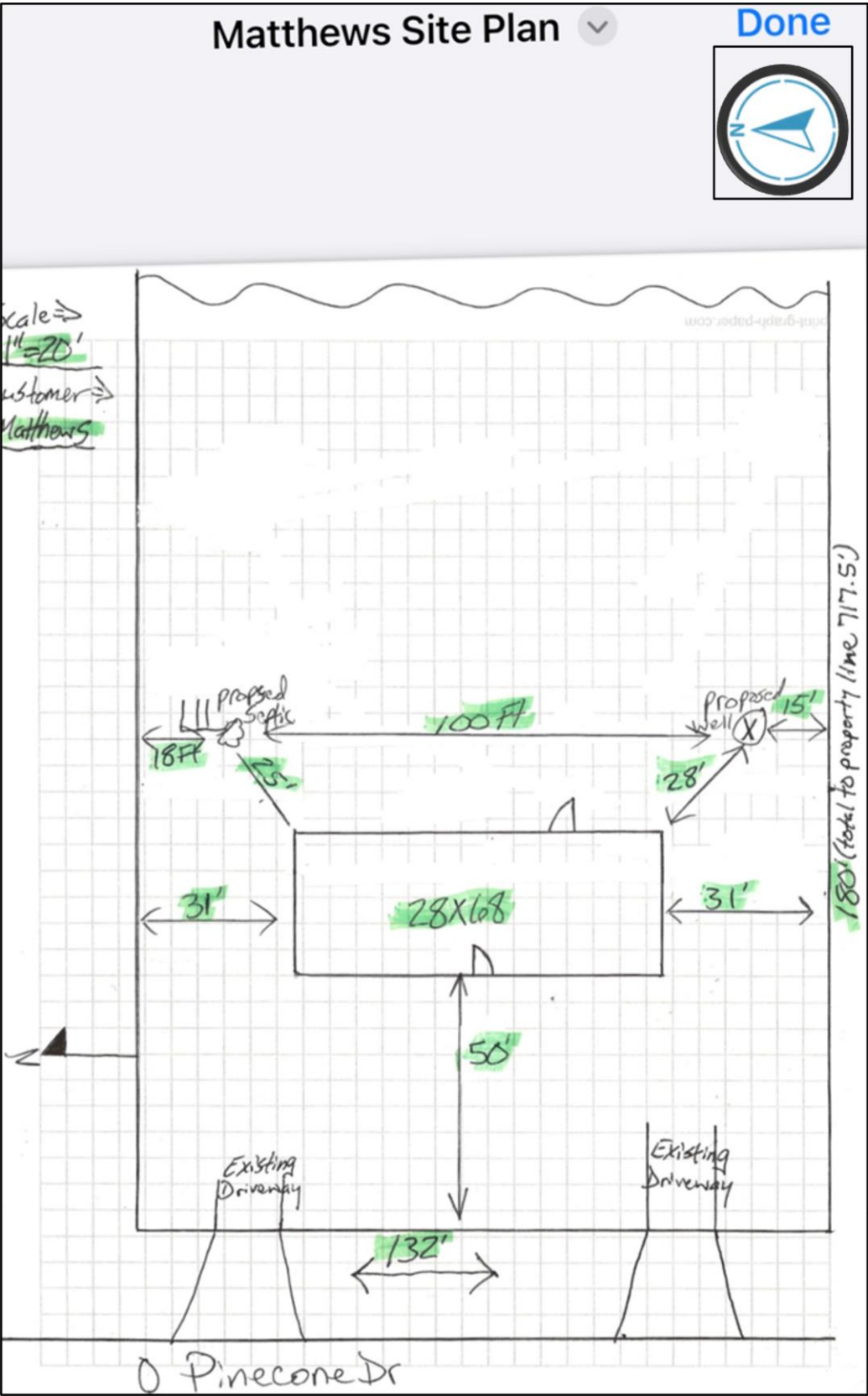


Aerial Imagery (Context)

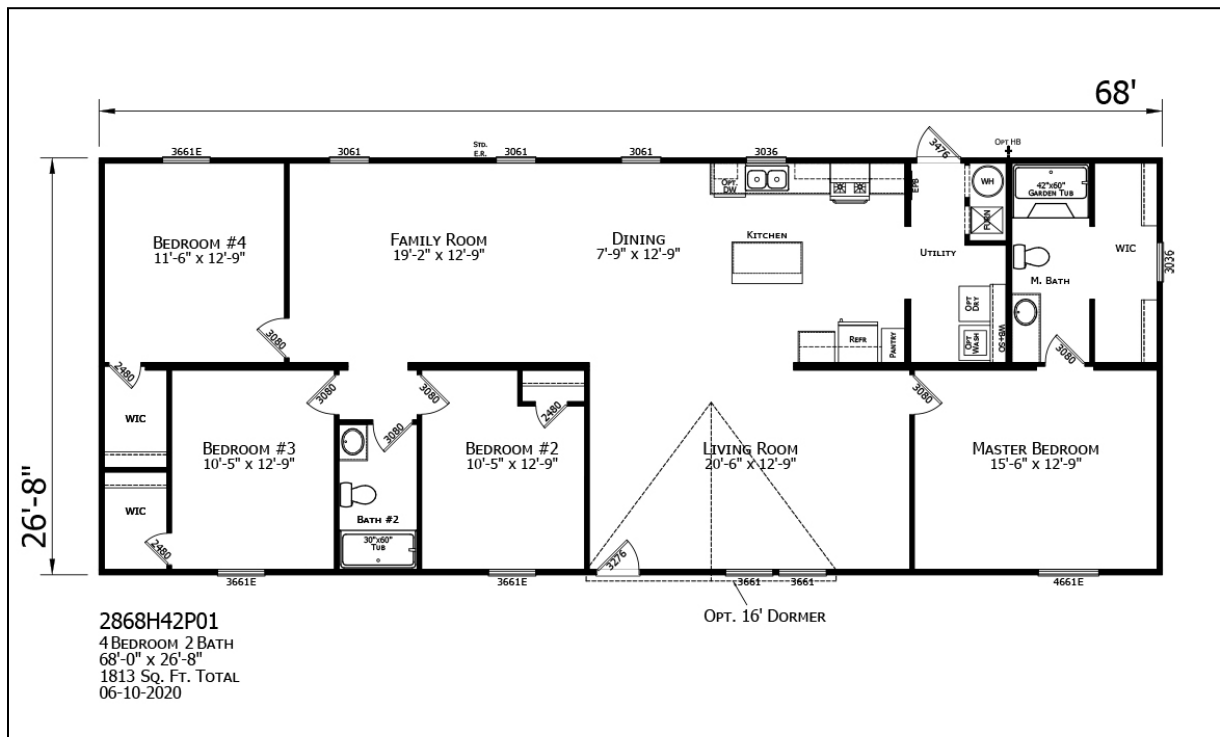




Aerial Imagery (Close-up)

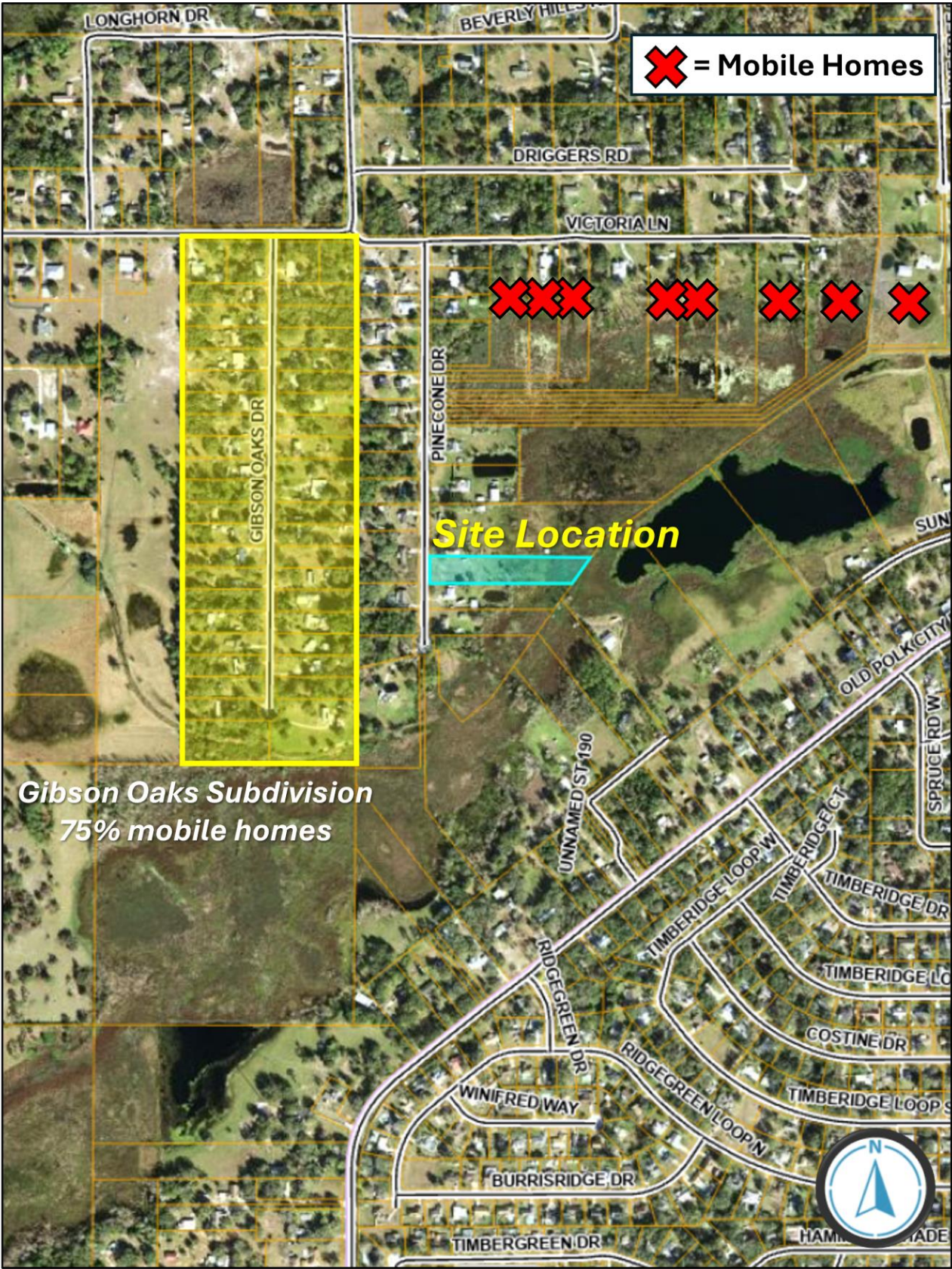


Site Plan



## Mobile Home Floor Plan





Surrounding Mobile Homes



LDCU-2025-8 - Mathews CU

Menu Reports Help

Application Name: Mathews CU  
File Date: 04/11/2025  
Application Type: PC-Conditional Use-New Or Mobile Home  
Application Status: Approved For Hearing

Application Comments:	View ID	Comment	Date			
Description of Work:	<a href="#">Level 3 review request to be applied on property 8425 Pinecone Dr. Lakeland, FL 33809. (Parcel ID: 24-27-08-000000-034110). This request is in regards to the replacem prior level one land use contingency. I have a new 2025 manufactured home from Regional Homes of Bartow to be put on the land and was advised of the requirements r to pull permits for utilities and the housing application to go on the land. They are awaiting this land use level 1 to 3 review change, before proceeding with the process.</a>					
Application Detail:	<a href="#">Detail</a>					
Address:	<a href="#">8425 PINECONE DR, LAKELAND, FL 33809</a>					
Parcel No:	<a href="#">242708000000034110</a>					
Owner Name:	<a href="#">MATHEWS EUGENE DAVID ALBERT</a>					
Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status	
	<a href="#">Eugene David Albert Ma...</a>		Engineer	<a href="#">Mailing, 8645 plantati...</a>	Active	
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	<a href="#">\$0.00</a>					
Total Fee Assessed:	<a href="#">\$966.00</a>					
Total Fee Invoiced:	<a href="#">\$966.00</a>					
Balance:	<a href="#">\$0.00</a>					
Custom Fields:	LD_GEN_PUB					
	PUBLIC HEARINGS					
	Development Type		Application Type			
	<a href="#">Planning Commission</a>		<a href="#">Conditional Use</a>			
			<a href="#">Mobile Home</a>			
	Variance Type		Brownfields Request			
	<a href="#">-</a>		<a href="#">N/A</a>			
	Affordable Housing		Type of Acreage			
			<a href="#">-</a>			
GENERAL INFORMATION						
Expedited Review			Number of Lots			
			<a href="#">-</a>			
Will This Project Be Phased			Acreage			
			<a href="#">2.3</a>			
DRC Meeting			DRC Meeting Time			
<a href="#">05/22/2025</a>			<a href="#">-</a>			
Rescheduled DRC Meeting			Rescheduled DRC Meeting Time			
<a href="#">-</a>			<a href="#">-</a>			
Green Swamp			Number of Units			
<a href="#">Yes</a>			<a href="#">-</a>			
Case File Number			Is this Polk County Utilities		Is this Application a result of a Code Violation	
<a href="#">-</a>					<a href="#">No</a>	
One Year Extension			FS 119 Status		Code Violation Case Number	
<a href="#">-</a>			<a href="#">Exempt</a>		<a href="#">-</a>	
ADVERTISING						
Legal Advertising Date			BOCC1 Advertising Date			
<a href="#">-</a>			<a href="#">-</a>			
BOCC2 Advertising Date			Advertising Board			
<a href="#">-</a>			<a href="#">Planning Commission</a>			
MEETING DATES						
Community Meeting			Planning Commission Date			
<a href="#">-</a>			<a href="#">07/09/2025</a>			
Land Use Hearing Officer 3			1st BOCC Date			
<a href="#">-</a>			<a href="#">-</a>			
2nd BOCC Date			LUHO-Level 3			
<a href="#">-</a>			<a href="#">-</a>			
HEARING						
PC Hearing Results			PC Vote Tally			
<a href="#">-</a>			<a href="#">-</a>			

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-00000-23448](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications,AutoCad File,Binding,Site Plans \(PDs, Yes and CUs\),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement, Inspections,Miscellaneous,Plats,Record Drawings, Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion](#)

DigitalSigCheck

RequiredDocumentTypes

Activate DPC

Activate FSA

[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

06/24/2025

**Workflow Status:**

**Task**

**Assigned To**

**Status**

**Status Date**

**Action By**

[Application Submittal](#)

Lyndsay Rathke

Application ...

04/29/2025

Margo White

[Engineering Review](#)

Not Required

04/29/2025

Margo White

[Fire Marshal Review](#)

Kim Turner

Approve

05/12/2025

Kim Turner

[Planning Review](#)

Kyle Rogus

Approve

05/15/2025

Kyle Rogus

[Surveying Review](#)

Mike Benton

Approve

05/14/2025

Mike Benton

[School Board Review](#)

School District

Not Required

04/30/2025

School District

[Roads and Drainage Review](#)

Phil Irven

Approve

04/29/2025

Phil Irven

[Review Consolidation](#)

Lyndsay Rathke

Approved for...

05/15/2025

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**



**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

**IMPACT ASSESSMENT  
STATEMENT  
FORM**

[www.polk-county.net](http://www.polk-county.net)

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? Home is on private property, on uplands.
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? No special efforts needed as its moveable.
3. How will the request influence future development of the area? Minimally as its a manufactured home.

***Access to Roads and Highways***

Also it is requires little materials to build so less impacts on land.

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<sup>1</sup> methodology and calculations. = 9.44\_\_trips\_\_ . 1 dwelling unit Dily trips = 9.44 dwelling unit
2. What modifications to the present transportation system will be required as a result of the proposed development? none

<sup>1</sup>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? None, we will be parking on our property.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)? Driveway has already been established.

*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 500 development? *(Response may be based on Section 703.F of the LDC)*
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? No off site treatments required.
3. If offsite treatment, who is the service provider? No off site treatments required.
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)* Unknown at this time.
5. What is the provider’s general capacity at the time of application? Unknown at this time.
6. What is the anticipated date of connection? TBD
7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc. )?* TBD

### ***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? TBD
2. What is the estimated volume of consumption in gallons per day (GPD)? *(Response may be based on Section 703 of the LDC)* 300

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? TBD
4. Who is the service provider? TBD
5. What is the anticipated date of connection? TBD
6. What is the provider's general capacity at the time of application? TBD
7. Is there an existing well on the property(ies)? Not at this time.  
 Yes                      What type? \_\_\_\_\_ Not at this time.  
                                  Permit Capacity \_\_\_\_\_ Not at this time.  
 No  
 Location: \_\_\_\_\_ TBD  
 Water Use Permit #: \_\_\_\_\_ TBD  
 Constructed prior to Water Management District Permitting: Yes \_\_\_\_\_ Not at this time.  
                                  \_\_\_\_\_  
 Type of Use: \_\_Ag                      \_\_Public                      \_\_Industrial or Commercial                      \_\_X\_\_Personal use  
                                  \_\_Recreation or Aesthetic                      \_\_Mining  
 Permitted Daily Capacity: \_\_\_\_\_ TBD  
 Average Peak Monthly Withdrawal Rate: \_\_\_\_\_ TBD  
 Location: \_\_\_\_\_ TBD  
 Casing Diameter: \_\_\_\_\_ TBD  
 Mainline Diameter: \_\_\_\_\_ TBD

### ***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); TBD



2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project? NONE

### ***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. Not affected.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. Located at back of property, to be undisturbed.
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and; Front of Uplands, close to home.
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*). None
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. TBD

### ***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; 10.1 miles or 26 mins
2. Educational Facilities (e.g., preschool, elementary, middle school, high school); 4.0 miles or 9 mins
3. Health Care (e.g., emergency, hospital); 8.8 miles or 21 mins
4. Fire Protection; 24.4 miles or 30 mins
5. Police Protection and Security; 10.1 miles or 27 mins
6. Emergency Medical Services (EMS); 21.8 miles or 32 mins
7. Solid Waste (collection and waste generation); and 10.5 miles or 24 mins

8. How may this request contribute to neighborhood needs?

By accepting this request, a new manufactured home on the property of 8425 Pinecone Drive Lakeland, FL 33809,. It can address housing shortages, provide affordable housing options, & potentially increase local property values.

## ***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***<sup>2</sup> (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.*

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<sup>2</sup> See *Site Plan Standards* checklist form (GM LDD 11).

INSTR # 2023156224  
BK 12751 Pgs 1247-1248 PG(s)2  
07/05/2023 03:45:03 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70

Prepared by:  
Jayson L. Durden, Esq.  
Durden Law, PA  
120 East Pine Street, Suite 10  
Lakeland, FL 33801

Parcel ID: 24-27-08-000000-034110

### **QUITCLAIM DEED**

**THIS INDENTURE**, made June ~~29~~, 2023, among John Bakker Jr. and Amanda Bakker, husband and wife, each having an address at 8645 Plantation Ridge Boulevard, Lakeland, FL 33809 (collectively hereinafter referred to as "Grantors"), and Eugene David Albert Mathews and Rochelle Louise Mathews, husband and wife, each having an address at 20223 Twin Oaks Road, Springhill, FL 34610 (collectively hereinafter referred to as "Grantees").

**WITNESSETH**, that Grantors, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, do hereby release and quitclaim unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Lakeland, the County of Polk and the State of Florida, being more particularly described as:

**Commence at the NW corner of Section 8, Township 27 South, Range 24 East, Polk County, Florida, and run Easterly along the North boundary thereof, 330 feet; thence Southerly along the center line of Pine Cone Drive 1614 feet; thence East 30 feet to the point of beginning; continue East 821.95 feet; South 35°52'36" West, 161.3 feet; West 717.5 feet; Northerly along right of way of Pine Cone Drive, 132 feet to the point of beginning.**

**TOGETHER** with all right, title and interest, if any, of Grantors in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of Grantors in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

This deed is given without covenant, representation or warranty by Grantors, whether express or implied, and without recourse against Grantors in any possible event.

GRANTOR UNDERSTANDS THAT THERE MAY BE ADDITIONAL DOCUMENTARY STAMP TAXES REQUIRED TO BE AFFIXED (PAID ON) TO THIS DEED, WHICH MAY BE DETERMINED IN THE EVENT A MORTGAGE EXISTS ON THE SUBJECT PROPERTY OR IF IT IS DETERMINED THAT CONSIDERATION IN ADDITION TO THE \$10.00 HAS BEEN PAID. GRANTOR HOLDS PREPARER HARMLESS WITH RESPECT TO SAID DOCUMENTARY STAMPS, INTEREST OR PENALTIES THEREON, AND GRANTEE, BY ACCEPTANCE OF THE INTEREST CONVEYED HEREIN, FURTHER HOLDS PREPARER HARMLESS WITH RESPECT TO SAID DOCUMENTARY STAMPS, INTEREST OR PENALTIES THEREON.

Preparer's notes: The deed was prepared from unverified information and the preparer did not examine title. No responsibility is assumed by the preparer for the title or description problems.

**IN WITNESS WHEREOF** Grantors have duly executed this deed on the date first above written.

**In the presence of:**

Witnesses:

X John D Bakker Jr  
print:

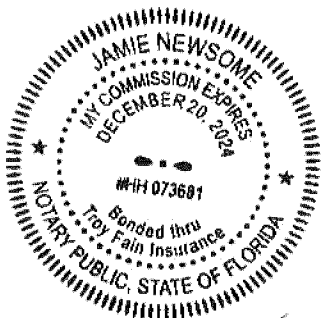
X Amanda Bakker  
print:

X J D Bakker Jr  
**John Bakker Jr.**

X Amanda Bakker  
**Amanda Bakker**

STATE OF FLORIDA, COUNTY OF POLK, ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the      day of June, 2023, by John Bakker Jr. and Amanda Bakker.



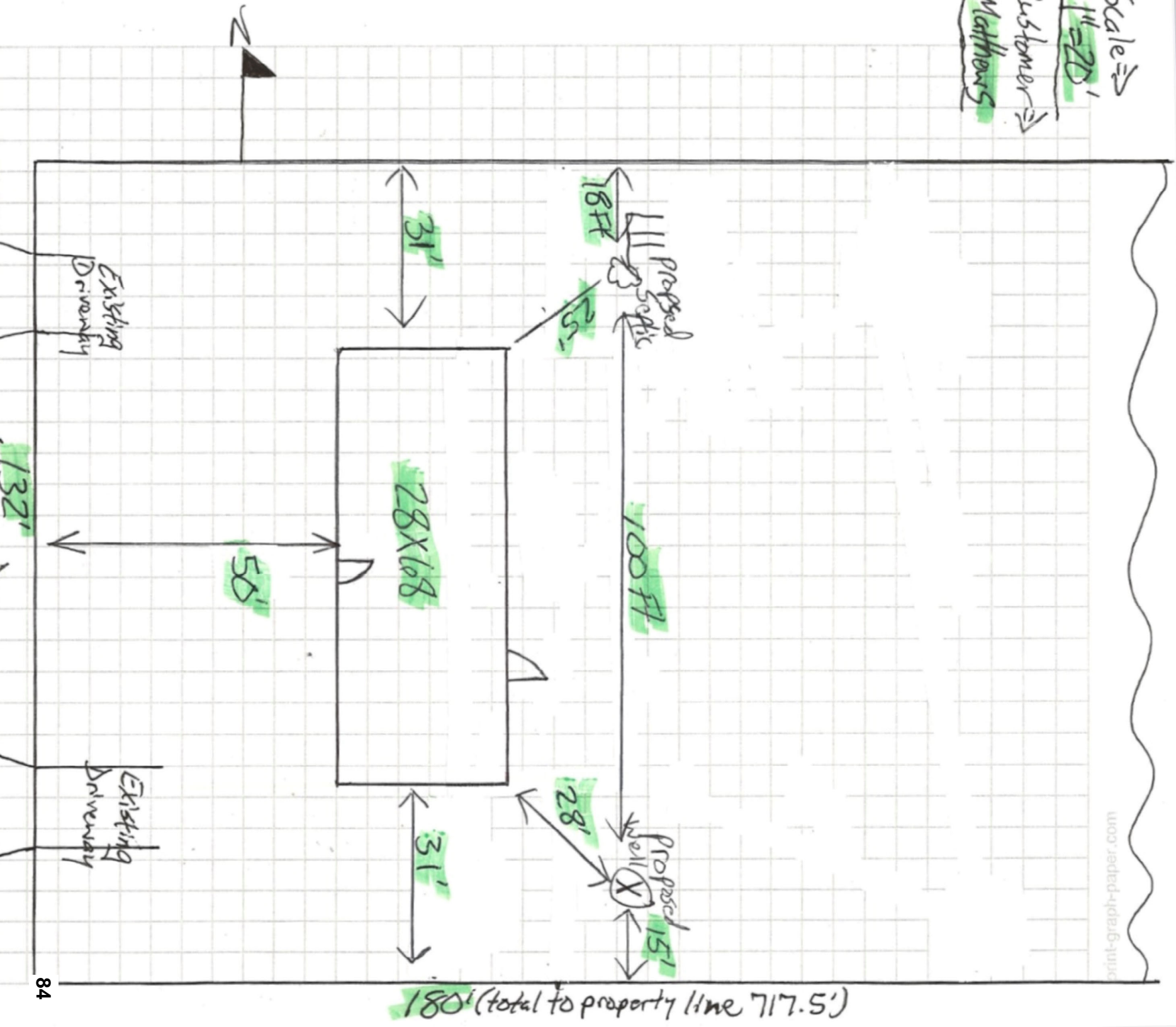
J Newsome  
print: Jamie Newsome  
Notary Public  
My commission expires on

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: ☐ Passport ☒ State Driver's License ☐ Other:



Scale  $\Rightarrow$  1" = 20'  
 Customer  $\Rightarrow$  Matthews



# POLK COUNTY PLANNING COMMISSION

## FINAL ORDER

**Case Number:** LDCU-2025-8

**Applicant:** Eugene David Mathews

**Property Owner:** Eugene and Rochelle Mathews

**Hearing Date:** July 9, 2025

**I. Request:**

The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located on ±2.32 acres within a Residential Suburban land use district in the Green Swamp Polk City Special Protection Area.

**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.

**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 the 9<sup>th</sup> day of July, **2025**, by the Polk County Planning Commission.

**Polk County Planning Commission**

**ATTEST:**

By: \_\_\_\_\_  
Robert Beltran, Chair

By: \_\_\_\_\_  
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)



Polk County  
Planning Commission

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Agenda Item 3.

7/9/2025

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**SUBJECT**

LDCU-2025-6 (Wayside Baptist Church CU)

**DESCRIPTION**

The applicant is requesting an expansion of a non-conforming use for a Religious Institution in an Agriculture/Residential Rural future land use district.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No fiscal impact

**CONTACT INFORMATION**

Andrew Grohowski

Land Development Division

(863)-534-6412

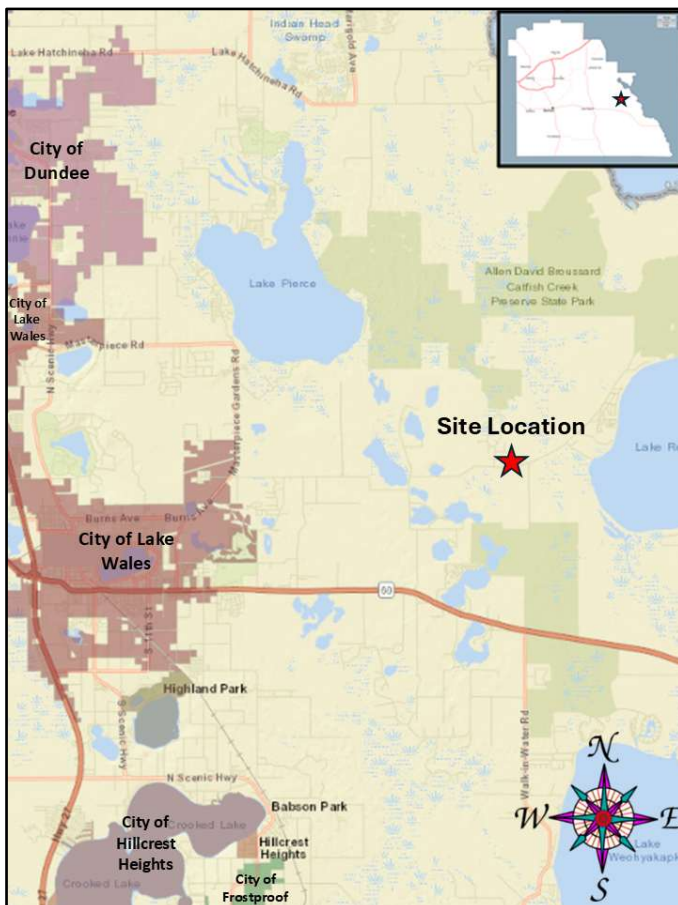
andrewgrohowski@polk-county.net

# POLK COUNTY PLANNING COMMISSION STAFF REPORT

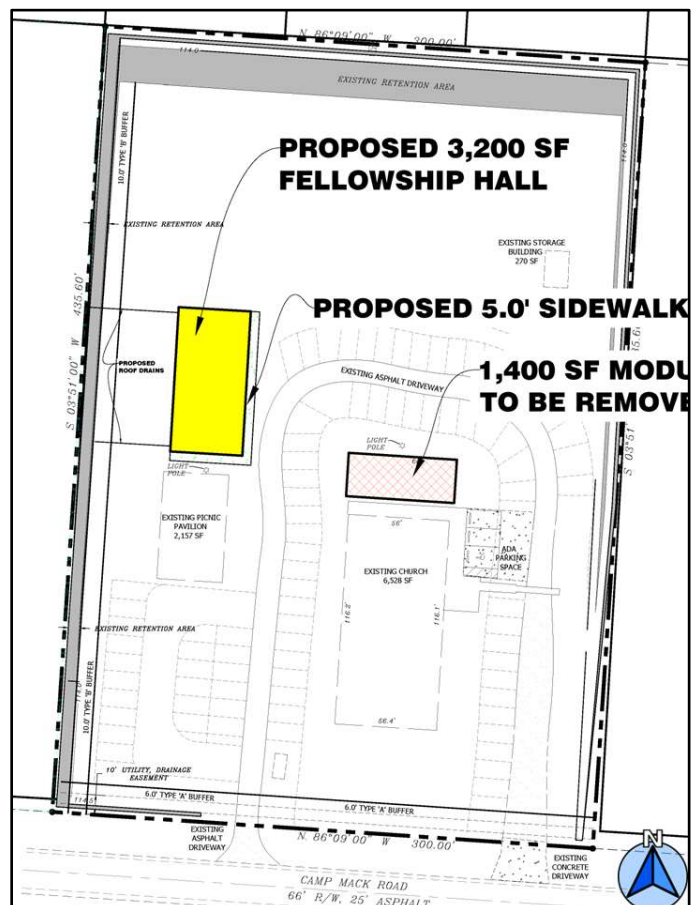
<b>DRC Date:</b>	April 24, 2025	<b>Level of Review:</b>	Level 3 Review
<b>PC Date:</b>	July 9, 2025	<b>Type:</b>	Conditional Use
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	LDCU-2025-6
<b>Applicant:</b>	Tom Wodrich, TDW Land Planning	<b>Case Name:</b>	Wayside Baptist Church CU
		<b>Case Planner:</b>	Andrew Grohowski, Planner II

<b>Request:</b>	The applicant is requesting an expansion of a non-conforming use for a Religious Institution in an Agriculture/Residential Rural future land use district.
<b>Location:</b>	7831 Camp Mack Road, north of State Road 60 East, east of Mammoth Grove Road, south of Jean Chase Road, west of Barney Keen Road in Section 30, Township, 29, Range 29.
<b>Property Owner:</b>	Wayside Baptist Church Inc.
<b>Parcel Size (Number):</b>	± 2.95 acres (292930-991750-002090)
<b>Future Land Use:</b>	Agriculture/Residential Rural (A/RR)
<b>Development Area:</b>	Rural Development Area (RDA)
<b>Nearest Municipality:</b>	City of Lake Wales
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	Pending Hearing

**Site Location**



**Site Plan**





## Summary of Analysis:

The applicant is requesting an expansion to an existing religious institution by adding a 3,200 square foot multipurpose building on the site of a 6,440 square foot existing sanctuary space. According to the application, the expansion will be used for administration, special activities, and additional restrooms to accommodate their existing congregation. The church plans to remove a 1,400 square foot modular building in the process. The nearly 3-acre property is located in the Agriculture/Residential Rural land use district and has been operating as a religious institution since 1987.

The site has existing access off Camp Mack Road, a County-maintained Rural Minor Collector roadway and will connect to onsite septic system and utilize an existing well system. Fire and EMS public safety services are available, and there are two above ground fire protection tanks provided for immediate coverage. A new fire station is proposed at Boy Scout Road which will improve response times. In accordance with Section 303 of the Land Development Code (LDC), the proposed expansion will be adequately buffered and have all parking spaces located more than 25 feet from adjacent residential land uses. The site is located within a one-mile radius of two endangered animal species sightings. While the site was previously developed so no impacts are anticipated, the applicant will have to demonstrate at Level 2 Review how any impacts have been minimized or mitigated. Staff recommends approval.

## Findings of Fact

- *This conditional use request is an expansion of a non-conforming use for a Religious Institution located in the Agriculture/Residential Rural (A/RR) land use district on 2.95 acres (Parcel No. 292930-991750-002090). The owner wishes to construct a 3,200 sq. ft. multipurpose building with associated grass parking.*
- *According to Section 120.J.1.b of the Land Development Code (LDC), “The total or cumulative addition or expansion of structures, impervious surface, or outdoor storage or display areas of more than 20% of the total amount existing onsite since the September 1, 2000 effective date of the Land Development Code may be approved by the Planning Commission through a Level 3 Review as a conditional use. The Planning Commission shall consider the evaluation criteria listed in Section 120.J.1.c to follow.”*
- *The site is located in the Rural Development Area (RDA), which is all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban Growth Area, Suburban Development Area, or Utility Enclave Area. Development in these areas is characterized by large open areas, agricultural uses, 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 in the Comprehensive Plan.*
- *The subject site was first recorded on July 8<sup>th</sup>, 1971, through a plat known as “MONEYTREE RANCHETTES SUBDIVISION PHASE ONE,” according to P.B. 72, Page 35.*

- *On July 31, 1986, First Baptist Church of Frostproof, Inc. purchased Lots 9, 10, and 11 through a Warranty Deed with Progress Homes, Inc. according to O.R. Book 2445, Pages 1219 and 1220.*
- *According to the Zoning Ordinance at the time, “Section 3.4: Exceptions” stated, “Nothing in this Ordinance is intended, nor shall be construed, to limit the freedom of location or development of Religious Institutions” (Ord. 83-2).*
- *The Polk County Property Appraiser indicates First Baptist Church of Frostproof, Inc. constructed a 6,440 sq. ft. church as well as a 1,464 sq. ft. modular building in 1987.*
- *On September 30, 1989, First Baptist Church of Frostproof, Inc. sold the subject property through a Warranty Deed to Wayside Chapel, Inc. according to O.R. Book 2795, Pages 0512 and 0513.*
- *Wayside Chapel, Inc. changed their organization name to “Wayside Baptist Church, Inc.” effective on July 1, 1992, and has remained unchanged since then.*
- *The 1991 Comprehensive Plan did not require conditional approval for Religious Institutions until April 12, 1994 when an Administrative Determination required a Conditional Use Permit for the following:*
  1. *Any addition that increases the size of the church by greater than 25%.*
  2. *Establishment of a new church.*
  3. *Establishment of a school or day care center in an existing church.*
  4. *Additions to an existing church on parcels which were not part of a commercial site plan for existing church buildings.*
- *Section 303, Religious Institutions, of the LDC requires the following criteria to be met:*
  1. *There shall be at a minimum 50 feet of road frontage, and all access points shall be on a collector road or better if any of the following conditions exist:*
    - a. *The use (including accessory uses) generates 50 or more Average Annual Daily Trips (AADT).*
    - b. *The overall Gross Floor Area (GFA) exceeds 5,400 square feet.*
  2. *The proposed parking facilities shall be setback at least 25 feet from adjacent residential property.*
  3. *Off-street parking areas shall be surfaced and maintained to provide a durable, dust free surface and shall provide adequate drainage facilities for disposal of all collected surface water. Surfacing materials may include pavement, gravel, wood chips, pervious paving materials, or grass.*

4. *Any proposal for a religious institution in a location that will render a legal use nonconforming shall require a Level 3 Review.*

- *The subject property has approximately 300 feet of frontage along Camp Mack Road. Camp Mack Road (Road No. 983501) is a County-maintained Rural Minor Collector Roadway with a paved surface width of 24 feet, according to the Polk County Roads Inventory.*
- *The site will utilize existing ingress and egress access off Camp Mack Road (Link #4118) which has a Level of Service (LOS) standard of “B” in eastern and western directions. According to the Polk County Transportation Planning Organization, Link 5416 is currently operating at 15 % of its capacity with sufficient trips available for the religious institution. There are 762 trips available eastbound and 757 trips available westbound.*
- *Table 7.10 of the LDC requires religious institutions to provide one (1) parking space per three (3) seats in the principal room of worship. While the expansion is considered a multipurpose space, the church is providing updated parking space requirements. The expansion will meet the minimum parking space requirements.*
- *The site is zoned for Spook Hill Elementary, McLaughlin Academy of Excellence, and Bartow Senior High School.*
- *Fire and EMS response to this project is from Polk County Fire Rescue Station #14, located at 69101 Nalcrest Road, with ambulance response handled from a separate location at 10399 Leisure Lane. Fire and EMS are located approximately 8.2 miles and 7.5 miles respectively from the site, both with an estimated response time of eleven (11) minutes. A new Fire/EMS station is planned at 630 Boy Scout Road in Lake Wales.*
- *The site is served by the Polk County Sheriff’s Southeast (SE) District located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for SE in May 2025 were: Priority 1 Calls – 11:09 and Priority 2 Calls – 35:23.*
- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site contains Adamsville Fine Sand. The soil has severe limitations for septic tank absorption fields and moderate limitations for small commercial buildings.*
- *There are no wetlands or flood hazard areas on the property. The property is not located in a Wellfield Protection 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.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an identified one-mile radius for two endangered animal species. One species was sighted over two decades ago. The applicant will be required to demonstrate at Level 2 Review how any impacts have been minimized or mitigated. Site was previously developed so no impacts are anticipated.*

- *The site is not within any Airport Height Notification Zone.*

### **Development Review Committee Recommendation:**

Based upon the information provided by the applicant and a recent site visit, the Development Review Committee 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 is consistent with the Land Development Code. Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-6**.

### **CONDITIONS OF APPROVAL**

1. The Conditional Use Approval shall be for the expansion of a non-conforming use to allow for the construction of a  $\pm$  3,200 square foot addition, as detailed in the site plan.
2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-6, 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.

### **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 LDC Section 930 D.*

*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 Commission's 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

**Table 1**

<b>Northwest:</b> Agricultural/Residential Rural (A/RR) Lot 6; Moneytree Ranchettes Subdivision Phase 02 Unit 02	<b>North:</b> Agricultural/Residential Rural (A/RR) Lots 7-10; Moneytree Ranchettes Subdivision Phase 02 Unit 02	<b>Northeast:</b> Agricultural/Residential Rural (A/RR) Lot 11; Moneytree Ranchettes Subdivision Phase 02 Unit 02
<b>West:</b> Agricultural/Residential Rural (A/RR) Single-family residence	<b>Subject Property:</b> Agricultural/Residential Rural (A/RR) Religious Institution	<b>East:</b> Agricultural/Residential Rural (A/RR) Owned by the Religious Institution; Vacant
<b>Southwest:</b> Agricultural/Residential Rural (A/RR) Single-family residence	<b>South:</b> Agricultural/Residential Rural (A/RR) Vacant	<b>Southeast:</b> Agricultural/Residential Rural (A/RR) Vacant

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

The subject site is located in the plat, “Moneytree Ranchettes Subdivision Phase 01” on Lots 9, 10, and 11, as recorded in PB 72, PG 35. The site has frontage along Camp Mack Road with the Moneytree Ranchettes Subdivision located directly to the north. Areas immediately to the south and east are vacant land and an empty ±1-acre parcel owned by the same religious institution. A warranty deed dated September 30, 1989 indicates the subject property was purchased by the current owner (OR Book 2795 Page 512). The religious institution is a legal non-conforming use under the current Comprehensive Plan and LDC. The zoning ordinance at the time (Ord 83-2) exempted religious institutions from locational criteria and were permitted on any land use district.

### Compatibility with the Surrounding Uses and Infrastructure:

Staff finds this request is compatible with the surrounding area as the residential density in this area is sparse. This is an expansion of an existing religious institution that has existed in the area for more than thirty-five years. The analysis to follow provides a detailed review of the request as it relates to current development regulations, neighboring properties, infrastructure, and public services.

#### A. Land Uses:

The surrounding areas are residential and vacant land. Abutting the site is the Moneytree Ranchettes Subdivision, with homes flanking the northern portion. The rest of the units are accessed from Reagan Boulevard. Outside of the Moneytree Ranchettes Subdivision, the area is surrounded by orange groves and vacant wooded land. The site is sandwiched between two large bodies of water, Lake Rosalie and Lake Pierce. A few small neighborhoods surround the smaller lakes in the general area.

**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 adjacent residences and subject site have coexisted for more than thirty-five years, which addresses the co-location factor. Besides this, the church is deficient in stormwater management and landscaping requirements which will be addressed and outlined during the Level 2 Review process. A Type “B” landscape buffer is required on the western whenever a religious institution abuts a single-family residential district to soften any potential impacts. A Type “A” buffer along



the frontage of Camp Mack Road will be required in accordance with Section 720 of the LDC. The applicant will also designate about 80 grass parking spots, including 3 paved ADA spots, pursuant to Section 708 of the LDC. These spaces will be over 25 feet from the adjacent residential property to the west.

**Table 2**

<b>The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 120.J.1.c of the LDC:</b>	
i. The degree to which the non-conformity can become more conforming	As previously mentioned, the Religious Institution will implement current landscape and buffer requirements in accordance with Section 720 of the LDC along the western and southern boundaries. Stormwater management and retention will be addressed in detail at the Level 2 Review.
ii. The extent of a government's obligation or liabilities including, but not limited to, infrastructure improvement, infrastructure maintenance, and public safety	The proposed building will connect to existing septic and well onsite. The building serves as an extension to the main building for existing congregation members and is not anticipated to generate new traffic.
iii. The potential impact that the expansion may pose to neighboring properties	Based on the preliminary site plan (Exhibit 5), the building will be setback substantially to negate any impacts. Should there be any concerns, a Type B landscape buffer will be installed along the western property line.
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)	The property has been in existence as a Religious Institution since 1987. Since then, the use has remained unchanged and continues to coexist with surrounding properties.
v. The applicant's future plans for the property relative to the County's plans; and,	The Religious Institution continues to thrive at this location with a pavilion constructed in 2014. Future plans, if any, are intended for the existing facility – a use that has been in existence at this site for almost forty years.
vi. The improved development standards or infrastructure that may result from expansion of the use	The expansion will be required to adhere to current landscaping and drainage requirements outlined in the LDC. These items include Type A and B landscape buffers and a stormwater retention facility which will be addressed at the Level 2 Review.

#### **B. Infrastructure:**

The proposed church expansion is located in the Rural Development Area (RDA) where urban services are limited and mostly found in the rural centers and clustered developments. According to the Impact Assessment Statement, the applicant will connect to onsite septic system and utilize an existing well system. There is available capacity on adjacent roadways to the subject property. While the site is served by County Fire Station #14 ( $\pm$  8 miles) the site has two above ground fire protection tanks for immediate fire connection. Given the rural nature of this location, there are no mass transit stops nor sidewalks within a reasonable distance. The request is not anticipated to require the extension or improvements to existing roadways or utilities.

#### **Nearest Elementary, Middle, and High School**

The site is zoned for Spook Hill Elementary, McLaughlin Academy of Excellence for Middle/High School, and Bartow Senior High School. The closest schools are Spook Hill Elementary ( $\pm$  8 miles) and McLaughlin Academy of Excellence for Middle School ( $\pm$  8 miles). This is a non-residential

use and will not have an impact on school capacity. The project is located an adequate distance away from surrounding schools so as not to impact the zoned Polk County schools or the bussing of students to and from school.

### **Nearest Sherriff, Fire, and EMS Station**

Fire responses are from Polk County Fire Rescue Station #14, located at 69101 Nalcrest Road with ambulance response handled separately at 10399 Leisure Lane. Fire and EMS are located approximately 8.2 miles and 7.5 miles respectively from the site, both with an estimated response time of eleven (11) minutes. A new Fire/EMS station is planned to combine both stations at 630 Boy Scout Road in Lake Wales (LDNON-2021-175). Located just over 2 miles away, this new station will provide closer coverage and improved response times. The site is served by the Polk County Sheriff's Southeast (SE) District located at 4011 Sgt Mary Campbell Way in Lake Wales, approximately ten and a half miles from the site. The response times for SE in May 2025 were: Priority 1 Calls – 11:09 and Priority 2 Calls – 35:23. While the church will be in close proximity to existing public safety services, there should be no future increase in the demand for public safety services from this request.

**Table 3**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Time*</b>
Sheriff	Southeast District Command (4011 Sgt Mary Campbell Way)	±10.5 miles	Priority 1 – 11:09 Priority 2 – 35:23
Fire	Station #14 (69101 Nalcrest Road)	±8.2 miles	11 minutes
EMS	Station #14 (10399 Leisure Lane)	±7.5 miles	11 minutes

*Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for May 2025*

### **Water and Wastewater Demand and Capacity:**

#### **A. Estimated Demand and Service Provider:**

Development on the property will not impact the minimum LOS for the existing facilities. This site is located in a Rural Development Area (RDA) which does not require new development to connect to centralized water and wastewater. The church will utilize a septic system and a well with associated pump house.

#### **B. Available Capacity:**

The addition of the proposed building will not result in a significant increase in water usage or wastewater generation.

#### **C. Planned Improvements:**

The general area is not served by an existing utility provider. Staff is unaware of any improvements that will provide services to this site.

## Roadways/Transportation Network

There are no anticipated adverse impacts to the transportation systems in the area

### A. Estimated Demand:

Based on the ITE Trip Generation Manual, religious institutions (ITE Code 560) generate 7.60 Annual Average Daily Trips (AADT) and 0.49 Peak PM Trips per 1,000 square-feet of floor area. According to the Property Appraiser's website, the total floor area of the building used for the church is listed at 6,440 sq. ft. The proposed addition is approximately 3,200 sq. ft. The additional square footage will not increase the church sanctuary or number of sanctuary seats. Hypothetically speaking, should the new building be considered a new religious institution, including sanctuary seating arrangements, it could generate approximately 73 AADT and 5 Peak PM Trips.

It is important to note that religious institutions are used only at certain times during the week and do not have a steady week-long draw of traffic like other types of commercial uses nor typically generate trips during peak afternoon travel hours. Since this expansion will be used for existing members, no new traffic will be generated.

### B. Available Capacity:

The subject site is addressed at Camp Mack Road, a two-lane local roadway. According to the Polk County Transportation Planning Organization (TPO) approximately 2,900 vehicles travel that portion of the roadway each day on average, with approximately 128 eastbound vehicles and 133 westbound vehicles passing through the segment each day. This road link is currently operating with 85% capacity left. The current level of service (LOS) is operating above the minimum County standard.

**Table 4**

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4118E	Mammoth Grove Rd/Camp Mack Road From: CR17A (Masterpiece Gardens Road) To: Kissimmee River	B	762	C
4118W	Mammoth Grove Rd/Camp Mack Road From: CR17A (Masterpiece Gardens Road) To: Kissimmee River	B	757	C

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

Based on the estimated demand and the estimated capacity shown in Table 4, the expansion is not expected to have a significant influence on the capacity on the immediate roadway network.

### C. Roadway Conditions:

The project will utilize an existing connection for direct ingress/egress onto Camp Mack Road, an Urban Collector roadway (Road No. 983501). Camp Mack Road is listed as a paved two-lane County-maintained with a pavement width of 24' and a ROW width of 75'. No road improvements will be required with this application.

D. Sidewalk Network:

There is no sidewalk network in the area and it is not required within the RDA, per Section 707 of the LDC. The residential developments to the west are without sidewalks, too, built prior to such regulations.

E. Planned Improvements:

There are no planned improvements within the immediate area of the site. The proposed Central Polk Parkway East corridor is about 10 miles away and at early planning stages. However, once constructed, this infrastructure is expected to greatly transform the area in the long term.

F. Mass Transit:

The population concentration is relatively low in the area and will likely remain so with the lack of services present. This is not an area of the County that is planned for transit services. The nature of this request does not demand the need for mass transit, either.

**Park Facilities and Environmental Lands:**

No County parks are located within close proximity to this site, though the request for a non-residential conditional use would not necessarily create regular demand for recreational facilities. A 35-acre County park with a boat ramp, Lake Rosalie Park and Campground, is almost 4 miles southeast. Two state parks, Lake Kissimmee State Park and Allen David Broussard Catfish Creek Preserve, are about 5 and 9 miles from the site respectively.

A. Location:

At the southern end of Lake Rosalie lies Lake Rosalie Park and Campground. This is located at 2925 Rosalie Lake Road in Lake Wales approximately 4 miles to the southeast. The nearest County Regional Park is East Central Park, located at 5555 Lake Trask Road in Dundee, approximately 10 miles to the north.

B. Services:

Lake Rosalie Park and Campground consists of camping sites for tents and RVs, restrooms, picnic tables and a boat launch ramp. The East Central Park carries multiple courts for racquetball, volleyball and tennis activities. The 45-acre regional park also consists of four baseball fields, three large multipurpose fields and two playgrounds.

C. Multi-use Trails:

Multi-use trails are found within the East Central Park to the north of the site.

D. Environmental Lands:

Kissimmee Chain of Lakes Area Wildlife area is located to the northeast of the subject site and managed by the Florida Fish and Wildlife Conservation Commission (FWC) in cooperation with SFWMD. The site contains shallow lakes and associated marshes, wet prairies and pine flatwood

within the Kissimmee Chain of Lakes watershed with most of the protected land outside of County jurisdiction.

E. Planned Improvements:

There are no further recreational improvements scheduled for this area by the County.

**Environmental Conditions**

A. Surface Water:

No surface water is located on the subject property. The site will likely need to create a retention pond during the Level 2 Staff Review to address stormwater runoff. The nearest natural waterbody is Lake Rosalie about 1 ½ miles to the east. The site is relatively flat and gradually slopes from 116' at the center where the existing church stands to 114' in all directions.

B. Wetlands/Floodplains:

There are no wetlands or floodplain areas on the subject site.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site is comprised of Adamsville Fine Sand. This soil type has some moderate limitations for wetness affecting building sites. Severe limitations are associated with septic tank absorption fields due to wetness and poor filtration. The limitation on septic tank absorption fields is in regard to a potential ground water contamination hazard in areas that have a concentration of homes with septic tanks due to poor filtration. While the soil type is listed as presenting severe challenges to septic systems, it should be noted the system has been onsite for an ample period of time.

**Table 5**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Limitations to Small Commercial Buildings</b>	<b>% of Site (approximate)</b>
Adamsville Fine Sand	Severe: wetness, poor filter	Moderate	100%

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

D. Protected Species:

There have been two documented occurrences of endangered species within a one-mile radius of the site. While the Gopher Tortoise has not been observed or reported within the last twenty years, the Florida Scrub-Jay has been documented more recently. Proper avoidance and mitigation measures must be taken. The applicant will be required to demonstrate at Level 2 Review how any impacts have been minimized or mitigated. The site is already developed with a Religious Institution, so impacts are not likely.



E. Archeological Resources:

There are no known historical or archeological resources onsite or listed in the Florida Master Site File for Section 30, Township 29, Range 29 according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private):

The subject site is not located within a wellhead protection area

G. Airports:

According to the Polk County Airport Impact Districts Map, the subject property is not located within any Airport Buffer Zones for flight path and height restriction.

**Economic Factors:**

While the construction of the church will provide short-term benefit to Polk County's construction industry, in general, religious institutions meet the criteria for having 501(c)(3) status, and are thus exempt from ad valorem taxes. Any impacts to infrastructure and services from this development will not be recouped through tax revenue. From a socio-economic perspective, churches offer a sense of community engagement through Sunday schooling, cultural events, charitable drives, weddings, and funeral services.

**Consistency with the Comprehensive Plan and Land Development Code:**

The request is located in the Rural Development Area (RDA) which "*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.

Tables 6 and 7, to follow, provide an analysis of the proposed request when compared to typical policies of the Comprehensive Plan and factors in the LDC 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 6**

<b>Comprehensive Plan Policy</b>	<b>Consistency Analysis</b>
<p>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>The proposed conditional use is not expected to create incompatibility with the surrounding uses since the Religious Institution has been in existence for almost forty years. In fact, this expansion will adhere to current development standards and include landscape buffering and screening provided around the perimeter (see typical site plan in Exhibit 5) to assure that they are protected from the perception of incompatibility in the future.</p>
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	<p>The Religious Institution has been established since 1987. The proposed expansion use does not need many sources of infrastructure as the infrastructure it requires is already in place. Expansion allows the congregation to remain onsite rather than finding accommodating property elsewhere.</p>
<p>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>The CU is being proposed within the RDA. There are no municipality water or wastewater lines directly available to the site. The applicant will use a septic tank and if necessary, a potable well. Public safety services are somewhat nearby, and two above ground fire protection tanks are provided for immediate fire coverage.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>There is existing social and physical infrastructure in place to accommodate such development; therefore, reducing the financial burden of the county and this reduces the impact on the environment as no new services and infrastructure has to be built.</p>

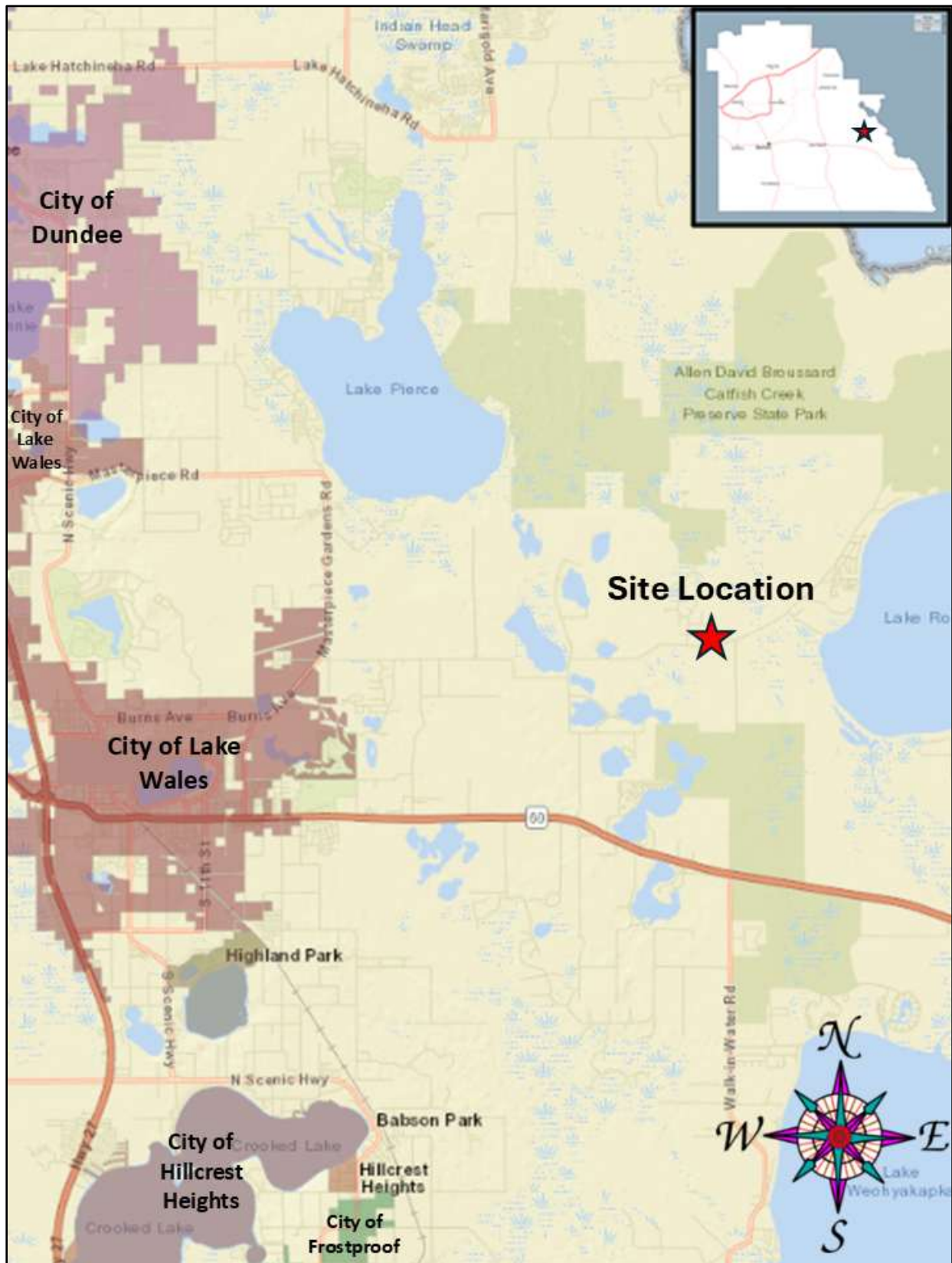
Table 7

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC as the Religious Institution specifically Section 120.J which permits this expansion upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this expansion is consistent with the Comprehensive Plan because POLICY 2.125-E2 states "Type B facilities [churches] may be permitted in all areas of Polk County in accordance with the policies of this Plan and in accordance with the Land Development Code adopted by the County in accordance with Section 163.3201(1), F.S."</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Page 7 of the staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-10 of the staff report.</i>

**Comments from other Agencies:** None

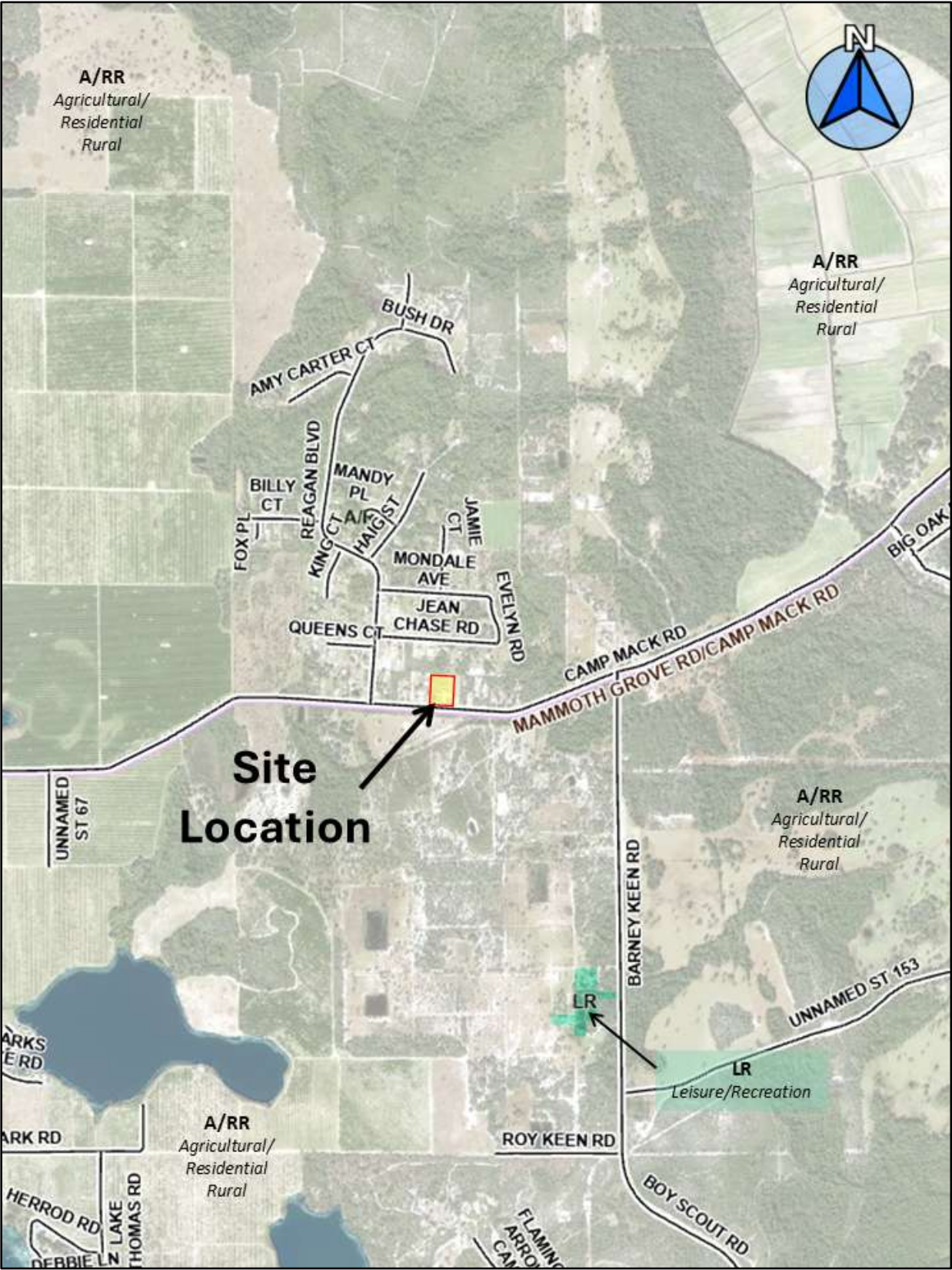
**Exhibits:**

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – 2023 Aerial Image (Context)
- Exhibit 4 – 2023 Aerial Image (Close-up)
- Exhibit 5 – Site Plan



Location Map





Future Land Use Map



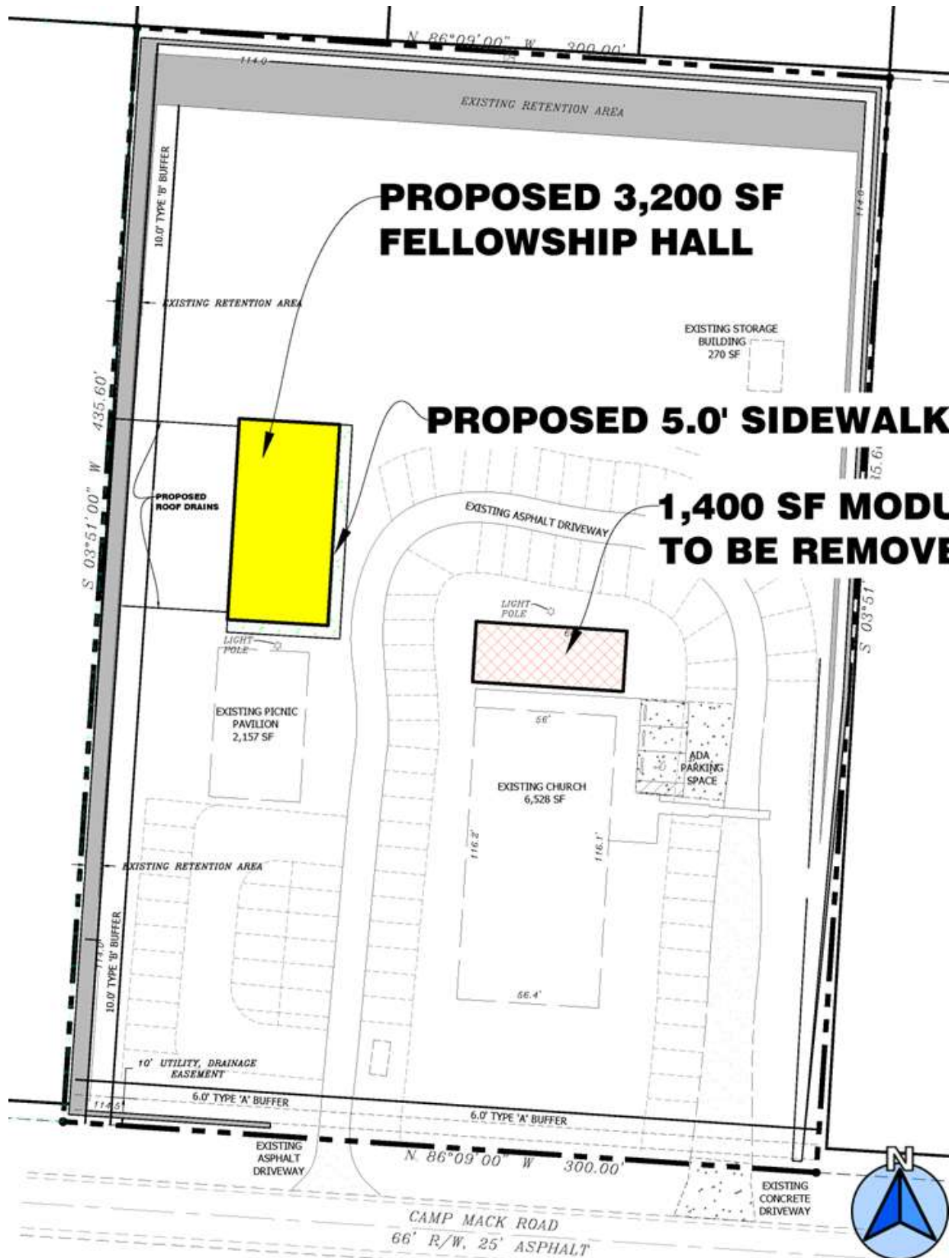


2023 Aerial Image (Context)



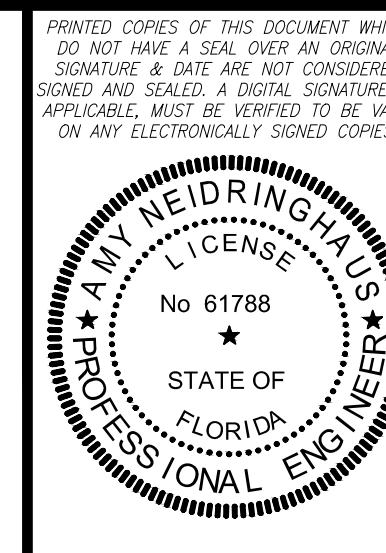


2023 Aerial Image (Close-up)



Site Plan



[illegible]

**Validus Engineering Group, LLC**  
Civil Engineering Consultants

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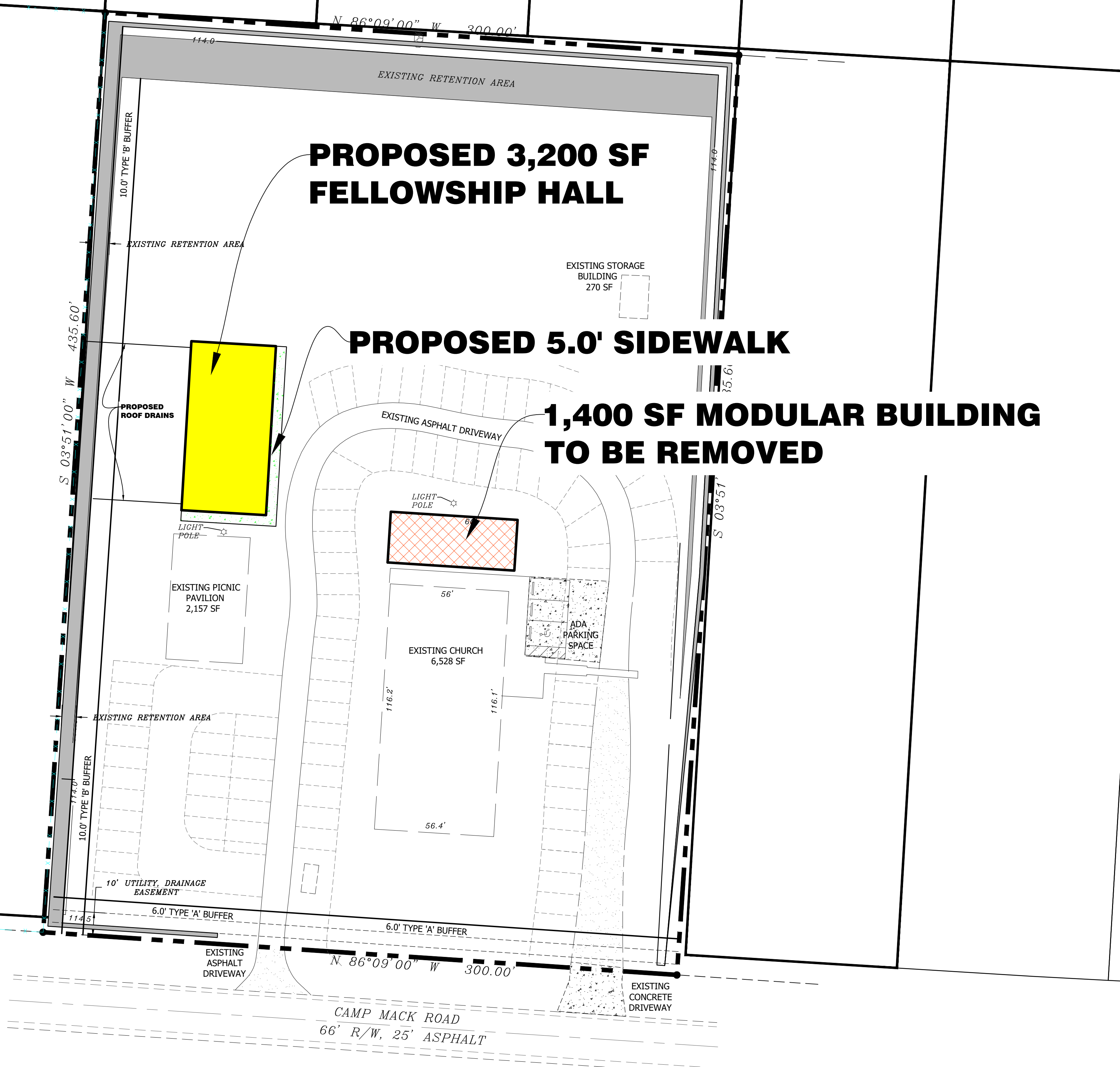
**TDW**  
LAND DRAINAGE

# WAYSIDE BAPTIST CHURCH EXPANSION

## 7831 CAMP MACK ROAD LAKE WAKES, FLORIDA 33898

PROJECT NO:	NA
DRAWN BY:	FJMC
APPROVED BY:	AN
PLOT DATE:	May 22, 2025 15:3

SHEET NO:  
**1 of 2**



## IMPERVIOUS SURFACE

IMPERVIOUS SURFACE EXISTING:	
CHURCH	6,528 SF
PICNIC PAVILION	2,157 SF
STORAGE	270 SF
MODULAR BUILDING	1,400 SF
PARKING	1,388 SF
TOTAL IMPERVIOUS	1,1743 SF
IMPERVIOUS REMOVED:	
MODULAR BUILDING	-1,400 SF
TOTAL IMPERVIOUS AFTER BUILDING REMOVAL	10,343 SF
TOTAL IMPERVIOUS AFTER BUILDING ADDITION	3,200 SF 13,543 SF
<u>ISR</u>	
PROPERTY 2.9544 ACRES (128,693.66 SF)	
13,543/ 128,693.66 =.015 OR 10.52%	



## TDW Land Planning

(863) 838-8511 | [tdwlandplanning@gmail.com](mailto:tdwlandplanning@gmail.com)

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**Project:** Wayside Baptist Church Expansion

**Site Boundary:** See Legal Description Provided

**Parcel ID #s:** 292930-991750-002090

**Acreage:** +/- 2.95 acres

### **Project Narrative:**

This is a request for a conditional use modification to allow an expansion of the existing Wayside Baptist Church greater than 20 percent allowed through a minor modification. The church plans to remove a 1,400 square foot building and add a 3,200 square foot building for the administration and special activities. This additional square footage will not increase the church sanctuary or number of sanctuary seats.





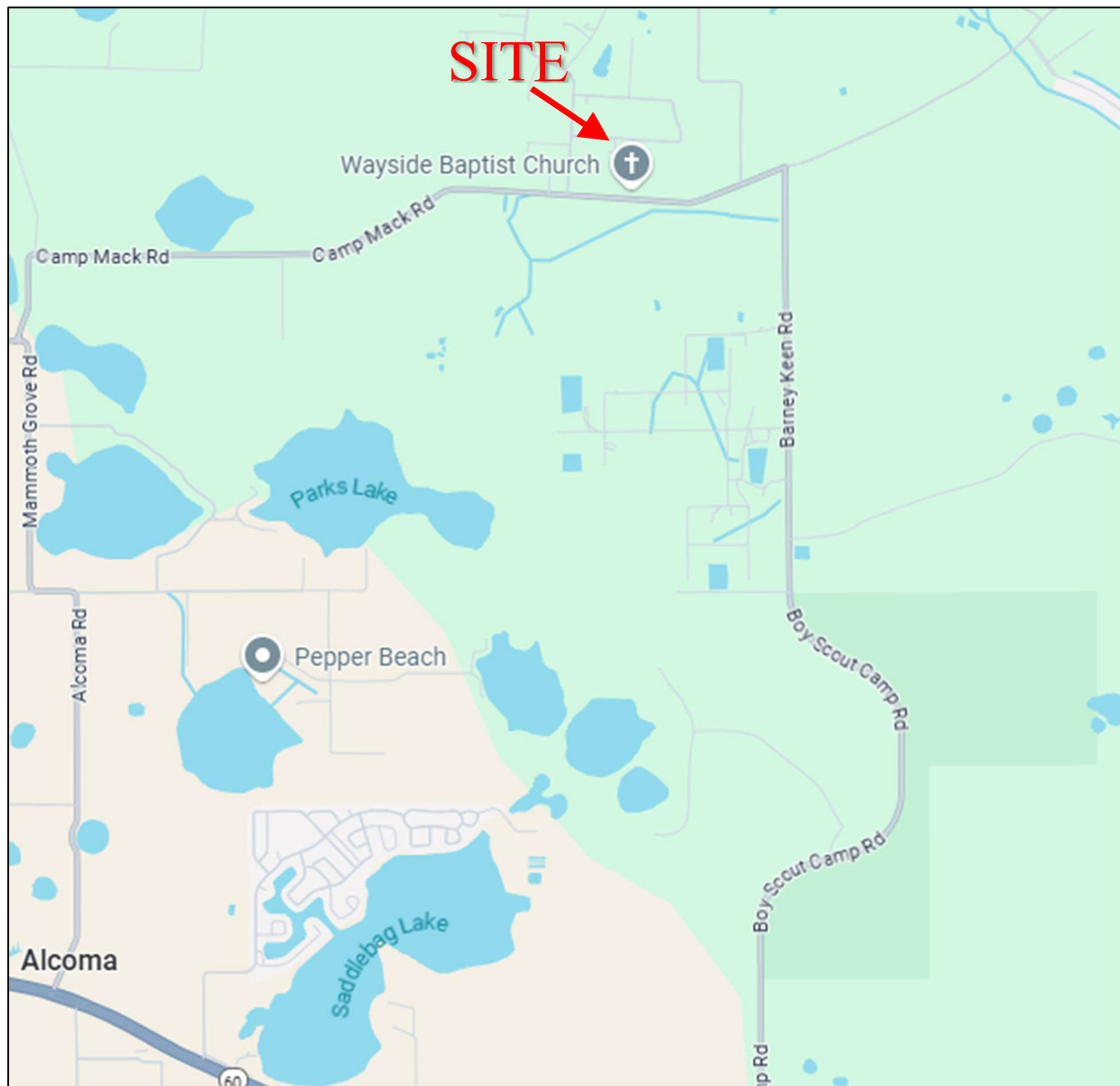
**Project:** Wayside Baptist Church Expansion

**Site Boundary:** See Legal Description Provided

**Parcel ID #s:** 292930-991750-002090

**Acreage:** +/- 2.95 acres

## Exhibit 1: Location Map





**Project:** Wayside Baptist Church Expansion  
**Site Boundary:** See Legal Description Provided  
**Parcel ID #s:** 292930-991750-002090  
**Acreage:** +/- 2.95 acres

**Exhibit 2: Aerial Photo of Site**





**Project:** Wayside Baptist Church Expansion

**Site Boundary:** See Legal Description Provided

**Parcel ID #s:** 292930-991750-002090

**Acreage:** +/- 2.95 acres

## Exhibit 3: FLUM







**Acreage:** +/- 2.95 acres

112





[www.polk-county.net](http://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:

1. How and why is the location suitable for the proposed uses?

*The east side of the County has seen a rapid expansion in the number of residential units. In addition to the church's outreach and ministry, this residential growth contributes to the need for additional space at the existing facility. The subject site has sufficient land area, access, and supporting infrastructure to accommodate the proposed expansion.*

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

*The proposed expansion is approximately 150' from the nearest residential structure which is adjacent to an existing picnic pavilion and will not be closer to the property line than this existing structure. No additional efforts are necessary to incorporate the new structure on the site.*

3. How will the request influence future development of the area?

*Cultural and religious facilities respond to future development. The proposed expansion is a result of a growing community and the outreach efforts of the church to accommodate the needs of the surrounding community.*

## ***Access to Roads and Highways***

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

*Because the trip count is based on the sanctuary size, and because the church hall is not increasing in size, the overall PM peak hour trip count is not anticipated to increase. The added square footage will allow for the ancillary uses to support the church at various other times.*

2. What modifications to the present transportation system will be required as a result of the proposed development?

*A minor traffic study will suffice for a detailed methodology and calculations for most applications.*

*The church has sufficient access to support the existing church and proposed expansion. No other modifications will be necessary.*

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

*The existing facility has more space for parking than is necessary. Section 708 of the LDC requires 1 space per 3 seats in principal room of worship – and these are allowed to be unpaved. Since the worship area is not expanding, the church is not required to provide additional parking.*

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

*The existing direct frontage on Camp Mack Rd will be maintained and utilized.*

*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 currently on a septic system and will not impact any sewer systems.*

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?

*The site is currently on a septic system and does not anticipate any changes to the system.*

3. If offsite treatment, who is the service provider?

*N/A*

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*)

*N/A*

5. What is the provider's general capacity at the time of application?

*N/A*

6. What is the anticipated date of connection?

*N/A*

7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?

*N/A*

### ***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?

*The site is currently on a well system and will not impact any water systems.*

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 currently on a well system. The proposed change in square footage is not anticipated to substantially increase its water usage.*

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

*N/A*

4. Who is the service provider?

*N/A*

5. What is the anticipated date of connection?

N/A

6. What is the provider's general capacity at the time of application?

N/A

7. Is there an existing well on the property(ies)? *Yes*

What type? *Potable Drinking Well* \_\_\_\_\_

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);

*There are no flood plains or wetlands on the site. The site is generally flat with the existing sanctuary and other structures on a slight increase approximately 2 feet above the adjacent grade. The site has an existing drainage ditch and retention system (see site plan) to capture and treat runoff and reduce offsite impacts.*

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

*No changes to the existing site drainage ditch or retention system are anticipated.*

### ***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 been a part of and has served the surrounding community for nearly 40 years. The site is developed in a way that is inobtrusive to the neighboring properties and the proposed expansion will be utilized and designed in a manner that is compatible to the surrounding properties. In addition, the soils and land features do not pose limitations for the proposed church addition.*

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. The site is generally flat with the existing sanctuary and other structures on a slight increase approximately 2 feet above the adjacent grade. The site has an existing drainage ditch and retention system (see site plan) to capture and treat runoff and reduce offsite impacts for the proposed expansion.*

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and;

*The site is served by a private well and will continue to use this well in the future. The accessory nature of the proposed expansion does not necessitate a new well and capacity is sufficient to continue using the existing well.*

4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).

*The proposed accessory structure 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 Adamsville Fine Sand which does not have limitations for the proposed accessory building.*

### ***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 accessory structure will not impact any Parks or Recreation Areas.*

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

*The proposed accessory structure will not impact any Educational Facilities.*

3. Health Care (e.g., emergency, hospital);

*The nearest Hospital (Lake Wales Hospital) is 8.5 miles away. The proposed accessory structure will not impact any Emergency or Health Care Facilities.*

4. Fire Protection;

*The nearest Fire station (Polk County Fire Rescue Station #44) is located approximately 14 mile from the site. The proposed accessory structure is not anticipated to adversely impact operations or service levels.*

5. Police Protection and Security;

*The nearest Police station (Polk County Sheriff's Office Southeast Substation) is located approximately 14 mile from the site. The proposed accessory structure is not anticipated to adversely impact operations or service levels.*

6. Emergency Medical Services (EMS);

*The nearest EMS station (Polk County Fire Rescue Station #44) is located approximately 14 mile from the site. The proposed accessory structure is not anticipated to adversely impact operations or service levels.*

7. Solid Waste (collection and waste generation); and

*The proposed accessory structure will not adversely impact solid waste collection.*

8. How may this request contribute to neighborhood needs?

**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** <sup>2</sup> (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.*

<sup>2</sup> See *Site Plan Standards* checklist form (GM LDD 11).

LDCU-2025-6 - Wayside Baptist Chruch

Menu

Reports

Help

Application Name:

Wayside Baptist Chruch

File Date:

03/20/2025

Application Type:

PC-Conditional Use-New Or Mobile Home

Application Status:

Approved For Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

Wayside Baptist Church is s requesting an expansion to the existing church greater than 20.percent allowed through a minor modification. This requires a Level 3 Review Conditional Use Modification application.

Application Detail:

Detail

Address:

7831 CAMP MACK RD, LAKE WALES, FL 33898

Parcel No:

292930991750002090

Owner Name:

WAYSIDE BAPTIST CHURCH INC

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

Tom Wodrich, AICP, TDW...

TDW Land Planning

Applicant

Mailing, 218 E. Pine S...

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

Variance Type

Affordable Housing

Application Type

Conditional Use

Major Modification

Brownfields Request

Type of Acreage

GENERAL INFORMATION

Expedited Review

Will This Project Be Phased

DRC Meeting

Rescheduled DRC Meeting

Green Swamp

Case File Number

One Year Extension

Number of Lots

Acreage

DRC Meeting Time

Rescheduled DRC Meeting Time

Number of Units

Is this Polk County Utilities

Is this Application a result of a Code Violation

FS 119 Status

Code Violation Case Number

ADVERTISING

Legal Advertising Date

BOCC2 Advertising Date

BOCC1 Advertising Date

Advertising Board

MEETING DATES

Community Meeting

Land Use Hearing Officer 3

2nd BOCC Date

Planning Commission Date

1st BOCC Date

LUHO-Level 3

HEARING

PC Hearing Results

BOCC 1st Hearing Results

PC Vote Tally

BOCC 1st Vote Tally

## BOCC 2nd Hearing Results

-

FINAL LETTER

Denovo Appeal

-

Denovo Tally

-

LD\_GEN\_PUB\_EDL

Opening DigEplan List...

DigEplan Document List

-

## PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-25EST-00000-18181](#)

RequiredDocumentTypesComplete

[Yes](#)

Activate FSA

[Yes](#)

## BOCC 2nd Vote Tally

-

Denovo Results

-

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding Site Plans \(PDs, and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

## PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

## SELECTED AREA PLANS

Selected Area Plans

[N/A](#)

## LAND USE

Selected Area Plan LU Code

[Not in an SAP](#) A/RR-Agricultural/Residential Rural

## DEVELOPMENT AREA

Development Area

[Rural](#)

## NOR

Neighborhood Organization Registry (NOR)

## PUBLIC MAILERS

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

[PC](#) 1 06/24/2025

## Workflow Status:

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	04/07/2025	Lyndsay Rathke
Engineering Review				
<a href="#">Fire Marshal Review</a>	Kim Turner	Approve	04/21/2025	Kim Turner
<a href="#">Planning Review</a>	Andrew Grohowski	Conditional ...	05/12/2025	Andrew Grohowski
<a href="#">Surveying Review</a>	Mike Benton	Approve	04/23/2025	Mike Benton
<a href="#">School Board Review</a>	School District	Not Required	04/07/2025	School District
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/07/2025	Phil Irven
<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	05/13/2025	Lyndsay Rathke
Staff Report				
<a href="#">Public Notice</a>				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

## Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
<a href="#">NFPA</a>	Fire protection will h...	Informati...	04/21/2025		

## Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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## Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------	-----------------	-----------	--------	----------



**POLK COUNTY PLANNING COMMISSION  
FINAL ORDER**

**Case Number: LDCU-2025-6 Wayside Baptist Church CU**

**Applicant: Tom Wodrich**

**Property Owner: Wayside Baptist Church Inc.**

**Hearing Date: July 9, 2025**

**I. Request:**

The applicant is requesting an expansion of a non-conforming use for a Religious Institution in an Agriculture/Residential Rural 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 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 9th day of July 2025, by the Polk County Planning Commission.

**Polk County Planning Commission**

**ATTEST:**

By: \_\_\_\_\_  
Robert Beltran, Chair

By: \_\_\_\_\_  
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)



Polk County  
Planning Commission

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Agenda Item 4.

7/9/2025

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**SUBJECT**

LDCPAS-2025-9 (ECP Small Scale CPA)

**DESCRIPTION**

The applicant, Bart Allen, of Peterson and Myers Law Firm, is requesting a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Designations from Town Center (TCX) to Employment Center (ECX) on 5.45-acre parcels of property in the Transit Supportive Development Area (TSDA), TCCO Corridor in Center, and the US 98 Selected Area Plan (SAP). Site is located south of Clubhouse Road, west of First Street Southeast, east of US Highway 98, and north of County Road 540A, north of Bartow city limits, in Sections 11, Township 29, and Range 24.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Johnathan (JP) Sims

Planner II

Polk County BoCC

863-534-7515

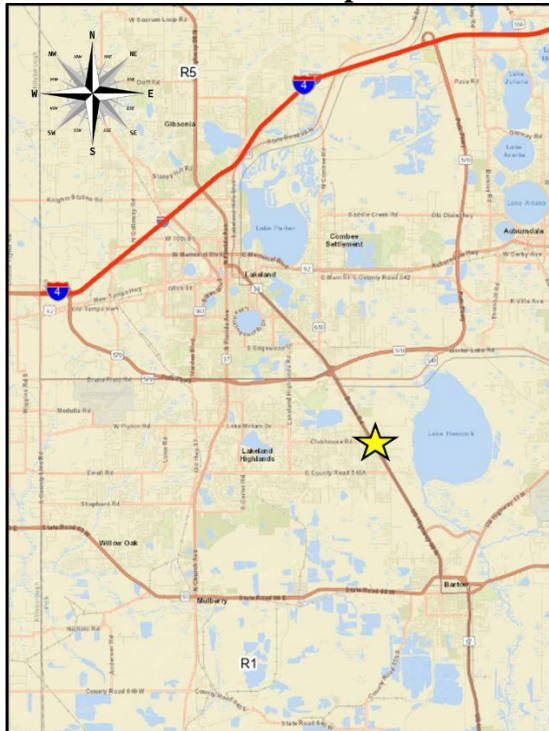
johnathansims@polk-county.net

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

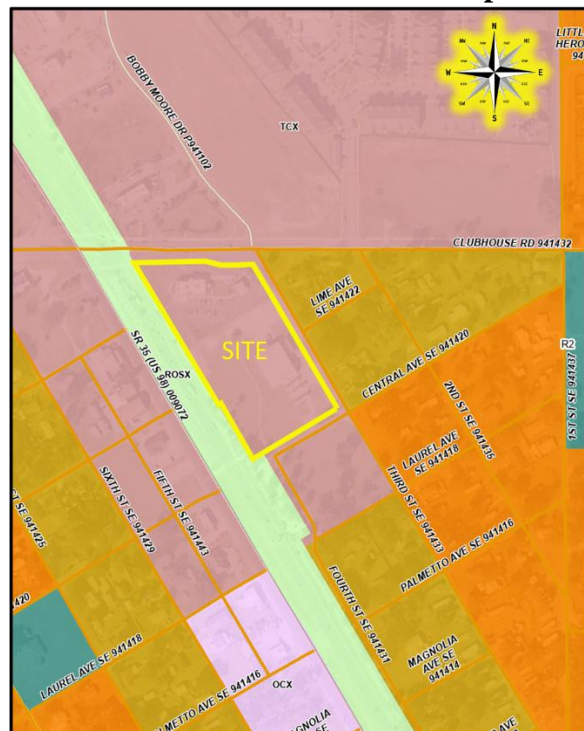
<b>DRC Date:</b>	May 1, 2025	<b>Level of Review:</b>	4
<b>PC Date:</b>	July 9, 2025	<b>Type:</b>	Comprehensive Plan Amendment
<b>BoCC Date:</b>	August 19, 2025	<b>Case Numbers:</b>	LDCPAS-2025-9
<b>Applicant:</b>	Bart Allen, Peterson & Myers	<b>Case Name:</b>	ECP Small Scale CPA
		<b>Case Planner:</b>	J.P. Sims, Planner II

<b>Request:</b>	A Future Land Use designation change from Town Center (TCX) to Employment Center (ECX) on 5.45 +/- acres.
<b>Location:</b>	The subject property is located south of Clubhouse Road, west of First Street Southeast, east of US Highway 98, north of County Road 540A, in the US 98 Selected Area Plan, north of Bartow city limits, in Sections 14, Township 29, and Range 24.
<b>Property Owner:</b>	ADM Florida Properties LLC
<b>Parcel Size/number:</b>	5.45 +/- acres (Parcel #242914-000000-011010, 242914-283000-030510)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	City of Lakeland
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Public Comment:</b>	Pending
<b>Florida Commerce*</b>	N/A

**Location Map**



**Current Future Land Use Map**



## **Summary**

The applicant, Bart Allen, of Peterson and Myers Law Firm, is requesting a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Designations from Town Center (TCX) to Employment Center (ECX) on 5.45-acre parcels of property in the Transit Supportive Development Area (TSDA), TCCO Corridor in Center, and the US 98 Selected Area Plan (SAP). Site is located south of Clubhouse Road, west of First Street Southeast, east of US Highway 98, and north of County Road 540A, north of Bartow city limits, in Sections 11, Township 29, and Range 24.

## **Compatibility Summary**

This request will be compatible with the surrounding area as US Highway 98 is an Urban Collector, which promotes a diversity of uses. It has Residential Medium (RMX) surrounding the subject site to the east, while north, south, and west are Town Center (TCX). All properties are developed in some capacity. There is currently a Culver's quick service restaurant and a vacant warehouse developed on the site, with single family residences to the east and a McDonald's restaurant to the north. Per the applicant, the proposed change reflects the fact the property has never developed in conjunction with the primary node of the Town Center. Moreover, the property is not of sufficient size or shape to take advantage of the TCX uses. As a result, the requested change will maintain the ability to develop with uses supporting and complementary to the larger TCX area.

## **Infrastructure Summary**

The subject site is within the Lakeland Utilities Service Area for both water and sewer. This was confirmed by the Utilities GIS. The road with access, Clubhouse Road, is an Urban Collector maintained by Polk County, where there is available capacity with close proximity to US Highway 98. Mass transit is available in the area with the Silver Line from Citrus Connection on Bartow Highway with a stop directly adjacent to the site. Public safety response times are normal for this part of the County, and school capacity should not be an issue in the future as the applicant is looking to construct only one additional home. The request is compatible with the available infrastructure.

## **Environmental Summary**

The nearest neighborhood park is Highland City Park 0.5 miles southwest of the site driving, and the nearest regional Park is Banana Lake Park 1.5 miles driving to the west of the subject site. The site is entirely comprised of Candler Sand. There are no wetlands or flood zone on site.

## **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-A7): Transit Supportive Development Area (TSDA)
- 
- Policy 2.131-RA4: DEVELOPMENT CRITERIA FOR MODIFIED LAND USE CATEGORIES – Town Center
- Policy 2.131-RA4: DEVELOPMENT CRITERIA FOR MODIFIED LAND USE CATEGORIES – Employment Center

## **Findings of Fact**

### **Request and Legal Status**

- This is an applicant-initiated request for the Future Land Use designation change from Town Center (TCX) to Employment Center (ECX).
- The subject site is in the US Highway 98 which promotes a diverse development of lands along the corridor.
- The subject site is already developed with a Culver's quick service restaurant and a vacant warehouse.

### **Compatibility**

- The existing uses surrounding the site are:
  - North – TCX; McDonald's quick service restaurant
  - West – TCX; various commercial uses including a church and business
  - East – RMX; single family residential
  - South – TCX; undeveloped

### **Infrastructure**

- The zoned schools for the site are Highland City Elementary, Bartow Middle, and Bartow Senior High School.
- Polk County Fire Rescue Station 28 will be the response unit for fire and EMS for this site. It is located at 4101 Clubhouse Road in Highland City, with an approximate travel distance of 0.3 miles.
- The subject site is within the Sheriff Department's Southwest District. The Southwest District Office is located at 4120 US Highway 98 South in Lakeland.

- The subject site is within the Lakeland Utilities Service Area for both water and sewer.
- Clubhouse Road has sidewalks along its entirety from west to east. There are sidewalks along US Highway 98.
- The closest mass transit route is the Silver Line with Citrus Connection. The closest bus stop to the subject site is on US Highway 98 south of the Clubhouse Road intersection.
- The nearest neighborhood park is Highland City Park 0.5 miles southwest of the site, and the nearest regional Park is Banana Lake Park 1.5 miles to the west of the subject site.

## **Environmental**

- The subject site is relatively flat with a high elevation of 119 feet on the southeast side of the site and a low of 116 feet on the northwest side of the site.
- There are no wetlands or flood zone on site.
- The soil type for the site is 100% Candler Sand.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.
- On the Polk Green Map, site does show in the Potential Network Connection. However, site and area around is partially developed with residential uses and slated for commercial uses so is most likely not a viable connection spot.

## **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-A2: DESIGNATION AND MAPPING** - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.
- **POLICY 2.104-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria
  - **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
  - **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.
  - **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-A4: OVERLAY DISTRICTS** - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.
- **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:
  - provide access to transit facilities;
  - connect to centralized potable water and sanitary sewer systems;

- incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
  - implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
  - integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
  - 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);
  - have access to public schools;
  - provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.
  - 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 2.104-A6: GENERAL INCENTIVES** - Polk County shall encourage and promote compact, mixed-use by allowing:
    - increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and
    - increased densities for affordable or workforce housing subject to Policy 2.104-A7.
  - **POLICY 2.104-A7: DENSITIES AND INTENSITIES** - To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:
    - Transit Corridor - an area within ¼ mile of fixed route transit service;
    - Transit Center - an area within a one mile radius of the point of access for transit services; and
    - Transit Center Core - an area within ¼ mile of the point of access for transit services.
    - Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1



also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

- **POLICY 2.131-RA4: DEVELOPMENT CRITERIA FOR MODIFIED LAND USE CATEGORIES**
  - **F. EMPLOYMENT CENTER (ECX)** - The Employment Center is an Activity Center designed to allow light assembly, office and research parks, low impact commercial, and other business uses to serve southeastern Lakeland and northwestern Bartow populations, as well as the educational campuses of the University of South Florida, Polk Community College, and Travis Vocational Technical Center.
    - **1.DESIGNATION AND MAPPING** - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).
    - **2.GENERAL CHARACTERISTICS** - The ECX in this SAP is intended to accommodate the employment and functional needs of the college and vocational school campuses and the residents living within the area between the cities of Bartow and Lakeland along the US Highway 98 corridor. The ECX will generally contain uses that will generate employment as well as support facilities for the users and employees of the area. General (approximate) characteristics of the Employment Center Xs are:
      - (a)Gross Leasable Area (GLA): 100,000—500,000 square feet, on average,
      - (b)Minimum Population Support: 20,000,
      - (c)Market Area Radius: 3+ miles,
      - (d)Typical Tenants: Services to the universities and colleges, bookstores, offices, light assembly, warehousing, distribution centers, research firms, development firms, medical clinics, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, High-Density Residential, hotel/motel, and uses that support or directly relate to the college campuses and the development of a research park, including personal services.
    - **3.DEVELOPMENT CRITERIA** - Development within an ECX shall conform to the following criteria:
      - (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New individual driveways accessing US Highway 98 will be permitted in compliance with FDOT requirements for this facility (US Highway 98 CAMP).
      - (b) Different uses shall incorporate the use of shared ingress/egress facilities consistent with this SAP.

- (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and permeable surface parking design.
  - (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
  - (e) Buffering that meets the County development standards as set forth in the Land Development Code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.
  - (f) Light industrial uses which include at least 50% office space, assemble products, and conduct research and development, but do not manufacture any products shall be permitted without a Local Planning Agency review.
  - (g) The maximum FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.5.
  - (h) Commercial and personal services are limited to 30 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 0.60 but higher FARs may be allowed for a total of 75 percent with bonus points.
  - (i) All development shall provide adequate access and amenities for mass-transit services.
  - (j) Development within this land use designation shall incorporate pedestrian oriented design to allow safe access from the surrounding parking area and adjacent residential.
  - (k) Residential uses shall be limited to High-Density Residential as a primary use up to 25 percent of the ECX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.
  - (l) Warehouse uses which include at least 50 percent office space or office is the principal use shall be permitted without a Local Planning Agency review.
- H. TOWN CENTER - The Town Center is the primary cultural and entertainment district for the overall community especially for Highland City. It is not intended for any other town Centers to be located within this SAP.
    - 1.DESIGNATION AND MAPPING - Town Centers are established as designated on the Future Land Use Map Series as - Town Center@ (TCX) for this SAP.
    - 2.GENERAL CHARACTERISTICS - The Town Center will include dining, cafes, bars and pubs, retail, boutiques, music venues, professional office, and multi-family residential. The Town Center shall include a community focus such as a park, plaza, or lakefront. The Town Center will exist and grow as a mixed-use area along specific urban design guidelines. The district is

envisioned to be designed as a harmonious grouping of buildings that include cohesive architecture, and pedestrian spaces.

- 3.DEVELOPMENT GUIDELINES - Development within the Town Center shall conform to the following criteria:
  - a. Development proposals of ten acres or more shall provide a central focal feature such as a park or square;
  - b. Residential development shall be apartment-style or townhouse-style;
  - c. Loading docks, utility facilities, car washes, and storage areas shall not be visible from any abutting rights-of-way;
  - d. Parking lots shall be specifically prohibited between the building and US Highway 98;
  - e. US Highway 98 shall be lined with pedestrian-oriented features which are constructed in a uniform arrangement.
  - f. Signs shall be monument-style or building-mounted; pole signs shall be specifically prohibited.
  - g. Developments shall have a consistent streetscape style;
  - h. Pedestrian walkways shall be integrated into every development including appropriate pedestrian shelters or awnings;
  - i. Residential uses shall be limited at Special Residential densities as a primary use up to 25 percent of the TCX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.

**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 2025-9**.

**Planning Commission Recommendation:** On July 9<sup>th</sup>, 2025, in an advertised public hearing, the Planning Commission voted ?? to **recommend ? of LDCPAS-2025-9**.

***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

<b>Northwest</b> TCX; Highland City Publix Plaza	<b>North</b> TCX; McDonald's QSR	<b>Northeast</b> TCX; multifamily residential
<b>West</b> TCX; various commercial uses	<b>Subject Site</b> TCX; Culver's QSR and vacant warehouse	<b>East</b> RMX; single family residential
<b>Southwest</b> TCX; various commercial uses	<b>South</b> RMX; single family residential	<b>Southeast</b> RL-4X; single family residential

*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

The purpose of TSDA's is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services typically

found to accompany urban development such as public safety services, an urban road network, and developed parks.

The request is a Future Land Use designation that is compatible with the surrounding area. In Section 2.131-RA4 of the Land Development Code, Employment Center is allowed within the US 98 Selected Area Plan and TSDA, and it can include many different types of commercial developments.

## B. Infrastructure

The subject site is within the Lakeland Utilities Service Area for both water and sewer. The Utilities GIS confirms that the water lines surround the subject site along Clubhouse Road. The parcel accesses onto Clubhouse Road, an Urban Collector, that connects to US Highway 98, a Principal Arterial. There is available transportation capacity on both roads. Public safety response times are normal for this part of the County. While there is capacity within the schools, this area has many approved projects currently in development which could alter that capacity. However, this site is expected to remain commercial, so no student generation should occur. The request is compatible with the available infrastructure.

### 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, this site is expected to remain commercial, so no student generation should occur.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Highland City Elementary School	0 student	77%	0.3 miles
Bartow Middle School	0 student	96%	7 miles
Bartow Senior High School	0 student	81%	6.4 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 and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County.



Table 3 Public Safety Information

	<b>Name of Station</b>	<b>Distance Response Time*</b>
<b>Sheriff</b>	<b>Southwest District Command Unit</b> (4120 US Highway 98 South, Lakeland, FL)	10.9 +/- miles Priority 1 – 9:29 Priority 2 – 26:04
<b>Fire/ EMS</b>	<b>Station #28</b> (4101 Clubhouse Road, Highland City, FL)	0.3 +/- miles

*Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for March 2025.*

## Water and Wastewater

### A. Estimated Demand

The subject site is within the City of Lakeland's Utility Service Area for potable water and sewer. The proposed ECX would potentially use more water and wastewater than the current land use of TCX.

Table 4 Estimated Water and Sewer Impact Analysis

<b>Permitted Intensity</b>	<b>Maximum Permitted in Existing Land Use TCX</b>	<b>Maximum Allowable in Proposed ECX</b>
<b>5.45 +/-acres</b>  <b>237,402 sq ft</b>	<b>5.45 acres = 237,402 sq ft</b>  <b>X 0.35 FAR = 83,091 sq ft</b>	<b>5.45 +/- acres X 237,402 sq ft</b>  <b>X 0.70 FAR = 166,181 sq ft</b>
<b>Potable Water Consumption</b>	<b>83,091 sq ft X 0.15 GPD =</b>  <b>12,464 GPD</b>	<b>166,181 sq ft X 0.24 GPD =</b>  <b>39,884 GPD</b>
<b>Wastewater Generation</b>	<b>12,464 GPD X 80% =</b>  <b>9,971 GPD</b>	<b>39,884 GPD X 80% =</b>  <b>31,907 GPD</b>

Source: Concurrency Manual: Town Center (TC) uses Supermarket and Grocery Store as LDA with 0.35 FAR and 0.15 GPD/sf, Employment Center uses General Offices as LDA with 0.70 FAR and 0.24/sf, and 80% of water for wastewater.

### B. Service Provider

The subject site is within the City of Lakeland's Utility Service Area for water and sewer. There is a Distribution Main Line for water that runs northwest to southeast along Third Street Southeast, which is east of the subject site. There are no wastewater lines that appear on the Utilities GIS, but the Impact Assessment Statement provided by the applicant indicates it will use pre-existing wastewater lines being used by the development on site.

### C. Available Capacity

Information is not available for capacity as the water and wastewater is handled by City of Lakeland Utilities.

#### D. Planned Improvements

There are no improvements planned at this time.

### Roadways/Transportation Network

#### A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The Future Land Use change may result in higher trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use TCX	Maximum Allowable in Proposed ECX
5.45 +/-acres 237,402 sq ft	5.45 +/- acres = 237,402 sq ft X 0.35 FAR = 83,091 sq ft / 1000 = 83 sf	5.45 +/- acres = 237,402 sq ft X 0.70 FAR = 166,181 sq ft / 1000 = 166 sq ft
Average Annual	83 sq ft X 60.06 AADT = 3,792 Trips (76% New Trips)	166 sq ft X 10.84 AADT = 1,656 Trips (92% New Trips)
PM Peak	83 sf X 8.95 PM Peak = 565 Trips (76% New Trips)	166 sq ft X 1.44 PM Peak = 239 Trips (92% New Trips)

*Source: Concurrency Manual and Table for Minor Traffic Study –Supermarket LDA at 60.06 AADT and 8.95 PM Peak Hours (76% new trips), and General Office Building LDA at 10.84 AADT and 1.44 Peak Hours (92% new trips).*

#### B. Available Capacity

The roads surrounding the subject site have sufficient PM Peak capacity available for a commercial development. There is currently a Culver's restaurant and vacant warehouse developed on the site. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links.

Table 6					
Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
8423E	CLUBHOUSE ROAD EAST (FIRST STREET) to (US 98)	C	610	D	C
8423W		C	603	D	C
5406N	US 98 (SR 540 (WINTER LAKE ROAD) to SR 570 (POLK PARKWAY)	C	1013	D	C
5406S		C	932	D	C
Source: Polk Transportation Planning Organization, Roadway network Database 2023					

### C. Roadway Conditions

Clubhouse Road is an Urban Collector with available capacity in both directions. US Highway 98 is maintained by the state so conditions are not tracked by Polk County. 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

There are sidewalks running west to east along Clubhouse Road, and there are sidewalks that run north to south along the east side of US Highway 98 west of the subject site.

### E. Planned Improvements:

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

### F. Mass Transit

The closest mass transit route is the Silver Line with Citrus Connection, with the closest stop being on US Highway 98 south of the Clubhouse Road intersection, adjacent to the south of the site.

### Park Facilities:

The following analysis is based on public recreation facilities.

#### A. Location:

The nearest neighborhood park is Highland City Park 0.5 miles southwest of the site driving, and the nearest regional Park is Banana Lake Park 1.5 miles driving to the west of the subject site.

#### B. Services:

Highland City Park has a baseball complex, playground, and open pavilion space. Banana Lake Park has picnic areas, a playground, a walking trail, boat ramp, and a fishing pier.

C. Multi-use Trails:

The closest free hiking trail is the Fort Fraser Trail which is adjacent to the southwest of the subject site. The site will be required to provide a connection to this trail.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site is the Circle B Bar Reserve which is 1.38 +/- miles to the northeast of 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 is entirely comprised of Candler Sand, which is suitable for building.

A. Surface Water:

There is no surface water on the subject site. On the Polk Green Map, site does show in the Potential Network Connection. However, site and area around is partially developed with residential uses and slated for commercial uses so is most likely not a viable connection spot. The site is almost flat with a low of 116 feet in the northwest corner and a high of 119 feet in the southeast corner.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the subject site. There is Flood Zone AE to the north of the subject site.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil is 100% Candler Sand which is suitable for most construction.

**Table 8**

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Candler sand (21)	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.*

#### D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

#### E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

#### F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water from City of Lakeland Utilities. The closest Well site is 0.47 miles to the southeast of the subject site.

#### G. Airports:

The site is not within an Airport Impact District.

#### Economic Factors:

There are no known economic factors that would impact the development of this site.

#### Consistency with the Comprehensive Plan

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

*Table 8 Comprehensive Plan and Land Development Code*

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Employment Center (ECX) would be compatible with the surrounding area of TCX and RL-4X.



Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	<p>The lands surrounding the subject site are already detached single family homes to the east, with commercial uses to the west, south, and north. City of Lakeland Utilities are available in this area for water and wastewater. This request is consistent with this policy.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>The timing is consistent with the growth in the area as the surrounding sites to the north and south are already being used for commercial purposes. There is ample connectivity to water and electricity. Fire is close by with low response times, while Sheriff is close enough to not be an issue. None of the three schools that are zoned for the site are at capacity. The overall parcel does not contain wetlands or floodplains. The site is developed with a quick service restaurant and vacant warehouse, and is surrounded by compatible uses.</p>
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul> </li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>• POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria: <ul style="list-style-type: none"> <li>o 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;</li> <li>o b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</li> <li>o 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;</li> <li>o 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;</li> </ul> </li> <li>• POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.</li> <li>• POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria <ul style="list-style-type: none"> <li>o ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</li> <li>o RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</li> <li>o OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed</li> </ul> </li> </ul>	<p>Employment Center is an allowable use in the TSDA and US 98 SAP. There is ample infrastructure available in the area to support this land use with connections to water and sewer connections through City of Lakeland. Sidewalks run north to south along the nearby US Highway 98 and west to east along Clubhouse Road. Clubhouse Road is an Urban Collector Road with available capacity. There are emergency services, parks, education, mass transit, and higher density residential development close by to the northeast. The subject site sits within the Transit Corridor Center which allows for higher density developments.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p> <p>o 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.</p> <ul style="list-style-type: none"> <li>• POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.</li> <li>• 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: <ul style="list-style-type: none"> <li>o provide access to transit facilities;</li> <li>o connect to centralized potable water and sanitary sewer systems;</li> <li>o incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</li> <li>o implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;</li> <li>o integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</li> <li>o provide access to civic space, parks, green areas, and open space and other amenities;</li> <li>o g.be supported by public safety (i.e., fire, EMS and law enforcement);</li> <li>o have access to public schools;</li> <li>o provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</li> <li>o 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.</li> </ul> </li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>• POLICY 2.104-A6: GENERAL INCENTIVES - Polk County shall encourage and promote compact, mixed-use by allowing: <ul style="list-style-type: none"> <li>o increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and</li> <li>o increased densities for affordable or workforce housing subject to Policy 2.104-A7.</li> </ul> </li> <li>• POLICY 2.104-A7: DENSITIES AND INTENSITIES - To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include: <ul style="list-style-type: none"> <li>o Transit Corridor - an area within ¼ mile of fixed route transit service;</li> <li>o Transit Center - an area within a one mile radius of the point of access for transit services; and</li> <li>o Transit Center Core - an area within ¼ mile of the point of access for transit services.</li> <li>o Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site</li> </ul> </li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
<p>design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).</p>	
<p>o F. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designed to allow light assembly, office and research parks, low impact commercial, and other business uses to serve southeastern Lakeland and northwestern Bartow populations, as well as the educational campuses of the University of South Florida, Polk Community College, and Travis Vocational Technical Center.</p> <p>□ 1.DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).</p> <p>□ 2.GENERAL CHARACTERISTICS - The ECX in this SAP is intended to accommodate the employment and functional needs of the college and vocational school campuses and the residents living within the area between the cities of Bartow and Lakeland along the US Highway 98 corridor. The ECX will generally contain uses that will generate employment as well as support facilities for the users and employees of the area. General (approximate) characteristics of the Employment Center Xs are:</p> <ul style="list-style-type: none"> <li>• (a)Gross Leasable Area (GLA): 100,000—500,000 square feet, on average,</li> <li>• (b)Minimum Population Support: 20,000,</li> <li>• (c)Market Area Radius: 3+ miles,</li> <li>• (d)Typical Tenants: Services to the universities and colleges, bookstores, offices, light assembly, warehousing, distribution centers, research firms, development firms, medical clinics, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, High-Density Residential, hotel/motel, and uses that support or directly relate to the college campuses and the development of a research park, including personal services.</li> </ul> <p>□ 3.DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:</p> <ul style="list-style-type: none"> <li>• (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New individual driveways accessing US Highway 98 will be permitted in</li> </ul>	<p>The subject site is currently designated as Town Center (TCX) in the US 98 SAP, which is also an allowable use in the TSDA and abuts appropriate land uses. The site already has a quick service restaurant and vacant warehouse developed on it and is abutting single family residences to the east. Commercial uses are abutting the site to the north, west, and south. ECX allows for a higher FAR of 0.70 than TCX does with a limit of 0.35, so a development could be almost twice as large in ECX as in TCX. The applicant has indicated that their desire to change this to ECX stems from wanting it to develop independent of the rest of the TCX, but still retain similar uses such as restaurants and other commercial uses.</p>



Comprehensive Plan Policy	Consistency Analysis
<p>compliance with FDOT requirements for this facility (US Highway 98 CAMP).</p> <ul style="list-style-type: none"> <li>• (b) Different uses shall incorporate the use of shared ingress/egress facilities consistent with this SAP.</li> <li>• (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and permeable surface parking design.</li> <li>• (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.</li> <li>• (e) Buffering that meets the County development standards as set forth in the Land Development Code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.</li> <li>• (f) Light industrial uses which include at least 50% office space, assemble products, and conduct research and development, but do not manufacture any products shall be permitted without a Local Planning Agency review.</li> <li>• (g) The maximum FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.5.</li> <li>• (h) Commercial and personal services are limited to 30 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 0.60 but higher FARs may be allowed for a total of 75 percent with bonus points.</li> <li>• (i) All development shall provide adequate access and amenities for mass-transit services.</li> <li>• (j) Development within this land use designation shall incorporate pedestrian oriented design to allow safe access from the surrounding parking area and adjacent residential.</li> <li>• (k) Residential uses shall be limited to High-Density Residential as a primary use up to 25 percent of the ECX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.</li> <li>• (l) Warehouse uses which include at least 50 percent office space or office is the principal use shall be permitted without a Local Planning Agency review.</li> </ul>	

## 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**

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

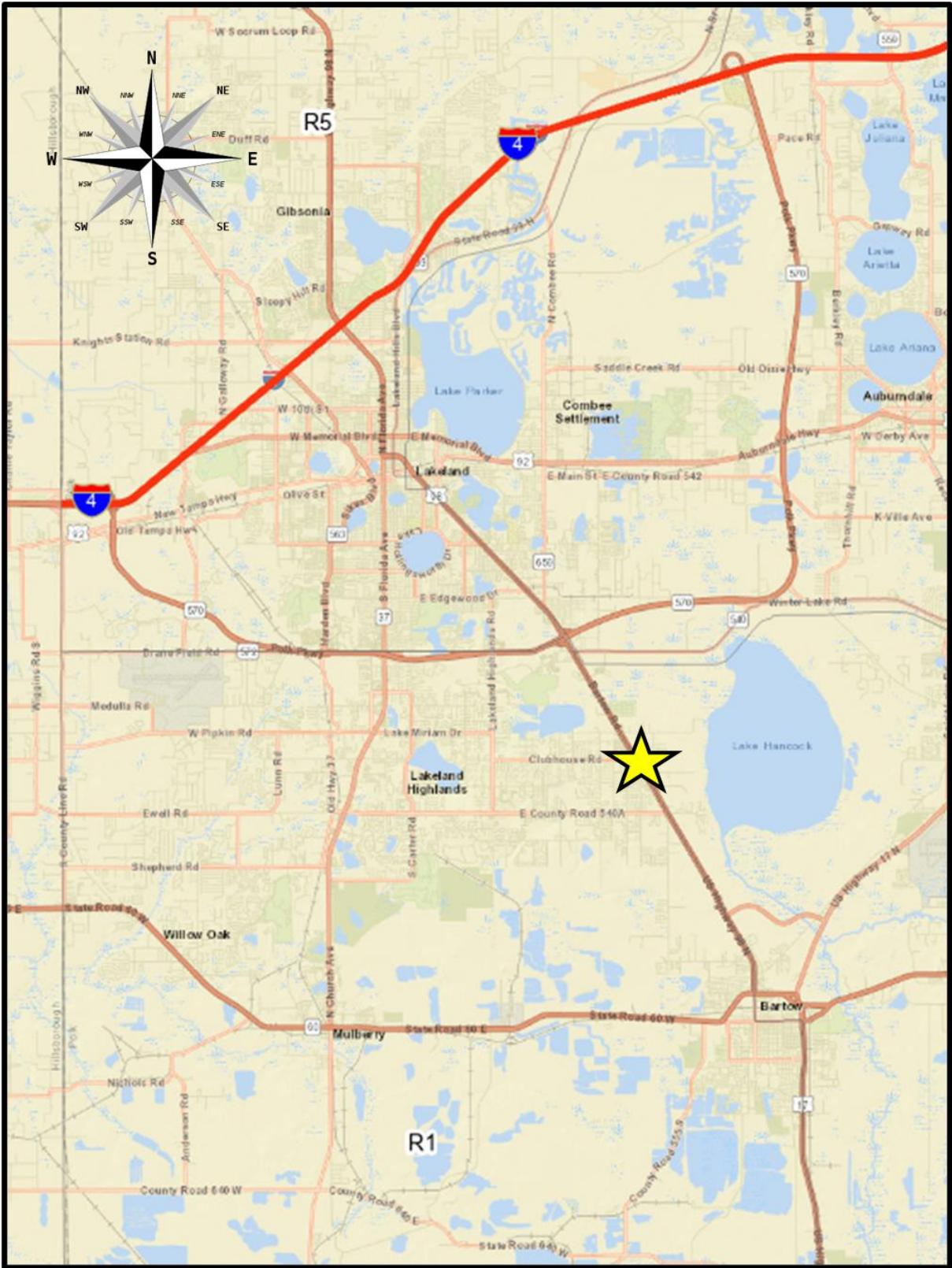
## Comments from other agencies

No comments

**Exhibits:**

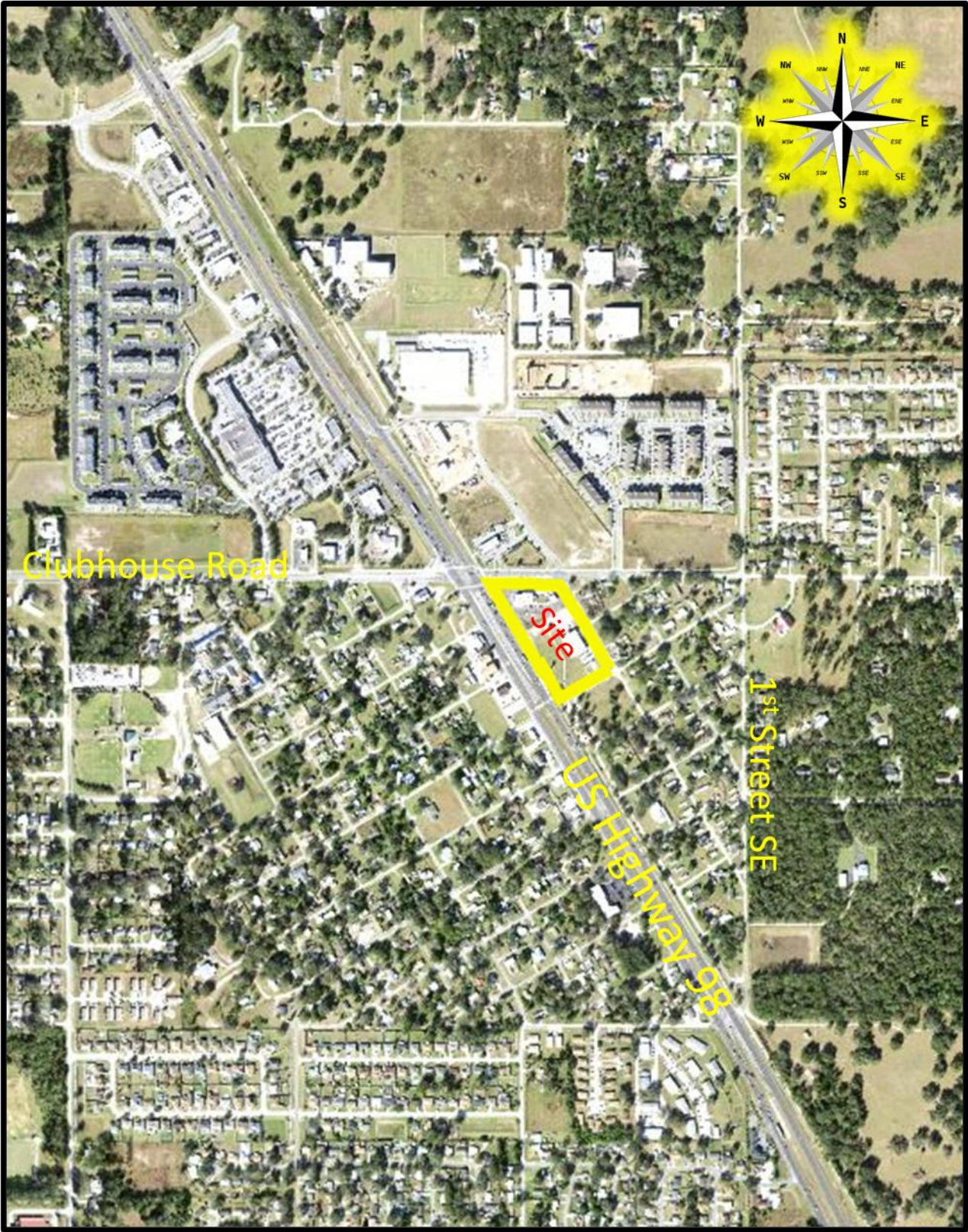
Exhibit 1	Location Map
Exhibit 2	2023 Aerial Context Map
Exhibit 3	2023 Aerial Close Up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6a	TCX Permitted and Conditional Uses
Exhibit 6b	ECX Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



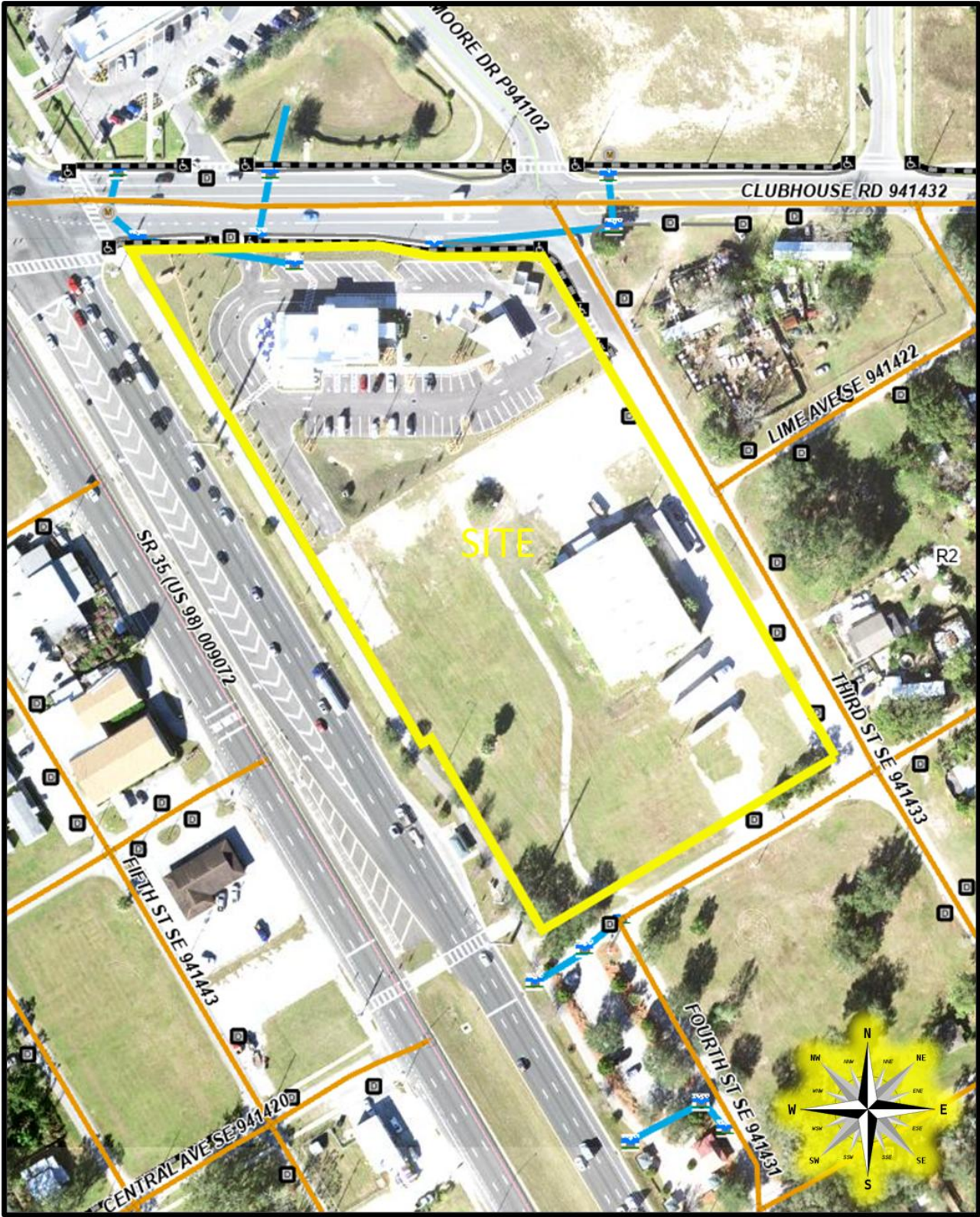
LOCATION MAP





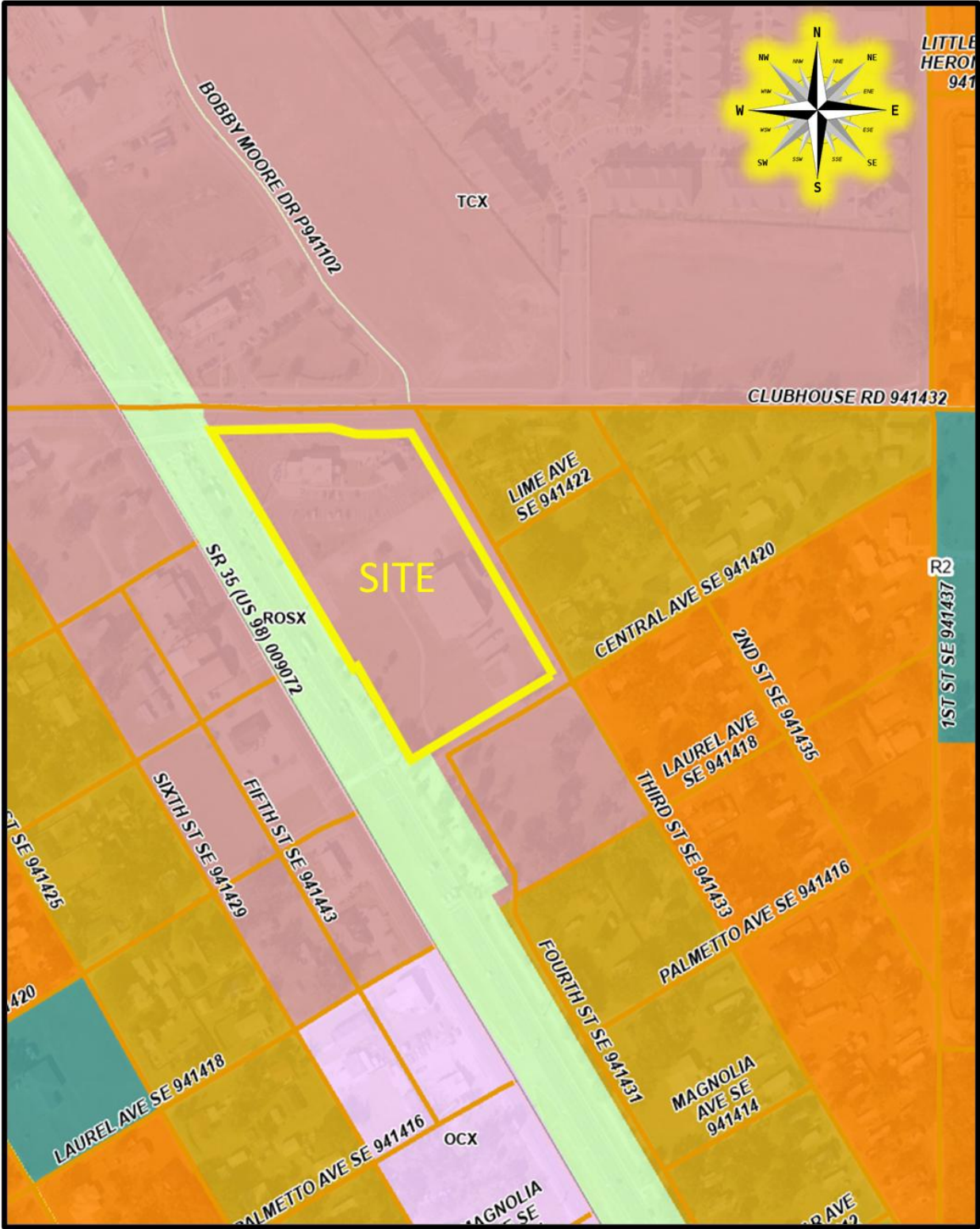
2023 AERIAL PHOTO CONTEXT



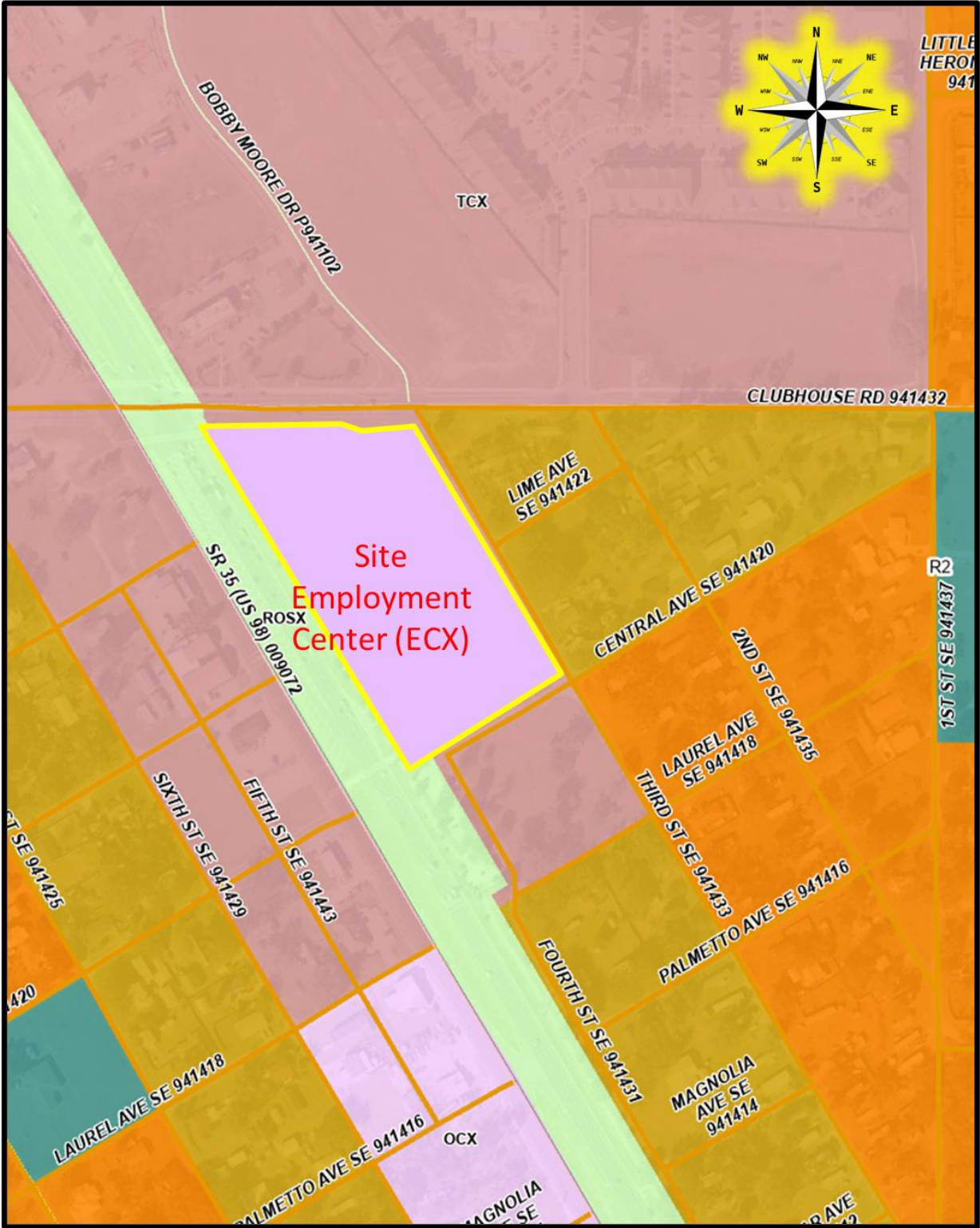


2023 AERIAL PHOTO CLOSE UP





CURRENT FLUM  
Town Center (TCX)



# PROPOSED FLUM Employment Center (ECX)

Town Center (TCX) in the Transit Supportive Development Area (TSDA)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
<b>Conditional Uses:</b>	Multifamily Single-family Attached, Duplex Alcohol Packaged Sales, Bars, Lounges, and Taverns, Bed and Breakfast, Car Wash, Incidental Childcare Center Clinics & Medical Offices, Community Center, Cultural Facility, Financial Institution, Gas Station, Government Facility Hotels and Motels, Kennels, Boarding and Breeding, Marins and Related Facility Medical Marijuana Dispensaries, Nightclubs and Dance Halls, Office, Office Park, Personal Service Recreation, Passive Recreation & Amusement, General, Religious Institution, Restaurant, Sit-down/Take-out Retail, 5,000 – 34,999 sq.ft. Retail, 35,000 – 64,999 sq. ft. School, Leisure/Special Interest School, Technical/Vocational Trade & Training Transit Facility Utilities, Class I Utilities, Class II Veterinary Service	<b>Conditional Uses:</b>	Planned Development Communication Tower, Monopole Financial Institution, Drive Through Helistops Mining, Non-Phosphate, Recreation & Amusement, Intensive Restaurant, Drive-thru/Drive-In Retail, more than 65,000 sq. ft. School, University/College Utilities, Class III Water Ski Schools

## Town Center (TCX)

### PERMITTED AND CONDITIONAL USES

Employment Center (ECX) in the Transit Supportive Development Area (TSDA)				
Technical Staff Review -Level 1& 2			Public Hearing (s) Required-Level 3 & 4	
<b>Conditional Uses:</b>	Multifamily Alcohol Packaged Sales Car Wash, Incidental Childcare Center Clinics & Medical Offices Golf Course Helistops Hotels and Motels Medical Marijuana Dispensaries Office Recreation, Passive Restaurant, Drive-thru/Drive-In Retail, 5,000 – 34,999 sq.ft. Retail, 35,000 – 64,999 sq. ft. School, Leisure/Special Interest School, Technical/Vocational Trade & Training School, University/College Self-Storage Facility Transit Facility Vehicle Service, Mechanical Vehicle Sales, Leasing		<b>Conditional Uses:</b>	Planned Development Communication Tower, Monopole Gas Station Government Facility Heliports Hospitals Mining, Non-Phosphate Religious Institution Retail, more than 65,000 sq. ft. School, High

## Employment Center (ECX)

### PERMITTED AND CONDITIONAL USES



## ORDINANCE NO. 25 - \_\_\_\_\_

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-9**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 5.5 ACRES FROM TOWN CENTER (TCX) TO EMPLOYMENT CENTER (ECX), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND US 98 SELECTED AREA PLAN. THE SUBJECT SITE IS LOCATED SOUTH OF CLUBHOUSE ROAD, EAST OF US HIGHWAY 98, WEST OF FIRST STREET SOUTHEAST, NORTH OF HANCOCK AVENUE, AND NORTHWEST OF THE CITY OF BARTOW, IN SECTION 14, TOWNSHIP 29, RANGE 24, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

**WHEREAS**, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on July 9<sup>th</sup>, 2025; and

**WHEREAS**, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on August 19<sup>th</sup>, 2025; 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 2: COMPREHENSIVE PLAN AMENDMENT**

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on a +/- 5.5 acres site from Town Center (TCX) to Employment Center (ECX), in the Transit Supportive Development Area (TSDA) and US 98 Selected Area Plan on the parcel listed below and graphically depicted on the parcel map 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**

This ordinance shall be effective on September 20<sup>th</sup>, 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 6: 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 August 19<sup>th</sup>, 2025.

**LDCPAS-2025-9**

**Development Area:** Transit Supportive Development Area (TSDA)

**Location:** South of Clubhouse Road, east of US Highway 98, west of First Street  
Southeast, north of Hancock Avenue, and northwest of the city of Bartow.

**Section-14 Township-29 Range-24**



**PARCEL DETAIL**

*Note: Not to Scale*

### **Explanation of Request and Justification**

The applicant is requesting a Small Scale Comprehensive Plan Map Amendment to change the future land use designation from Town Center- X (TCX) to Employment Center-X (ECX) on approximately five and one-half (5.5) acres of property. See attached exhibits included with the application. The Property Owner and Applicants have developed or are developing a number of uses on the property, including a fast casual restaurant with drive thru, and are proposing similar uses on the balance of the parcels. The proposed change reflects the fact the property has never developed in conjunction with the primary node of the Town Center. Moreover, the property is not of sufficient size or shape to take advantage of the TCX uses. As a result, the requested change will maintain the ability to develop with uses supporting and complementary to the larger TCX area.

An additional consideration in the design of the site, relates to maximizing the opportunity to draw from the existing vehicular traffic on US 98. Therefore, the proposed site will be designed to ensure the project related traffic moves south off of Clubhouse Road, at the existing signalized intersection. The project will not have direct access to US 98.

Finally, the proposed project is consistent with all of the locational criteria and policies for the Employment Center (ECX) future land use policies in the US 98 Selected Area Plan. A brief analysis of the relevant provisions is provided.

#### **A. Transit Supportive Development Area Policies**

The Polk County Comprehensive Plan provides guidance to identify the appropriate locations for the various land use designations available. Specifically, Under Policy 2.104-A3 of the Polk County Comprehensive Plan, Employment Centers are a permitted land use in the Transit Supportive Development Area (TSDA). Policy 2.104-A9 explicitly requires Employment Center as only available within an adopted Selected Area Plan. The subject property meets both location criteria. In addition, the site is adjacent to a Citrus Connection bus stop (Highland City at Central Ave SE) pursuant to Policy 2.104-A5(a.) of the Comprehensive Plan.

#### **B. Employment Center X Policies**

The general characteristics referenced in Policy 2.131-RA4(F)(2) of the Comprehensive Plan for Employment Center X (ECX) districts describes the uses as accommodating the functional services, commercial, and employment needs of the area. The subject property is in close proximity of the site to Polk State College (+/-2.3 miles) and Travis Technical College (3.1 miles). In addition, the site can provide commercial uses to residential districts to the east and south of the site and those utilizing US 98.

The Property Owner and Applicants have developed or are developing several uses on the property, including a fast casual restaurant with drive thru, oil change, and other similar uses pursuant to Policy 2.131-RA4(F)(2)(d) of the Comprehensive Plan and allowed pursuant to Allowable Uses identified in Table 4.12 of the County's Land Development Code which will support or directly relate to the needs of the area. This is consistent with the development pattern and integration of ECX and TCX districts at the northeast corner of the US 98 and Clubhouse



Road. Further, the Comprehensive Plan and Land Development code identify and prescribe certain development criteria relative shared access, buffering, parking, and other issues to establish compatible development with the adjacent TCX districts and existing residential to the east. All other site-specific requirements will be fully addressed at Level 2.

## 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 Small Scale Comprehensive Plan Map Amendment to change the future land use designation from Town Center- X (TCX) to Employment Center-X (ECX) on approximately 5.5 acres of property. See attached exhibits included with the application. The Property Owner and Applicants have developed or are developing a number of uses on the property, including a fast casual restaurant with drive thru and proposing similar uses on the balance of the site. The proposed change reflects the fact the property has never developed in conjunction with the primary node of the Town Center. Moreover, the property is not of sufficient size or shape to take advantage of the TCX uses. As a result, the requested change will maintain the ability to develop with uses supporting and complementary to the larger TCX area.*

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

*See attached Future Land Use Map.*

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

*Please see narrative provided above. With the location of the project along US Hwy 98, the site specific 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 proposed change does not introduce a new activity in the area and is consistent and supportive of the future development pattern. The proposed land use change is an incremental expansion of the existing business park activity, north of the site. This proposed request maximizes the opportunity to utilize the existing rail line and the existing infrastructure in place.*

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;

*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;

*The Property will utilize the ingress/egress only from Bella Vista Street. It is anticipated minor transportation improvements will be required for ingress/egress of the site. The specific intersection types will be 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 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 has frontage on US Hwy 98, Clubhouse Road, and 3<sup>rd</sup> Street SE. Ingress and Egress will be designed to move traffic to the existing signalized intersection. It is anticipated minor transportation improvements will be required for ingress/egress of the site. The specific intersection types will be 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 site has access to the Fort Frasier Trail and pedestrian access will be further 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;

*Based on theoretical development potential of the property as TCX, we do not anticipate any change in sewage generation as a result of the change to ECX.*

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 City of Lakeland.*

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 conjunction with the applicable utility department and the appropriate standards.*

4. Identify the service provider; and

*The Property will connect to existing public utilities from City of Lakeland.*

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 existing public utilities from City of Lakeland.*

2. Identify the service provider;

*The Property will connect to existing public utilities from City of Lakeland.*

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

*Based on theoretical development potential of the property as TCX, we do not anticipate any change in potable water consumption as a result of the change to ECX.*

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. 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 are no 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;

*Based on theoretical development potential of the property as TCX, we do not anticipate any change in in employment characteristics as a result of the change to ECX.*

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 other non-residential activities in the area.*

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);

*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.

*See attached Concept Plan.*

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

*See attached Concept Plan.*

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.*

LDCPAS-2025-9 - ECP Small Scale CPA

Menu

Reports

Help

Application Name:

ECP Small Scale CPA

File Date:

04/03/2025

Application Type:

BOCC-CPA Small

Application Status:

Approved for Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

This is a small scale future land use amendment from TCX to ECX in the US 98 SAP.

Application Detail:

Detail

Address:

5433 SE 3RD ST. HIGHLAND CITY, FL 33846

Parcel No:

242914283000030510

Owner Name:

ADM FLORIDA PROPERTIES LLC

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

Bart Allen

Engineer

Mailing, 225 E. Lemon ...

Active

Bart Allen

Contact

Mailing, 225 E. Lemon ...

Active

Licensed Professionals Info:

Primary

License Number

License Type

Name

Business Name

Business License #

Job Value:

\$0.00

Total Fee Assessed:

\$5,758.00

Total Fee Invoiced:

\$4,608.00

Balance:

\$0.00

Custom Fields:

LD\_GEN\_PUB

PUBLIC HEARINGS

Development Type

Board of County

Commissioners

Application Type

CPA Within

Selected Area Plan

Brownfields Request

N/A

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

5.45

DRC Meeting

05/01/2025

DRC Meeting Time

12:15 PM

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

Code Violation Case Number

Non-Exempt

-

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

-

BOCC2 Advertising Date

Advertising Board

Board of County

Commissioners

MEETING DATES

Community Meeting

Planning Commission Date

07/09/2025

Land Use Hearing Officer 3

1st BOCC Date

08/19/2025

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

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FINAL LETTER

Denovo Appeal

Denovo Results

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Denovo Tally

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**LD\_GEN\_PUB\_EDL**

[Opening DigEplan List...](#)

DigEplan Document List

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**PLAN REVIEW FIELDS**

TMPRecordID

DocumentGroupforDPC

RequiredDocumentTypes

[POLKCO-REC25-00000-00DWX](#)

[DIGITAL PROJECTS LD](#)

—

RequiredDocumentTypesComplete

AdditionalDocumentTypes

Activate DPC

[Yes](#)

[Applications, AutoCad File, Binding, Site Plans \(PDs, Yes](#)

[and CUs\), CSV, Calculations, Correspondence, Desig](#)

[n Drawings, Flood/Traffic Studies, Impact Statement,](#)

[Inspections, Miscellaneous, Plats, Record Drawings,](#)

[Response Letter Resubmittal Complete, Staff Repor](#)

[t/Approval Letter, Survey, Title Opinion](#)

[DigitalSigCheck](#)

[Yes](#)

Activate FSA

[Yes](#)

**PLAN UPLOAD ACKNOWLEDGEMENT**

Upload Plans Acknowledgement

[√](#)

**SELECTED AREA PLANS**

**Selected Area Plans**

[US 98](#)

**LAND USE**

**Selected Area Plan LU Code**

[In an SAP](#)

TCX - Town Center In Sap

**DEVELOPMENT AREA**

**Development Area**

[Transit Supportive](#)

**NOR**

**Neighborhood Organization Registry (NOR)**

**PUBLIC MAILERS**

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

[PC](#)

4

06/24/2025

[BOCC 1](#)

4

06/24/2025

**Workflow Status:**

**Task**

**Assigned To**

**Status**

**Status Date**

**Action By**

[Application Submittal](#)

Application ...

04/07/2025

Lyndsay Rathke

[Surveying Review](#)

Mike Benton

Approve

04/22/2025

Mike Benton

[Roads and Drainage Review](#)

Phil Iven

Approve

04/08/2025

Phil Iven

Engineering Review

[Fire Marshal Review](#)

Kim Turner

Not Required

04/11/2025

Kim Turner

[School Board Review](#)

School District

Not Required

04/07/2025

School District

[Planning Review](#)

Johnathan Sims

Approve

05/07/2025

Johnathan Sims

[Review Consolidation](#)

Lyndsay Rathke

Approved for...

06/16/2025

Lyndsay Rathke

Staff Report

[Public Notice](#)

Planning Commision

BOCC Hearing

Final Letter

DEO Review

Second BOCC Hearing

Archive

**Condition Status:**

**Name**

**Short Comments**

**Status**

**Apply Date**

**Severity**

**Action By**

**Scheduled/Pending Inspections:**

**Inspection Type**

**Scheduled Date**

**Inspector**

**Status**

**Comments**

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Polk County  
Planning Commission

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Agenda Item 5.

7/9/2025

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**SUBJECT**

LDCPAL-2025-1 (GPK Holly Hill Groves 2 CPA)

**DESCRIPTION**

This is an applicant-initiated Comprehensive map amendment to change 14.6 acres from Employment Center X (ECX) to Residential-High (RHX) on the Future Land Use Map. The subject property is west of US 27, south of Holly Hill Grove 2 Road, north of Holly Hill Grove 1 Road, east of the City of Haines City, in Section 30, Township 26, Range 27.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

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

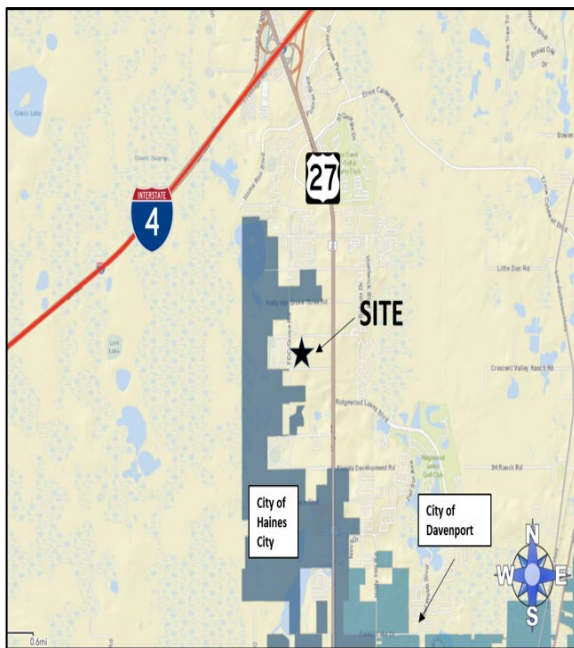
Senior Planner

[markbennett@polk-county.net](mailto:markbennett@polk-county.net) <mailto:markbennett@polk-county.net>

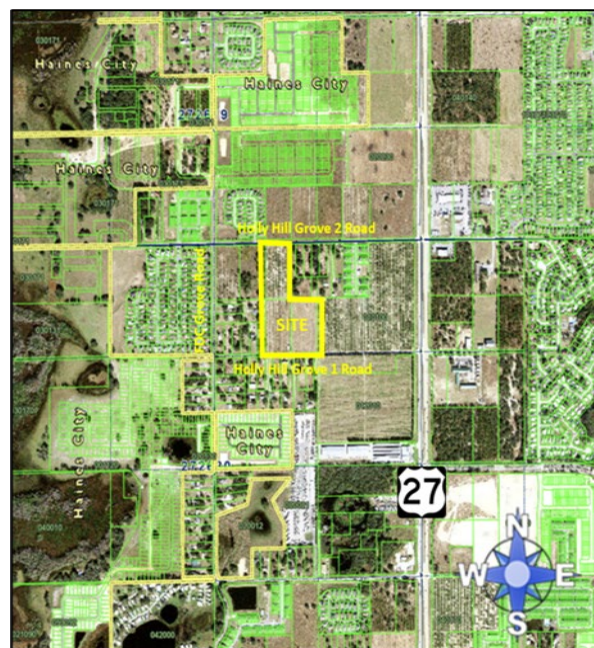
(863) 534-6455

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	April 24, 2025
<b>Planning Commission Date:</b>	July 9, 2025
<b>BoCC Dates:</b>	August 5, 2025, December 16, 2025
<b>Applicant:</b>	William Maki, RLA
<b>Level of Review:</b>	Level 4 Review, Large-Scale Comprehensive Plan Amendment
<b>Case Number and Name:</b>	LDCPAL-2021-1 (GPK Holly Hill Groves 2)
<b>Request:</b>	Future Land Use Change from Employment Center - X (ECX) to Residential-High - X (RHX).
<b>Location:</b>	West side of US 27, South of Holly Hill Grove Road 2, North of Holly Hill Grove Road 1, East of the City of Haines City, in Section 30, Township 26, Range 27.
<b>Property Owner:</b>	Oak Bend Investment LLC, Lynnway Armstrong LLC
<b>Parcel Size:</b>	14.6 +/- acres
<b>Development Area:</b>	Transit-Supportive Development Area (TSDA)
<b>Future Land Use:</b>	Employment Center - X (ECX)
<b>Nearest Municipality</b>	Haines City
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Florida Commerce:</b>	Pending Transmittal
<b>Case Planner:</b>	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner



**Location Map**



**Aerial Photo**

## **Summary:**

This is an applicant-initiated Comprehensive Plan map amendment to change 14.6 acres from Employment Center - X (ECX) to Residential-High - X (RHX) on the Future Land Use Map.

### **Compatibility Summary**

The site is undeveloped and vacant. Apartments and townhomes are north and northeast of the site. Property east of the site is vacant and is the future location of a Wal-Mart and Sam's Club store. Single-family residences of various densities are to the northwest, west, and south of the site. Given the property's location next to existing apartments and proximity to an intensive planned commercial activity (the Walmart/Sam's Club retail complex) a change to a more intensive, higher-density residential designation (such as Residential-High) would be compatible with existing development already in the area.

### **Infrastructure Summary**

Because the site is the Transit-Supportive Development Area, connection to public water and wastewater services is required. Public safety facilities and services are available. Portions of Holly Hill Grove 1 Road east of the site were recently closed as part of the development of the Wal-Mart and Sam's Club project. There is inadequate road capacity on this portion of US 27, and the zoned elementary & high schools are over capacity.

### **Environmental Summary**

The subject property is in the Green Swamp Area of Critical State Concerns. There are no significant environmental constraints (wetlands, floodplains, animal species). Environmental lands are located approximately 1/3 mile west of the 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 2.104(A1-A9): Transit-Supportive Development Areas
- Policy 2.119-A2: Location Criteria (Residential Land Uses)
- Policy 2.120(E1-E4): Residential-High
- Section 2.131-Q: North Ridge Selected Area Plan
- Appendix 2.132: Critical Area Resource Management Plan
- Section 2.132-B: Ridge Special Protection Area (Ridge SPA)

## **Findings of Fact**

### **Request and Legal Status**

- LDCPAL-2025-1 is an applicant-initiated request for a Comprehensive Plan Amendment (CPA) to designate approximately 14.6 acres from Employment Center - X (ECX) to Residential-High - X (RHX).
- 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 subject property is currently in a Transit-Supportive Development Area (TSDA).
- TSDAs are unincorporated areas within the County 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.
- The site is also within the area covered by the North Ridge Selected Area Plan.
- The site is within an Employment Center - X (ECX) land use.
- Surrounding land uses include Residential-High - X (RHX), Professional Institutional - X (PIX), and Employment Center - X (ECX).
- The subject property was previously designated as residential and was changed to Employment Center – X as part of the North Ridge SAP expansion in the mid-2000s.
- The uses of adjacent property include apartments and town homes north and northeast of the site, vacant property is east of the site and is the future location of a Wal-Mart and Sams store. Single-family residences of various densities are northwest, west, and south of the site.

### **Infrastructure**

- The property is zoned for Bella Citta (Elementary/Middle), and Ridge Community Senior High.
- According to the Polk County School Board, there is insufficient elementary and high school capacity at the zoned schools for this site.
- Fire and ambulance response is provided from Polk County Fire Rescue Station 38, located at 126 Cottonwood Drive, Davenport, .6 mile away. The estimated response time is 3 minutes.

- The sheriff's response to the site is served by the Northeast District, located at 1100 Dunson Road, Davenport. The response times for June 2025 were: Priority 1 – 12:25 minutes, Priority 2 – 30:00 minutes.
- The site is located within the County Northeast Utility Service Area.
- Based on current capacities and projected improvements, there should be sufficient water and sewer capacity to serve this project.
- US 27, located east of the site, does not have available capacity to serve this development.
- Holly Hill Grove Road 2 is a County-maintained Urban Collector with a surface width of 20 feet, and a Pavement Condition Index of "Fair."
- Holly Hill Grove Road 1 is a County-maintained Local Residential road. Although listed in the Polk County Road Inventory as unpaved with an unspecified pavement width, the road has a hardened surface which is estimated to be 18 feet wide. No Pavement Condition Index information is available.
- Portions of Holly Hill Grove Road 1, east of the site, were recently closed as part of the development of the Wal-Mart and Sam's Club project.

## **Environmental**

- The property is located within the Green Swamp Area of Critical State Concern.
- There are lands about .38-mile east of property that have conservation easements.
- The subject property is identified as being within a potential network connection on the Polk Green Districts Map.
- The site is comprised of Candler fine sand.
- Candler fine sand has slight limitations for septic tank usage and dwellings without basements.
- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a mile of an eagle's nest, rookery, or protected animal species.
- This property is not within an Airport Impact District.
- The site is not within a Wellfield-Protection District.
- 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; 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 lists the allowed land use categories that are 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 2.119-A2, Location Criteria, states that residential land use categories shall be established throughout the County with consideration being given to the following criteria:
  - a. Access to county-maintained roads or roads constructed to County standards.
  - b. Proximity to Activity Centers.
  - c. Adequacy of water and sewage disposal systems (public and private).
  - d. Adequacy and response time for public safety services - fire, police, and emergency medical service.
  - e. Adequacy of recreation facilities.
  - f. Proximity of incompatible land uses.
  - g. Development limitations, and,
  - h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.
- POLICY 2.120-E1, Residential-High Characteristics, states that the Densities are allowed up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units.
- POLICY 2.120-E2, Designation and Mapping, states that Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH."
- POLICY 2.120-E3, Location Criteria, states that Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- POLICY 2.120-E4, Development Criteria, states that residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.
- North Ridge Selected Area Plan Policy 2.131-Q2: Land Use Categories Established, states that Residential High (RHX) shall apply in this SAP.
- North Ridge Selected Area Plan Policy 2.131-Q4, K, Modified Use (Residential High (RHX), states that this classification is the same as defined in Section 2.120-E of this Plan, except that the minimum and maximum residential density shall be according to the North Ridge SAP density credit table as established by Policy 2.131-Q7 of this SAP and per the Land Development Code.
- Critical Area Resource Management Plan POLICY 2.132-B3, Land Use Categories, states that Residential-High is permitted within the RIDGE-SPA.
- Critical Area Resource Management Plan POLICY 2.132-B10b. Development Criteria, states that - Development within the RIDGE-SPA shall conform to the following for Residential-High: Commercial development shall be prohibited unless permitted in conjunction with a Residentially-Based, Mixed-Use Development or a Residentially-Based Mixed-Use Structure. If a Residentially-based, Mixed-Use Development or Residentially-Based, Mixed-Use Structure is approved, then commercial restrictions shall be as set forth in the Ridge-SPA and the North US 27 SAP; and, consistent with the objectives and goal of

making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RH parcel shall be allowed a maximum of 20 du/ac, providing the development meets the terms and conditions of this CARMP and Comprehensive Plan.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS compatible** with the surrounding land uses and general character of the area and **IS consistent** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCPAL-2025-1**.

### **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 subject property is currently in a Transit-Supportive Development Area (TSDA). These are unincorporated areas within the County 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.

The site is also within the area covered by the North Ridge Selected Area Plan. This Selected-Area Plan was adopted in recognition that this area of Polk County is expected to experience a high degree of development over the next twenty years.

The site is within an Employment Center - X (ECX) land use. There is a mixture of different land uses adjacent to this property, such Residential-High - X (RHX), Professional Institutional X (PIX), and Employment Center - X (ECX).

The site is currently undeveloped and vacant. Apartments and townhomes are north and northeast of the site. Property east of the site is vacant and is the future location of a Wal-Mart and Sam's Club store. Single-family residences of various densities are to the northwest, west, and south of the site.

Portions of Holly Hill Grove Road 1, east of the site, were recently closed as part of the development of the Wal-Mart and Sam's Club project. The closure of portions of this road, and the subsequent elimination of its connection to US 27, changed the character of the area.

Given the property's location next to existing apartments and proximity to an intensive planned commercial activity (the Walmart/Sam's Club retail complex) a change to a more intensive, higher-density residential designation (such as Residential-High) would be compatible with the recent development already in the area and planned future development.

### 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 in a Transit-Supportive Development Area. New development is required to connect to public water and wastewater services, which are offered by Polk County. Emergency services are in a reasonable distance. There is not adequate traffic capacity on US 27, and the zoned elementary and high schools for this site do not have any capacity.

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

**Table 1**

<b>Northwest</b> Employment Center X (EC X) Single-family residential (Country Walk Estates)	<b>North</b> Residential-High X (RH X) Holly Hill Grove Apartments	<b>Northeast</b> Residential-High X (RH X) Employment Center X (EC X) Low density residential, townhomes, undeveloped
<b>West</b> Employment Center X (EC X) Institutional-1 X (INST-1X) Single-family residential, vacant	<b>Subject Site</b> Employment Center X (EC X) Vacant	<b>East</b> Employment Center X (EC X) Citrus grove (Future Wal-Mart/Sam’s Club)
<b>Southwest</b> Professional Institutional X (PIX) Single-family residential	<b>South</b> Professional Institutional X (PIX) Single-family residential	<b>Southeast</b> Employment Center X (EC X) Citrus grove (Future Wal-Mart/Sam’s Club)

### 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 residential use, the request will impact school concurrency. Using a gross density of 20 units per acre (the maximum density for Residential-High, as outlined in Table 4.18, Density Limits for North Ridge SAP) multiplied by 14.6 acres results in a maximum unit count of 292 units. The annual estimated demand listed below is based on this 292-unit figure.

The property is zoned for Bella Citta (Elementary/Middle), and Ridge Community Senior High.

In a letter dated April 25, 2025, School Board staff provided a concurrency analysis. Listed below are excerpts from that letter. The entire letter is included as an exhibit to this report.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	980	1,053	246	292 MF	36	No (-173)
Citrus Ridge (Adjacent)	517	624	297	292 MF	36	No (-190)
Horizons (Adjacent)	1,540	1,594	150	292 MF	36	No (-96)
Loughman Oaks (Adjacent)	1,179	1,420	422	292 MF	36	No (-181)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	447	770	160	292 MF	18	Yes (+133)
Citrus Ridge (Adjacent)	582	981	200	292 MF	18	Yes (+199)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Ridge Community (Zoned)	2,626	2,848	378	292 MF	22	No (-156)
Auburndale (Adjacent)	1,787	2,404	561	292 MF	22	Yes (+56)

Source: April 25, 2025, Letter from Polk County Public Schools

These tables show that there is not adequate elementary or high school capacity available to serve a development on this site at the maximum permitted density of 20 units per acre. Because the schools in this area are overcapacity, the provision of Section 703 (Concurrency), specifically Section O (School Concurrency) shall apply. The applicant may need to enter into a mitigation agreement as outlined in this section to ensure that adequate school capacity is in place.

### 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**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Time*</b>
Sheriff	Northeast District, located at 1100 Dunson Road, Davenport	± 3 miles	P1: 12:25 minutes P2: 30:00 minutes
Fire/ EMS	Polk County Fire Rescue Station 38, located at 126 Cottonwood Drive, Davenport	±0.6 mile	3 minutes
<i>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.</i>			

Additional information regarding Fire/EMS service is provided by Michael Linkins, CPM, Fire Rescue Division Project Coordinator:

*“There is a traffic preemption system at the intersection of Cottonwood Drive and US Highway 27 that is utilized to reduce emergency response travel times and improve safety. The Cottonwood station is staffed 24/7 with career firefighters and augmented by response from surrounding Polk County fire stations and through an interlocal automatic aid agreement with the City of Haines City.*

*Over the last three years, there are no records of any responses to this site, but there were some to adjacent properties and the most recent response times are:*

- 04/08/2025 112 Holly Village Dr 5:25 minutes
- 03/06/25 112 Holly Village Dr 7:15 minutes
- 02/28/25 672 Lobelia Dr 6:11 minutes

*Please note that response times can vary significantly based on many factors.”*

## **Water and Wastewater**

Because development in the Transit-Supportive Development Area (TSDA) is required to connect to public water and sewer facilities, the proposed Comprehensive Plan Amendment will have an impact on these systems. According to the Polk County Utilities Data Viewer, there is an 8-inch water line and 6-inch sewer line along Holly Hill Grove Road 2, north of the site. There are no water, sewer, or reclaimed water lines along Holly Hill Grove Road 1.

### **A. Estimated Demand**

The development of the property under the proposed land use designation may negatively impact the minimum LOS for the existing facilities. The analysis is based on a worst-case estimate for 292 apartment units (14.6 acres @ 20 units/acre).

**Table 4 Estimated Water and Sewer Impact Analysis**

<b>Maximum Allowable Use: 292 multi-family residential units 14.60 Acres</b>	Estimated Impact Analysis: Employment Center - X (ECX) to Residential-High - X (RHX) <i>Development Area: TSDA</i>	
	<b>Current Land Use designation ECX</b>	<b>Maximum Permitted Use in Proposed RHX</b>
Current Maximum Allowable Use	14.6 acres * (10 DU/acre = 146 DUs) 146 DUs	292 DUs
Potable Water Consumption	146 DU * 198 GPD/DU = <b>28,908 GPD</b>	292 DUs * 198 GPD/DU = <b>57,816 GPD</b>
Wastewater Generation	146 DU * 180 GPD/DU = <b>26,280 GPD</b>	292 DUs * 180 GPD/DU = <b>52,560 GPD</b>

*DU – Dwelling Units; GPD – Gallons Per Day;*

*Source: Polk County Concurrency Manual and Polk County Utilities: multi-family @ 198 GPD Potable water and 180 Wastewater*

## B. Available Capacity:

Polk County Utilities is the service provider for this property, which is in the Northeast Utility Service Area. Listed below are the current flows and permitted capacity data, based on the Polk County Utilities Capacity Summary Table, compiled in June 2024:

### Water

Flow - 10.654 MGD

Permit – 12,940 MGD

Northeast PWS permit increase: 2028 - 0.41 MGD from Southeast Wellfield, 2029 - 1.20 MGD from Cypress Lake Wellfield, and 2033 - 1.0 MGD from Holly Hill LFA deep well.

### Sewer:

Flow - 5.459 MGD

Permit – 6.00 MGD

Northeast Regional WWTF is planned to increase permit capacity to 7.0 MGD in 2026 and 9.0 MGD in 2028.

MGD – Million Gallons per Day

Based on existing flows and future improvements, there should be sufficient capacity to serve a 202-unit apartment project.

## C. Planned Improvements:

Other than the capacity improvements for the Northeast Utility Service Area already mentioned, there are no planned improvements to utilities in this area.

## Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of

traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment is anticipated to affect surrounding roadways or transportation network. The Amendment will not change the LOS below the minimum established standards because the LOS standard of “D” for this portion of US 27 has already been exceeded.

#### A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The analysis is based on a worst-case estimate for 292 apartment units (14.6 acres @ 20 units/acre).

**Table 5 Estimated Transportation Impact Analysis**

<b>Maximum Allowable Use: 292 multi-family residential units 14.60 Acres</b>	Estimated Impact Analysis: Employment Center - X (ECX) to Residential-High - X (RHX) <i>Development Area: TSDA</i>	
	<b>Current Land Use designation ECX</b>	<b>Maximum Permitted Use in Proposed RHX</b>
	14.6 acres * (10 DU/acre = 146 DUs) 146 DUs	292 DUs
<b>Average Annual Daily Trips (AADT)</b>	146 DU * 4.54 trips/DU = <b>663 AADT</b>	292 DU * 4.54 trips/DU = <b>1,326 AADT</b>
<b>PM Peak Hour Trips</b>	146 DU * .39 trip/DU = <b>57 AADT</b>	292 DU .39 trip/DU = <b>114 AADT</b>

*Source: Concurrency Manual and Table for Minor Traffic Study –Multi-family (mid-rise) Between three and ten floors) – 4.54 AADT per unit and .39 PM Peak Hour per unit 100% new trips*

#### B. Available Capacity:

US 27, located east of the site, does not have available capacity to serve this development. 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.

Table 6, charts the generalized available capacity of the closest links that is monitored in the Roadway Network Database:

**Table 6 Available Capacity**

<b>Link #</b>	<b>Road Name</b>	<b>Current Level of Service (LOS)</b>	<b>Available PM Peak Hour Capacity</b>	<b>Minimum LOS Standard</b>	<b>5-Year Peak Hour Projected LOS</b>
5110N	US 27 From CR 547 to I-4	F	-285	D	F
5110S	US 27 From CR 547 to I-4	F	-155	D	F

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



As identified above, this portion of US 27 does not have sufficient PM peak hour capacity to support future development activity at the maximum permitted density of 20 units per acre. Because US 27 is overcapacity, the provision of Section 703 (Concurrency), specifically Section N (Transportation Proportionate Fair-Share Program) shall apply. The applicant may need to enter into a mitigation agreement as outlined in this section to ensure that the impacts of development on transportation facilities are mitigated.

C. Roadway Conditions

Holly Hill Grove Road 2 is a County-maintained Urban Collector with a surface width of 20 feet, and a Pavement Condition Index of “Fair.”

Holly Hill Grove Road 1 is a County-maintained Local Residential road. Although listed in the Polk County Road Inventory as unpaved with an unspecified pavement width, the road has a hardened surface which is estimated to be 18 feet wide. No Pavement Condition Index information is available for this road.

Portions of Holly Hill Grove Road 1, east of the site, were closed on November 20, 2024, as part of the development of the Wal-Mart and Sam’s Club project. This road was subsequently shortened by 1,364 feet.

D. Planned Improvements:

There are no known improvements proposed in this area.

E. Mass Transit

There is transit within a reasonable distance of the site. The closest route is Route 20X – Haines City/Davenport Express. This route travels on US 27, which is about .3 miles east of the site. Based on a review of Google Maps, no bus stops were identified along the west side of US 27 within ¼ mile of the US 27/Holly Hill Grove Road 2 intersection.

F. Sidewalks

There is a sidewalk along the north side of Holly Hill Grove Road 2, next to the Aventon Grove Apartments. No sidewalks currently exist along Holly Hill Grove Road 1.

**Park Facilities and Environmental Lands:**

There are limited County Park facilities in this area. The Loma Linda Park is a County owned facility, and is 3.88 miles northeast of the site. Further to the northeast is the Loughman Park, located 6 miles northeast of the site, and the Northeast Regional Park is located 9 miles north of the site on the east side of US 27.

A. Location:

The Loma Linda Park is located at 169 Alta Vista Court, Davenport. 33837. The Loughman Park is at 6302 Old Kissimmee Road, Davenport, 33896, and the Northeast Regional Park is located at 50901 US 27, Davenport, 33897.

B. Services:

The Loma Linda Park contains a playground. The Loughman Park has a playground with swings and slide. It also has a covered picnic pavilion, soccer and basketball fields, and leagues utilize the park. The Northeast Regional Park includes six artificial turf multipurpose fields for soccer, football and lacrosse, four artificial turf baseball/softball fields, league play, a concession stand, playground, tennis courts, racquetball courts, basketball courts, a screened-in pavilion (which is available to rent), picnic shelters, an exercise trail and a dog park. It also features a boat launching site and bank and pier fishing.

C. Multi-use Trails:

The eastern boundary of the Hilolchee Wildlife Management Area Osprey Unit, a 6,093-acre site, is located .75 miles west of the site. This area has improved roads that are available for hiking, plus trails that are not accessible for vehicles. The closest trailheads (for the East and Corridor Trails) within this Area that is located at the end of Home Run Boulevard, 1.33-miles (straight-line distance) northwest of the site.

**Environmental Lands:**

The subject site is .38 miles east of property identified as part of the Green Swamp Land Authority Land Protection Agreement. It also has a conservation easement, according to the Polk County Property Appraiser. The property is also in a potential Network Connection for Natural Areas and Parks, based on the Polk Green Districts Map.

**Environmental Conditions**

The site is undeveloped and consists of vacant pasture and former citrus groves. There are no wetlands or flood zones on the site, nor are there protected species that have been identified. The site consists of Candler fine sand, a soil with slight limitations for septic tank usage and dwellings without basements.

The site is also within the Green Swamp Area of Critical State Concern. The site is also located within the Ridge Special Protection Area (SPA), as contained in Appendix 2.132 (Critical Area Resource Management Plan) and Section 2.132-B (Ridge Special Protection Area (Ridge SPA)) of the Comprehensive Plan. These provisions have additional development regulations and standards, such an open space requirement of 40%, to ensure protection of the natural resources in this area.

A. Surface Water:

Based on a review of aerial photos and a site visit, there are no surface water features on this site. The elevation of the site is varied but generally slopes to the north. Elevations range from a high of 190 feet at the center of the site, sloping downward to an elevation of 179 feet at the northwest of the property, and 172 feet at the in the southwest corner of the site.

B. Wetlands/Floodplains:

There are no wetlands of floodplains on this site.

C. Soils:

The site is comprised of Candler fine sand. This soil has slight limitations for septic tanks and dwellings without basements, 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 Limitations	Field	Limitations to Dwellings without Basements	% of Site (approximate)
Candler fine sand	Slight		Slight	100%

*Source: Soil Survey of Polk County, Florida, 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 not located within a mile of an eagle’s nest, rookery, or protected animal species. 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.

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 residential development that occurs at this site will need more goods and services, thereby generating more economic activity.

## Consistency with the Comprehensive Plan

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

**Table 8 Comprehensive Plan**

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.102-A2: COMPATIBILITY</b> - 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;</p> <p>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</p> <p>c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>Most of the adjacent properties are developed with residential uses, with an apartment complex directly north of the site.</p>
<p><b>POLICY 2.102-A1: DEVELOPMENT LOCATION</b> – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	
<p><b>POLICY 2.102-A4: TIMING</b> - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	
<p><b>POLICY 2.102-A10: LOCATION CRITERIA</b> - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided,</p> <p>b. nearness to agriculture-production areas;</p> <p>c. distance from populated areas;</p> <p>d. economic issues, such as minimum population support and market-area radius (where applicable);</p> <p>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <p>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</p>	<p>Most of the adjacent properties are developed with residential uses, with an apartment complex directly north of the site. East of the site, there are proposed commercial uses. The recent closure of portions of Holly Hill Grove Road 1 also reduce the viability of the site for Employment Center uses, and therefore make it more appropriate for residential.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>2. sanitary sewer and potable water service;</p> <p>3. storm-water management;</p> <p>4. solid waste collection and disposal;</p> <p>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</p> <p>6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities</p> <p>9. parks, open spaces, civic areas and other community facilities,</p> <p>f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property;</p> <p>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</p> <p>3. wetlands and primary aquifer recharge areas;</p> <p>4. soil characteristics;</p> <p>5. location of potable water supplies, private wells, public well fields; and</p> <p>6. climatic conditions, including prevailing winds, when applicable.</p>	
<p>POLICY 2.104-A3 lists the allowed land use categories that are permitted within TSDAs, in accordance with applicable criteria:</p> <p>ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</p> <p>RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</p> <p>OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p>	<p>The proposed Residential-High designation is permitted in the TSDA.</p>
<p>POLICY 2.119-A2, Location Criteria, states that residential land use categories shall be established throughout the County with consideration being given to the following criteria:</p> <ol style="list-style-type: none"> <li>Access to county-maintained roads or roads constructed to County standards.</li> <li>Proximity to Activity Centers.</li> <li>Adequacy of water and sewage disposal systems (public and private).</li> <li>Adequacy and response time for public safety services - fire, police, and emergency medical service.</li> <li>Adequacy of recreation facilities.</li> <li>Proximity of incompatible land uses.</li> <li>Development limitations, and,</li> <li>Urban Sprawl Criteria set forth in POLICY 2.102-A10.</li> </ol>	<p>The site has access to a county-maintained road, has adequate water and sewer capacity available, adequate response time for public safety services, and is in an area planned for urban development. The recent closure of portions of Holly Hill Grove Road 1, east of the site, results in the site being more appropriate for residential (due to the now more restrictive access).</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.120-E3, Location Criteria, states that Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p>	<p>The proposed Residential-High (X) request will be in an TSDA.</p>
<p>SECTION 2.132-B - RIDGE SPECIAL PROTECTION AREA (RIDGE-SPA).</p> <p>POLICY 2.132-B2: DEVELOPMENT AREAS - The RIDGE-SPA shall have the following Development Areas as depicted on the County's Development Area Map:</p> <p>a. Transit Supportive Development Area.</p> <p>b. Urban-Growth Area.</p> <p>POLICY 2.132-B3: LAND-USE CATEGORIES - The following land-use categories shall be permitted within the RIDGE-SPA except that the activity centers listed below in the Ridge SPA shall be located at the intersection of arterials and collectors or two arterials:</p> <p>A. Activity Centers:</p> <ol style="list-style-type: none"> <li>1.Business-Park Center 1 X (BPCX).</li> <li>2.Tourist Commercial Center 1 X (TCCX).</li> <li>3.Town Center (TC).</li> <li>4.Office Center 1 X (OCX)</li> <li>5.Employment Center 1 X (ECX).</li> <li>6.Neighborhood Activity Center (NACX).</li> <li>7.Professional Institutional 1 X (PIX).</li> <li>8.Community Activity Center 1 X (CACX).</li> <li>9.Regional Activity Center [3]X (RACX)</li> </ol> <p>b. Residential:</p> <ol style="list-style-type: none"> <li>1.Residential-Low (RL).</li> <li>2.Residential-Medium (RM).</li> <li>3.Residential-High (RH).</li> </ol>	<p>The subject property for Residential-High is within the RIDGE-SPA.</p>



## Urban Sprawl Analysis

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

**Table 9 Urban Sprawl Criteria**

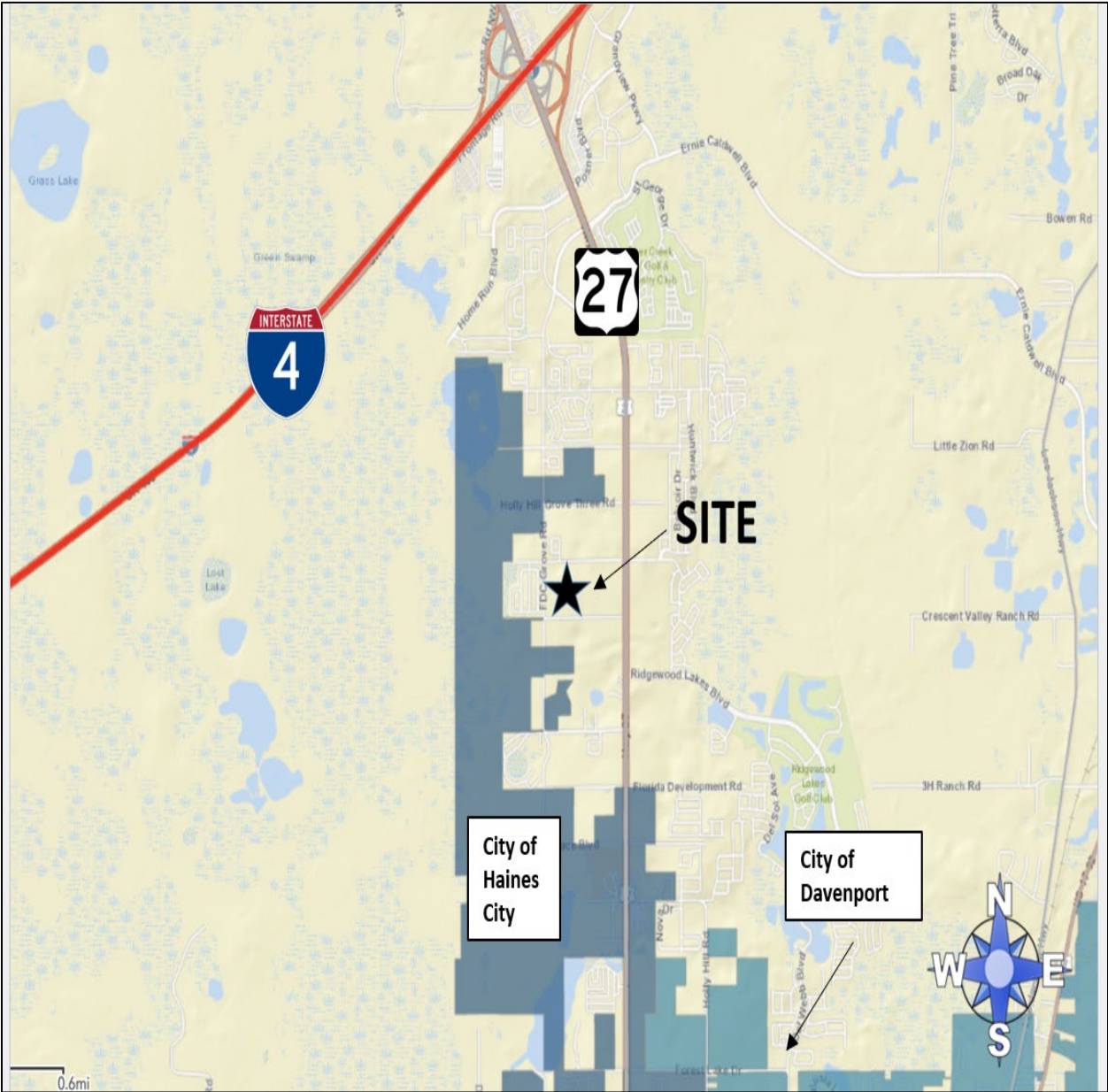
<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Sections where referenced in this report</b>
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated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

## Comments from other agencies

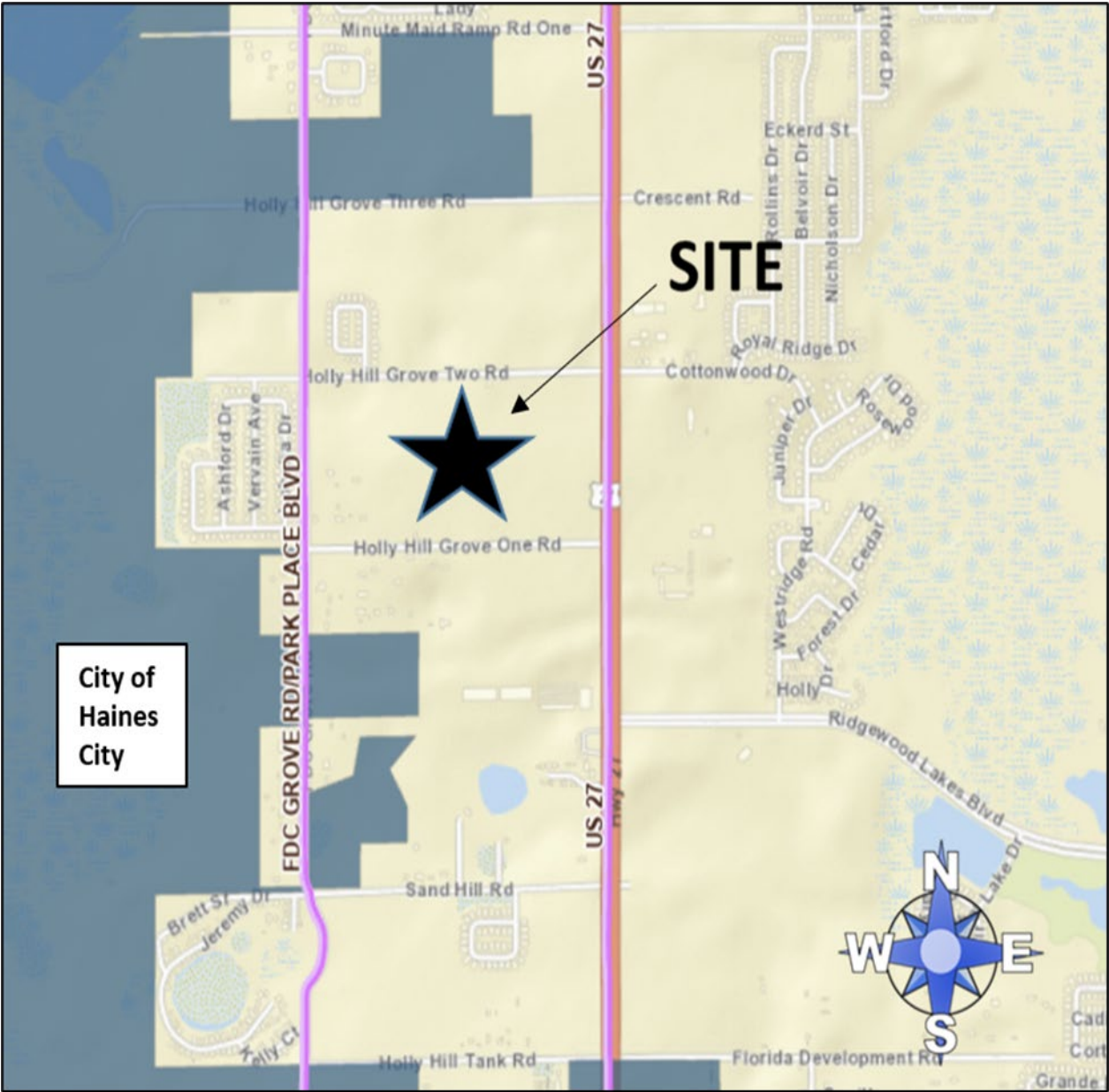
Letter dated April 25, 2025 from Polk County Public Schools

## Exhibits:

- Exhibit – 1 Location Map (Context)
- Exhibit – 2 Location Map (Detailed)
- Exhibit – 3 2023 Aerial Photo (Context)
- Exhibit – 4 2023 Aerial Photo (Detailed)
- Exhibit – 5 Current Future Land Use Map
- Exhibit – 6 Proposed Future Land Use Map
- Exhibit – 7 Letter from Polk County Public Schools
- Exhibit – 8 List of Permitted and Conditional Use in the Residential-High – X (RHX) District

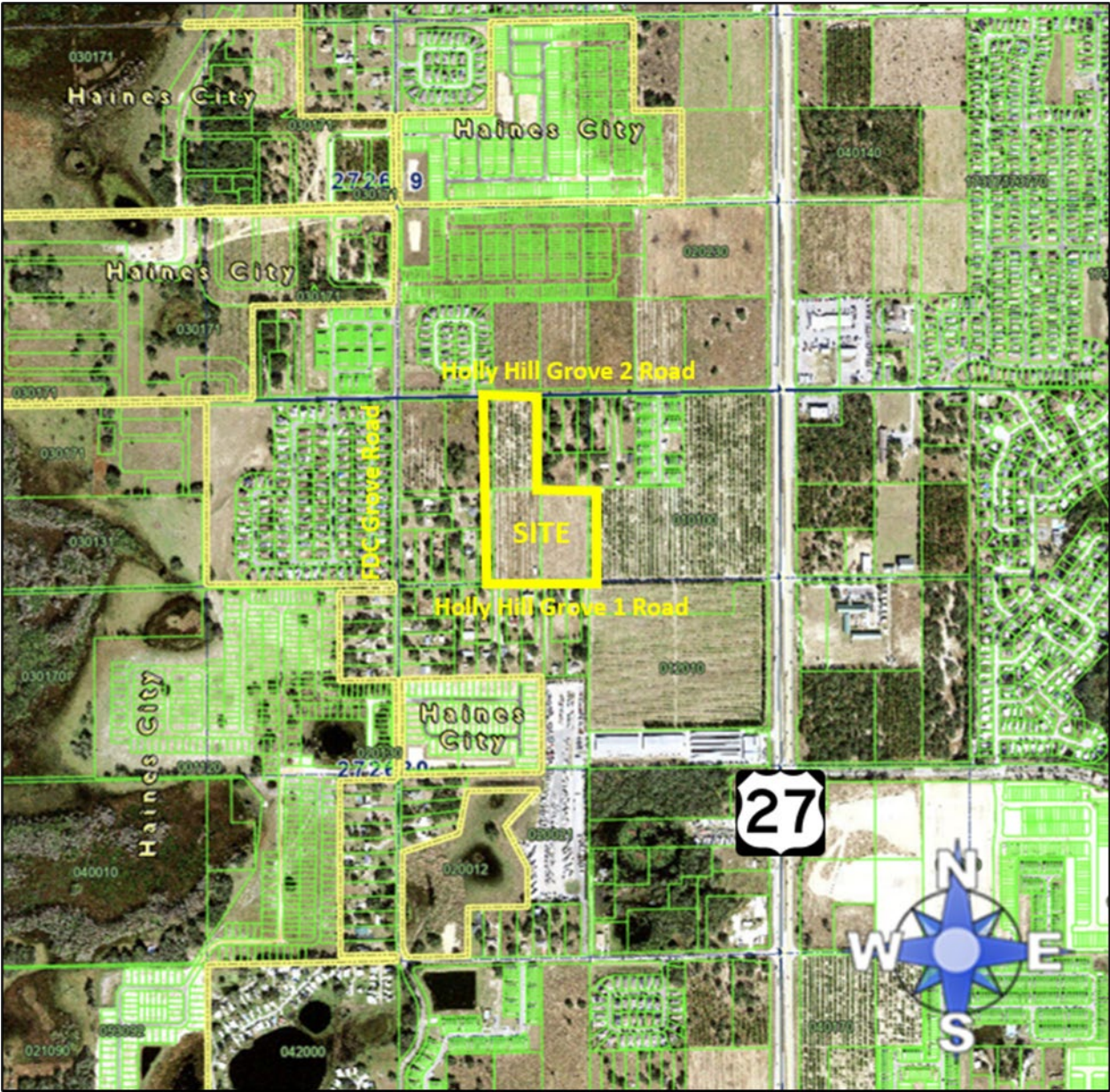


Location Map (Context)



Location Map (Detailed)



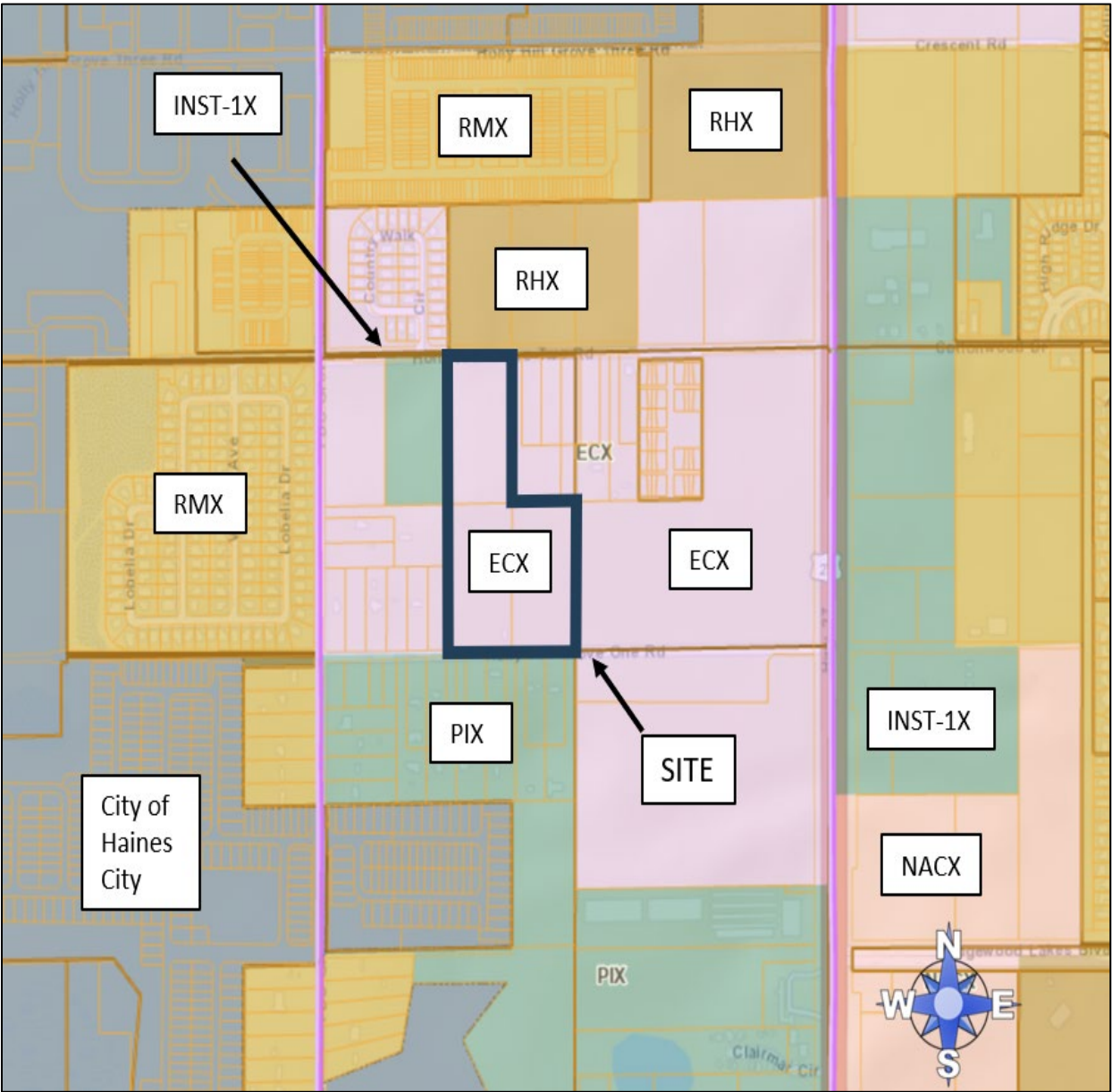


2023 Aerial Photo (Context)



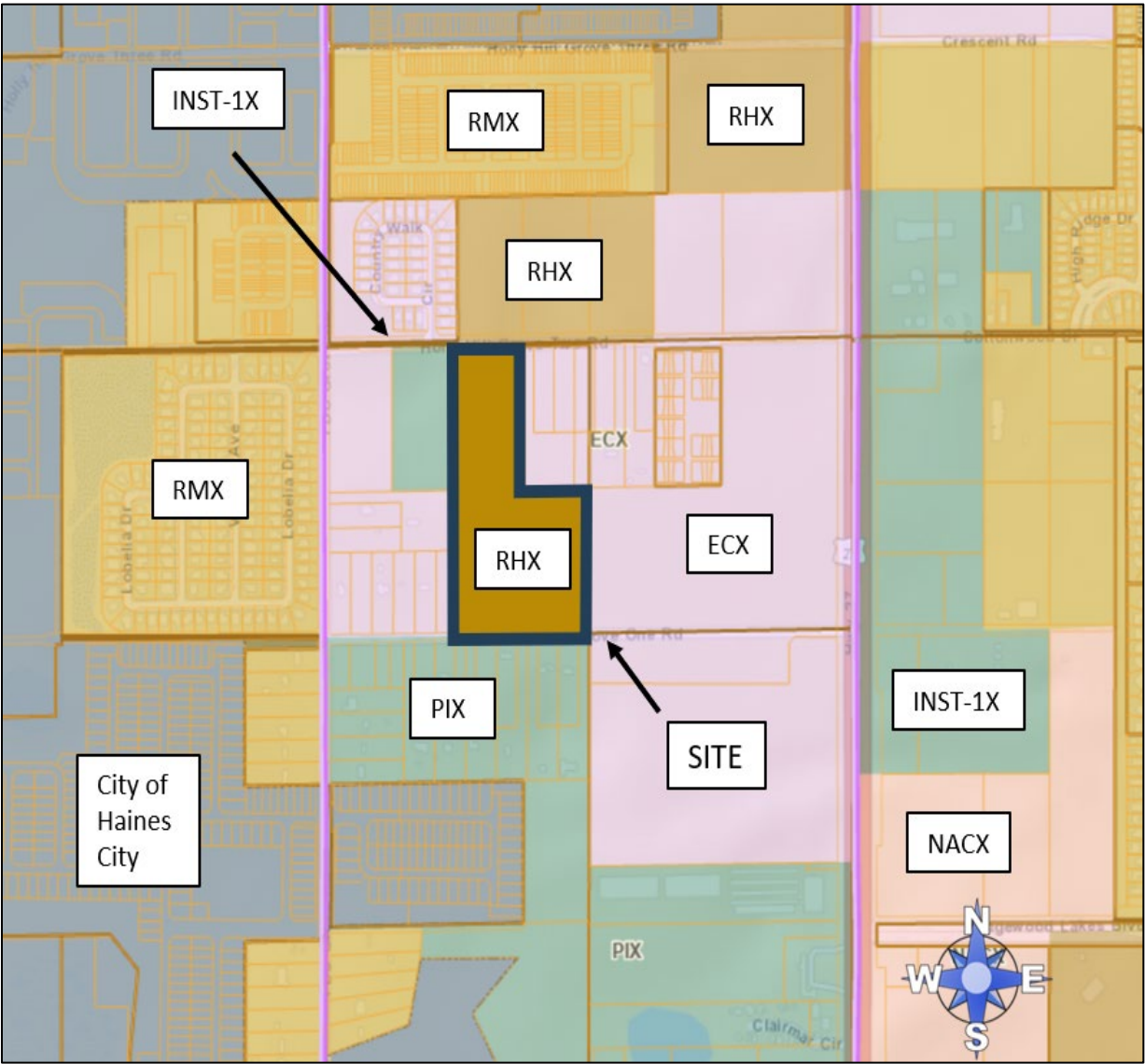


2023 Aerial Photo (Detailed)



Current Future Land Use Map





Proposed Future Land Use Map


**POLK COUNTY  
PUBLIC SCHOOLS**
**BOARD MEMBERS**

**Dr. William Allen**  
Board Chair  
District 1

**Justin Sharpless**  
Board Vice-Chair  
District 6

**Travis L. Keyes**  
District 2

**Rick Nolte**  
District 3

**Sara Beth Wyatt**  
District 4

**Kay Fields**  
District 5

**Lisa Miller**  
District 7

**ADMINISTRATION**

**Frederick R. Heid**  
Superintendent

April 25, 2025

PCSB: NB2025-042502

Daly Design Group  
Attn: William Maki  
913 N Pennsylvania Ave  
Winter Park, FL 32789  
(407) 740-7373  
Email: [BMaki@dalydesign.com](mailto:BMaki@dalydesign.com)

Dear William Maki:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed GPK HHG2 project located on parcel numbers 272630-708000-010030, 272630-708000-010130, and 272630-708000-010140. Currently, there is **insufficient capacity at the zoned elementary and adjacent zoned schools**. There is available capacity at the zoned middle school. There is insufficient capacity at the zoned high school; however, there is adequate capacity in the adjacent zoned school. If this application were seeking Binding Concurrency, this letter would serve as a finding of **inadequate capacity** to serve the proposed development. This development would need to either wait for capacity to become available or enter into a mitigation agreement. Please see the table below for concurrency analysis. Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	980	1,053	246	292 MF	36	No (-173)
Citrus Ridge (Adjacent)	517	624	297	292 MF	36	No (-190)
Horizons (Adjacent)	1,540	1,594	150	292 MF	36	No (-96)
Loughman Oaks (Adjacent)	1,179	1,420	422	292 MF	36	No (-181)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	447	770	160	292 MF	18	Yes (+133)
Citrus Ridge (Adjacent)	582	981	200	292 MF	18	Yes (+199)

STUDENTS FIRST



1915 S. Floral Ave.  
Bartow, FL 33830



P.O. Box 391  
Bartow, FL 33831



863-534-0500



[polkschoolsfl.com](http://polkschoolsfl.com)

# Letter from Polk County Public Schools

## (Page 1)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Ridge Community (Zoned)	2,626	2,848	378	292 MF	22	No (-156)
Auburndale (Adjacent)	1,787	2,404	561	292 MF	22	Yes (+56)

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development.

Prior to Polk County Land Development's issuance of a final development order (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

Once the final development order has been issued by the city, the development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month period for reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.E.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination. Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at [planning@polk-fl.net](mailto:planning@polk-fl.net) if you need any further assistance.

Sincerely,



**Malissa Celestine** | Senior Coordinator Facilities Planning  
Facilities Planning & Real Estate Department | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x 313 / [Malissa.Celestine@polk-fl.net](mailto:Malissa.Celestine@polk-fl.net)

c: Ben Dunn, Director of Planning & Development- Polk County BoCC [benjamindunn@polk-county.net](mailto:benjamindunn@polk-county.net)  
Benjamin Ziskal, Director of Land Development - Polk County BoCC [benjaminziskal@polk-county.net](mailto:benjaminziskal@polk-county.net)  
Erik Peterson, Planning Administrator- Polk County BoCC [erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net)  
Rita Karacson, Development Coordination Supervisor- Polk County BoCC [ritakaracson@polk-county.net](mailto:ritakaracson@polk-county.net)

1915 S. Floral Ave.  
Bartow, FL 33830

P.O. Box 391  
Bartow, FL 33831

863-534-0500

[polkschoolsfl.com](http://polkschoolsfl.com)

# Letter from Polk County Public Schools

## (Page 2)

	Technical Staff Review – Level 1 & 2	Public Hearing (s) Required – Level 3 & 4
<b>Mixed Uses</b>		Planned Development, C3; Residentially-Based Mixed-Use Development, C3; Transitional Area Development, C3
<b>All Other Uses</b>	Duplex, Two-Family Attached, P; Group Home, Small (6 or less residents), C1; Group Home, Large (7-14 residents), C1; Group Living Facility (15 or more residents), C2; Mobile Homes, Individual, C1; Multifamily, C2; Residential Infill Development, C2; Adult Day Care Center (7 or more clients), C2; Emergency Shelter, Small (6 or less residents), C1; Emergency Shelter, Medium (7-14 residents), C1; Emergency Shelter, Large (15 or more residents), C2; Golf Course, C1; Nursing Home, C2; Recreation, Passive, C1; Recreation, Low Intensity, C2; Recreation, High Intensity, C3; Religious Institution, C2; School, Elementary, C2; School, Middle, C2; School, High, C2; Utilities Class I, P; Utilities Class II, C1	Short Term Rental Unit, C3; Agricultural Support, On-site, C3; Agriculture Transfer, Packing, On-site, C3; Bed and Breakfast, C3; Childcare Center, C3; Communication Towers, Monopole, C3; Communication Towers, Guyed and Lattice, C3; Community Center, C3; Cultural Facility, C3; Governmental Facility, C3, Helistops, C3; Mining, Non-Phosphate, C4; Recreation, High Intensity, C3; School, Leisure/Special Interest, C3; School, University/College, C3; Utilities, Class III, C3

## Residential-High – X Uses

(per Table 4.16 of the North Ridge SAP)

ORDINANCE NO. 25 - \_\_\_\_

AN ORDINANCE OF POLK COUNTY, FLORIDA, ADOPTING LDCPAL 2024-14; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 14.6 ACRES FROM EMPLOYMENT CENTER X (ECX) TO RESIDENTIAL-HIGH X (RHX). THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF US 27, SOUTH OF HOLLY HILL GROVE 2 ROAD, NORTH OF HOLLY HILL GROVE 1 ROAD, EAST OF THE CITY OF HAINES CITY, IN SECTION 30, 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 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

**WHEREAS**, LDCPAL 2025-1 is an applicant-initiated amendment to change 14.6 Acres from Employment Center X (ECX) to Residential-High X (RHX) (the “Amendment”); and

**WHEREAS**, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning commission) conducted a public hearing, with due public notice having been provided, on the Amendment on July 9, 2025; and

**WHEREAS**, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 5, 2025, held an initial public hearing and authorized transmittal of the Amendment to the Department of Commerce for written comment, and

**WHEREAS, FLORIDA COMMERCE**, by letter dated [REDACTED], 2025, 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 December 16, 2025; 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 with 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 TEXT 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 District for parcels 27-26-30-708000-010030, 27-26-30-708000-010130, and 27-26-30-708000-010140, and as legally described below and graphically depicted as referenced in Attachment “A” of this ordinance, for 14.6 Acres from Employment Center X (ECX) to Residential-High X (RHX), legally described as:

PARCEL IDENTIFICATION NO. 27-26-30-708000-010030

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 3 INNE1/4 LESS R/W PER MB 22 PG 1-7

PARCEL IDENTIFICATION NO. 27-26-30-708000-010130

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 13 IN NE1/4

PARCEL IDENTIFICATION NO. 27-26-30-708000-010140

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 14 IN NE1/4

## **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 Florida Department of 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.

**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 16th day of December 2025.

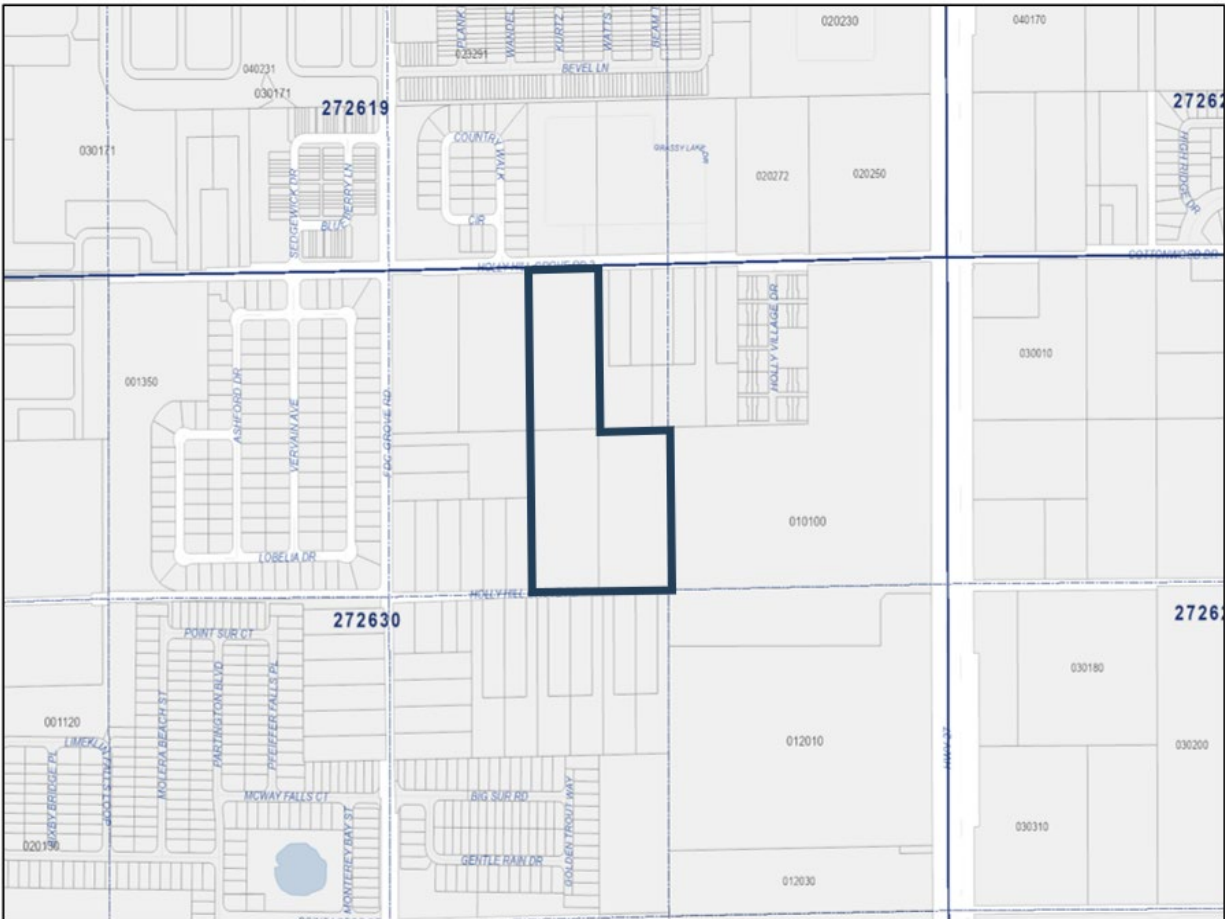
## ATTACHMENT “A”

### LDCPAL 2025-1

**Development Area:** Transit-Supportive Development Area (TSDA)

**Location:** West side of US 27, north of Holly Hill Grove 2 Road, South of Holly Hill Grove 1 Road, East of the City of Haines City.

**Section 30, Township 26, Range 27**





[www.polk-county.net](http://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** NORTH RIDGE SAP

**Pre Application Project #** LDDR2025-23 **(Required)**

	Owner	Applicant	Contact Person
<b>Name</b>	OAK BEND INVESTMENTS & LYNNWAY ARMSTRONG LLC	DALY DESIGN GROUP	BILL MAKI
<b>Work Number</b>	321-209-6888	407-740-7373	407-740-7373
<b>Fax Number</b>	NA	NA	NA
<b>Mailing Address</b>	8615 COMMODITY CIR, STE 17, ORLANDO FL 32819	913 N PENNSYLVANIA AVE, WINTER PARK FL. 32789	913 N PENNSYLVANIA AVE, WINTER PARK FL. 32789
<b>Email</b>	TS@GPKHOLDINGS.COM	BMAKI @DALYDESIGN.COM	BMAKI @DALYDESIGN.COM

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

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

REQUEST TO AMEND THE EXISTING FLU FROM ECX TO RHX FOR MULTI-FAMILY RESIDENTIAL

Request From: ECX Land Use/Sub-District  
 To: RHX Land Use/Sub-District  
 Acreage: 14.61

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u>R 27 T 26 S 30</u>	<u>708000</u>	<u>-</u>	<u>010030</u>
	<i>(Include others on a separate attachment)</i>			
	<u>R 27 T 26 S 30</u>	<u>708000</u>	<u>-</u>	<u>010130</u>
	<u>R 27 T 26 S 30</u>	<u>708000</u>	<u>-</u>	<u>010140</u>
	<u>R T S</u>		<u>-</u>	

**Address and Location of Property:**

HOLLY HILL GROVE ROAD 2, DAVENPORT FL. 33837

Water Provider Name and Phone Number: POLK COUNTY UTILITIES

Sewer Provider Name and Phone Number: POLK COUNTY UTILITIES

(☒) 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.):

SINGLE FAMILY RESIDENTIAL / COUNTRY WALK ESTATES	VACANT / NO STRUCTURES	VACANT / NO STRUCTURES
NW	N	NE
SINGLE FAMILY RESIDENTIAL	VACANT / POLE BARN	VACANT / NO STRUCTURES
W	Subject Property	E
SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	VACANT / NO STRUCTURES
SW	S	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, WILLIAM MAKI (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.

## Digitally

signed by

William G Maki

Date: \_\_\_\_\_

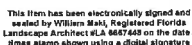
2025.05.08, her authorized representative.

10:33:00

-04'00'

05.08.2025

Date:



Printed copies of this document are not considered signed and sealed and the signature must be verified on any / all electronic copies.



***GPK  
HOLLY HILL GROVES 2  
COMPREHENSIVE PLAN  
AMENDMENT***

***PREPARED  
MARCH 2025  
REVISED  
MAY 2025***

---

GPB HHG2 Comprehensive Plan Amendment Justification Report

---

Property Identification Numbers		Property Owners
Parcel Number	Alternate Key	
27-26-30-708000-010030	10030	Oak Bend Investment LLC 8615 Commodity Cir Ste 17 Orlando, FL 32819
27-26-30-708000-010130	10130	Oak Bend Investment LLC 8615 Commodity Cir Ste 17 Orlando, FL 32819
27-26-30-708000-010140	10140	Lynnway Armstrong LLC 8018 King Palm Cir Kissimmee, FL 34747

**Consultant Team:**

**Applicant / Urban Planner:**

Daly Design Group  
913 N Pennsylvania Ave  
Winter Park, FL 32789  
Contact: Mr. William Maki  
Email: bmaki@dalydesign.com

**Traffic Engineer:**

Raysor Transportation Consulting  
19046 Bruce B. Downs Blvd, Suite 308  
Tampa, FL 33647  
Contact: Mr. Michael D. Raysor  
Email: mdr@raysor-transportation.com

**Environmental Consultant:**

Bio-Tech Consulting Inc  
3025 East South Street  
Orlando, FL 32803  
Contact: Mr. Steve Butler  
Email: steve@bio-techconsulting.com

**Surveyor:**

Johnston's Surveying LLC  
900 Cross Prairie Parkway  
Kissimmee, FL 34744  
Contact: Mr. Richard Brown  
Email: rick@jsurveying.com

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**Table of Appendix:**

- A.** School Board of Polk County Capacity Determination
- B.** Conceptual Land Use Plan – Daly Design Group
- C.** Traffic Impact Assessment – Raysor Transportation Consulting

**1.1 Project Location:**

The subject site is approximately 14.61 acres and is adjacent to the south right of way line of Holly Hill Grove Rd 2 and west of US HWY 27 (Exhibit 1).

Primary access to the project shall be provided via Holly Hill Grove Rd 2.

**1.2 Legal Description:**

TRACT 3 IN THE NE 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

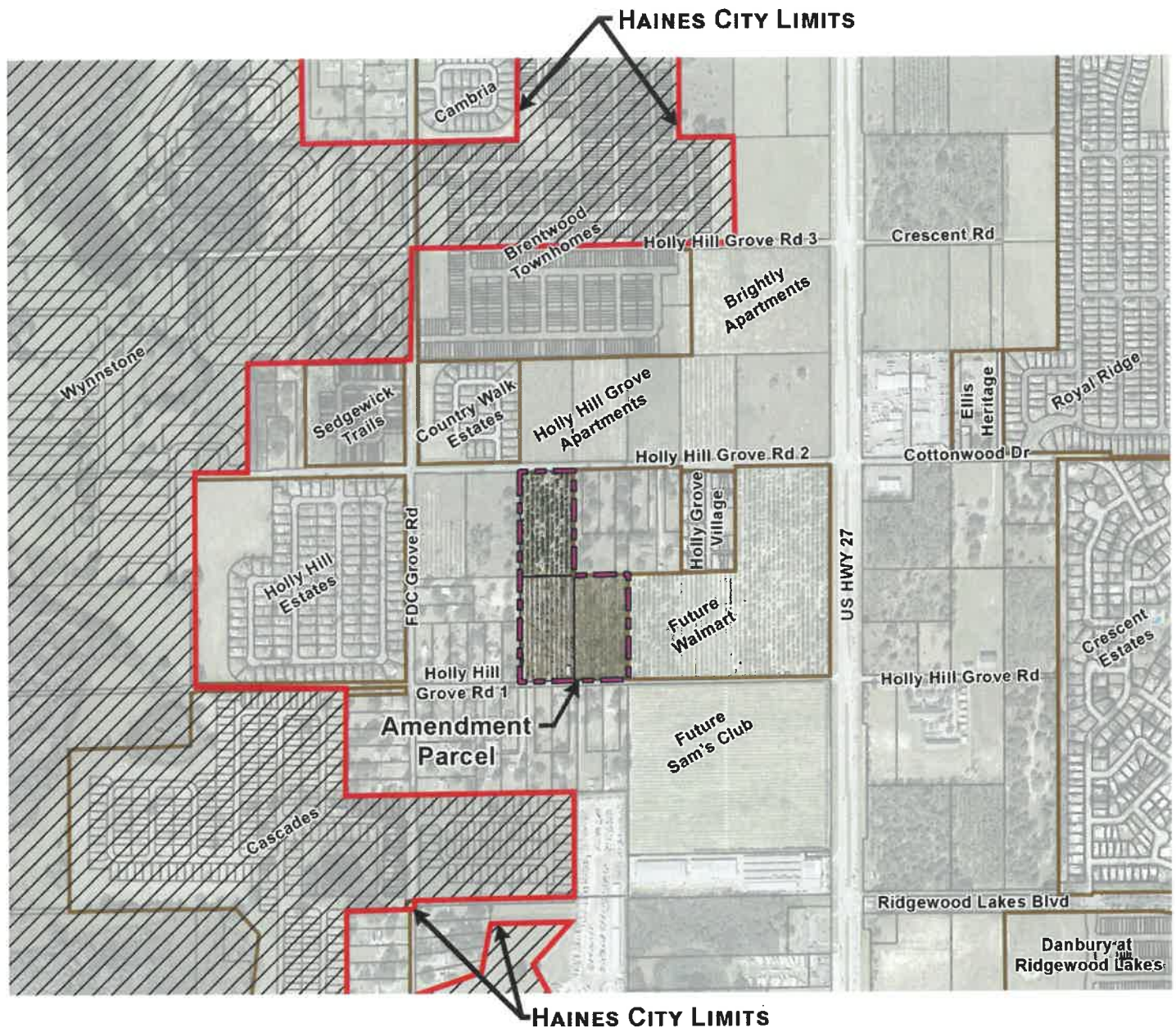
LESS FOR ROAD RIGHT OF WAY.

TOGETHER WITH

TRACT 13 IN THE NE 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE.

TOGETHER WITH

TRACT 14, IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



## GPK HHG2 Polk County, Florida

## Exhibit 1 Location Map



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### 1.3 Amendment Parcels:

The subject site contains a total of three (3) parcels and has an existing Future Land Use (FLU) designation of Polk County Employment Center (ECX), which permits the development of activity centers to facilitate light assembly, office and research parks, low impact commercial and other businesses. (Alt Key 10030, 10130, 10140) (Exhibit 2). The applicant is requesting to amend the existing Future Land Use from Polk County Employment Center (ECX) to Polk County Residential High (RHX) (Exhibit 3).

### 1.4 Project Overview:

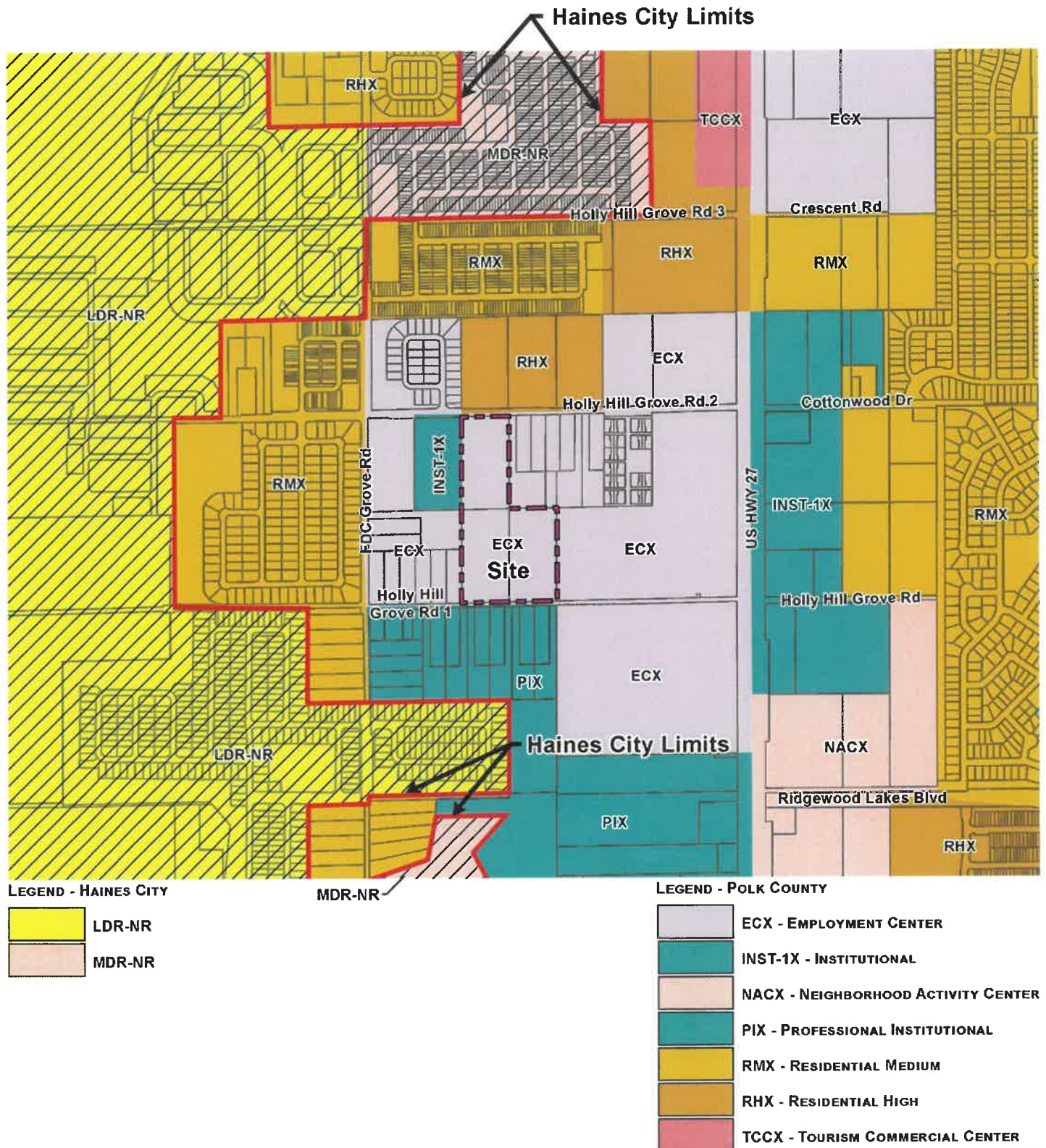
The overall site is comprised of three (3) tax parcels with a total acreage of approximately 14.61 acres. See Table 1.4.1. All three (3) parcels have an existing Future Land Use designation of Polk County Employment Center (ECX), and are within the Ridge Special Protection Area, North Ridge Selected Area Plan, Transit Supportive Development Area, and Green Swamp Protection Area.

The Applicant is requesting to amend the Future Land Use on the three (3) subject parcels from Employment Center (ECX) to Residential High (RHX) (Exhibit 3) in order to develop a maximum of (292) multi-family units (20 Du/Ac). The subject site's current Future Land Use designation of Employment Center (ECX) permits a maximum of 445,488 square feet (0.7 FAR) of commercial development. The Applicant's requested Future Land Use designation of Residential High (RHX) requires a minimum of 103 dwelling units (7 Du/Ac) to a maximum of 292 dwelling units (20 Du/Ac).

The proposed community will be developed consistent with Polk County Land Development Code (LDC). Stormwater retention will be provided on-site. The stormwater management system will be designed and constructed consistent with Polk County and Southwest Florida Water Management District (SWFWMD) standards. Recreation for the GPk HHG2 Community shall be provided in the form of community recreation areas that may include passive and active recreation opportunities. Open space tracts and buffers shall be provided consistent with the Polk County LDC.

**Table 1.4.1**

<u>Property #</u>	<u>Alternate Key</u>	<u>City / County</u>	<u>Existing Future Land Use</u>	<u>Requested Future Land Use</u>
Amendment Parcel				
27-26-30-708000-010030	010030	County	Employment Center (ECX)	Residential High (RHX)
27-26-30-708000-010130	010130	County	Employment Center (ECX)	Residential High (RHX)
27-26-30-708000-010140	010140	County	Employment Center (ECX)	Residential High (RHX)



## GPK HHG2 Polk County, Florida

## Exhibit 2 Existing FLU



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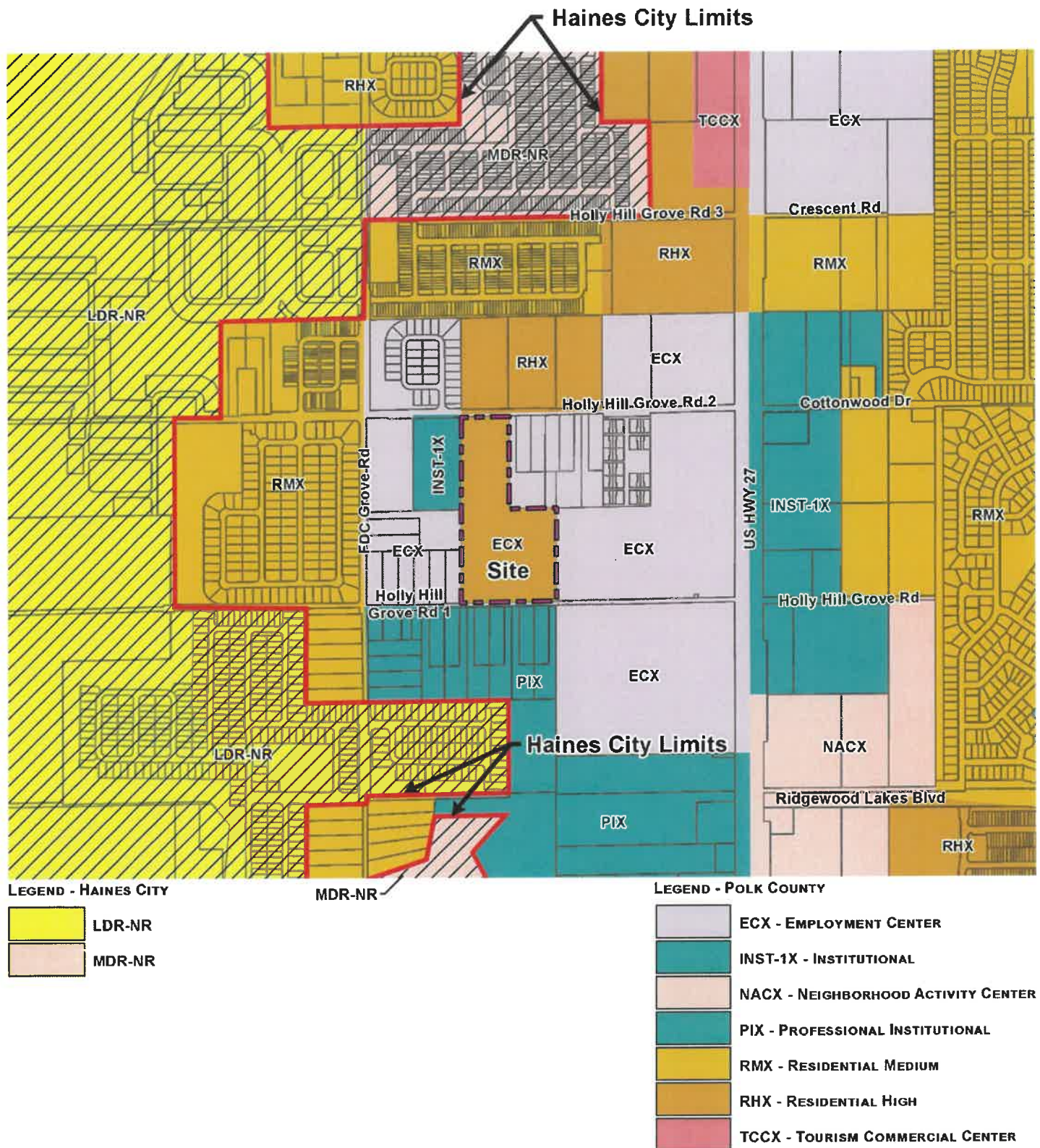
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## GPK HHG2 Polk County, Florida

## Exhibit 3 Proposed FLU



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### **1.5 Existing Conditions:**

#### Topography:

The Amendment Parcel has approximately 16' of topographic relief across the site that ranges from elevation 174' to elevation 190'. The high point is located within the central portion of the site. This high point is a ridge which splits the topography and generally runs north towards Holly Hill Grove Rd 2, which has an elevation of 179,' and south towards Holly Hill Grove Rd 1, which has an elevation of 174' (Exhibit 4).

#### Soils:

The subject site consists of Candler Sands (0-5% slopes) (Exhibit 5).

#### FEMA:

Per FEMA Map Panel 12105C0225G, there are no flood plains present on the subject site (Exhibit 6).

### **1.6 Adjacent Uses:**

The community northwest of the Amendment Parcel is Country Walk Estates (PB 155, PGs 37 and 38). Country Walk Estates has an existing Future Land Use designation of Employment Center (ECX) (Exhibit 7). This community is comprised of (34) single-family homes and was originally platted in July 2014. See Table 1.6.1.

The parcels north of the Amendment Parcel consist of (3) vacant parcels which are part of the Florida Development Co Subdivision (PB 3, PGs 60-63) and have an existing Future Land Use designation of Residential High (RHX) (Exhibit 7). These parcels have been approved for the development of (288) multi-family dwelling units as part of the Holly Hill Grove Apartments community. See Table 1.6.1.

The parcel west of the Amendment Parcel consists of a single-family home and (2) vacant parcels which are part of the Florida Development Co Subdivision (PB 3, PGs 60-63). Two (2) parcels have an existing Future Land Use designation of Employment Center (ECX) and one (1) parcel has an existing Future Land Use designation of INST-1X which permits the development of public and private education facilities, government-administration buildings, public-safety structures, cultural facilities, or health-care facilities (Exhibit 7).

The parcels south of the Amendment Parcel consist of (9) single-family homes which are part of the Florida Development Co Subdivision (PB 3, PGs 60-63) and have an existing Future Land Use designation of Professional Institutional (PIX) which permits the development of medical facilities, retail, and commercial uses (Exhibit 7).

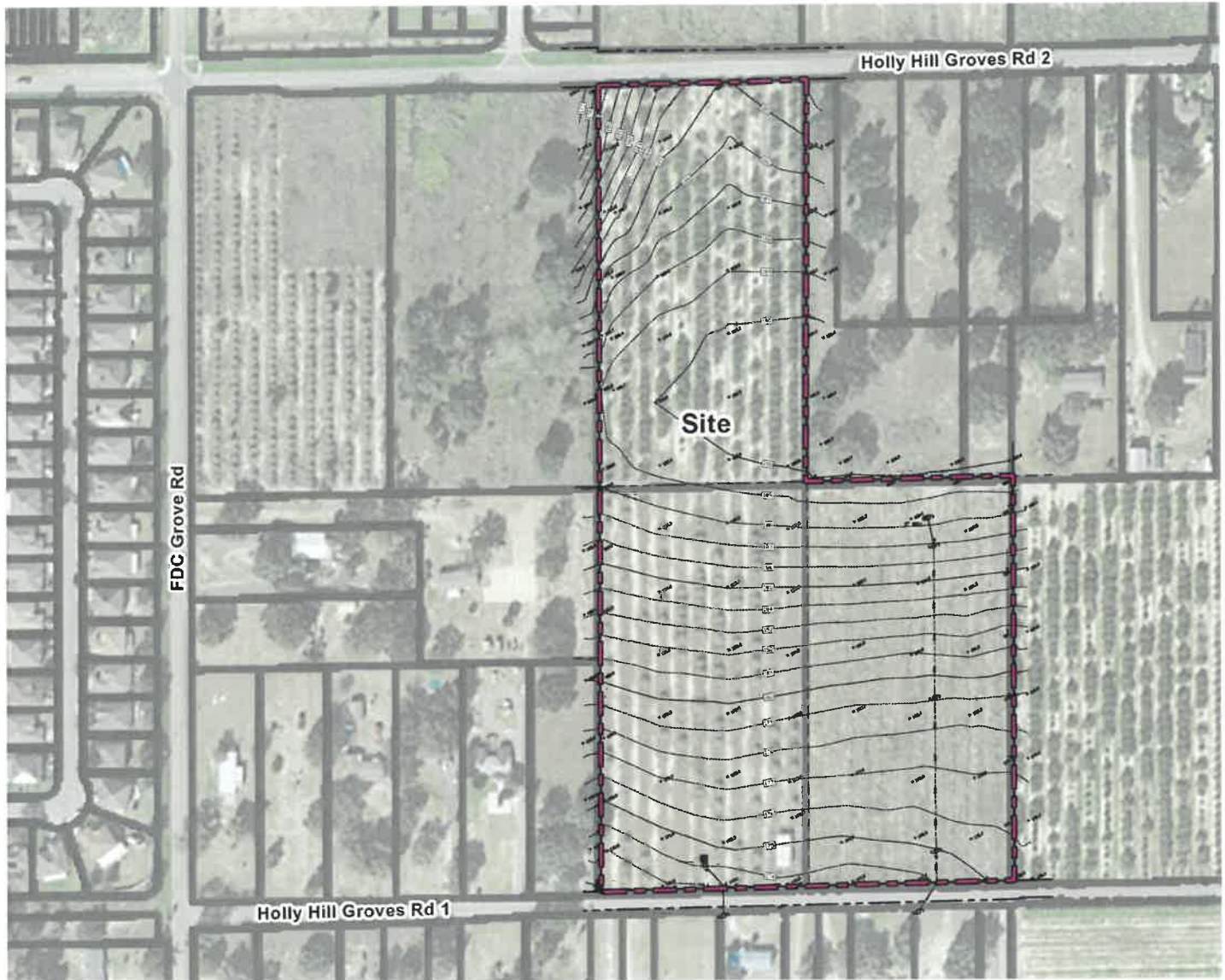
The parcels west of FDC Grove Rd are the Holly Hill Estates (PB 123, PGs 27-29). Holly Hill Estates has an existing Future Land Use designation of Residential Medium (RMX) (Exhibit 7). The Holly Hill Estates community is comprised of (134) single-family homes and was originally platted in November 2003. See Table 1.6.1.

The parcel to the east of the Amendment Parcel has been recently approved for the amendment of the Future Land Use from Professional Institutional (PIX) to Employment Center (ECX). Walmart and Sam's Club have recently been approved for commercial development with a maximum floor area of 390,000 square feet and (4) outparcels with a maximum floor area of 67,500 square feet on 57.61 acres. See Table 1.6.1.

**Table 1.6.1**

Surrounding Developments				
Subdivision Name	Relation to Subject Site	Approved Density / Intensity	Plat Book & Page	Date Approved
Holly Hill Grove Apartments	North	288 Multi-Family Units	N/A	Sep-2024
Brentwood Townhomes	North	770 Multi-Family Lots	PB 194, PGs 16-19	Sep-2022
			PB 207, PGs 50-53	Aug-2024
			PB 209, PGs 1-4	Sep-2024
Cascades	South	1,068 Single-Family Lots	PB 193, PGs 37-52	Aug-2022
			PB 196, PGs 23-24	Dec-2022
			PB 208, PGs 9-20	Aug-2024
Country Walk Estates	North	34 Single-Family Lots	PB 182, PGs 2-3	Jan-2021
Holly Grove Village	East	40 Multi-Family Lots	PB 165, 22-24	Oct-2017
Walmart and Sam's Club	East	457,500 Sq Ft of Commercial	N/A	Sep-2024
Holly Hill Estates	West	237 Single-Family Lots	PB 123, PGs 27-29	Nov-2003
Sedgewick Trails	Northwest	76 Single-Family Lots	PB 182, PGs 2-3	Jan-2021
Wynnstone	West	1,984 Single-Family Lots	PB 213, PGs 16-33	Feb-2025





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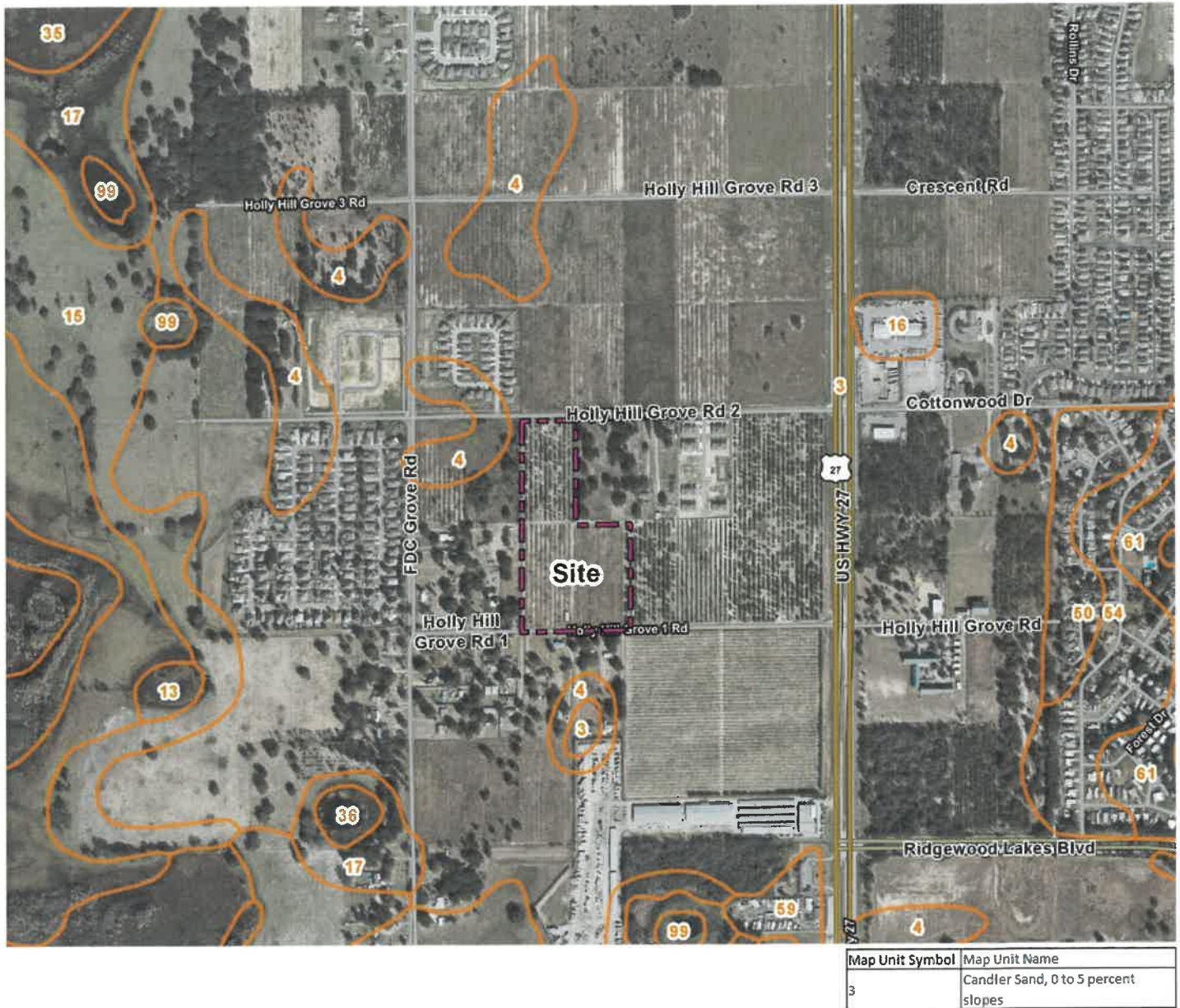
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## **GPK HHG2** **Polk County, Florida**

## **Exhibit 4** **Topographic Map**







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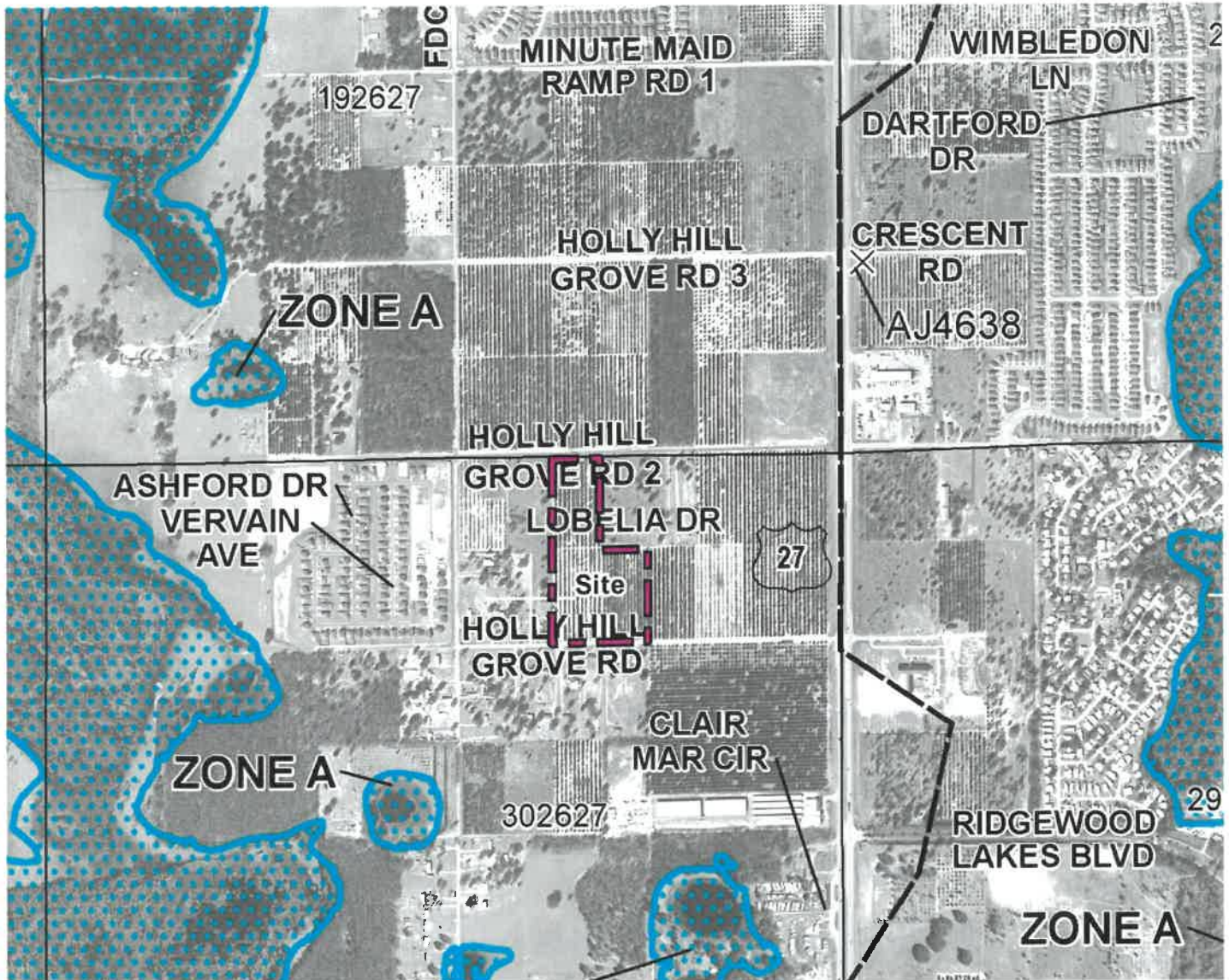
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## GPK HHG2 Polk County, Florida

## Exhibit 5 Soils Map







FEMA Flood Panel: 12105C0225G



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## GPK HHG2

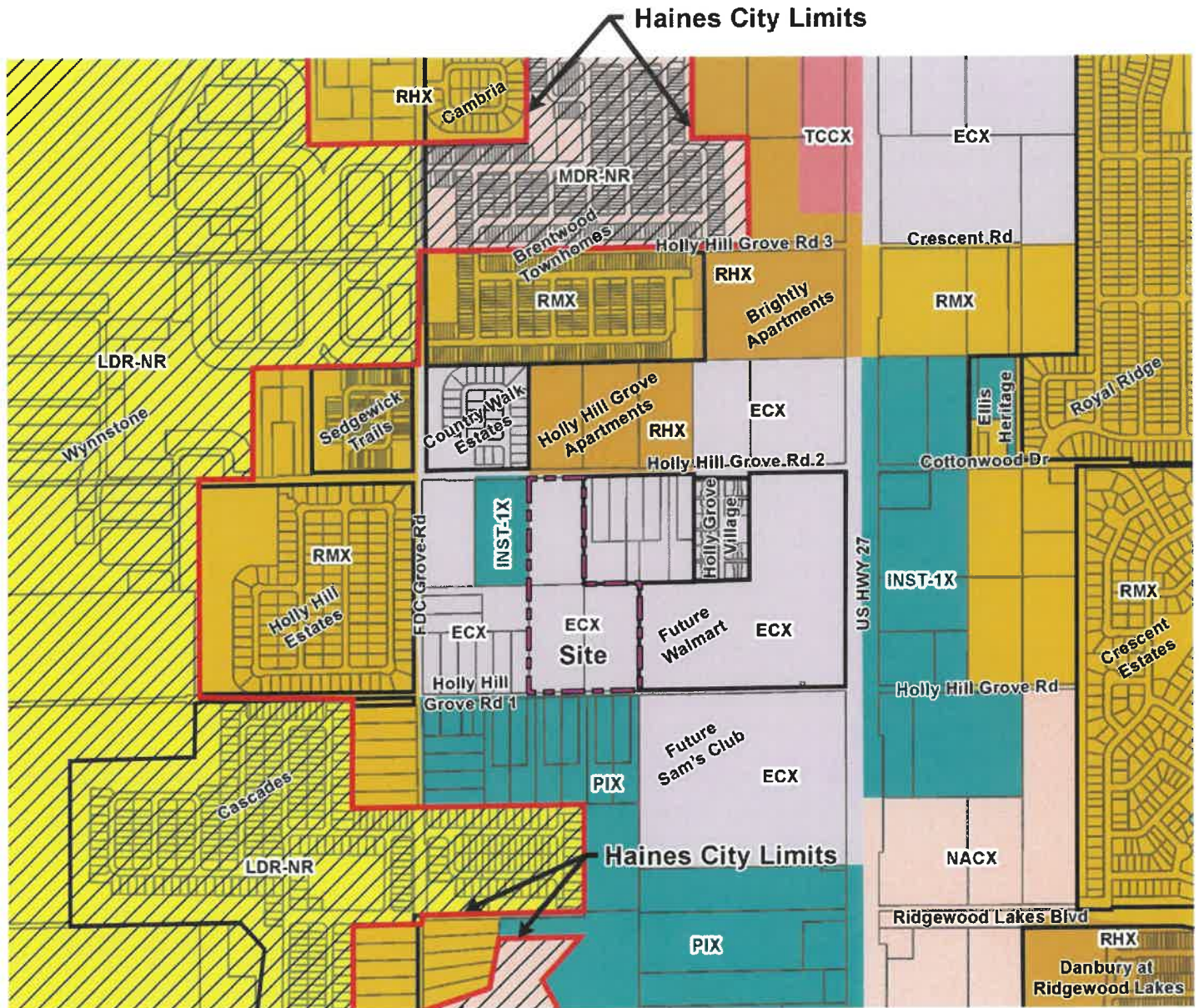
Polk County, Florida

## Exhibit 6

### FEMA Map







## GPk HHG2 Polk County, Florida

## Exhibit 7 Surrounding FLU



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NORTH

### **1.7 Consistency with the 2045 Comprehensive Plan:**

Pursuant to Polk County Land Development Code, the County shall be guided by the following review criteria when rendering a decision on an application for Level IV (4) Review.

#### **Future Land Use Element:**

#### **Objective 2.102 – Growth Management**

##### **Policy 2.102-A10: Location Criteria**

- a. Nearness to incompatible land uses and future land uses, unless adequate buffering is provided

##### **Response:**

The subject site is within the North Ridge Selected Area Plan (SAP) and Ridge Special Protection Area (SPA). The development criteria of these areas promotes the development of residential uses in close proximity to commercial development. The proposed amendment will permit the development of high density residential adjacent to the proposed commercial center to the east of the subject site in accordance with the fundamental principles of the SAP.

The parcels adjacent to and in the vicinity of the subject site have land uses which support the development of high density residential. As stated in Section 1.6, the parcels to the east of the subject site consist of Employment Center (ECX). The parcels to the north consist of Residential High (RHX). The parcels to the west consist of Employment Center (ECX) and Institutional (INST-1X). The parcels to the south consist of Professional Institutional (PIX) (Exhibit 7). Amending the Future Land Use designation of the subject site from ECX to RHX will provide for a transition of development intensity from US HWY 27 to the low density residential within Haines City limits (Exhibit 3).

- b. Nearness to agriculture-production areas

##### **Response:**

The subject site is within the Transit Supportive Development Area (TSDA) and the North Ridge Selected Area Plan. These areas were established to support high density and intensity development. The primary existing land use surrounding the subject site, as established by the SAP, is Employment Center (ECX), Residential Medium (RMX), Residential High (RHX), Institutional (INST-1X), and Professional Institutional (PIX) (Exhibit 2). These land uses do not allow agricultural uses.

- c. Distance from populated areas

**Response:**

The Amendment Parcel is within close proximity to multiple Medium and High-Density Residential developments as well as a large commercial development to the east. See Table 1.6.1 and Exhibit 7.

- d. Economic issues, such as minimum population support and market area radius (where applicable)

**Response:**

The subject parcel is located within the North Ridge Selected Area Plan which was established in anticipation of high density and intensity development. The estimated population as per the *BEBR Households and Average Household Size in Florida* is 763 people (2.61 per household).

- e. Adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development

**Response:**

Potable Water and Reclaimed Water are adjacent to the subject site. The Force Main is along FDC Grove Rd and will be extended to serve the subject site. An estimated level of service for public utilities has been provided. See Section 1.8. Stormwater retention will be provided on site and will be designed in accordance with Polk County's Land Development Code and Southwest Florida Water Management District.

A non-binding school capacity determination letter was submitted to Polk County Public Schools; a copy of the determination letter is attached. See Appendix A and see Table 1.7.1 for School Proximity. Emergency services are within close proximity to the subject site. See Table 1.7.2. Community open space will be provided on site in accordance with the Polk County Land Development Code.

- f. Environmental factors

**Response:**

The subject site has no wetlands or flood plains present on site. See Section 1.5. An Environmental Assessment shall be submitted under a separate cover.

**Table 1.7.1**

School Name	Distance from Subject Site
Bella Cita Elementary School	6.0 +/- miles
Citrus Ridge K-8 Middle School	8.9 +/- miles
Ridge Community Senior High School	4.8 +/- miles



**Table 1.7.2**

<b>Service</b>	<b>Distance from Subject Site</b>
Sheriff – 1100 Dunson Road, Davenport	3.9 +/- miles
Fire / EMS – 126 Cottonwood Dr, Davenport	0.6 +/- miles
Hospital - 40100 US HWY 27, Haines City, FL	1.8 +/- miles

**Policy 2.102-A11: Urban Sprawl Criteria**

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.

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.

**Response:**

The proposed amendment will permit the Applicant to develop high density multi-family housing (20 Du/Ac) within close proximity to US HWY 27 and within the rapidly urbanizing North Ridge Selected Area Plan. Recently approved projects such as the adjacent Walmart and Sam's Club commercial development shall provide employment and support services in close proximity to the residents of the proposed community.

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.

**Response:**

The subject site is within the North Ridge Selected Area Plan which promotes urban style development. The existing future land use for the property is Employment Center (ECX), consistent with urban uses. The proposed amendment will not promote urban development within rural areas. The development of the subject site will promote a transition of use and intensity of the recently approved 57.61-acre Walmart and Sam's Club commercial development, which is direct adjacent to the subject site.



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

**Response:**

**The proposed residential development is within the rapidly urbanizing Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan. Multiple surrounding properties have been developed, recently approved, or in process of being approved. See Section 1.6. The surrounding developments are generally clustered around Hwy 27, consistent with the TSDA. The amendment of the subject site will not create radial, strip isolated, or ribbon pattern development.**

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.

**Response:**

**The subject site is within the North Ridge Selected Area Plan which promotes urban style development. The existing future land use for the property is Employment Center (ECX), consistent with urban uses. The proposed amendment will not promote urban development within rural areas. The development of the subject site will promote a transition of use and intensity of the recently approved 57.61-acre Walmart and Sam's Club commercial development, which is direct adjacent to the subject site. There are no flood plains or wetlands present on the subject site (Exhibit 6). An Environmental Assessment will be submitted under a separate cover.**

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.

**Response:**

**The subject site is within the Transit Supportive Development Area (TSDA) and the North Ridge Selected Area Plan. These areas were established to support high density and intensity development. The primary existing land use surrounding the subject site, as established by the SAP, is Employment Center (ECX), Residential Medium (RMX), Residential High (RHX), Institutional (INST-1X), and Professional Institutional (PIX) (Exhibit 7). These land uses do not allow agricultural uses.**

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

**Response:**

Potable Water and Reclaimed Water are adjacent to the subject site; capacity exists to serve the project. The Force Main is along FDC Grove Rd and will be extended to serve the subject site. An estimated level of service for public utilities has been provided. See Section 1.8. Stormwater retention will be provided on site and will be designed in accordance with Polk County's Land Development Code and Southwest Florida Water Management District.

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

**Response:**

No new public facilities or services will need to be provided for the project as existing facilities and services are proposed to serve the site. The Applicant will coordinate with PCU to verify sufficient capacity to serve the site is available.

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.

**Response:**

Access to the subject site will be provided via Holly Hill Grove Rd 2 which intersects Hwy 27 to the east. Emergency access will be provided via Holly Hill Grove Rd 1. A Traffic Impact Assessment has been provided for review. See Appendix C.

Potable Water and Reclaimed Water are adjacent to the subject site; capacity exists to serve the project. The Force Main is along FDC Grove Rd and will be extended to serve the subject site. An estimated level of service for public utilities has been provided. See Section 1.8. Stormwater retention will be provided on site and will be designed in accordance with Polk County's Land Development Code and Southwest Florida Water Management District.

A non-binding school capacity determination letter was prepared by Polk County Public Schools and is attached for review. See Appendix A and Table 1.7.1 for School Proximity. Emergency services are within close proximity to the subject site. See Table 1.7.2 for proximity to emergency services.

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

**Response:**

**The proposed residential development will provide a transitional use between the high intensity of the adjacent Walmart and Sam's Club to the residential developments west of the subject site.**

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

**Response:**

**The development of the subject site does not isolate any of the surrounding properties. The density of the proposed residential development will provide the development patterns and densities needed for the development of the adjacent ECX, INST-1X, and PIX parcels.**

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

**Response:**

**The requested land use of RHX works in conjunction with the adjacent ECX, INST-1X, and PIX to provide the necessary housing and population needed to support the uses in which ECX, INST-1X, and PIX allow.**

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

**Response:**

**The proposed residential development will have primary access via Holly Hill Grove Rd 2 which intersects Hwy 27 to the east, and emergency access via Holly Hill Grove Rd 1. This development will not impact the accessibility of the adjacent parcels and developments.**

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

**Response:**

**The existing conditions of the subject site does not allow for the functional use as public open space. A minimum of 40% of the subject site will be reserved for open space per Polk County's Land Development Code Ch 5, Sec 504.**

**Objective 2.104-A** - The Polk County Plan shall provide areas for the development of urban-intensity growth through the designation and mapping of Transit Supportive Development Area, and the establishment of policies to govern the development of land within the Transit Supportive Development Area.

**Policy 2.104-A5: Development Criteria**

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

**Response:**

**The subject site will connect to existing public transit facilities and trail networks, and provide a minimum of 500 square feet of recreational space per dwelling unit with an overall minimum open space of 40% as per Ch 5, Sec 504 of the Polk County Land Development Code.**

Potable Water and Reclaimed Water are adjacent to the subject site. The Force Main along FDC Grove Rd and will be extended to serve the subject site. An estimated level of service for public utilities has been provided. See Section 1.8. Stormwater retention will be provided on site and will be designed in accordance with Polk County's Land Development Code and Southwest Florida Water Management District.

**Section 2.131-Q – North Ridge Selected Area Plan**

**Vision Basic Principles:**

12. Mixing residential and non-residential uses along with interconnectivity between neighborhoods and commercial districts will support a more efficient transportation pattern in the area as well as help maintain the level of service on US 27.

**Response:**

The parcel to the east of the subject site has been recently approved for a Walmart and Sam's Club commercial development on 57.61 acres of Employment Center (ECX) with no proposed residential. The proposed amendment of the subject site will provide a residential component that will support the development on the adjacent parcel. The Amendment Parcel will provide primary access along Holly Hill Grove Rd 2 and a pedestrian and bicycle path the proposed Walmart and Sam's Club east of the subject site.

**Policy 2.131-U1:** Ten percent (10%) of open space (30% of the area within the Green Swamp) shall be required of all development, to ensure an aesthetic and visually pleasing sense of place.

**Section 2.132-B: Ridge Special Protection Area**

**Policy 2.132-B10 (d):** All residential development must provide a minimum open space set-aside of no less than 30% of total land area.

**Response:**

The subject site is within the Green Swamp Area of Critical State Concern and Ridge Special Protection Area and will provide a minimum of 40% open space per Polk County's Land Development Code Ch 5, Sec 504.



**Section 2.131-Q – North Ridge Selected Area Plan**

**Objective 2.131-Q: North Ridge Selected Area Plan** – Development within the North Ridge Selected Area Plan (SAP) shall occur in accordance with the policies stated within the 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.

**Section 2.132-B: Ridge Special Protection Area**

**Policy 2.132-B10: Development Criteria**

b. Development of RH parcels shall be subject to the following restrictions:

2. Consistent with the objectives and goal of making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RH parcel shall be allowed a maximum of 20 du/ac, providing the development meets the terms and conditions of this CARMP and Comprehensive Plan.

**Response:**

The subject site is immediately adjacent to a recently approved Walmart and Sam's Club which permits the development of a maximum of 390,000 square feet of commercial development and 67,500 square feet of outparcel commercial development on 57.61 acres of Employment Center (ECX) with no proposed residential. The proposed amendment of the subject site will provide a residential component that will support the adjacent commercial uses.

In addition to the future Walmart and Sam's Club development, there are approximately 24.09 acres with a Future Land Use of Employment Center (ECX). It can be anticipated that these parcels will be developed consistent with the ECX Future Land Use designation and will provide additional commercial development consistent with the North Ridge Selected Area Plan.

**1.8 Impact Assessment Statements:**

**Land and Neighborhood Characteristics**

1. How and why is the site suitable for the proposed uses

**Response:**

The subject site is within the North Ridge Selected Area Plan which was established to support a mix of high density and intensity urban development. The neighboring Employment Center (ECX) parcels have been recently approved for the development of a Walmart and Sam's Club, providing high intensity commercial development. The proposed amendment will permit the construction of high density residential that will support the adjacent commercial uses and provides a transition of uses to the residential to the west, consistent with the SAP. See Table 1.8.1.

**Table 1.8.1**

Surrounding Land Uses				
Relation to Subject Site	Subdivision / Development Name	Future Land Use	Approved Density / Intensity	Du/Ac
North	Country Walk Estates	Employment Center (ECX)	34 Single-Family Lots	3.54
	Holly Hill Grove Apartments	Residential High (RHX)	288 Multi-Family Units	19.89
East	Florida Development Co Subdivision	Employment Center (ECX)	Vacant	0.00
	Walmart and Sam's Club		457,500 Square Feet Commercial	0.00
South	Florida Development Co Subdivision	Professional Institutional (PIX)	35 Single-Family Lots	0.99
West	Holly Hill Estates	Residential Medium (RMX)	237 Single-Family Lots	6.14
Center	Florida Development Co Subdivision	Institutional (INST-1X)	Vacant	0.00

Within the Haines City limits west of Holly Hill Estate is the future Wynnstone Residential Planned Unit Development. This community is currently under review and is entitled to develop a maximum of 1,984 single-family lots (4.99 Du/Ac).

With the goals and objectives of the North Ridge Selected Area Plan and the close proximity to high density residential development and large-scale commercial development, the proposed Future Land Use amendment from Employment Center (ECX) to Residential High (RHX) will permit a transitional use between the urbanized development pattern on US HWY 27 to the lower density communities west of the subject site.

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

**Response:**

A Conceptual Land Use Plan is attached (Appendix B). Existing and proposed Future Land Use Maps are included in this report (Exhibits 2 and 3).

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

**Response:**

**The proposed Residential High (RHX) land use designation is consistent with the surrounding Future Land Uses and shall be developed consistent with the Polk County Land Development Code. A detailed site plan will be developed and submitted; any incompatibilities will be identified and mitigated at the time of review.**

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

**Response:**

**The proposed Residential High (RHX) land use designation will provide high density residential to an area of the county that is experiencing rapid growth. A majority of the properties adjacent to the subject site are developed or approved for development. The proposed change will enhance the current development patterns to create an overall mixed-use area with various types of residential and commercial development.**

5. Describe each of the uses proposed in a future Planned Development, if land use amendment is approved and identify the following

a. The density and types of residential dwelling units:

**Response:**

**A maximum of (20) dwelling units per acre is proposed. A detailed site plan showing the proposed development shall be submitted for review under a separate application.**

b. The type of commercial and industrial uses:

**Response:**

**Not applicable.**

c. The approximate customer service area for commercial uses; and

**Response:**

**Not applicable.**

- d. The total area proposed for each type of use, including open space and recreation.

**Response: Table 1.8.2**

<b>Total Project Area</b>	14.61 Acres
<b>Open Space</b>	Minimum of 40% (5.84 Acres)
<b>Recreation</b>	500 Sq Ft per Dwelling Unit (3.35 Acres)

**Access to Roads and Highways:**

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;

**Response:**

**The project will produce (116) AM peak hour trips and (150) PM peak hour trips. A detailed Traffic Impact Assessment has been provided for review. See Appendix C.**

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

**Response:**

**Per the attached Traffic Impact Assessment, no significant modifications to the existing transportation system are required at this time. A detailed Traffic Impact Assessment has been provided for review. See Appendix C.**

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

**Response:**

**Multi-family apartments require two (2) spaces per unit. The proposed amendment will permit a maximum of (292) multi-family units, requiring a maximum of (584) parking spaces. Final determination shall be made with site plan review. A detailed Traffic Impact Assessment has been provided for review. See Appendix C.**

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

**Response:**

**Access to the subject site shall be provided on Holly Hill Grove 2. A secondary emergency access may be provided on Holly Hill Grove 1 and will be determined at site plan review. A detailed Traffic Impact Assessment has been provided for review. See Appendix C.**

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.

**Response:**

**Alternate modes of transportation shall be evaluated with site plan review. A detailed Traffic Impact Analysis has been provided. See Appendix C.**

**Sewage:**

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

**Response: Per Policy 4.203-A2 the Level of Service for Sanitary Sewer Facilities is 270 gallons per day per equivalent residential connections (GPERC). See Table 1.8.3.**

**Table 1.8.3**

Waste Water LOS	Total Acreage	Dwelling Units Estimated	LOS (GPD / Dwelling Unit)	Estimated Demand (GPD)
Residential	14.61	292	270	78,840 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.

**Response:**

**The proposed development shall connect to a centralized sanitary sewer owned and maintained by Polk County Utilities (PCU). The applicant will coordinate with PCU to verify sufficient capacity to serve the site is available.**



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

**Response:**

**The proposed development will be served by Polk County Utilities (PCU). The applicant will coordinate with PCU to verify sufficient capacity to serve the site is available.**

4. Identify the service provider

**Response:**

**Polk County Utilities will provide potable, reclaim, and wastewater service to the property.**

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

**Response:**

**The Applicant will coordinate with Polk County Utilities to ensure sufficient capacity to serve the site is available. It is anticipated that the property will connect to the wastewater system in 2026 / 2027.**

**Water Supply:**

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

**Response:**

**Polk County Utilities will provide the site with potable and reclaimed water services.**

2. Identify the service provider.

**Response:**

**Polk County Utilities will provide potable and wastewater service to the property.**

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

**Response:** Per Policy 4.203-A2 the Level of Service for Potable Water is 360 gallons per day per equivalent residential connection (GPERC). See Table 1.8.4.

**Table 1.8.4**

Potable Water LOS	Total Acreage	Dwelling Units Estimated	LOS (GPD / Dwelling Unit)	Estimated Demand (GPD)
Residential	14.61	292	360	105,120 GPD

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

**Response:**

**The Applicant will coordinate with Polk County Utilities to ensure sufficient capacity to serve the site is available. It is anticipated that the property will connect to the potable water system in 2026 / 2027.**

#### **Surface Water Management and Drainage:**

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

**Response:**

**There are no existing surface water areas on the subject site that would be impacted by the proposed development. Stormwater management shall be provided via on-site detention ponds consistent with the Polk County and the Water Management District requirements.**

2. Describe the alteration to the site's natural drainage features, including wetlands, that would be necessary to develop the project.

**Response:**

**No wetlands have been identified on the subject site and the site is within Flood Zone X (Exhibit 6). The existing drainage basin will be maintained via on-site detention consistent with the Polk County Land Development Code and Southwest Florida Water Management District.**

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

**Response:**

**A detailed Environmental Assessment shall be submitted under a separate cover.**

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

**Response:**

**The subject site is not in a high priority Aquifer Recharge Area. No on-site wells are proposed that would impact the ground water conditions. The master stormwater system will provide treatment and attenuation for the on-site improvements and will be designed and constructed consistent with the Polk County Land Development Code and Southwest Florida Water Management District.**

**Population:**

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

**Response:**

**The development of the subject site proposed 292 dwelling units (20 Du/Ac). An average of 2.61 residents per household per the BEBR *Households and Average Household Size in Florida* will result in an estimated generated population of 763 people.**

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.

**Response:**

**Not applicable.**

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

**Response:**

**According to the 2020 Decennial Census for the zip code (33837) in which the area of work is located, the population was (36,302) people. See Table 1.8.5.**

**Table 1.8.5**

<b>Population</b>	
Population	36,302
Age and Sex	
Persons under 5 years, percent	7.1%
Persons under 18 years, percent	24.50%
Persons 65 years and over, percent	16.10%
Female persons, percent	48.99%
Race and Hispanic Origin	
White alone, percent	52.10%
Black or African American alone, percent	9.71%
American Indian and Alaska Native alone, percent	0.66%
Asian alone, percent	2.24%
Native Hawaiian and Other Pacific Islander alone, percent	0.06%
Other Race alone	15.67%
Two or More Races, percent	19.57%

**Per ACS, the total number of households recorded in the 2020 Census for the zip code (33837) in which the area of work is located, was (15,223) households. The median household income for the proposed developments zip code was \$75,861.**

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

**Response:**

**Not applicable.**

**General Information:**

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

**Response:**

**The proposed residential development will provide housing in close proximity to the employment centers along US HWY 27.**

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

a. Parks and Recreation;

**Response:**

**Polk County estimates a need of 6.95 acres of public parks and open space per 1,000 people. The HHG2 development proposes 763 residents, which projects a need of 5.30 acres of public park and open space land. The closest recreation to the proposed residential development is the east trailhead of the Hilochee Wildlife Management Area, about 2.5 miles from the subject site. This trail access provides access to approximately 3.5 miles of trail.**

**The proposed residential development will provide a minimum of 500 square feet of recreation space for each dwelling unit for a total of 3.35 acres of park space of the projected 5.30 acres of needed public park / open space. The remaining 1.95 acres of park / open space will be provided via the remaining 2.49 acres of open space required on-site.**

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

**Response:**

**Bella Cita Elementary, Citrus Ridge K-8 Middle School, and Ridge Community Senior High School is within proximity of the subject site. See Table 1.7.1. A School Capacity Determination letter has been submitted (Appendix A).**

c. Health Care (Emergency / Hospital);

**Response:**

**Heart of Florida Medical Center is approximately 1.8 miles from the subject site. See Table 1.7.2.**



d. Fire Protection;

**Response:**

**Polk County Fire Station 38 is approximately 0.6 miles from the subject site. See Table 1.7.2.**

e. Police Protection and Security;

**Response:**

**Polk County Sheriff's office is approximately 3.9 miles from the subject site. See Table 1.7.2.**

f. Electrical Power Supply.

**Response:**

**Duke Energy provides electrical services to this area of Polk County.**

**Maps:**

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

**Response:**

**Acknowledged, please see Exhibits 1 through 7.**

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

**Response:**

**Acknowledged, please see Exhibits 1 through 9.**

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

**Response:**

**A location map is included within this report (Exhibit 1).**

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

**Response:**

**A Topographic Map is included within this report (Exhibit 4).**

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

**Response:**

**A Future Land Use map is included within this report (Exhibits 2, 3, and 7).**

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

**Response:**

**A Soils Map is included within this report (Exhibit 5).**

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

**Response:**

**A Traffic Circulation Map is included within this report (Exhibit 8). A Traffic Impact Assessment has been provided (Appendix C).**

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

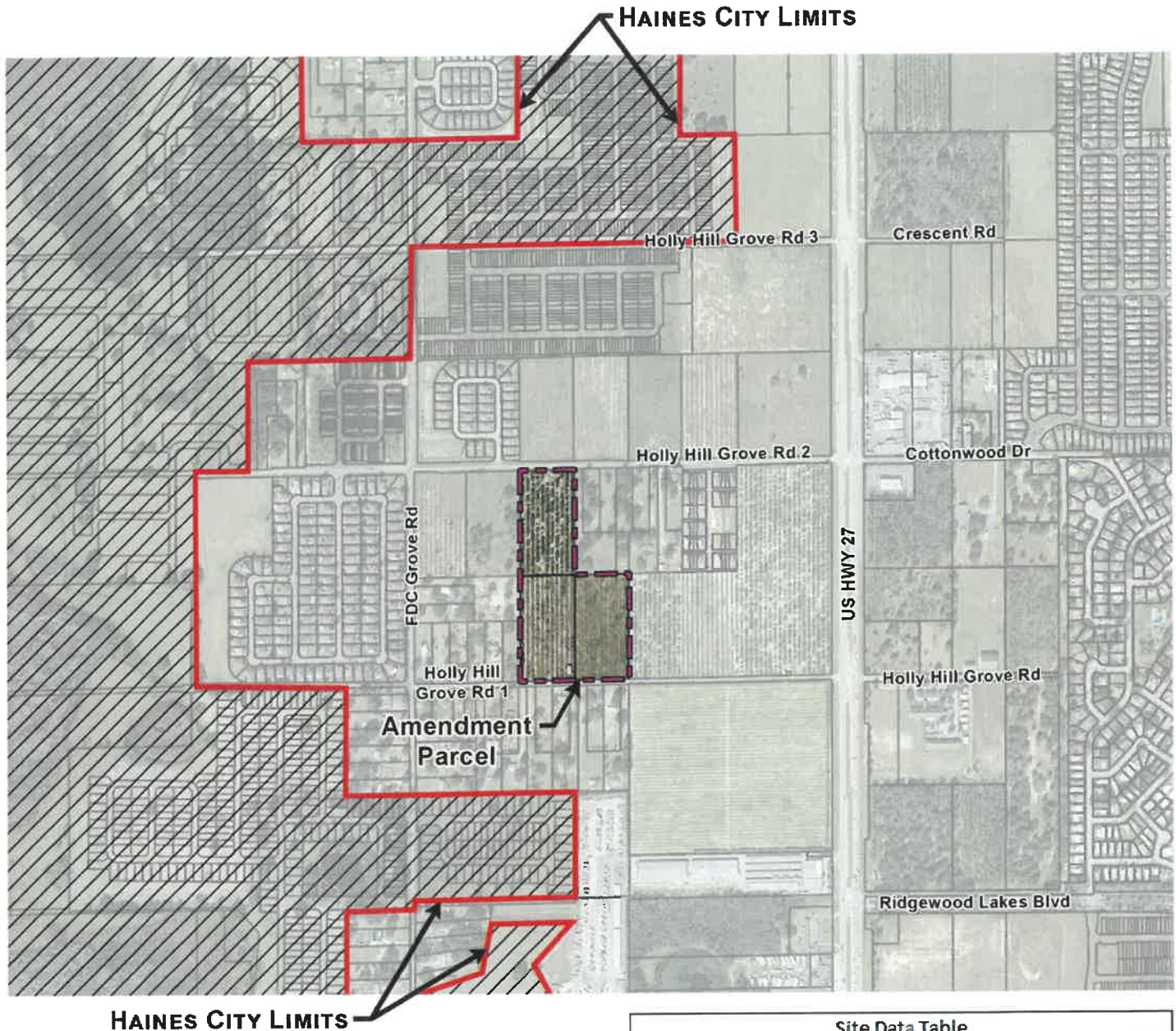
**Response:**

**A Site Plan for the residential development has not been developed. A detailed site plan will be submitted at a future date. All development shall be consistent with the Polk County Land Development Code, which provides the requested information.**

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

**Response:**

**A Drainage Map is included within this report (Exhibit 9). There are no existing drainage structures, canals, wetlands, watercourses, or other major drainage features present on-site. A Site Plan for the residential development has not been developed at the time of this report. A detailed Site Plan will be submitted at a future date. All development shall be consistent with the Polk County Land Development Code, which provides the requested information.**



Site Data Table			
Road name	Maintenance Jurisdiction	Paved	R/W Width
FDC Grove Rd	Local Road	Yes	55'
Holly Hill Grove Rd 1	Local Road	Yes	40'
Holly Hill Grove Rd 2	Local Road	Yes	40'
Holly Village Dr	Privately Owned and Maintained	Yes	Private
US HWY 27	Arterial Highway	Yes	120'



**daly design group**

Urban Planning · Landscape Architecture · Project Management

913 N Pennsylvania Ave, Winter Park, Florida 32789

Phone 407.740.7373 · [www.dalydesign.com](http://www.dalydesign.com)

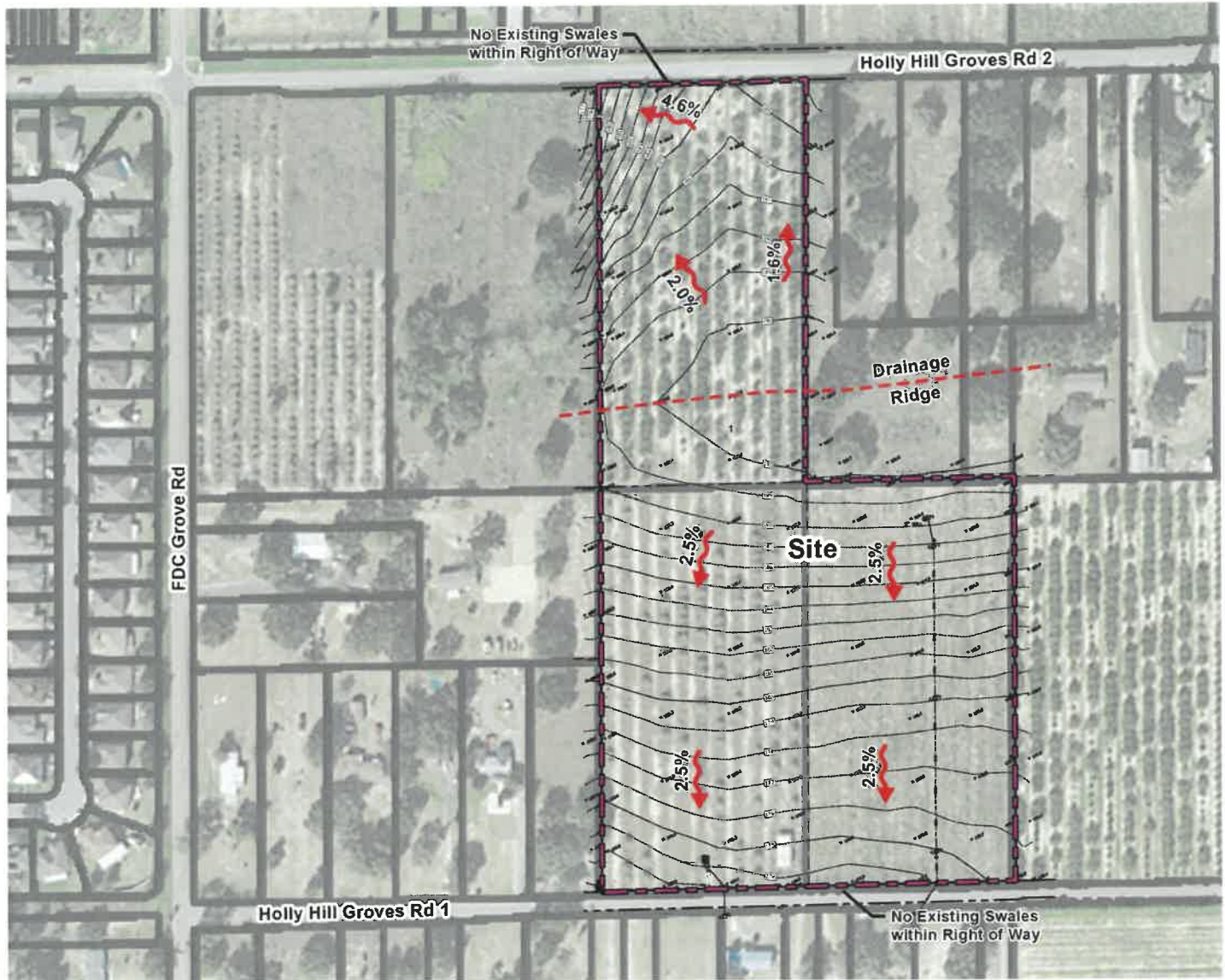
Job No.: 25201 Scale: nts Date: 05.01.2025

## GPK HHG2 Polk County, Florida

## Exhibit 8 Traffic Circulation Map







## GPK HHG2 Polk County, Florida

## Exhibit 9 Existing Drainage Map



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Phone 407.740.7373 · [www.dalydesign.com](http://www.dalydesign.com)  
Job No.: 25201 Scale: nts Date: 05.07.2025





**1.9 Green Swamp Impact Assessment Statements:**

1. Flood Plain development requirements in this Code under Section 3.11.07D, where applicable.

**Response:**

**Per FEMA Map Panel 12105C0225G, the site is not within a flood zone (Exhibit 6).**

2. Wetland development requirements in this Code under Section 3.11.07E, where applicable.

**Response:**

**No wetlands have been identified on the subject site.**

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

**Response:**

**Polk County Utilities will provide potable and wastewater services to the subject site and no wells are proposed. There are no wetlands that have been identified on site and the master stormwater management area will be designed and constructed consistent with the Land Development Code, Water Management District, and Green Swamp regulations. A detailed Site Plan will be provided at the time of Preliminary Plan review.**

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

**Response:**

**The flow of ground and surface water will be managed in accordance with the Land Development Code, Water Management District, and Green Swamp regulations.**

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

**Response:**

**The proposed residential development will be designed and constructed consistent with regulatory requirements. It is not anticipated that the proposed development on the subject site will impact available water capacity or the ability for the aquifer to recharge. The subject site is not within a wellfield protection district. The soils on-site are Candler 0-5% slope and the subject site is not within an identified high recharge areas.**

6. Protect or improve the functions of the Green Swamp Potentiometer High of the Floridian Aquifer.

**Response:**

**No wells are proposed on site and it is not anticipated that the proposed residential development will have any impacts to the Green Swamp Potentiometer High of the Floridian Aquifer.**

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

**Response:**

**The subject site will be served by Polk County Utilities. No on-site wells that would have an impact on the ground water are proposed. The master stormwater management system is anticipated to be a dry detention pond and will be designed and constructed consistent with regulatory requirements of the Land Development Code and Water Management District.**

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

**Response:**

**The subject site is not within a salt water intrusion area of concern. The proposed development will be served by centralized utilities provided by Polk County Utilities.**

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

**Response:**

**The subject site will be served by Polk County Utilities. No on-site wells that would have an impact on ground water are proposed. The master stormwater management system is anticipated to be a dry detention pond and will be designed and constructed consistent with regulatory requirements of the Land Development Code and Water Management District.**

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

**Response:**

**The subject site does not contain any wetlands on site. The proposed development will not have an impact on wetlands.**

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

**Response:**

**The subject site does not contain any wetlands on-site. The proposed development will not have an impact on wetlands.**

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

**Response:**

**The natural flow regime of drainage basins will be designed and constructed in accordance with the requirements of the Polk County Land Development Code and Water Management District.**

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

**Response:**

**The master stormwater pond will be designed and constructed in accordance with the requirements of the Polk County Land Development Code and Water Management District.**

**APPENDIX A**  
**LAKE COUNTY SCHOOLS CAPACITY DETERMINATION**



# POLK COUNTY PUBLIC SCHOOLS

## BOARD MEMBERS

**Dr. William Allen**  
Board Chair  
District 1

**Justin Sharpless**  
Board Vice-Chair  
District 6

**Travis L. Keyes**  
District 2

**Rick Nolte**  
District 3

**Sara Beth Wyatt**  
District 4

**Kay Fields**  
District 5

**Lisa Miller**  
District 7

## ADMINISTRATION

**Frederick R. Heid**  
Superintendent

April 25, 2025

PCSB: NB2025-042502

Daly Design Group  
Attn: William Maki  
913 N Pennsylvania Ave  
Winter Park, FL 32789  
(407) 740-7373  
Email: [BMaki@dalydesign.com](mailto:BMaki@dalydesign.com)

Dear William Maki:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **GPK HHG2** project located on parcel numbers 272630-708000-010030, 272630-708000-010130, and 272630-708000-010140. Currently, there is **insufficient capacity at the zoned elementary and adjacent zoned schools**. There is available capacity at the zoned middle school. There is insufficient capacity at the zoned high school; however, there is adequate capacity in the adjacent zoned school. **If this application were seeking Binding Concurrency, this letter would serve as a finding of inadequate capacity to serve the proposed development.** This development would need to either wait for capacity to become available or enter into a mitigation agreement. Please see the table below for concurrency analysis. Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	980	1,053	246	292 MF	36	No (-173)
Citrus Ridge (Adjacent)	517	624	297	292 MF	36	No (-190)
Horizons (Adjacent)	1,540	1,594	150	292 MF	36	No (-96)
Loughman Oaks (Adjacent)	1,179	1,420	422	292 MF	36	No (-181)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bella Citta (Zoned)	447	770	160	292 MF	18	Yes (+133)
Citrus Ridge (Adjacent)	582	981	200	292 MF	18	Yes (+199)

STUDENTS FIRST



1915 S. Floral Ave.  
Bartow, FL 33830



P.O. Box 391  
Bartow, FL 33831



863-534-0500



[polkschoolsfl.com](http://polkschoolsfl.com)



High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Ridge Community (Zoned)	2,626	2,848	378	292 MF	22	No (-156)
Auburndale (Adjacent)	1,787	2,404	561	292 MF	22	Yes (+56)

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development.

Prior to Polk County Land Development's issuance of a final development order (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

Once the final development order has been issued by the city, the development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month period for reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.E.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination. Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at [planning@polk-fl.net](mailto:planning@polk-fl.net) if you need any further assistance.

Sincerely,




**Malissa Celestine** | Senior Coordinator Facilities Planning  
Facilities Planning & Real Estate Department | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x 313 / [Malissa.Celestine@polk-fl.net](mailto:Malissa.Celestine@polk-fl.net)

c: Ben Dunn, Director of Planning & Development- Polk County BoCC [benjamindunn@polk-county.net](mailto:benjamindunn@polk-county.net)  
Benjamin Ziskal, Director of Land Development - Polk County BoCC [benjaminziskal@polk-county.net](mailto:benjaminziskal@polk-county.net)  
Erik Peterson, Planning Administrator- Polk County BoCC [erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net)  
Rita Karacson, Development Coordination Supervisor- Polk County BoCC [ritakaracson@polk-county.net](mailto:ritakaracson@polk-county.net)



**1915 S. Floral Ave.  
Bartow, FL 33830**



**P.O. Box 391  
Bartow, FL 33831**



**863-534-0500**



**[polkschoolsfl.com](http://polkschoolsfl.com)**

**APPENDIX B**  
**CONCEPTUAL LAND USE PLAN**  
**PREPARED BY: DALY DESIGN GROUP**



## GPK HHG2

Polk County, FL

### Site Data

Gross Land Area	14.61 AC
①- 27-26-30-708000-010030	4.87 AC
②- 27-26-30-708000-010130	4.87 AC
③- 27-26-30-708000-010140	4.87 AC
Total Wetlands	0.00 AC
Total Flood Zone	0.00 AC
Maximum Multi-Family Dwelling Units	292 Units

### Conceptual Site Plan

daly design group  
 Urban Planning Landscape Architecture - Project Management  
 913 N Pennsylvania Ave, Winter Park Florida 32789  
 Phone 407.740.7373 - www.dalydesign.com  
 Job No : 25201 Scale: NTS Date: 03.20.2025



NR-01

**APPENDIX C**  
**CONCEPTUAL TRAFFIC IMPACT ASSESSMENT**  
**PREPARED BY: RAYSOR TRANSPORTATION CONSULTING**



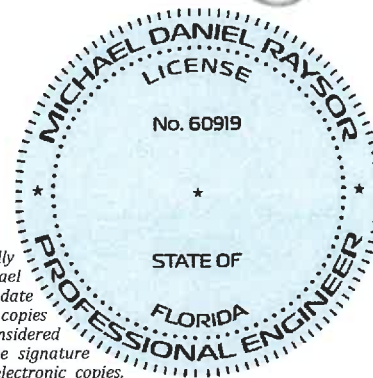
TECHNICAL MEMORANDUM

**TO:** GPK SE HOLDING, LLC  
8615 COMMODITY CIRCLE, SUITE 17  
ORLANDO, FLORIDA 32819

**FROM:** MICHAEL D. RAYSOR, P.E.  
RAYSOR TRANSPORTATION CONSULTING, LLC

**SUBJECT:** HOLLY HILL DEVELOPMENT  
TRAFFIC IMPACT ASSESSMENT STATEMENT

**DATE:** APRIL 23, 2025



*This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*

1.0 | INTRODUCTION

This technical memorandum documents a Traffic Impact Assessment Statement prepared in support of a proposed Land Use District Modification for the “Holly Hill Development”. The subject 19.24 acre project site consists of parcel #'s 272630708000010010, 272630708000010030, 272630708000010130, and 272630708000010140, located east of FDC Grove Road, between Holly Hill Grove Road 1 and Holly Hill Grove Road 2, in Polk County, Florida; as shown in **FIGURE 1.0**. The Land Use District Modification is being sought to modify the current Employment Center (ECX) land use district to the Residential High (RHX) land use district.

This Traffic Impact Assessment Statement was performed in accordance with §910.B of the Polk County Land Development Code, as follows:

**POLK COUNTY LDC §910.B**

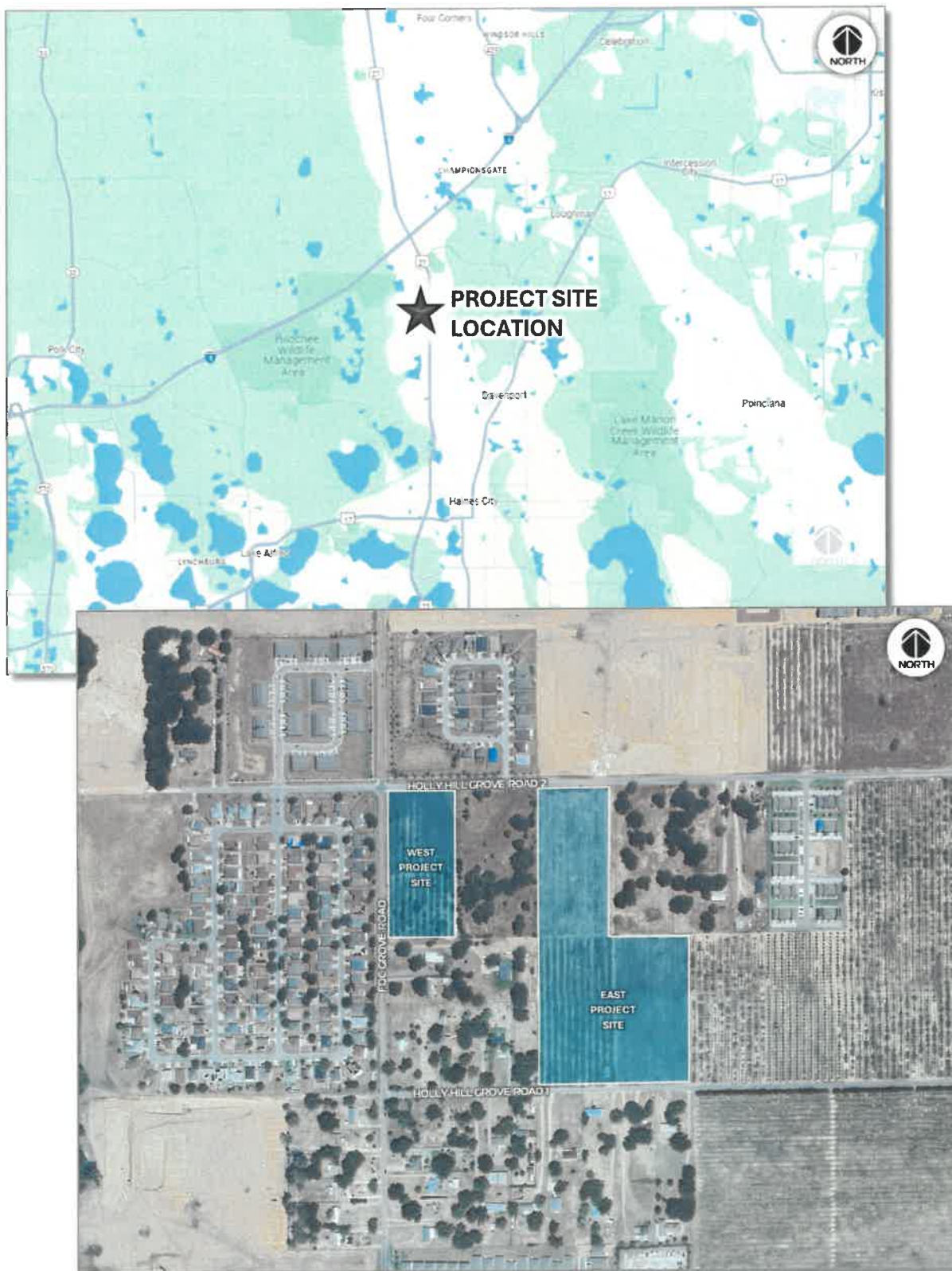
*To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:*

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;*
2. *Indicate what modifications to the present transportation system will be required as a result of the proposed development;*
3. *List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;*
4. *Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and*
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.*





**FIGURE 1.0 | PROJECT SITE LOCATION**





## 2.0 | LAND USE DEVELOPMENT POTENTIAL

The maximum development potential for the current and proposed land use district scenarios for the subject project was identified in accordance with §2.131-Q of the Polk County Comprehensive Plan; noting that the project site is located within the North Ridge Selected Area Plan.

The ECX classification in the North Ridge Selected Area Plan is intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses. The maximum intensity of development has a baseline floor-area-ratio (FAR) of 0.70, which can be increased up to 2.0 through bonus points; where commercial is limited to 30% of development with a maximum floor-area-ratio (FAR) of 1.0.

Given the above floor-area-ratios, the 19.24 acre (838,094 square foot) site can support between 586,665 and 1,676,188 square feet of development without commercial; and between 586,665 and 1,424,760 square feet of development with 30% (of total site acreage) as commercial; with the range dependent upon qualifying bonus density. For the purposes of this analysis, the following four (4) development scenarios were assumed for the current ECX land use district, which provides for a reasonable representation of potential development within the allowable FAR range:

### **SCENARIO A** (Baseline Scenario w/o Commercial)

- 234,666 sf Professional Office [40%]
- 117,333 sf Medical Office [20%]
- 234,666 sf Light Industrial [40%]

### **SCENARIO B** (Baseline Scenario w/ Commercial)

- 176,000 sf Commercial [30%]
- 176,000 sf Professional Office [30%]
- 58,665 sf Medical Office [10%]
- 176,000 sf Light Industrial [30%]

### **SCENARIO C** (Bonus Intensity Scenario w/o Commercial)

- 670,475 sf Professional Office [40%]
- 335,238 sf Medical Office [20%]
- 670,475 sf Light Industrial [40%]

### **SCENARIO D** (Bonus Intensity Scenario w/ Commercial)

- 250,000 sf Commercial [30% of total site acreage / 17.5% of development square footage]
- 476,960 sf Professional Office [33.4%]
- 220,840 sf Medical Office [15.5%]
- 476,960 sf Light Industrial [33.4%]



The RHX classification in the North Ridge Selected Area Plan is characterized by multi-story, multi-family units, with a baseline maximum density of 10 dwelling units per acre, which can be increased up to 20 dwelling units per acre through bonus points. For the purposes of this analysis, the following three (3) development scenarios were assumed for the proposed RHX land use district, which provides for a reasonable representation of potential development within the allowable range of permitted density, including the applicant's intended density.

**SCENARIO E (Baseline Scenario)**

- 192 dwelling units

**SCENARIO F (Bonus Intensity Scenario)**

- 385 dwelling units

**SCENARIO G (Applicant Scenario)**

- 300 dwelling units

### 3.0 | TRIP GENERATION ESTIMATES

The daily and peak hour trip generation for the subject project was estimated for the current and proposed land use district scenarios using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>TH</sup> EDITION); as summarized in [TABLE 1.0](#), and further documented in [ATTACHMENT A](#). It is noted that reductions were not made for internal capture or pass-by capture in consideration that this is a planning level analysis. The proposed Land Use District Modification was found to result in a significant decrease in trip generation potential for the project site.

**TABLE 1.0 | TRIP GENERATION SUMMARY**

Land Use District	Scenario	Weekday			AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ECX	A	8,516	4,258	4,258	801	680	121	964	220	744
	B	11,684	5,842	5,842	699	563	136	1,213	419	794
	C	23,640	11,820	11,820	2,072	1,759	313	2,603	606	1,997
	D	25,486	12,743	12,743	1,697	1,395	302	2,663	823	1,840
RHX	E	1,306	653	653	82	20	62	103	65	38
	F	2,544	1,272	1,272	142	34	108	186	117	69
	G	1,998	999	999	116	28	88	150	95	55



## 4.0 | IMPACT ASSESSMENT

The following presents each of the (traffic) impact assessment criteria, along with responses.

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.

**As shown in TABLE 1.0, the proposed Land Use District Modification has a trip generation range between 1,306 and 2,544 daily trips, depending on the qualifying amount of bonus density; with a trip generation of 1,998 daily trips for the applicant's intended density (300 dwelling units). The proposed Land Use District Modification has a trip generation range between 103 and 186 PM peak hour trips, depending on the qualifying amount of bonus density; with a trip generation of 150 PM peak hour trips for the applicant's intended density (300 dwelling units). The trip generation estimates for the proposed land use district of RHX are significantly lower than the potential trip generation for the current land use district of ECX.**

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

**In consideration of the significant decrease in potential trip generation associated with the proposed Land Use District Modification, no specific modifications to the present transportation system are required at this time. During subsequent development stages, a Traffic Impact Study will be performed in accordance with Polk County Land Development Code to determine specific mitigation for traffic impacts attributable to the subject project.**

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

**The subject Land Use District Modification is a planning function which precedes the development stages during which it is appropriate to evaluate parking demand & supply. The determination of parking and the design of needed parking facilities will be undertaken in accordance with the Polk County Land Development code during the appropriate stage of development permitting.**

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

**The subject project site has frontage along Holly Hill Grove Road 1 and Holly Hill Grove Road 2. Site access driveway connections are anticipated along both of these roadways, which shall be in accordance with the Polk County Land Development Code. Access to the regulated roadway network will be facilitated via FDC Grove Road and US Highway 27, where the evaluation of these roadways and associated intersections will be conducted with the preparation of the Traffic Impact Study during subsequent development stages.**

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 Land Use District Modification is a planning function which precedes the development stages during which it is appropriate to evaluate alternative transportation modes; where alternative transportation modes will be addressed in accordance with Land Development Code regulations at the appropriate stage of development.**



## ATTACHMENT A



### HOLLY HILL DEVELOPMENT Trip Generation Estimate – Scenario A

#### SCENARIO A (Current Land Use District -- Baseline Scenario w/o Commercial)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
210	Light Industrial	234,666 sf	4.87	1,144	0.74	174	153	21	0.65	153	21	132
710	General Office	234,666 sf	$\ln(T)=0.87^* \ln(X)+3.05$	2,438	$\ln(T)=0.86^* \ln(X)+1.16$	349	307	42	$\ln(T)=0.83^* \ln(X)+1.29$	337	57	280
720	Medical Office	117,333 sf	$T=42.97(X)^{-108.01}$	4,934	$\ln(T)=0.90^* \ln(X)+1.34$	278	220	58	$T=4.07(X)^{-3.17}$	474	142	332
TOTAL			--	8,516	--	801	680	121	--	964	220	744





**HOLLY HILL DEVELOPMENT**  
Trip Generation Estimate – Scenario B

**SCENARIO B** (Current Land Use District -- Baseline Scenario w/ Commercial)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
210	Light Industrial	176,000 sf	4.87	858	0.74	130	114	16	0.65	114	16	98
710	General Office	176,000 sf	$\ln(T)=0.87^*$ $\ln(X)+3.05$	1,898	$\ln(T)=0.86^*$ $\ln(X)+1.16$	272	239	33	$\ln(T)=0.83^*$ $\ln(X)+1.29$	265	45	220
720	Medical Office	58,665 sf	$T=42.97(X)$ $-108.01$	2,414	$\ln(T)=0.90^*$ $\ln(X)+1.34$	149	118	31	$T=4.07(X)$ $-3.17$	236	71	165
820	Shopping Center	176,000 sf	37.01	6,514	0.84	148	92	56	3.40	598	287	311
<b>TOTAL</b>			--	<b>11,684</b>	--	<b>699</b>	<b>563</b>	<b>136</b>	--	<b>1,213</b>	<b>419</b>	<b>794</b>



**SCENARIO C** (Current Land Use District -- Bonus Intensity Scenario w/o Commercial)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
210	Light Industrial	670,475 sf	4.87	3,266	0.74	496	436	60	0.65	436	61	375
710	General Office	670,475 sf	$\ln(T)=0.87* \ln(X)+3.05$	6,076	$\ln(T)=0.86* \ln(X)+1.16$	860	757	103	$\ln(T)=0.83* \ln(X)+1.29$	806	137	669
720	Medical Office	335,238 sf	$T=42.97(X)^{-108.01}$	14,298	$\ln(T)=0.90* \ln(X)+1.34$	716	566	150	$T=4.07(X)^{-3.17}$	1,361	408	953
<b>TOTAL</b>			--	<b>23,640</b>	--	<b>2,072</b>	<b>1,759</b>	<b>313</b>	--	<b>2,603</b>	<b>606</b>	<b>1,997</b>



**SCENARIO D** (Current Land Use District -- Bonus Intensity Scenario w/ Commercial)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
210	Light Industrial	476,960 sf	4.87	2,324	0.74	353	311	42	0.65	310	43	267
710	General Office	476,960 sf	$\ln(T)=0.87 \cdot \ln(X)+3.05$	4,526	$\ln(T)=0.86 \cdot \ln(X)+1.16$	642	565	77	$\ln(T)=0.83 \cdot \ln(X)+1.29$	607	103	504
720	Medical Office	220,840 sf	$T=42.97(X)-108.01$	9,382	$\ln(T)=0.90 \cdot \ln(X)+1.34$	492	389	103	$T=4.07(X)-3.17$	896	269	627
820	Shopping Center	250,000 sf	37.01	9,254	0.84	210	130	80	3.40	850	408	442
<b>TOTAL</b>			--	25,486	--	1,697	1,395	302	--	2,663	823	1,840



**SCENARIO E** (Proposed Land Use District -- Baseline Scenario)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
220	Multi-Family Residential	192 units	T=6.41(X) +75.31	1,306	T=0.31(X) +22.85	82	20	62	T=0.43(X) +20.55	103	65	38



**SCENARIO F** (Proposed Land Use District -- Bonus Intensity Scenario)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
220	Multi-Family Residential	385 units	T=6.41(X) +75.31	2,544	T=0.31(X) +22.85	142	34	108	T=0.43(X) +20.55	186	117	69





**SCENARIO G** (Proposed Land Use District -- Applicant Scenario)

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
220	Multi-Family Residential	300 units	T=6.41(X) +75.31	1,998	T=0.31(X) +22.85	116	28	88	T=0.43(X) +20.55	150	95	55

## Land Use: 110

### General Light Industrial

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#### Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

#### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

#### Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

## General Light Industrial (110)

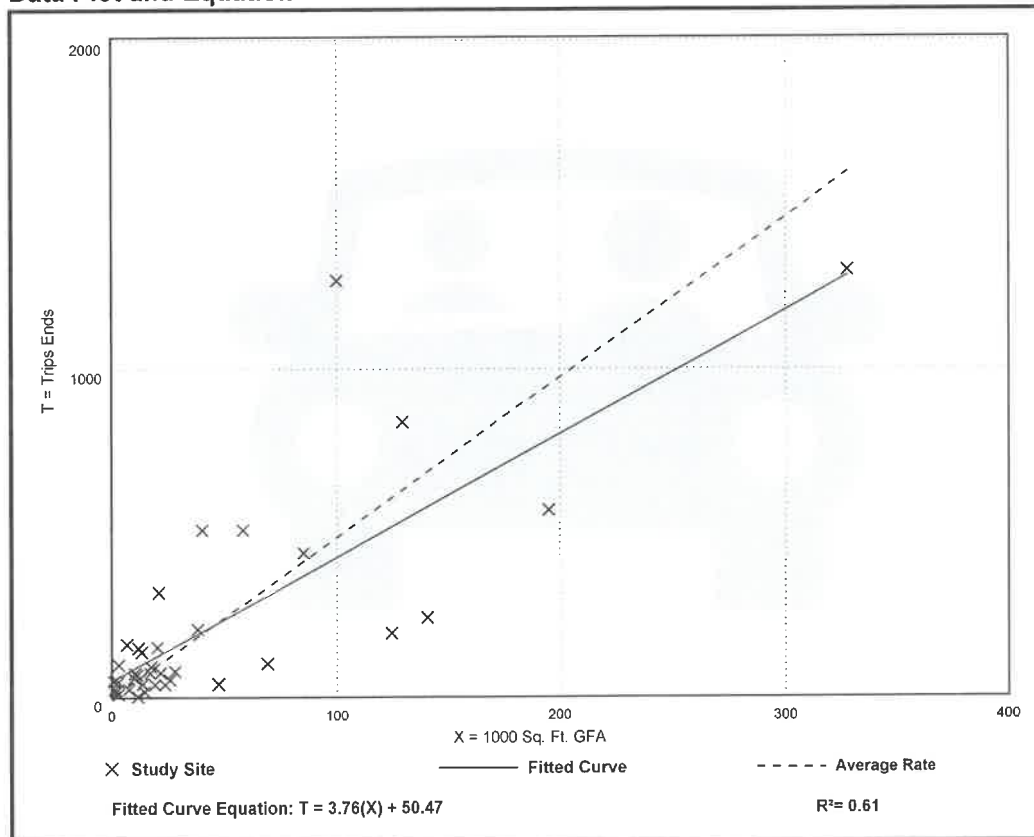
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 37  
Avg. 1000 Sq. Ft. GFA: 45  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

### Data Plot and Equation



## General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 41

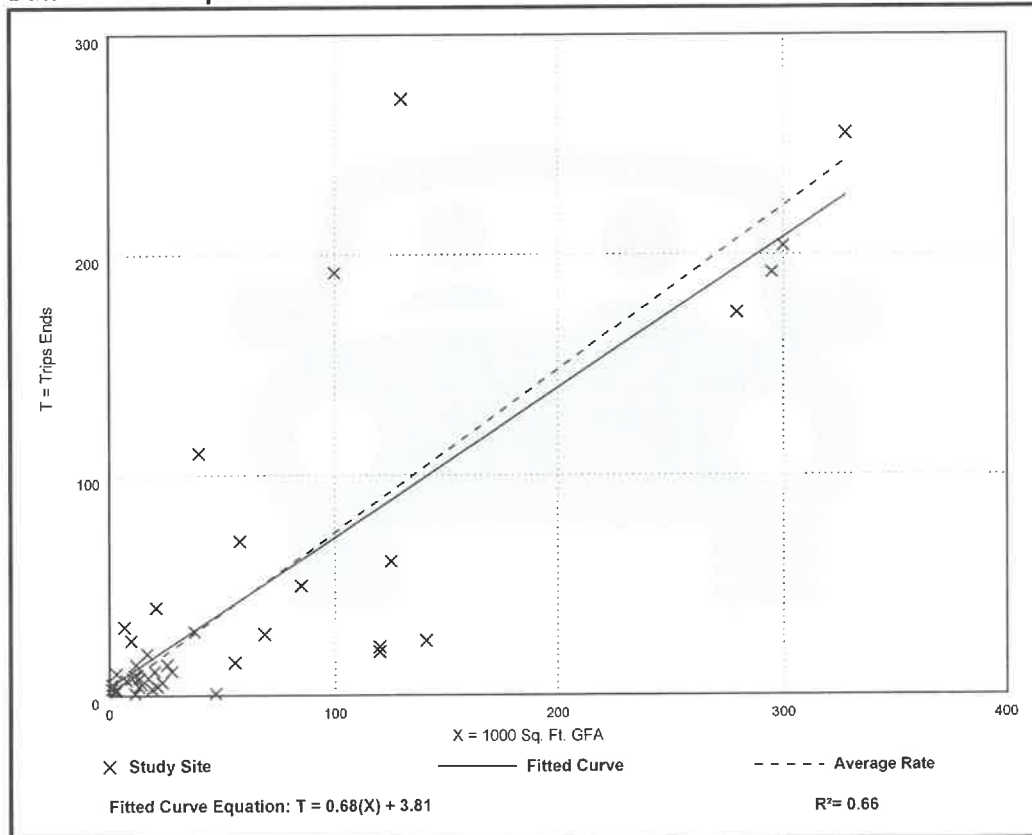
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

### Data Plot and Equation



## General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 40

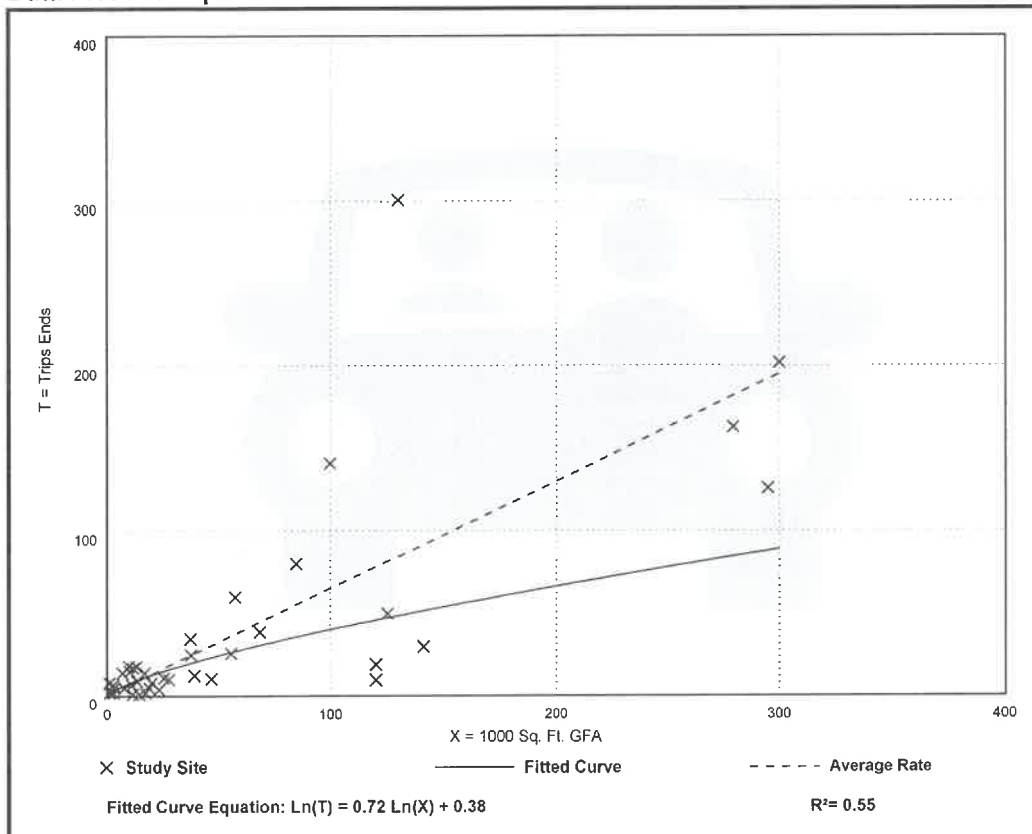
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

### Data Plot and Equation





## Land Use: 220

### Multifamily Housing (Low-Rise)

---

#### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

#### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

#### Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

#### **Source Numbers**

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

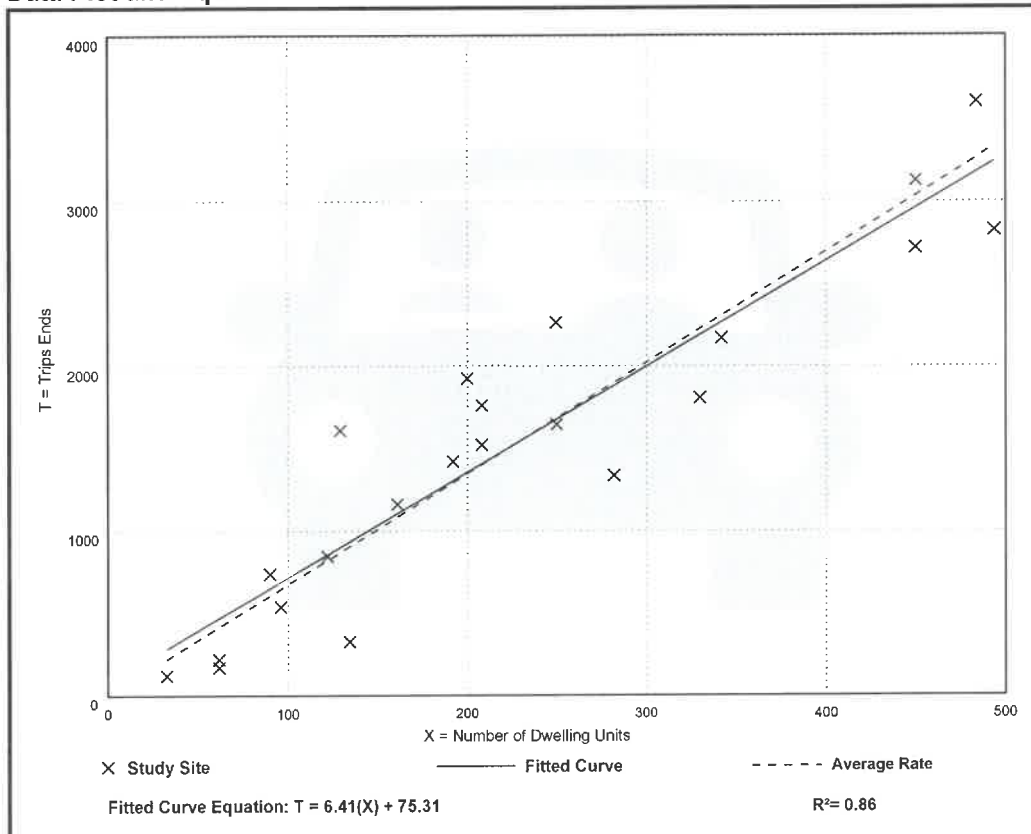
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

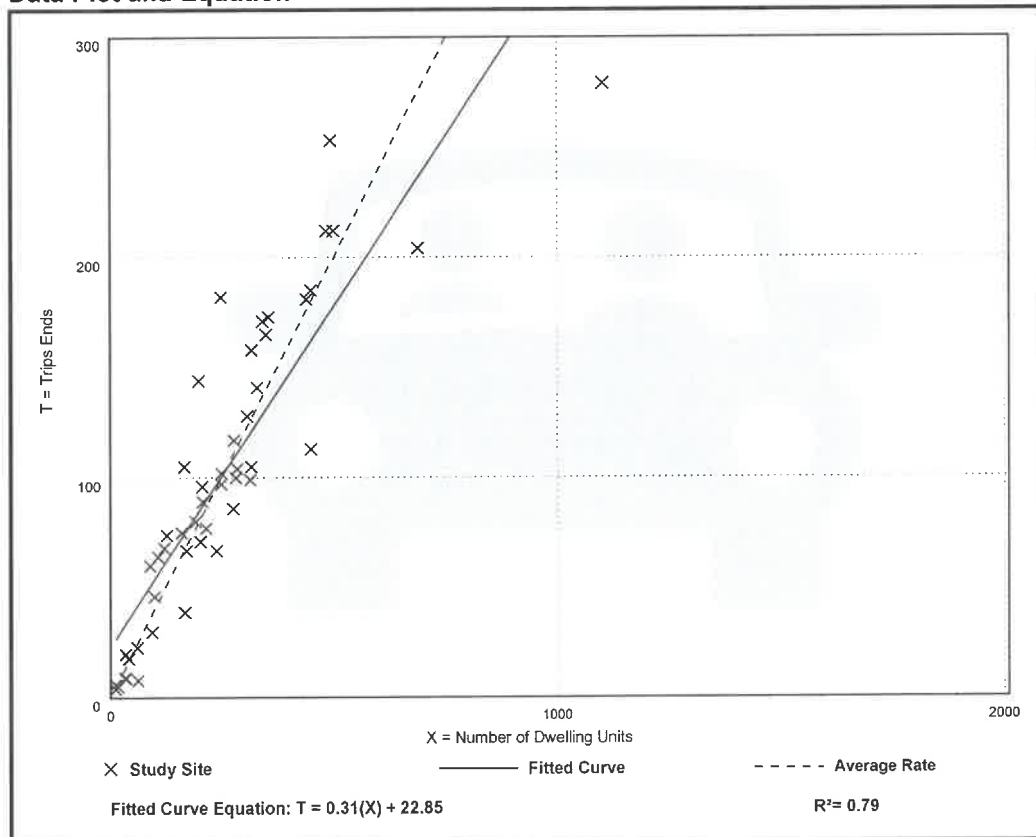
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

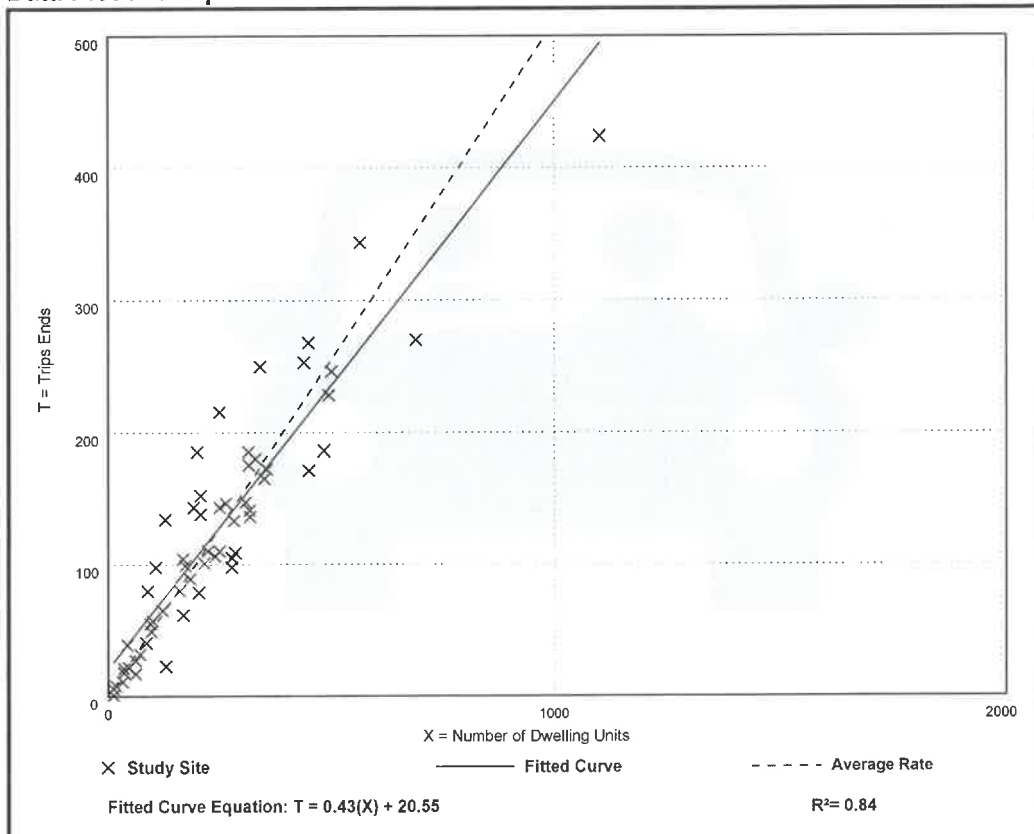
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

### Data Plot and Equation





## Land Use: 710

### General Office Building

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#### Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

#### Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator



The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

### Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

## General Office Building (710)

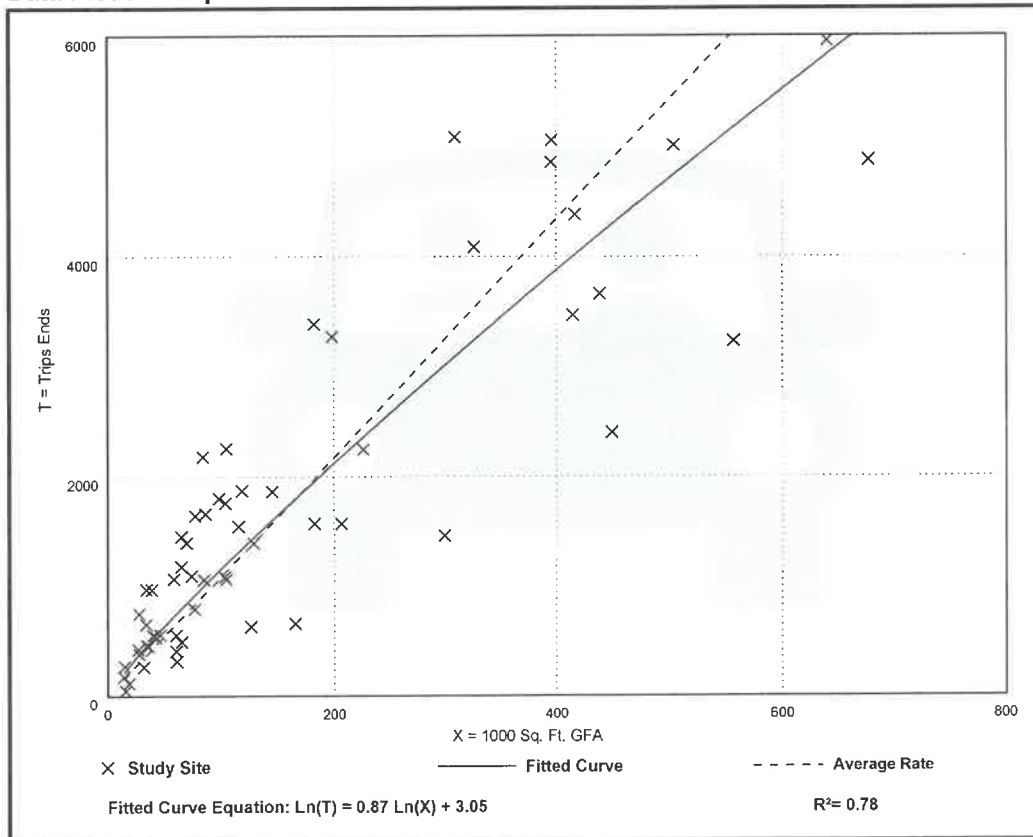
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 59  
Avg. 1000 Sq. Ft. GFA: 163  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

### Data Plot and Equation



## General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

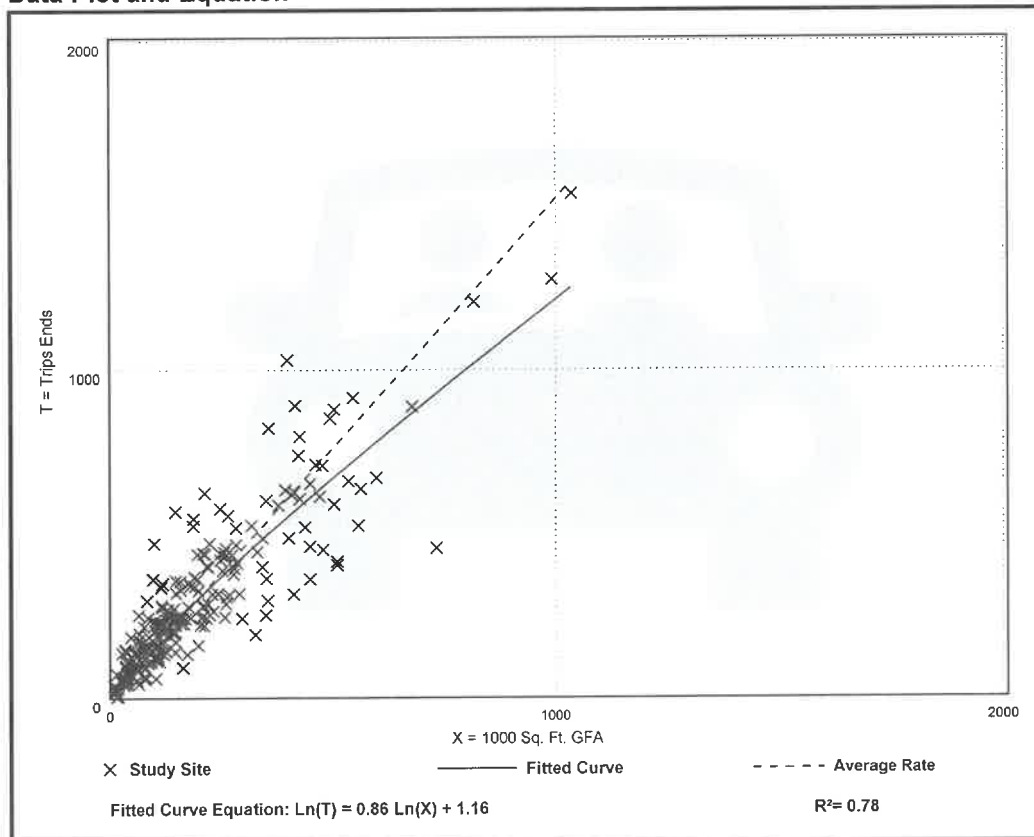
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

### Data Plot and Equation



## General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

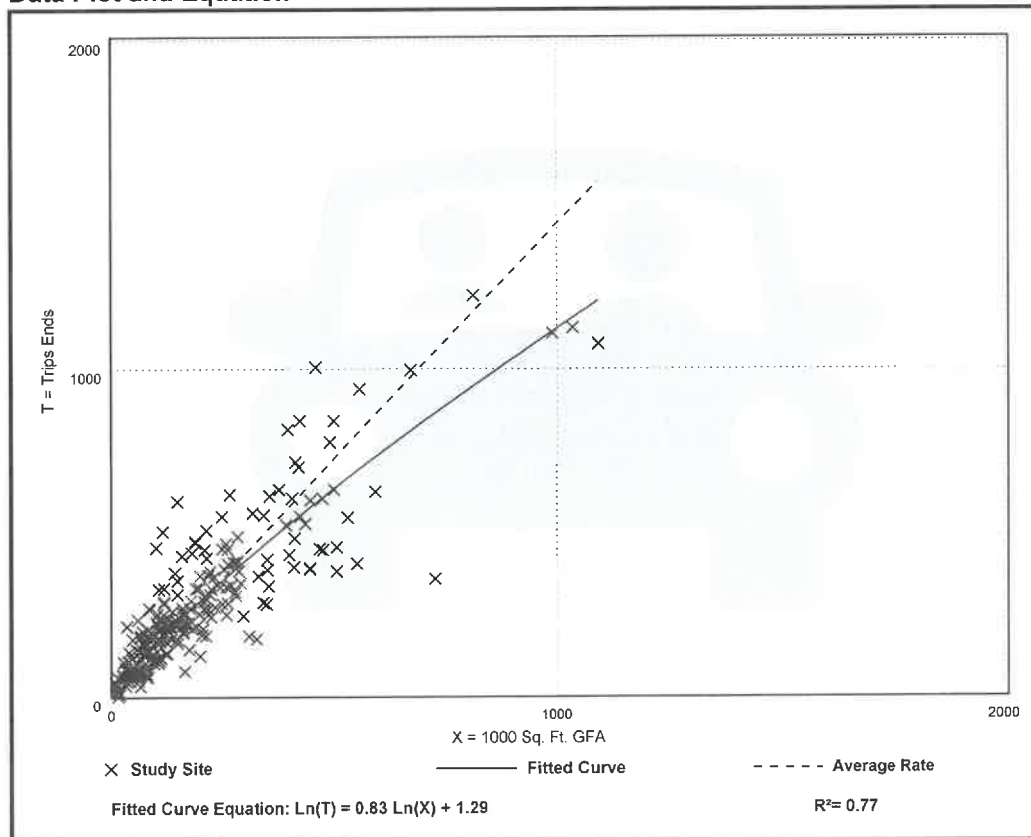
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

### Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 400–799) 711



## Land Use: 720

### Medical-Dental Office Building

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#### Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

#### Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

#### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

#### Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

## Medical-Dental Office Building - Stand-Alone (720)

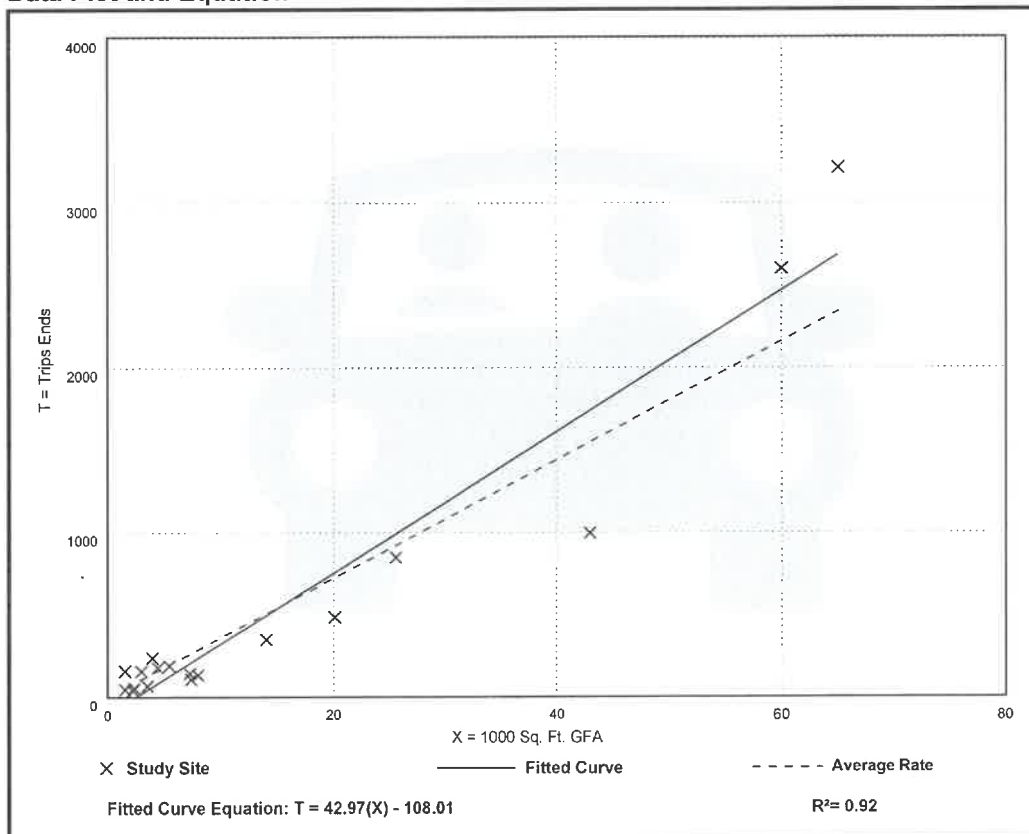
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 18  
Avg. 1000 Sq. Ft. GFA: 15  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

### Data Plot and Equation



## Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

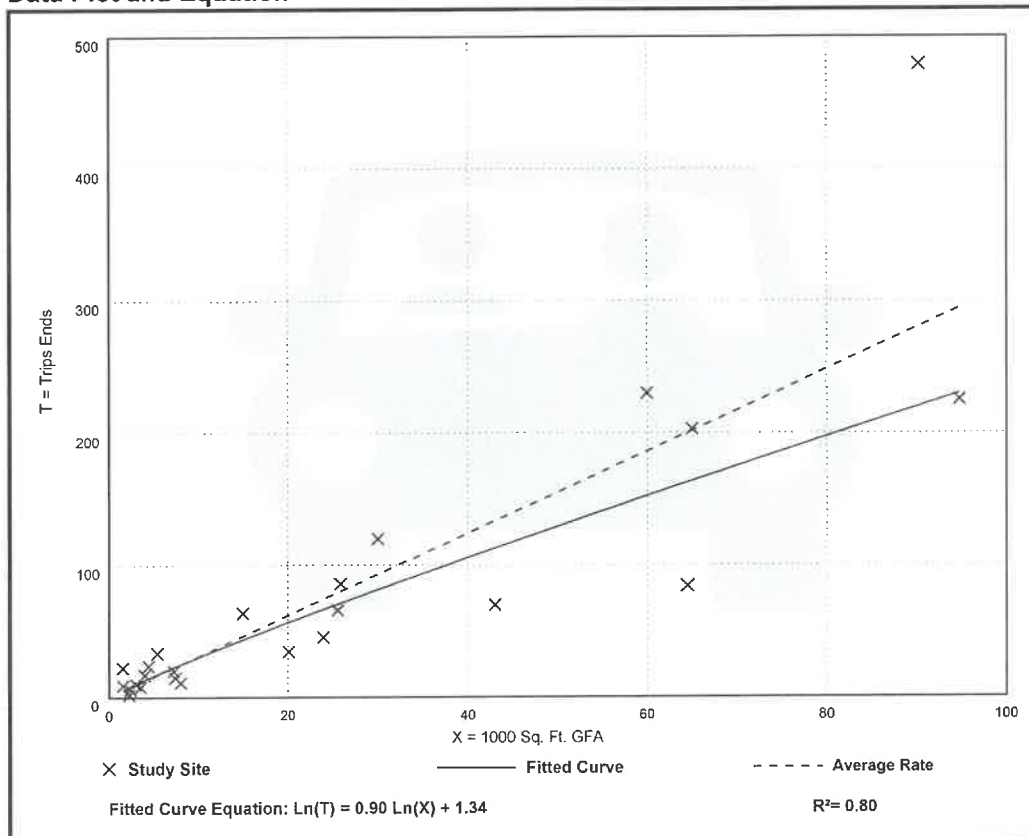
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

### Data Plot and Equation



## Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

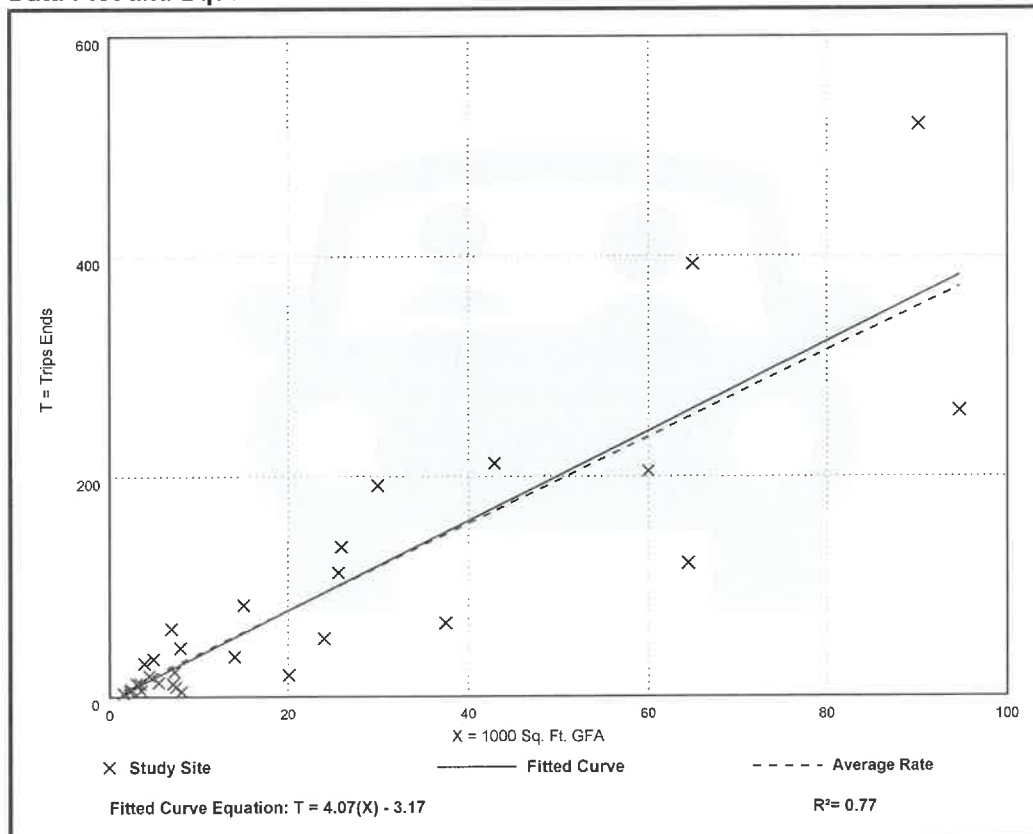
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

### Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 400-799) 763

## Land Use: 820

### Shopping Center (>150k)

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#### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

#### Additional Data

***Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.***

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,





## ATTACHMENT A

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

### Source Numbers

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

## Shopping Center (>150k) (820)

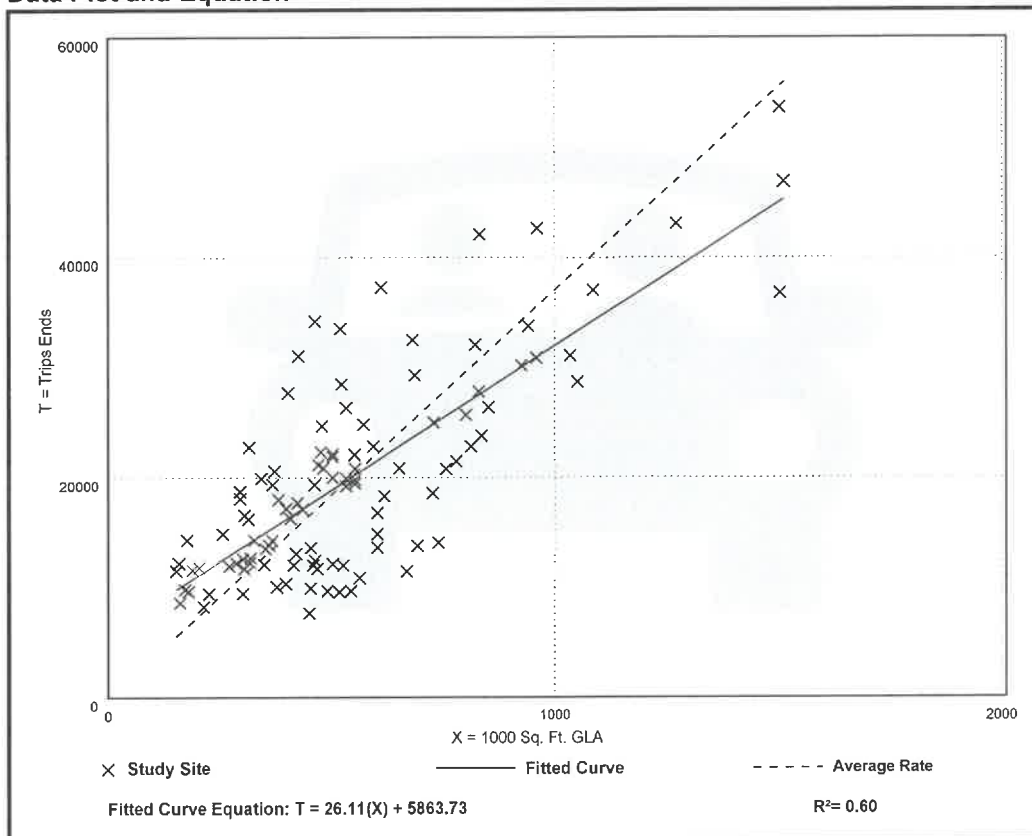
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 108  
Avg. 1000 Sq. Ft. GLA: 538  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

### Data Plot and Equation



## Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

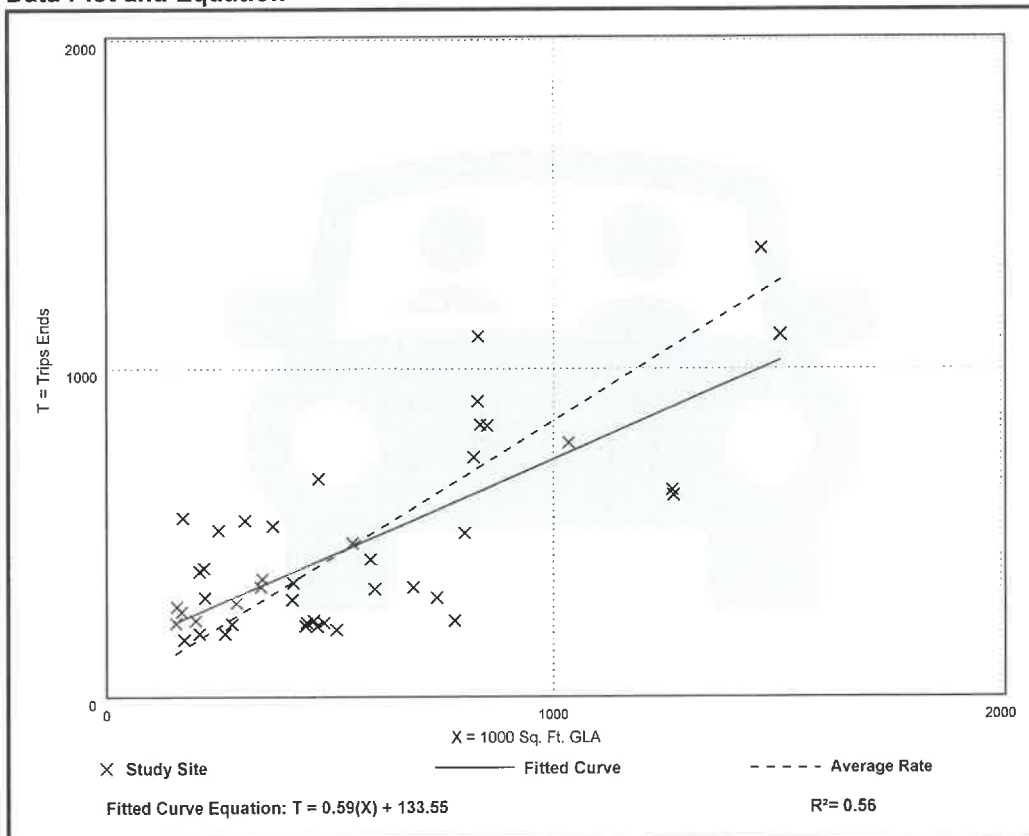
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

### Data Plot and Equation



## Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

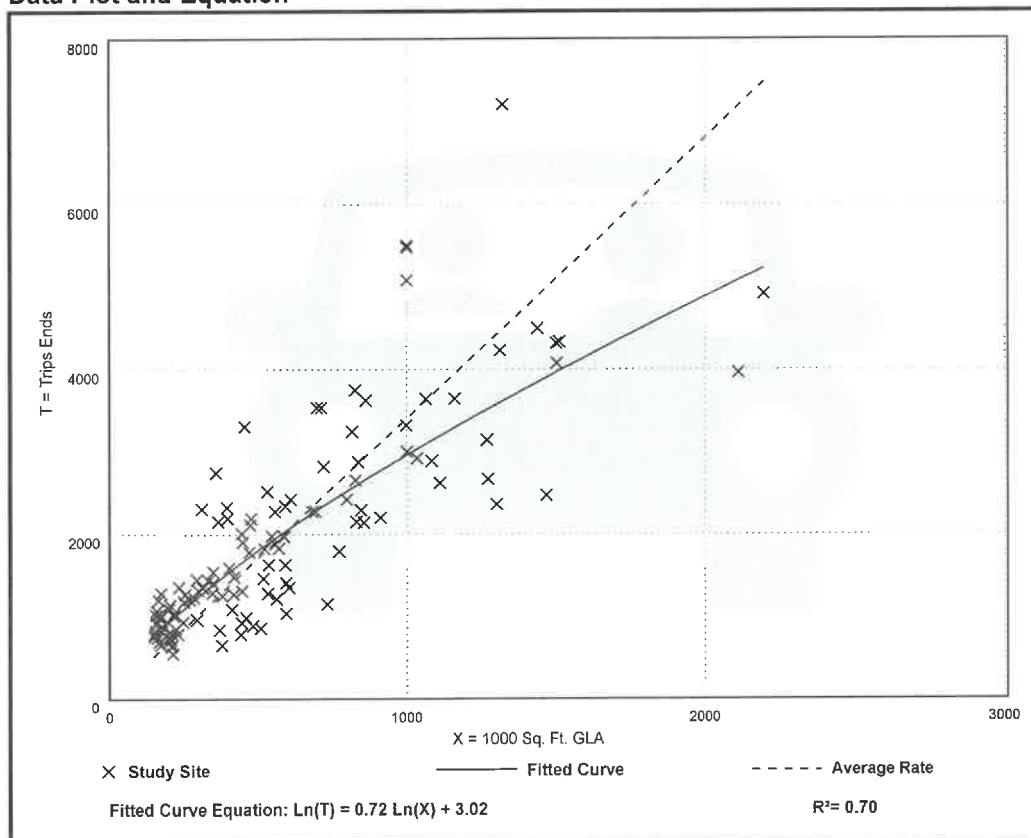
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

### Data Plot and Equation



May 9, 2025

Mark Bennett  
Senior Planner  
330 W. Church Street  
Bartow, FL 33830

Job No: 25201

Project No: LDCPAL-2025-1

Project Name: GPK Holly Hill Groves Rd 2

Mr Bennett,  
The following is a written response to comments received on April 23, 2025. The response follows the order of comments provided.

**General Comments**

1. While not required, it is recommended that the development request a non-binding letter to get an initial indication on the capacity of nearby effected schools. Please visit <https://polkschoolsfl.com/schoolconcurrency> and click on "Concurrency Application & Fee Schedule Form" to apply. If you have any questions, please feel free to email us at [planning@polk-fl.net](mailto:planning@polk-fl.net). When this project applies for Level 2 (site plan) approval, this development will need to apply for a binding school capacity determination letter.

**Response:**

**A non-binding school determination letter prepared by Polk County Public Schools is attached for review. See Appedix A.**

2. IAS – Access to Roads and Highways:
  1. Vehicle Trips – Please provide a preliminary estimate of daily and PM peak hours vehicle trips, as required by this section.

**Response:**

**The Impact Assessment Statements have been revised to include estimated AM and PM peak hour vehicle trips. See page 26 of this report. A detailed Traffic Impact Assessment is attached for review. See Appendix C.**

3. IAS – General Information: 2.a. Parks and Recreation – please provide a narrative explain the demand from the proposed project upon existing parks and recreation services.

**Response:**

**A narrative response has been included. The estimated need for park and recreation spaces will be included on site. See page 32 of this report.**





4. Map E: Traffic Circulation – Please provide this map with the required information.

**Response:**

**A Traffic Circulation Map has been included in Exhibit 8.**

5. Map G: Drainage Map – Please provide the required map. While it is understood that a detailed Site Plan has not been completed, nor is required for a Plan Amendment, the drainage map should identify existing drainage conditions and features.

**Response:**

**A Drainage Map has been included in Exhibit 9.**

6. North Ridge SAP – Open Space: POLICY 2.131-U1 of the North Ridge Selected Area Plan states that Ten percent (10%) of open space (30% for the area within the Green Swamp) shall be required of all development, to ensure an aesthetic and visually pleasing sense of place.

**Response:**

**The subject site is within the Ridge SPA which requires a minimum of 40% open space for developments over 4 Du/Ac as per Ch 5, Sec 504. The report has been revised to reflect this requirement.**

7. School Board Application – Please correct the cover page.

**Response:**

**A non-binding school determination letter prepared by Polk County Public Schools is attached for review. See Appendix A.**

8. Policy 2.102-A11: Urban Sprawl Criteria – Please provide an analysis / narrative of each item (a. thru m.) listed in this policy.

**Response:**

**The report has been revised to include responses and narratives to each criteria. See page 17 of this report.**

9. Application – Please provide a Level 4 Land Development Code / Comprehensive Plan Amendment Application (PD LDC 907).

**Response:**

**A Level 4 Land Development Application has been submitted with the revised report.**

To the best of our knowledge all comments have been addressed. If you have any questions or concerns please feel free to contact the office.

Sincerely,



William Maki, RLA  
Project Manager  
Daly Design Group

Cc: Toby Spill





Polk County  
Planning Commission

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Agenda Item 6.

7/9/2025

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**SUBJECT**

LDCD-2025-1 (Stuart Property Sub-district)

**DESCRIPTION**

Future Land Use Map sub-district change from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4). The case is related to LDCPAL-2024-17, a request to change the Future Land Use Map from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map. The property is located south of Thornhill Road, East of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

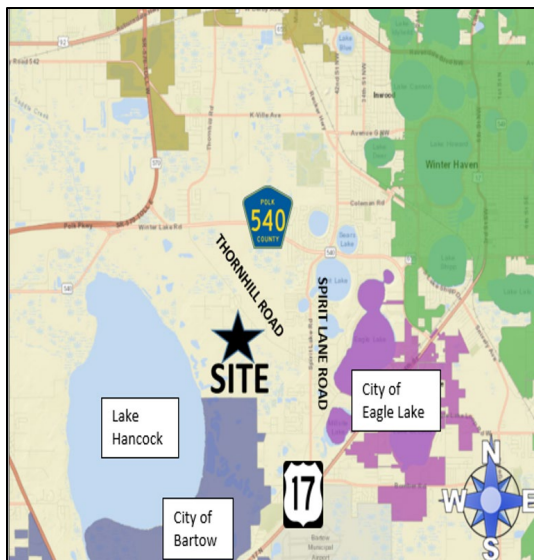
None

**CONTACT INFORMATION**

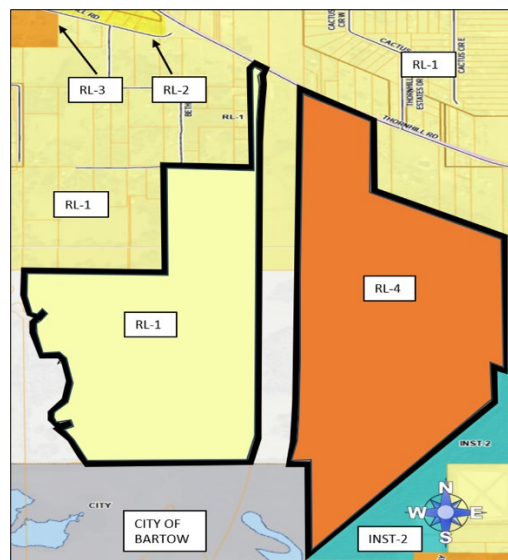
Mark J. Bennett, AICP, FRA-RA, CNU-A  
Land Development  
(863) 534-6455  
[Markbennett@polk-county.net](mailto:Markbennett@polk-county.net)

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	February 27, 2025
<b>Planning Commission Date:</b>	June 4, 2025 continued to July 9, 2025
<b>BoCC Dates:</b>	August 19, 2025
<b>Applicant:</b>	Jason A. Alligood, PE
<b>Level of Review:</b>	Level 4 Review, Sub-district change
<b>Case Number and Name:</b>	LDCD-2025-1 (Stuart Property Sub-district)
<b>Request:</b>	Future Land Use Map sub-district change from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4). The case is related to LDCPAL-2024-17, a request to the change the Future Land Use Map from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map.
<b>Location:</b>	South of Thornhill Road, East of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25.
<b>Property Owner:</b>	Lenore Crosland Stuart & Margaret Kennedy Stuart Satterfield
<b>Parcel Size:</b>	178+/- acres
<b>Development Area:</b>	Rural Development Area (RDA) & Urban Growth Area (UGA)
<b>Future Land Use:</b>	Agricultural/Residential-Rural (A/RR) & Residential-Low (RL)
<b>Nearest Municipality</b>	Bartow, Eagle Lake
<b>DRC Recommendation:</b>	Denial of initial request; staff approval of modified application; BoCC transmittal of entire site as RL with LDCPAL-2024-17.
<b>Planning Commission Vote:</b>	Pending
<b>Florida Commerce:</b>	N/A
<b>Case Planner:</b>	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner



**Location Map**



**Proposed Land Use District Map**

## Summary:

This is an applicant-initiated Future Land Use Map sub-district change for 178+/- acres from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4) on the Future Land Use Map. The case is related to LDCPAL-2024-17, a request to change the Future Land Use Map from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map.

The original request was for an RL-4 designation on the original 326-acre site (with the exception of the 17 acres proposed for Residential-Medium (RM)). However, on May 6, 2025, the BoCC removed the proposed RM portion of the site prior to approving for transmittal of the corresponding Plan Amendment to the Florida Department of Commerce. Additionally, staff and the applicant have agreed to only consider the eastern portion of the site, that being the portion of the site east of the Parkway. Therefore, the revised request is to change 178 acres from RL-1 to RL-4.

## Compatibility Summary

The area surrounding the site is primarily undeveloped in nature, with rural and low-density residential uses, institutional uses, a church, and a nursery also in the area.

The primary concern with this request is compatibility. The applicant initially requested that the entire 326-acre site (with the exception of the 17 acres to be designated as Residential-Medium (RM)) be designated as RL-4. Designating the entire site as RL-4 raised concerns about compatibility between the proposed RL-4 (which allows 6,000 square foot lots) and the existing larger-sized tracts on the western portion of the site. There are also significant environmental constraints on this property. To address the compatibility and environmental concerns, staff and the applicant have agreed to an alternate recommendation where only the eastern portion of the site (approximately 178 acres), would be designated as Residential-Low-4 (RL-4).

The eastern portion of the site is more appropriate for RL-4 for several reasons. Since 1991, the Comprehensive Plan has designated this area as an Urban Growth Area (UGA), based on the location of existing and planned utilities. The area between the proposed parkway and Spirit Lake Road is transitioning to more urban-density development. There are some non-residential uses (such as a church and a nursery) near the site, and the eastern portion of the site is next to County-owned property that is designated as Institutional-2 (INST-2). The proposed parkway also serves as a logical boundary between the more intensive residential uses to the east, and the lower-density residential and rural uses to the west.

Another factor to consider with this request is the change in character of the area due to the Parkway. The applicant states that the rationale for the increase in density is based on the presumption that the retaining walls used for the Central Polk Parkway's proposed bridge over Thornhill Road will affect the development of the property. Although the type of bridge should not be the determining factor in deciding the appropriateness of a land use, staff acknowledges the applicant's statement that the proposed bridge over Thornhill Road will change the character of the area.

Because of the change in the character of the area due to the Parkway, and in recognition that the area is urbanizing, designating the eastern portion of the site as RL-4 is appropriate.

## Infrastructure Summary

Because the site is in the Urban Growth Area, connection to public water and wastewater services is required. There are concerns about sufficient elementary school and wastewater capacity if the project were to be built at the maximum developable density. Public safety facilities and services are available.

## Environmental Summary

There are wetlands, floodplains, and two eagles' nests on the site. The Marshall Hampton Reserve, an 1100-acre reserve owned by the Southwest Florida Water Management District, is south and west of the 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 2.105(A1-A5): Urban-Growth Areas
- Policy 2.119-A2 Location Criteria (Residential)
- Policy 2.120(C1-C4) Residential-Low
- Section 2.123B(B1-B5): Floodplain-Protection Areas
- Section 2.123C(C1-C6): Wetland-Protection Areas
- Section 2.124-B Airport-Impact Districts

## Findings of Fact

### Request and Legal Status

- LDCD-2025-1 is an applicant-initiated request for a Level 4 Subdistrict change to designate approximately 178 +/- acres from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4).
- The site currently has approval for a non-phosphate mine (LDCU-2023-23). The approval is currently to mine all uplands. The operating permit and reclamation plan will need to be amended if the applicant intends to implement this sand mine approval and have some developable property after mining.
- The proposed Central Polk Parkway traverses thru the site. The limited-access road is currently under construction.
- The proposed Central Polk Parkway from State Road 570B to US 17 will have a bridge crossing over Thornhill Road. According to the Central Polk Parkway website, construction is expected to continue through 2029.
- POLICY 2.105-A1 Description - Urban-Growth Areas, states that UGAs shall:
  - a. complement the TSDA in guiding growth, while promoting orderly and compact development;
  - b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
  - c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;



- d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
  - e. include development criteria that:
    1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
    2. improve access to employment areas, schools, shopping and recreational opportunities;
    3. support the preservation of open space and natural areas;
    4. reduce capital and operating cost for the provision of infrastructure and public services.
- POLICY 2.109-A4 states that “The purpose of the Agriculture/Residential-Rural (A/RR) land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.”
  - POLICY 2.120-C1, Characteristics, describes the Residential Low classification as having densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
  - The property is used for vacant woodlands/wetlands and pasture.

### **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 applicant states that the rationale for the increase in density is based on the presumption that the retaining walls used for the Central Polk Parkway’s proposed bridge over Thornhill Road will affect the ability to develop the property.
- Staff acknowledges the applicant’s statement that the proposed bridge over Thornhill Road will change the character of the area.
- Although the area still retains a rural character, the Thornhill Road area is urbanizing, with smaller-lot residential development occurring further east of the site closer to Sprit Lake Road.
- With the exception on a .69 acre tract on Fussell Lane, the smallest lot size for parcels in the surrounding area is .9 acre.
- Properties next to the western portion of the site are larger in size, ranging from one acre to 10 acres.

## **Infrastructure**

- The property is zoned for Eagle Lake Elementary, Westwood Middle, and Lake Region Senior High.
- Fire and ambulance response is from Polk County Fire Rescue Station 17, located at 185 South 3<sup>rd</sup> Street, Eagle Lake. The estimated response time is seven (7) minutes.
- Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt. Mary Campbell Way, Lake Wales. The response times for September 2024 were: Priority 1 – 10:36 minutes, Priority 2 – 29:13 minutes.
- Portions of the site are located within the Polk County Utility Service Area.
- Water service is provided by Polk County.
- Wastewater is collected by Polk County and transmitted to the City of Bartow's wastewater treatment facility, located at 2505 East Wabash Street, Bartow.
- The subject property is adjacent to Thornhill Road. Thornhill Road is a County-maintained Urban Collector Roadway with a surface width of 22 feet. The Pavement Condition Index (PCI) for Thornhill Road is "Good."
- The nearest park facilities and environmental lands are The Marshall Hampton Reserve immediately west of the site, and the Gordonville Park, two miles south of the site.

## **Environmental**

- There are wetlands, Zone "A" and Zone "AE" floodplains on the site.
- The entire 326 +/- site is comprised of Adamsville Fine Sand (2.26%), Hontoon Muck (20.18%) Immokalee Sand (9.08%) Placid and Myakka Fine Sands (6.54%), Pomona Fine Sand (7.77%), Samsula Muck (21.69%), Smyrna and Myakka Fine Sands (30.28%), and Tavares Fine Sand (1.80%) according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.
- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of protected species and habitat observations for rookeries, animals, and eagle nests.
- There are two eagles' nests, located on the southern portion of the site.
- This property is within Height Notification Zone of Bartow Municipal Airport Impact District.
- The site is not within a Wellfield-Protection District.
- According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, there are five possible archeological sites on the subject property, located on the western tract.

- There are no conservation easements in the immediate vicinity, with the closest easement approximately 2.25 miles northwest of the site (near the Polk County Parkway & SR 540 intersection).
- The western portions of the site are identified on the Polk Green District Map as a Potential Network Connection.

### **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 2.105-A1 Description - Urban-Growth Areas shall:

- a. complement the TSDA in guiding growth, while promoting orderly and compact development;
- b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
- c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;
- d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
- e. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
  2. improve access to employment areas, schools, shopping and recreational opportunities;
  3. support the preservation of open space and natural areas;
  4. reduce capital and operating cost for the provision of infrastructure and public services.
- According to POLICY 2.108-A1 of the Polk County Comprehensive Plan, the Rural Development Area (RDA) 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.”
  - POLICY 2.109-A4 states that “The purpose of the Agriculture/Residential-Rural (A/RR) land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.”
  - POLICY 2.119-A2: Location Criteria - Residential land use categories shall be established throughout the County with consideration being given to the following criteria:
    - a. Access to county-maintained roads or roads constructed to County standards.
    - b. Proximity to Activity Centers.
    - c. Adequacy of water and sewage disposal systems (public and private).
    - d. Adequacy and response time for public safety services - fire, police, and emergency medical service.
    - e. Adequacy of recreation facilities.
    - f. Proximity of incompatible land uses.
    - g. Development limitations, and,
    - h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.
  - POLICY 2.120-C1: Characteristics - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
  - POLICY 2.120-C3: Location Criteria - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be



located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.

- POLICY 2.120-C4: Development Criteria - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.
- POLICY 2.123-B2: Development Criteria within a "Floodplain-Protection Area" shall conform to the following criteria:
  - a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.
  - b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:
    - 1. enlarge the off-site floodplain;
    - 2. alter the natural function of the floodplain; nor
    - 3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.
- POLICY 2.123-C2: Development Criteria within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:
  - a. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.
  - b. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:
    - 1. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;
    - 2. access to the site;
    - 3. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;
    - 4. utility transmission and collection lines;
    - 5. pre-treated storm-water management;
    - 6. mining that meets state and federal regulations; or
    - 7. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.

- c. Commercial and industrial development shall locate on the non-wetland portion of a development site.
- d. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows:
  - 1. a maximum of one dwelling unit per Lot of Record; or
  - 2. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.
- e. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.
- f. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation amounts to the applicable federal, state or regional permitting agency.
- g. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.
- h. Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.
- **OBJECTIVE 2.124-B (Airport Impact Districts):** The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.

**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 for Residential-Low-4 (RL-4) **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 the RL-4 sub district for **LDCD-2025-1**.

## **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**

This site is located in both the Urban Growth Area (UGA) and the Rural Development Area. UGAs complement the TSDA in guiding growth, while promoting orderly and compact development; are located contiguous to the TSDAs or a municipality as they represent the expansion areas; are supported by existing or planned urban type services that are programmed for the 20-year planning horizon; and are those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs.

Rural Development Areas (RDAs) are those unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

The entire 326-acre site is currently in the Residential-Low (RL) (168 acres) and Agricultural/Residential-Rural (A/RR) (158 acres) land use districts. At their March 5, 2025, meeting, the Planning Commission recommended that the site be designated as RL, and that 17 acres be changed to Residential-Medium in the Urban Growth Area (UGA)(LDCPAL-2024-17). The BoCC, at their May 6, 2025, meeting, approved for transmittal of the entire site as RL, which did not include the proposed RM portion. This CPA will be heard by the Board for adoption on July 15, 2025.

The immediate land use districts in the vicinity of the proposed request includes RL-1, A/RR, Institutional-2 (INST-2). Within the City of Bartow, south of the site, property is designated as Recreation, Conservation, and Mixed-Use.

Vacant, undeveloped land is to the west and south of the site. Institutional uses, such as infiltration basins and a future fire training facility, are southeast of the site. Undeveloped woodlands (including some wetlands) are east of the site. Uses to the northeast of the site are predominantly low-density residential, and a church and nursery also in the area. Low density residential uses are the predominate activity to the north and northwest of the site.

The primary concern with this request is compatibility. The applicant initially requested that the entire 326-acre site (with the exception of the 17 acres to be designated as Residential-Medium (RM)) be designated as RL-4. Designating the entire site as RL-4 raised concerns about compatibility between the proposed RL-4 (which allows 6,000 square foot lots) and the existing larger-sized tracts on the western portion of the site.

There are also significant environmental concerns. The presence of floodplains, wetlands, and eagles' nests, plus its location next to the Marshall Hampton Preserve (an environmentally sensitive area owned by the Southwest Florida Water Management District), are constraining factors in determining the appropriateness of the request. To address these concerns, staff and the applicant have agreed to an alternate recommendation where only the eastern portion of the site (approximately 178 acres on the east side of the Polk Parkway), would be designated as Residential-Low-4 (RL-4).

The eastern portion of the site is more appropriate for RL-4 due to several factors. Since 1991, the Comprehensive Plan has designated this area as an Urban Growth Area (UGA), based on the location of existing and planned utilities. Correspondingly, higher-density, smaller-lot residential development between the proposed parkway and Spirit Lake Road has occurred as a result. There are some non-residential uses (such as a church and a nursery) nearby. Additionally, the eastern portion of the site is next to County-owned property that is designated as Institutional-2 (INST-2). This property was previously used for rapid infiltration basins and is the location of the proposed County fire safety training facility. The proposed parkway also serves as a logical boundary between the more intensive residential uses to the east, and the lower-density residential and rural uses to the west.

Another factor to consider with this request is the change in character of the area due to the Parkway. The applicant states that the rationale for the increase in density is based on the presumption that the retaining walls used for the Central Polk Parkway's proposed bridge over Thornhill Road will affect the ability to develop the property. Although a type of bridge should not be the determining factor in deciding the appropriateness of a land use, staff acknowledges the applicant's statement that the proposed bridge over Thornhill Road will change the character of the area.

Because of the change in the character of the area due to the Parkway, and in recognition that the area is urbanizing, designating the eastern portion of the site as RL-4 is appropriate.

**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 subject properties are either in, or are proposed to be, located in the Urban Growth Area (UGA) where the construction of sidewalks is required. There is public water adjacent to the site, with sewer located .58 miles away. There are concerns about elementary school capacity and wastewater flows if the project were to occur at the maximum developable density. However, concurrency determinations are made based on a binding site plan, which is addressed as part of the Level 2 review process.

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

**Table 1**

<b>Northwest</b> Residential-Low-1 (RL-1), Residential-Low-2 (RL-2), Residential-Low-3 (RL-3), Low-density residential (single-family and mobile homes)	<b>North</b> Residential-Low-1 (RL-1) Low-density residential (single-family and mobile homes)	<b>Northeast</b> Residential-Low-1 (RL-1), Residential-Low-2 (RL-2), Residential-Low-3 (RL-3), Residential-Medium (RM) Vacant woodlands/wetlands, single-family residential, nursery, church
<b>West</b> Residential-Low-1 (RL-1), Agricultural/Residential-Rural (A/RR) Vacant (SWFWMD Land)	<b>Subject Site</b> Residential-Low-1 (RL-1) Agricultural/Residential-Rural (A/RR) Vacant woodlands/wetlands and pasture Central Polk Parkway right-of-way	<b>East</b> Residential-Low-1 (RL-1) Vacant woodlands/wetlands
<b>Southwest</b> City of Bartow (Recreation, Conservation, and Mixed-Use land use districts) Vacant (SWFWMD Land)	<b>South</b> City of Bartow (Recreation, Conservation, and Mixed-Use land use districts) Vacant (FDOT Land) Institutional-2 (INST-2) Polk County Infiltration Basins	<b>Southeast</b> Institutional-2 (INST-2) Polk County Infiltration Basins

**Nearest and Zoned Elementary, Middle, and High School**

The schools zoned for the subject property are listed in Table 2 below. The entire site contains 178 acres. However, based on the applicant’s support documentation, it is estimated that 74 acres of the site are uplands, and that the remaining 104 acres are wetlands. For the purposes of this analysis, it is assumed that a total of 400 units  $(74 \text{ AC (uplands)} * 4 \text{ DU/AC} = 296 \text{ units} + 104 \text{ AC (wetlands)} * 1 \text{ DU/AC (density in wetlands)})$  are available.

Table 2: School Information

School	Annual Estimated Demand	Distance from Subject Site	School Capacity (including portables)
Eagle Lake Elementary	83	3.6 miles	87%
Westwood Middle	35	3.5 miles	61%
Lake Region Senior High	58	3.2 miles	59%

Source: Polk County School Board website

According to the 2023-2024 Polk County School District Utilization Table, Eagle Lake Elementary had 666 student stations of permanent capacity with an enrollment of 699 students (33 over capacity). Westwood Middle had 1,155 permanent stations and an enrollment of 830 students (325 available). Lake Region High had 2,350 stations and 1,555 students (795 available).

Based on the maximum build-out projections shown in Table 2, the potential exists for the estimated demand for elementary school seats from this property to exceed projected capacity. However, concurrency determinations are made at the time of site plan (Level 2) approval.

### 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.

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. 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	Southeast District, located at 4011 St. Mary Campbell Way, Lake Wales	±11 miles	P1: 10:36 minutes P2: 29:13 minutes
Fire/ EMS	Polk County Fire Rescue Station 17, located at 185 South 3 <sup>rd</sup> Street, Eagle Lake.	±3 miles	7 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

Because development in the Urban Growth Area is required to connect to public water and sewer facilities, the proposed Comprehensive Plan Amendment will have an impact on these systems. There is a 12-inch water line on the south side of Thornhill Road adjacent to the site. The closest sewer line is 8 inches in diameter, and is located at Red Hawk Loop Road, .58 mile southeast of the site on Thornhill Road. Water service is provided by Polk County. Wastewater is collected by Polk County and transmitted to the City of Bartow's wastewater treatment facility, located at 2505 East Wabash Street, Bartow.

### Estimated Demand

Table 4, following this paragraph, shows the proposed potable water consumption and wastewater generation. The entire site contains 178 acres. However, based on the applicant's support documentation, it is estimated that 74 acres of the site are uplands, and that the remaining 104 acres are wetlands. For the purposes of this analysis, it is assumed that a total of 400 units (74 AC (uplands) \* 4 DU/AC = 296 units + 104 AC (wetlands) \*1 DU/AC (density in wetlands) are available.

With a Planned Development approval, the higher density in RL-4 in the UGA is five (5) dwelling units per acre. However, the minimum lot size is 6,000 square feet, with a side setback of 7 feet and a rear setback is 10 feet.

The development of the property under the proposed land use designations may negatively impact the minimum LOS for the existing facilities.

Table 4 Estimated Water and Sewer Impact Analysis

<b>Maximum Allowable Use: 400 units (RL-4)</b> 400 units (74 AC (uplands) * 4 DU/AC = 296 units + 104 AC (wetlands) *1 DU/AC (density in wetlands)	Estimated Impact Analysis Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4)	
	<b>Current Land Use designation RL-1</b>	<b>Maximum Permitted Use in Proposed RL-4</b>
Current Maximum Allowable Use	178 acres * 1 DU/AC) = <b>178 DUs</b>	<b>400 DUs</b>
Potable Water Consumption	178 DU * 250 GPD/DU = <b>44,500 GPD</b>	400 DU * 250 GPD/DU = <b>100,000 GPD</b>
Wastewater Generation	178 DU * 200 GPD/DU = <b>35,600 GPD</b>	400 DU * 200 GPD/DU = <b>80,000 GPD</b>
<i>GPD – Gallons Per Day; DU – Dwelling Unit</i> <i>Source: Polk County Concurrency Manual and Polk County Utilities: single family @ 250 GPD potable water and 200 waste water</i>		

### B. Available Capacity:

According to the January 2025 Utilities Capacity Report, the projections for the Central Utility Service Area for water is 1,919,000 GPD (permitted capacity), with a flow of 1,320,000 GPD. For wastewater, the permitted capacity is 1,000,000 GPD, with a flow of 853,000 GPD. Based on the projections shown in Table 4, the potential exists for wastewater flows from this property to come

close to exceeding projected capacity. However, concurrency determinations are made at the time of site plan (Level 2) approval.

#### C. Planned Improvements:

No information is known currently for any planned improvements to utilities in this area.

### Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment may affect surrounding roadways, the transportation network, and the LOS below the minimum established standards, depending on the eventual build out of the property.

#### A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The entire site contains 178 acres. However, based on the applicant's support documentation, it is estimated that 74 acres of the site are uplands, and that the remaining 104 acres are wetlands. For the purposes of this analysis, it is assumed that a total of 400 units (74 AC (uplands) \* 4 DU/AC = 296 units + 104 AC (wetlands) \* 1 DU/AC (density in wetlands) are available.

With a Planned Development approval, the higher density in RL-4 in the UGA is five (5) dwelling units per acre. However, the minimum lot size is 6,000 square feet, with a side setback of 7 feet and a rear setback is 10 feet.

Table 5 Estimated Transportation Impact Analysis

<b>Maximum Allowable Use: 712 units (RL-4) 400 units (74 AC (uplands) * 4 DU/AC = 296 units + 104 AC (wetlands) * 1 DU/AC (density in wetlands)</b>	Estimated Impact Analysis Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4)	
	<b>Current Land Use designation RL-1</b>	<b>Maximum Permitted Use in Proposed RL-4</b>
	178 acres * 1 DU/AC) = <b>178 DUs</b>	<b>400 DUs</b>
<b>Average Annual Daily Trips (AADT)</b>	178 DU * 7.81 trips/DU = <b>1,390 AADT</b>	400 DU * 7.81 trips/DU = <b>3,124 AADT</b>
<b>PM Peak Hour Trips</b>	178 DU * 1 trip/DU = <b>178 AADT</b>	400 DU * 1 trip/DU = <b>400 AADT</b>

Source: Concurrency Manual and Table for Minor Traffic Study – ITE Code 210 (single-family detached housing) @ 7.81 AADT and 1 PM peak hour per unit, 100% new trips.

## 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.

Table 6 charts the generalized available capacity of the most-affected links.

**Table 6**

Link #	Road Name	Current Level of Service (LOS)	Available Peak Capacity	PM Hour	Minimum LOS Standard	5-Year Peak Hour Projected LOS
4077N	Crystal Beach Road/Thornhill Road From: Old Bartow Eagle Lake Road to SR 540	C	318		D	C
4077S	Crystal Beach Road/Thornhill Road From: Old Bartow Eagle Lake Road to SR 540	C	305		D	C

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

Based on the maximum build-out projections shown in Table 5, the potential exists for development from this property to exceed the projected capacity the PM Peak Hour trips available on Thornhill Road for this project. However, concurrency determinations are made at the time of site plan (Level 2) approval.

## C. Roadway Conditions

Thornhill Road is a County-maintained Urban Collector Roadway with a surface width of 22 feet. The Pavement Condition Index (PCI) for Thornhill Road is “Good.”

## D. Planned Improvements:

With the exception of the Polk County Parkway, there are no roadway improvements planned in the next five years for this area of the County. The Parkway is currently under construction and is expected to open in 2029.

## E. Mass Transit

There is no transit within a reasonable distance of the site. The closest bus route is 22XW, traveling along US 17 between Bartow and Winter Haven.

## F. Sidewalks

There are no sidewalks along the parcel. Because portions of the site are within two miles of a school (Eagle Lake Elementary) and are in the Urban Growth Area (UGA), the construction of sidewalks will be required.

## **Park Facilities and Environmental Lands:**

The nearest park facilities and environmental lands are The Marshall Hampton Reserve is immediately west of the site, and the Gordonville Park, two miles south of the site. The proposed use is expected to impact these facilities due to greater usage by new residents from the subject property.

### **A. Location:**

Gordonville Park is located at 2671 Richardson Road, Bartow, and the Marshall Hampton Reserve has an address of 3115 Thornhill Road, Winter Haven.

### **B. Services:**

The Marshall Hampton Reserve amenities include trails and equestrian/horseback riding activities. Gordonville Park has a playground, baseball and softball field, and a basketball court.

### **C. Multi-use Trails:**

Multi-use trails can be found at the Marshall Hampton Reserve.

## **Environmental Lands:**

South and west of the site is the Marshall Hampton Reserve. The Reserve consists of just over 1,100 acres, is owned by the Southwest Florida Water Management District (SWFWMD) and is managed by Polk County. There are no conservation easements in the immediate vicinity, with the closest easement approximately 2.25 miles northwest of the site (near the Polk County Parkway & SR 540 intersection). The western portions of the site are identified on the Polk Green District Map as a Potential Network Connection.

## **Environmental Conditions**

The site is next to an area that has seen significant phosphate mining operations. The site is mostly wooded areas and open pasture. Large portions of the proposed project area contain wetlands and/or in the 100-year floodplain. The site is comprised of severely limited soils for typical forms of development.

### **A. Surface Water:**

Based on a review of the property appraiser aerial photos, there are no surface water features on the site, with only ditches traversing the area. West of the site, on adjoining property, there are ponds next to Lake Hancock.

The elevation of the site generally slopes downward from Thornhill Road towards Lake Hancock. The eastern portion of the site has elevation ranging from 127' near Thornhill Road, to 112' at the southern property line. The western half of the site has similar topographical features, with higher elevations along Thornhill Road and the thin strip of land next to Fussell Lane. The larger portion of the western tract has elevations from 111 feet to 105 feet at the southwest corner of the site.

## B. Wetlands/Floodplains:

Wetlands and both “A” and “AE” Flood Zones are present on the entire 326 acre site. According to the applicant’s documentation, 44% of the site (144 out of 326 acres) consists of wetlands. There are a total of 251.99 acres (249.34 Zone “A”) and (2.64 Zone “AE”) acres of floodplain on the site, which results in a total of 77% of the 326-acre site. The applicant will be required to demonstrate compliance with LDC Chapter 6 (*Resource Protection*) during the Level 2 review process for any site development.

## C. Soils:

The site is comprised primarily of severely limited soils for septic tanks and/or buildings without basements, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.

Table 7 lists the soils associated with the subject site.

**Table 7**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Dwellings Without Basements</b>	<b>% of Site (approximate)</b>
Adamsville Fine Sand	Severe: wetness, poor filter	Moderate: wetness	2.26%
Hontoon Muck	Severe: subsides, ponding, poor filter	Severe: subsides, ponding, low strength	20.18%
Immokalee Sand	Severe: wetness	Severe: wetness	9.08%
Placid and Myakka Fine Sands	Severe: ponding, poor filter	Severe: ponding	6.54%
Pomona Fine Sand	Severe: wetness, percs slowly	Severe: wetness	7.77%
Samsula Muck	Severe: ponding, poor filter	Severe: ponding, low strength	21.69%
Smyrna and Myakka Fine Sands	Severe: wetness, poor filter	Severe: wetness	30.28%
Tavares Fine Sand	Moderate: wetness	Slight	1.80%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service, Applicant’s Impact Statement*

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 an area of protected species and habitat observations for rookeries, animals, and eagle nests. Sheet Number 266 of the roadway plans for the Central Polk Parkway project show the location of two eagles nests, located on the southern portion of the site.

There are no conservation easements in the immediate vicinity, with the closest easement approximately 2.25 miles northwest of the site (near the Polk County Parkway & SR 540 intersection). The western portions of the site are identified on the Polk Green District Map as a Potential Network Connection.





G. Airports:

This property is within the Height Notification Zone of the Bartow Municipal 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.

**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 9 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.	Development of this site at the maximum proposed density could be compatible, provided that there is a limiting of intensity and scale of the different types of residential uses. A Planned Development would be a viable option for the ultimate development of this property.
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.	
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.	Development of this site at the maximum proposed density could be compatible, provided that there is a limiting of intensity and scale of the different types of residential uses. A Planned Development would be a viable option for the ultimate development of this property.

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.102-A10: LOCATION CRITERIA</b> - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided,</li> <li>b. nearness to agriculture-production areas;</li> <li>c. distance from populated areas;</li> <li>d. economic issues, such as minimum population support and market-area radius (where applicable);</li> <li>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> <li>9. parks, open spaces, civic areas and other community facilities,</li> </ul> </li> <li>f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> <li>1. environmental sensitivity of the property and adjacent property;</li> <li>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</li> <li>3. wetlands and primary aquifer recharge areas;</li> <li>4. soil characteristics;</li> <li>5. location of potable water supplies, private wells, public well fields; and</li> <li>6. climatic conditions, including prevailing winds, when applicable.</li> </ul> </li> </ul>	
<p><b>POLICY 2.119-A2: LOCATION CRITERIA</b> - Residential land use categories shall be established throughout the County with consideration being given to the following criteria:</p> <ul style="list-style-type: none"> <li>a. Access to county-maintained roads or roads constructed to County standards.</li> <li>b. Proximity to Activity Centers.</li> <li>c. Adequacy of water and sewage disposal systems (public and private).</li> <li>d. Adequacy and response time for public safety services - fire, police, and emergency medical service.</li> <li>e. Adequacy of recreation facilities.</li> <li>f. Proximity of incompatible land uses.</li> <li>g. Development limitations, and,</li> <li>h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.</li> </ul>	<p>The site is next to Thornhill Road, a County-maintained collector. Water service is located at the site, but sewer service is ½ mile away. Public safety facilities are adequate. There are limited recreation facilities, and environmental development limitations exist on the site.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p>	<p>The portion of the site that is proposed to change from RL-1 to RL-4 (Previously A/RR) will be consistent with this policy if the subsequent request to change from RDA to UGA is also approved.</p>
<p>POLICY 2.123-B2: Development Criteria within a "Floodplain-Protection Area" shall conform to the following criteria:</p> <ol style="list-style-type: none"> <li>a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.</li> <li>b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not: <ol style="list-style-type: none"> <li>1. enlarge the off-site floodplain;</li> <li>2. alter the natural function of the floodplain; nor</li> <li>3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.</li> </ol> </li> </ol>	<p>Based on an analysis of the site using the County's GIS viewer, 77% of the site (252 out of 326 acres) is in a floodplain. This is a significant amount of acreage and is a constraint of development of the property. The amount of acreage that is in the floodplain raises concerns about the appropriateness of this site for intensive, urban-density residential development. Careful site planning will need to occur to ensure that development of the site is done in a manner that minimizes impacts to environmental resources.</p>
<p>POLICY 2.123-C2: Development Criteria within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:</p> <ol style="list-style-type: none"> <li>i. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.</li> <li>j. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for: <ol style="list-style-type: none"> <li>8. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;</li> <li>9. access to the site;</li> <li>10. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;</li> <li>11. utility transmission and collection lines;</li> <li>12. pre-treated storm-water management;</li> </ol> </li> </ol>	<p>According to the applicant's Bubble Plan, 44% of the site (144 out of 326 acres) consists of wetlands. This is a significant amount of acreage and is a constraint of development of the property. The amount of acreage that is comprised of wetlands called into question the appropriateness of this site for intensive, urban-density residential development. Careful site planning will need to occur to ensure that development of the site is done in a manner that minimizes impacts to environmental resources.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>13. mining that meets state and federal regulations; or</p> <p>14. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.</p> <p>k. Commercial and industrial development shall locate on the non-wetland portion of a development site.</p> <p>l. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows:</p> <p>3. a maximum of one dwelling unit per Lot of Record; or</p> <p>4. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.</p> <p>m. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.</p> <p>n. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation amounts to the applicable federal, state or regional permitting agency.</p> <p>o. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.</p> <p>Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.</p>	
<p>SECTION 2.124-B - AIRPORT-IMPACT DISTRICTS.</p> <p>OBJECTIVE 2.124-B: The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.</p>	<p>The site is located in the Height Notification Zone for the Bartow Municipal Airport. Due to the distance of the subject property away from the airport, no adverse impacts upon airport operations are expected.</p>

## Urban Sprawl Analysis

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

Table 9 Urban Sprawl Criteria

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

## Comments from other agencies

The City of Bartow staff has noted that an issue to be aware of is sewer line capacity. Flow from this project will go through the county's distribution system to Bartow's wastewater treatment plant.

**Exhibits:**

- Exhibit - 1      Location Map
- Exhibit - 2      Location Map (Detailed)
- Exhibit - 3      2023 Aerial Photo
- Exhibit - 4      Current Future Land Use Map
- Exhibit - 5      Proposed Future Land Use Map (Recommended by Planning Commission)
- Exhibit - 6      Proposed Future Land Use Map (Approved by BoCC for Transmittal)
- Exhibit - 7      Recommended District Map
- Exhibit - 8      Archeological Resources Map





Location Map



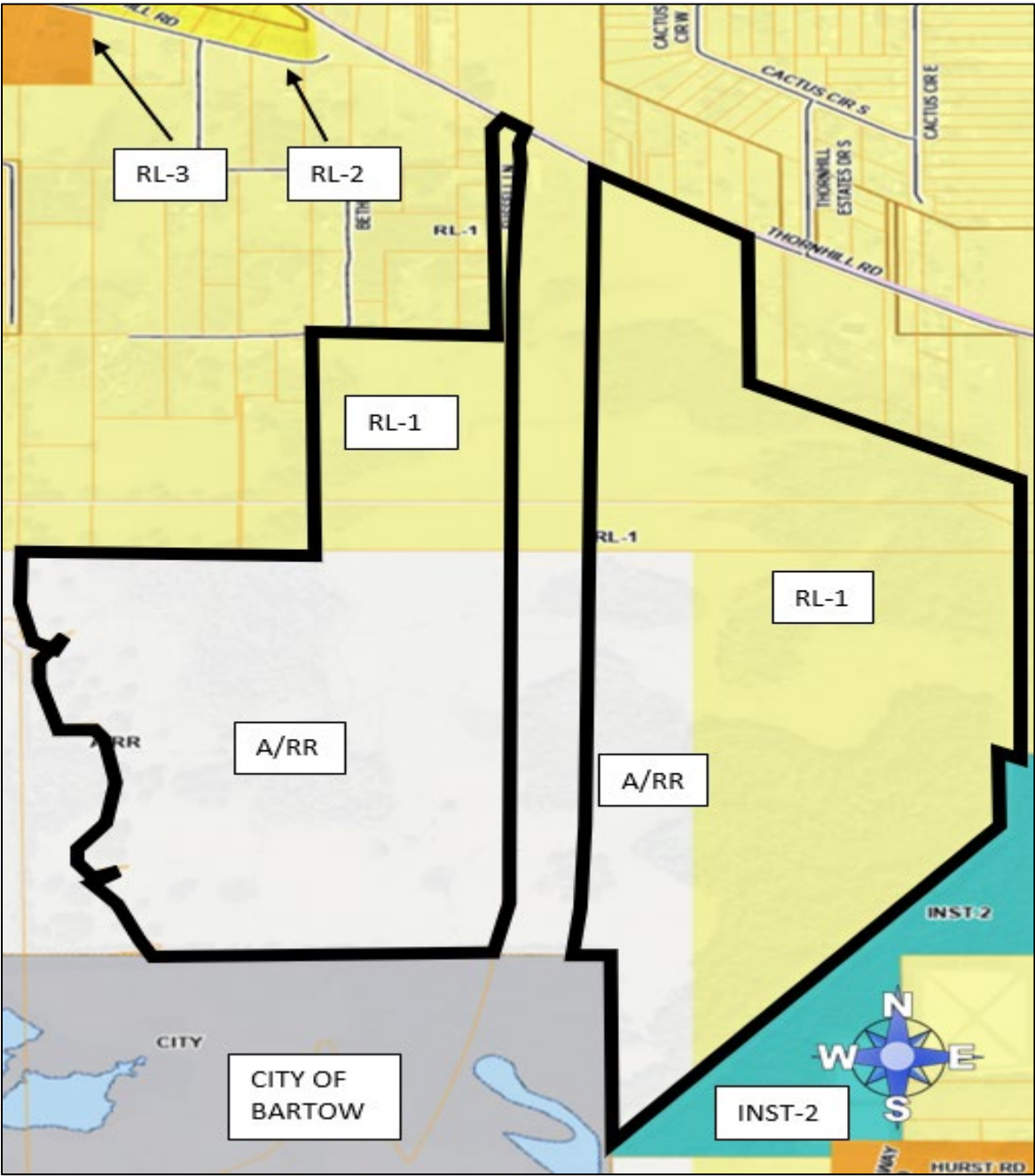
Source: Project Application

Location Map (Detailed)



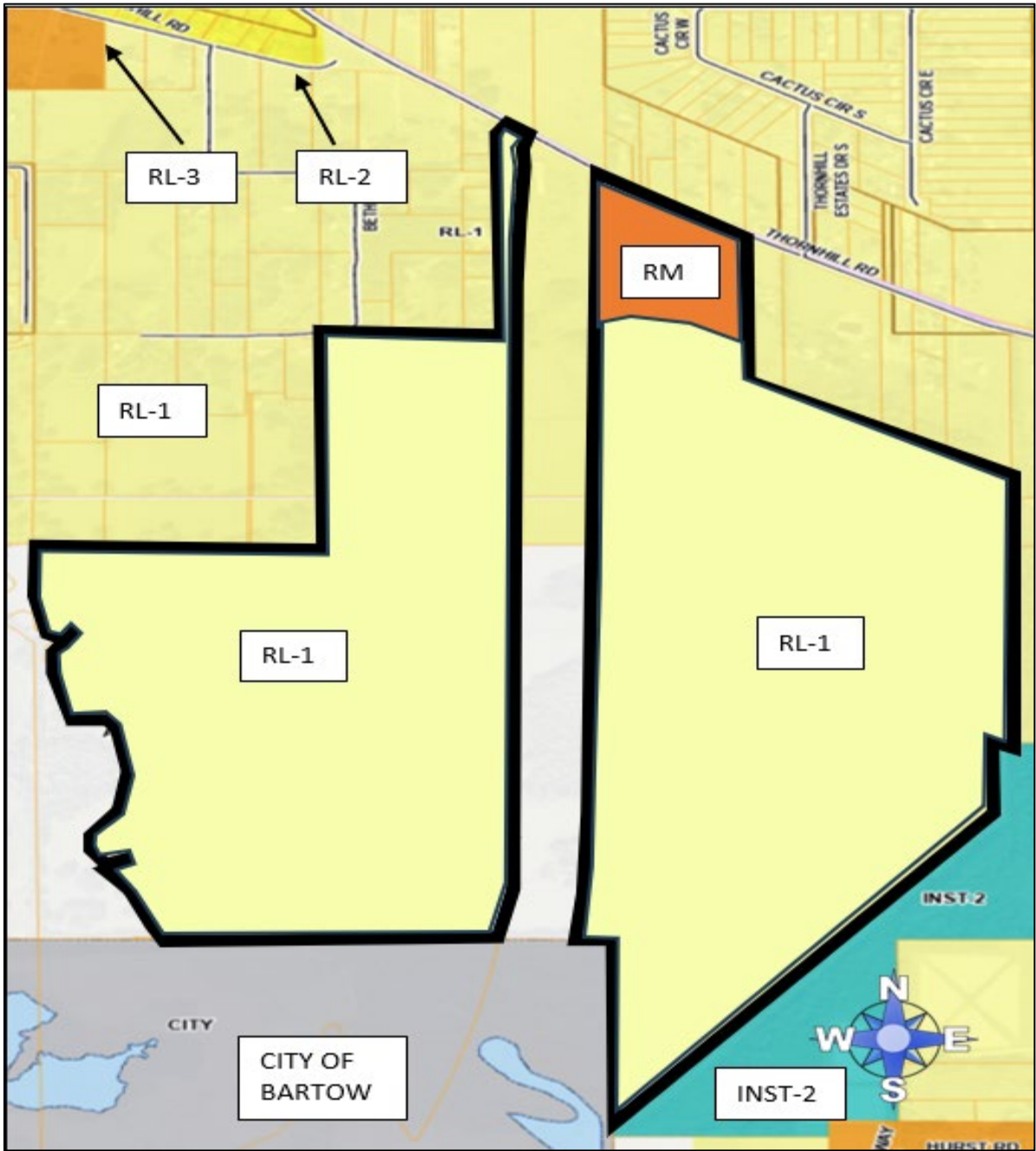


2023 Aerial Photo

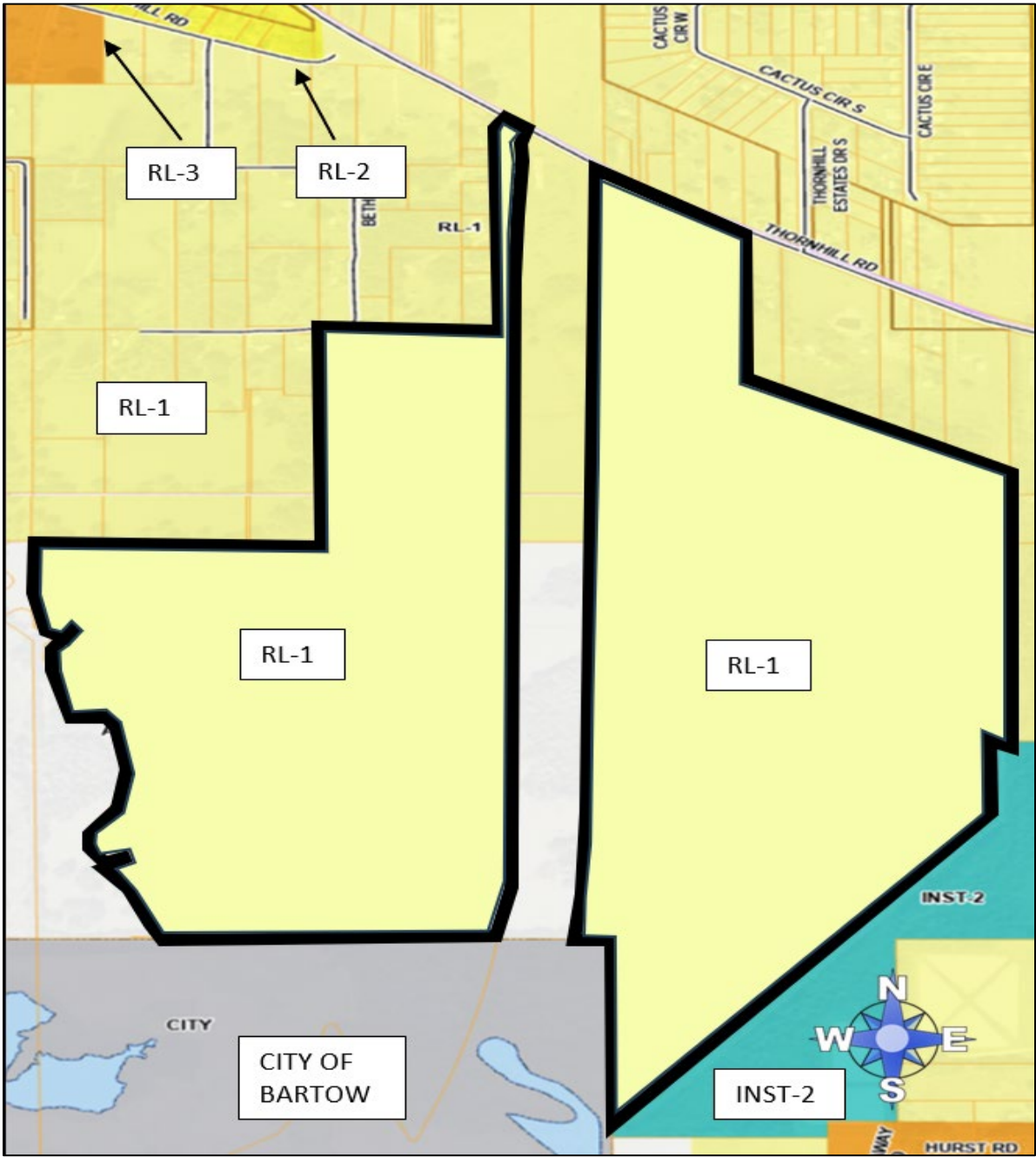


Current Future Land Use Map  
(prior to the approval of LDCPAL-2024-17)



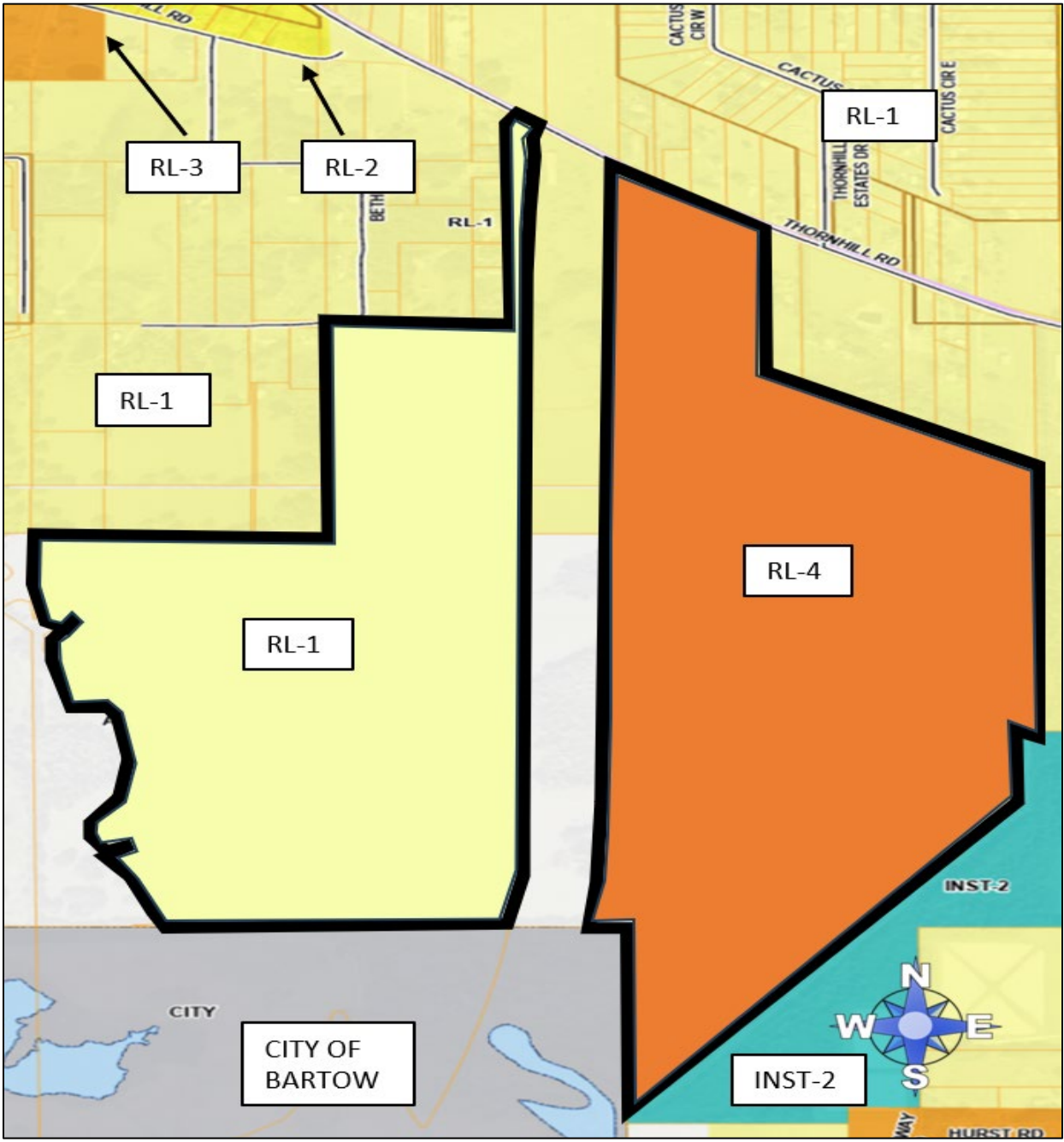


Proposed Future Land Use Map  
(Recommended by Planning Commission)  
(LDCPAL-2024-17)



Proposed Future Land Use Map  
(Approved by BoCC for Transmittal)  
(LDCPAL-2024-17)





Proposed Land Use District Map  
(LDCD-2025-1)



Archeological Resources Map

**ORDINANCE NO. 25-\_\_\_\_\_**

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LD CD-2025-1**, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED; MODIFYING THE SUB-DISTRICT MAP TO CHANGE 178 ACRES FROM RESIDENTIAL-LOW 1 (RL-1) TO RESIDENTIAL-LOW-4 (RL-4), THE SUBJECT SITE IS LOCATED SOUTH OF THORNHILL ROAD, EAST OF LAKE HANCOCK, AND NORTH OF THE CITY OF BARTOW, IN SECTIONS 3 & 10, TOWNSHIP 29, 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 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 a 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**, LD CD-2025-1 is an applicant-initiated application (the “Application”) to amend the LDC Sub-district maps to change 178 +/- acres from Residential-Low 1 (RL-1) to Residential-Low-4 (RL-4); 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 July 9, 2025; 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 on August 19, 2025; and



**WHEREAS**, the Board reviewed and considered all comments received during said public hearing, the Planning Commission's recommendation, the staff report, and provided for necessary revisions, if any; and

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

**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 DRC staff report and makes the following findings based upon the staff report and other record evidence 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 June 4, 2025 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.

- f) The record is hereby incorporated by reference into this ordinance and is on file with the County Clerk. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, the Planning Commission's recommendation, and all testimony and evidence presented at the hearing.

**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, from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4), containing 178 acres, more or less.

**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 19<sup>th</sup> day of August, 2025.

Date rendered to the Clerk: \_\_\_\_\_

**Exhibits to Board's Order**

Exhibit A-Property Map

Exhibit B-Staff Report



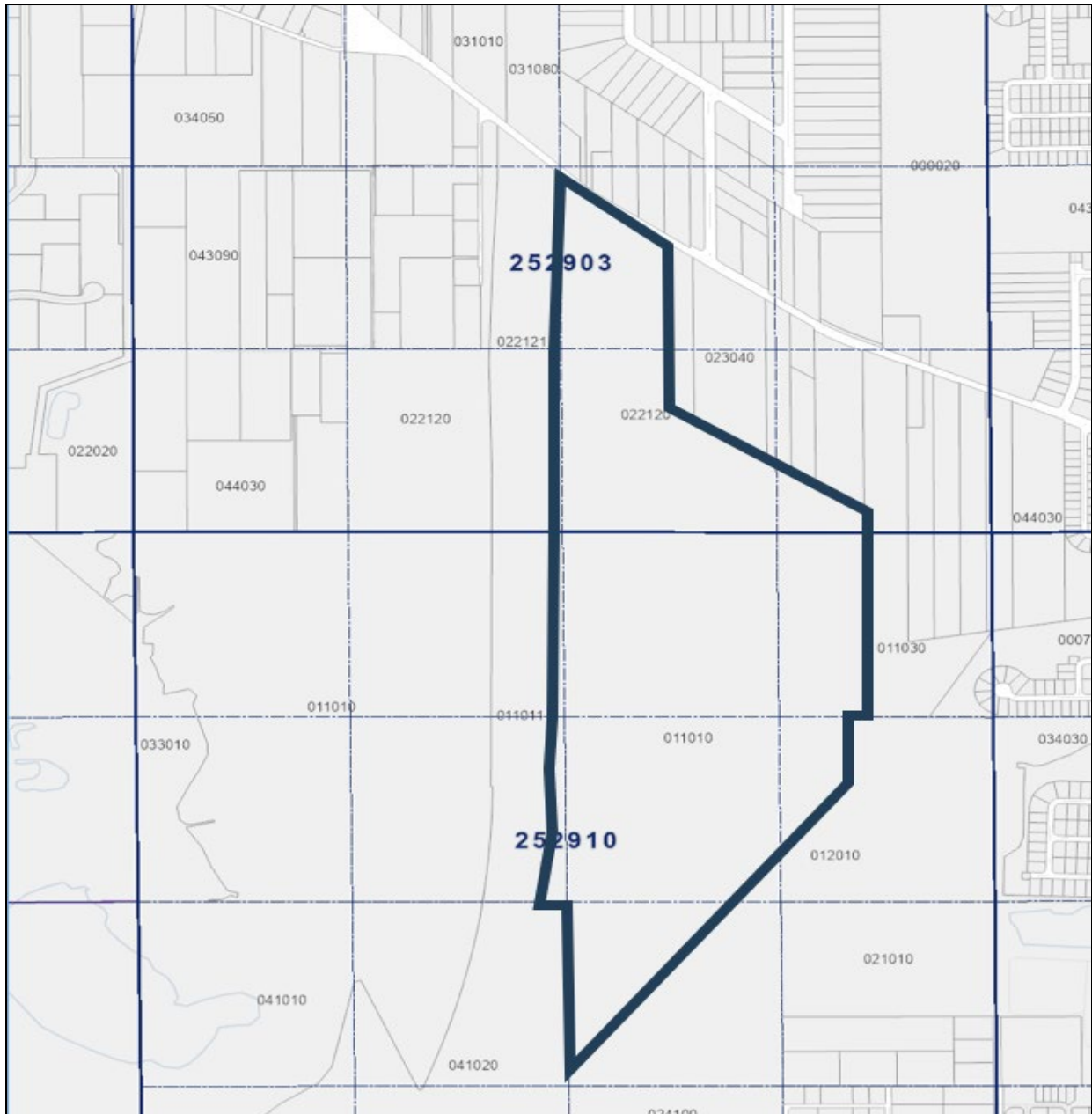
## ATTACHMENT "A"

### LDCD 2025-1

**Land Use:** Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4)

**Location:** South of Thornhill Road, East of Lake Hancock, and North of the City of Bartow.

**Sections 3 & 10, Township 29, Range 25**



## PARCEL DETAIL

*Note: Not to Scale*

*Level 4 Review*

**Stuart Property**

**Thornhill Road**

Prepared By:

Kimley-Horn and Associates, Inc.

116 South Kentucky Avenue

Lakeland, FL 33801



APPLICANT  
INFORMATION

**OWNER**

Name: Lenore Crosland Stuart & Margrette Kennedy Stuart Satterfield

Address: Thornhill Road

Bartow, FL 33830

Email: [crosland.stuart@outlook.com](mailto:crosland.stuart@outlook.com)

LEGAL DESCRIPTION:

The remaining ranchland known as the "Stuart Ranch" is described as follows:

A portion of Sections 3, 9, and 10, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

Begin at the northwest Corner of said Section 10; thence South 89°48'09" East along the north boundary of the northwest quarter of said Section 10 a distance of 1332.08 feet to the southwest corner of the southeast quarter of the southwest quarter of said Section 3; thence North 00°03'20" West along the west boundary of said southeast quarter of the southwest quarter a distance of 1311.76 feet to the northwest corner of said southeast quarter of the southwest quarter; thence South 89°47'57" East along the north boundary of said southeast quarter of the southwest quarter a distance of 830.97 feet to the southwest corner of the east 3/8 of the northeast quarter of the southwest quarter of said Section 3; thence North 00°07'29" West along the west boundary of said east 3/8 of the northeast quarter of the southwest quarter a distance of 1311.73 feet to the southeast corner of the west quarter of the east half of the southeast quarter of the northwest quarter of said Section 3; thence North 00°08'15" West along the east boundary of said west quarter of the east half of the southeast quarter of the northwest quarter a distance of 400.37 feet to the southerly right of way of Thornhill Road according to Map Book 1, Pages 31-33, public records of Polk County, Florida; thence along said southerly right of way for the following eight courses: South 49°39'22" East a distance of 112.32 feet; thence South 45°38'50" East a distance of 200.09 feet; thence South 47°39'08" East a distance of 200.00 feet; thence South 47°56'19" East a distance of 200.01 feet; thence South 47°39'14" East a distance of 198.78 feet; thence South 48°07'51" East a distance of 16.31 feet; thence South 55°43'59" East a distance of 400.00 feet; thence South 56°01'10" East a distance of 185.72 feet to an intersection with a line lying parallel with the centerline of a utility easement recorded in O.R. Book 1255, Page 1061, public records of Polk County, Florida and 1200.00 feet west of said centerline (measured perpendicular to said centerline); thence South 00°18'25" East along said parallel line a distance of 1162.10 feet; thence South 58°17'57" East a distance of 1415.14 feet to said centerline of utility easement; thence South 00°18'25" East along said centerline of utility easement a distance of 1500.00 feet to the north boundary of the southeast quarter of the northeast quarter of said Section 10; thence North 89°42'59" West along said north boundary a distance of 100.00 feet to the west boundary of said utility easement; thence South 00°18'25" East along said west boundary of utility easement a distance of 494.52 feet; thence continue along said west boundary of utility easement South 40°16'59" West a distance of 2719.58 feet to the west boundary of the northwest quarter of the southeast quarter of said Section 10; thence North 00°21'59" West along said west boundary a distance of 1251.95 feet to the southeast corner of the northwest quarter of said Section 10; thence North 89°48'35" West along the south boundary of said northwest quarter a distance of 2660.98 feet to the southwest corner of said northwest quarter; thence North 00°26'07" West along the west boundary of said northwest quarter a distance of 1989.35 feet to the southeast corner of the northeast half of the northeast quarter of the northeast quarter of the northeast quarter of said Section 9; thence North 45°25'26" West along the southwesterly boundary of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter a distance of 939.25 feet to the northwest corner of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter; thence North 89°39'55" East along the north boundary of said northeast quarter of Section 9 a distance of 664.02 feet to the POINT OF BEGINNING. Containing 394.150 acres.

**EXHIBIT "A"**

**PARCEL NO.: 137  
FPID 440897-2  
STATE ROAD 570B  
CENTRAL POLK PARKWAY  
POLK COUNTY**

**LIMITED ACCESS RIGHT OF WAY**

A parcel of land lying in Sections 3 and 10, Township 29 South, Range 25 East, Polk County, Florida being more particularly described as follows:

Commence at a 4 inch by 4 inch concrete monument with 5/8 inch iron rod with no identification marking the center of said Section 10, Township 29 South, Range 25 East thence along the south line of the northwest quarter of said Section 10, North 89° 55' 19" West a distance of 170.38 feet to the POINT OF BEGINNING; thence continuing along said south line of the northwest quarter of Section 10 North 89° 55' 19" West a distance of 353.68 feet to a point on a curve concave to the northwesterly and having a radius of 5592.00 feet; thence departing said south line, run northeasterly 826.56 feet along the arc of said curve through a central angle of 08° 28' 08", the chord of said curve bears North 04° 22' 36" East to the end of said curve; thence North 89° 51' 28" West a distance of 10.00 feet; thence North 00° 08' 32" East a distance of 2250.00 feet; thence North 01° 12' 15" West a distance of 800.22 feet; thence North 01° 41' 11" East a distance of 697.71 feet; thence North 02° 59' 33" East a distance of 603.29 feet; thence North 00° 08' 32" East a distance of 383.88 feet to the southerly existing right of way line of Thornhill Road as per Polk County Maintained Right of Way Map Book 22, Page 29 of said Public Records; thence along said southerly existing right of way line of Thornhill Road the following two courses: (1) South 47° 47' 00" East a distance of 56.27 feet; (2) South 48° 44' 25" East a distance of 68.88 feet to a point on the southerly existing right of way line of Thornhill Road as per Polk County Maintained Right of Way Map Book 1, Page 31 of said Public Records; thence along said southerly existing right of way line of Thornhill Road the following three courses: (1) South 45° 47' 04" East a distance of 21.59 feet; (2) South 47° 48' 41" East a distance of 200.00 feet; (3) South 48° 05' 52" East a distance of 117.06 feet; thence departing said southerly right of way line South 00° 08' 32" West a distance of 1973.96 feet; thence South 02° 45' 59" West a distance of 300.31 feet; thence South 00° 13' 49" East a distance of 1500.03 feet; thence South 00° 08' 32" West a distance of 650.00 feet; thence North 89° 51' 28" West a distance of 11.00 feet to a point a curve concave to the northwesterly and having a radius of 5942.00 feet; thence run southwesterly 825.81 feet along the arc of said curve through a central angle of 07° 57' 46", the chord of said curve bears South 04° 07' 25" West to said south line of the northwest quarter of Section 10, and the end of said curve, and the POINT OF BEGINNING.

Containing 45.602 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

This Instrument was prepared by:  
Donald H. Wilson, Jr.  
Post Office Box 1578  
Bartow, Florida 33830  
(813)533-0866

DEPT 15 9.00  
DEPT 91 1.50  
DEPT 51 2860.00  
186 H  
CHECKS 2870.50

WARRANTY DEED

THIS INSTRUMENT, made this 6<sup>th</sup> day of April, 1989, between  
W. H. STUART, as Trustee of the W. H. Stuart Revocable Trust,  
party of the first part, and MARGRETTE KENNEDY STUART and LENORE  
CROSLAND STUART, as Tenants in Common, whose address is Post  
Office Box 1378, Bartow, Florida 33830, party of the second  
part,

1625A  
JW

WITNESSETH, that the said party of the first part, for and  
in consideration of the sum of Ten Dollars (\$10.00), to it in  
hand paid, the receipt whereof is hereby acknowledged, has  
granted, bargained, sold, aliened, remised, released, conveyed  
and confirmed, and by these presents doth grant, bargain, sell,  
alien, remise, release, convey and confirm unto the said party of  
the second part and assigns forever, all that certain parcel of  
land lying and being in the County of Polk, State of Florida,  
more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to all easements, restrictions and reservations  
of record, if any.

This is not nor has it ever been, homestead property of  
Grantor.

TOGETHER with all the tenements, hereditaments and  
appurtenances, with every privilege, right, title, interest and  
estate, reversion, remainder and easement thereto belonging or in  
anywise appertaining:

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

And the said party of the first part doth covenant with the  
party of the second part that it is lawfully seized of the said  
premises; that it is free of all encumbrances, and that it has  
good right and lawful authority to sell the same; and the said  
party of the first part does hereby fully warrant the title to  
said land, and will defend the same against the lawful claims of  
all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has  
placed its hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence of:

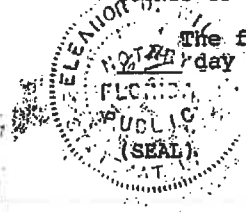
Lenore Crosland Stuart  
Two witnesses

W. H. Stuart  
W. H. STUART, as Trustee

Documentary Tax Pd. \$ 2860.00  
Intangible Tax Pd. \$         
E.D. "Bud" Dixon, Clerk, Polk Co.  
By: [Signature] Deputy Clerk

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this  
6<sup>th</sup> day of April, 1989, by W. H. STUART, as Trustee.



Donald H. Wilson, Jr.  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires June 5, 1990

1989 APR 11 AM 11:23

037594

RETURN TO:  
X - BOSWELL, BOSWELL, CONNER, & WILSON  
OFFICE BOX

10 50 pd

## EXHIBIT "A"

71 017

Prepared for: Stuart Ranch

Date: March 6, 1989  
File: 1GP-5001Legal Description

A portion of Sections 3, 9, and 10, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

Begin at the northwest corner of said Section 10; thence South 89°48'09" East along the north boundary of the northwest quarter of said Section 10 a distance of 1332.08 feet to the southwest corner of the southeast quarter of the southwest quarter of said Section 3; thence North 00°03'20" West along the west boundary of said southeast quarter of the southwest quarter a distance of 1311.76 feet to the northwest corner of said southeast quarter of the southwest quarter; thence South 89°47'57" East along the north boundary of said southeast quarter of the southwest quarter a distance of 830.97 feet to the southwest corner of the east 3/8 of the northeast quarter of the southwest quarter of said Section 3; thence North 00°07'29" West along the west boundary of said east 3/8 of the northeast quarter of the southwest quarter a distance of 1311.73 feet to the southeast corner of the west quarter of the east half of the southeast quarter of the northwest quarter of said Section 3; thence North 00°08'15" West along the east boundary of said west quarter of the east half of the southeast quarter of the northwest quarter a distance of 400.37 feet to the southerly right of way of Thornhill Road according to Map Book 1, Pages 31-33, public records of Polk County, Florida; thence along said southerly right of way for the following eight courses: South 49°39'22" East a distance of 112.32 feet; thence South 45°38'50" East a distance of 200.09 feet; thence South 47°39'08" East a distance of 200.00 feet; thence South 47°56'19" East a distance of 200.01 feet; thence South 47°39'14" East a distance of 198.78 feet; thence South 48°07'51" East a distance of 16.31 feet; thence South 55°43'59" East a distance of 400.00 feet; thence South 56°01'10" East a distance of 185.72 feet to an intersection with a line lying parallel with the centerline of a utility easement recorded in O.R. Book 1255, Page 1061, public records of Polk County, Florida and 1200.00 feet west of said centerline (measured perpendicular to said centerline); thence South 00°18'25" East along said parallel line a distance of 1162.10 feet; thence South 58°17'57" East a distance of 1415.14 feet to said centerline of utility easement; thence South 00°18'25" East along said centerline of utility easement a distance of 1500.00 feet to the north boundary of the southeast quarter of the northeast quarter of said Section 10; thence North 89°42'59" West along said north boundary a distance of 100.00 feet to the west boundary of said utility easement; thence South 00°18'25" East along said west boundary of utility easement a distance of 494.52 feet; thence continue along said west boundary of utility easement South 40°16'59" West a distance of 2719.58 feet to the west boundary of the northwest quarter of the southeast quarter of said Section 10; thence North 00°21'59" West along said west boundary a distance of 1251.95 feet to the southeast corner of the northwest quarter of said Section 10; thence North 89°48'35" West along the south boundary of said northwest quarter a distance of 2660.98 feet to the southwest corner of said northwest quarter; thence North 00°26'07" West along the west boundary of said northwest quarter a distance of 1989.35 feet to the southeast corner of the northeast half of the northeast quarter of the northeast quarter of the northeast quarter of said Section 9; thence North 45°25'26" West along the southwesterly boundary of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter a distance of 939.25 feet to the northwest corner of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter; thence North 89°39'55" East along the north boundary of said northeast quarter of Section 9 a distance of 664.02 feet to the POINT OF BEGINNING. Containing 394.150 acres.

FILED, RECORDED AND  
RECORD VERIFIED  
E. D. "Bud" DIXON, Ck. Cl. Cl.  
POLK COUNTY, FLA.  
BY *SW* D.D.



## 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. Central Florida and Polk County are exhibiting residential growth and need. It is anticipated there have been over 1,300 building permits for new construction in Polk County since October 2024. The proposed amendment is necessary to meet the continued demand in the area. The development of the subject site is limited by natural wetland features requiring strategic planning to minimize and avoid impacts.**

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas ?

**No. The proposed request is an effort to master plan development of the parcels, in light of recently approved development and the construction of the overpass, in order to efficiently and effectively develop the property. The property is immediately adjacent to the northern boundary of the Old Florida Plantation DRI, which was approved by Polk County BoCC in 1999 and annexed into the municipal limits of the City of Bartow. According to the City of Bartow's Future Land Use Map the Old Florida Plantation DRI contains residential high, residential medium, and residential low entitlements. The area is no longer rural as there is ample infrastructure and nearby commercial to support the residential community considered in the proposed request.**

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

**No.**

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

**No. There is limited agricultural land in the area. To the extent necessary, there are significant natural features that would provide for buffers from other existing development in the area.**

5. Could the proposed amendment fail to maximize existing public facilities and services?

**No. The Land Use would utilize the existing water infrastructure and provide for future extension of the County's sanitary force main.**

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

**No. The Land Use would limit the impact on water infrastructure. The future extension would be designed for the needed use unless the County required upsizing to serve additional areas for the future.**

7. Will the proposed amendment allow development patterns that will

disproportionately increase the cost of providing public facilities and services?

**No. The development pattern would be appropriate and proportionate to the facilities existing and to be extended in the future.**

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

**Due to the investment in infrastructure in the area, it is not appropriate to consider this area rural. There are urban services and infrastructure within the area for the property. To the extent there is larger lot development adjacent to the site, there is ample wetland areas**

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

**No. The change in Land Use would encourage more appropriate redevelopment in the future as a result of the overpass construction changing the feel of the area.**

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

**No. The change in Land Use would be more appropriate to the change brought by the overpass construction while still developing around and maintaining natural features.**

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

**No. The land would have accessibility based on the type of access.**

12. As a result of approval of this amendment, how much open space will be lost?

**None. The site is currently impacted by the construction of the new parkway extension, which has impacted the ability to continue the previous agricultural activities.**

## AGENT OF RECORD LETTER

TO WHOM IT MAY CONCERN:

I (We), LENORE CROSLAND STUART designate and appoint the following:

Jason A. Alligood, PE- Kimley Horn and Associates, Inc. the Agent of Record for the purpose of representing us during the Level III and IV Conditional use process with the Polk County Board of County Commissioners, pertaining to the project located within Polk County, Florida and further identified as Parcel number(s): 25-29-10-000000-011010 and 25-29-03-000000-022120.

The Agent of Record is hereby vested with authority to make any representations, agreement, or promises which are necessary in conjunction with the said application/project. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 3 Dec 2024

Lenore Crosland Stuart  
APPLICANT/OWNER SIGNATURE

LENORE CROSLAND STUART  
PRINTED NAME OF APPLICANT/OWNER

Jason A. Alligood, Kimley-Horn and Associates, Inc.  
PRINTED NAME OF REPRESENTATIVE

109 S Kentucky Ave.  
ADDRESS

Lakeland, FL 33801  
CITY, STATE, ZIP CODE

863-274-2261/ jason.alligood@kimley-horn.com

TELEPHONE NUMBER / EMAIL

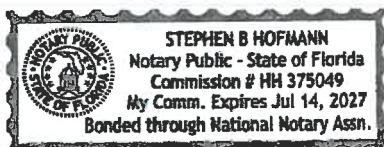
STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, the officer duly qualified to administer oaths and take acknowledgments, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3<sup>RD</sup> day of DECEMBER, 2024.

Stephen B Hofmann  
NOTARY PUBLIC

My Commission Expires:



**APPLICANT/ENGINEERING FIRM**

Name: Jason A. Alligood, P.E.

Address: Kimley-Horn and Associates

116 S. Kentucky Ave.

Lakeland, FL 33801

Phone Number: 863-274-2261

Email: [jason.alligood@kimley-horn.com](mailto:jason.alligood@kimley-horn.com)

**LEVEL 4 REVIEW**

Lenore Crosland Stuart and Margrette Kennedy Stuart Satterfield (collectively and individually the "Owner") are proposing a map amendment to allow for higher density residential development than currently allowed (approximately 326.92 acres) on Parcels 25-29-03-000000-022120 and 25-29-10-000000-011010 (approximately 326.92 acres) located west of the intersection of Thornhill Road and Spirit Lake Road in unincorporated Polk County, Florida. The site does not have a registered address, but is listed as Thornhill Road, Bartow, FL 33830 on the Polk County Property Appraiser website.

The existing land use of Parcel 25-29-03-000000-022120 is RL-1. Parcel 25-29-10-000000-011010 has split zoning, with existing land use of RL-1 on the eastern portion and A/RR on the western portion. The proposed amendment includes a change to RM and RL-4.

This application includes an Impact Assessment Statement as well as a description of this project's consistency with the Polk County Land Development Code and Polk County Comprehensive Plan. Attachments include a legal description, deed, site "bubble" plan, and map series.

The following legal descriptions were taken from the Polk County Property Appraiser for Parcels 25-29-03-000000-022120 and 25-29-10-000000-011010. A more detailed legal description for the proposed 326.92 acres development is also included.

Legal Description of Parcel 25-29-03-000000-022120: BEG SW COR OF SE1/4 OF SW1/4 RUN N00-03-20W 1311.76 FT S89-47-57E 830.97 FT N00-07-29W 1712.10 FT TO S R/W OF THORNHILL RD S49-39-22E 112.32 FT S45-38-50E 200.09 FT S47-39-08E 200 FT S47-56-19E 200.01 FT S47-39-14E 198.78 FT S48-07-51E 16.31 FT S55-43-59E 400 FT S56-01-10E 185.72 FT S00-18-25E 1162.10 FT S58-17-57E 1415.14 FT RUN S00-18-25E TO S LINE SEC W TO POB LESS MAINT R/W & LESS THAT PART LYING WITHIN FOLL DESC: RD R/W PCL 137 FP ID 440897-2 FOR SR 570B AS DESC IN OR 12226 PG 1869

Legal Description of Parcel 25-29-10-000000-011010: BEG NW COR OF SEC RUN S 2652.47 FT E 2660.98 FT S 1251.95 FT N 40 DEG 16 MIN 59 SEC E 2719.58 FT N 494.52 FT E 100 FT N TO N-LINE OF SEC W TO POB LESS THAT PART LYING WITHIN SWFWMD PCL 20- 503-123-P LAKE HANCOCK OUTFALL AS DESC IN STIPULATED AMENDED ORDER OF TAKING CASE#2010-CA-009204 REC IN OR 8487-2191 & LESS THAT PART LYING WITHIN FOLL DESC: RD R/W PCL 137 FP ID 440897-2 FOR SR 570B AS DESC IN OR 12226 PG 1869

## Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

### **1. How and why is the location suitable for the proposed uses?**

The proposed location currently allows residential development at a lower density than is appropriate given recent changes to the regional transportation network and in light of new development in the area. With the Polk Parkway extension bifurcating the property and including elevated overpasses with Mechanically Stabilized Earthwalls (MSE), the current land use designations of Agricultural/Rural Residential (A/RR) and the Rural Development Area (RDA) of the property and the surrounding area will change from its current feel. The land now being directly adjacent to the parkway would not likely be favorable for single family detached developments but be more in line with multi-family and single family attached (townhome) development, which is what has occurred in similarly situated areas along the Polk Parkway in other areas. Higher density developments and residential medium areas are located just to the east of the subject property.

### **2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?**

The adjacent uses are either vacant or include a few larger lot single family residential developments. The introduction of the elevated overpass will create separation with historic development to the west of the site. There are natural wetland features that can serve as natural buffers along with The Land Development Code requirements that should be adequate to address buffering needs.

### **3. How will the request influence future development of the area?**

With the introduction of the parkway extension, and existing and newer higher density residential development just to the east, it is anticipated development will transition to less rural feel and more to a higher density development feel.

## Access to Roads and Highways

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

### **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.**

The total acreage of the site is approximately 326.92 acres. The bubble plan indicates an approximately 615 Single-Family Attached dwelling units. The ITE Manual for Single-Family Attached Housing (215) generates 7.20 trips per dwelling unit daily, and 0.61 trips per dwelling unit at the PM peak hour. Therefore, the formula is as follows:

$$615 * 7.20 = 4,428 \text{ Daily Trips}$$



$$615 * 0.61 = 376 \text{ Peak Hour Trips}$$

The bubble plan indicates approximately 291 Multi-Family dwelling units. The ITE Manual for Multi-Family Housing (220) generates 6.74 trips per dwelling unit daily, and 0.57 trips per dwelling unit at the PM peak hour. Therefore, the formula is as follows:

$$291 * 6.74 = 1,962 \text{ Daily Trips}$$

$$291 * 0.57 = 166 \text{ Peak Hour Trips}$$

The total number of daily trips generated by the property is 6,390 trips. The total number of PM peak hour trips generated by the property is 542 trips.

## **2. What modifications to the present transportation system will be required as a result of the proposed development?**

Per the Polk County Land Development Code (LDC) roadways less than 24-foot-wide will require widening along the property frontage. Thornhill Road, which lies along the north side of the property is currently 22 feet wide and will require widening along the south ROW for the length of the development. Turn lanes will also likely be required on Thornhill Road to allow access to the proposed development.

## **3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?**

According to section 708 of the Polk County Land Development Code (LDC), Multi-Family (excluding townhomes) are required to provide 2.0 spaces per unit. Townhouse Developments (Single-Family attached) are required to provide 2.0 spaces per unit, excluding garages. Handicapped parking shall be provided in accordance with the Federal Americans with Disabilities Act.

## **4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**

The site has access to Thornhill Road along the north property frontage. Thornhill Road is an Urban Collector with Level of Service B and 22-foot pavement width.

*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*)**

Using Polk County standards, water and wastewater capacity application the development would generate a maximum sewage generated is estimated as follows:

$$906 \text{ units} = 500 \text{ RECs} \times 2780 \text{ gpd/ERC} = 135,000 \text{ GPD}$$

**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?**

Not applicable as the site does not utilize on-site systems.

**3. If offsite treatment, who is the service provider?**

The service provider is 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*)**

There is an existing sanitary sewer line located approximately 0.5 miles east of the property along Thornhill Road. New development along Thornhill Road will be extending the sanitary sewer closer to the property. At the completion of this new development, the sanitary sewer will be roughly 1500 feet from the east property line along Thornhill Road.

**5. What is the provider's general capacity at the time of application?**

The provider's general capacity is unknown at the time of this application. However, a capacity request was submitted and there is not an anticipation that capacity will be an issue.

**6. What is the anticipated date of connection?**

The anticipated date of connection is unknown at the time of this application. The date of connection will be determined based on development schedules.

**7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?**

The sanitary sewer force main line will need to be extended along Thornhill Road to provide service to the property.

**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?**

Potable water is provided by Polk County Utilities public supply.

**2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)**

Using Polk County standards, water and wastewater capacity application the development would generate a maximum potable demand is estimated as follows:

$$906 \text{ units} = 610 \text{ RECs} \times 360 \text{ gpd/ERC} = 219,600 \text{ GPD}$$

**3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?**

There is a 12-inch water line located to the north of the property. This water line runs along the Thornhill Road. Connection will be made to this line located along Thornhill Road.

**4. Who is the service provider?**

The service provider is Polk County Utilities.

**5. What is the anticipated date of connection?**

The anticipated date of connection is unknown at the time of this application. The date of connection will be determined based on development schedules.

**6. What is the provider's general capacity at the time of application?**

The provider's general capacity is unknown at the time of this application. However, a capacity request was submitted and there is not an anticipation that capacity will be an issue.

**7. Is there an existing well on the property(ies)?**

Yes, there are permitted wells per the Southwest Florida Water Management District's (SWFWMD) online water use permit map. These wells are described in Water Use Permit No. 20000136.006 and Water Use Permit No. 20 021135.000. Permit No. 20000136.006 is one existing 12" diameter well for withdrawal of groundwater for agricultural use. This is shown located east of the parkway extension. This well has an average withdrawal of 1400 GPD and a peak withdrawal of 4000 GPD.

Permit No. 20 021135.000 consists of one proposed 12" diameter well for withdrawal of groundwater, and forty-one proposed 2" diameter monitoring wells for mining and dewatering use. The 12" diameter well has an average withdrawal of 101,500 GPD and a peak withdrawal of 110,500 GPD. This well permit was associated with potential mining activities for the construction of the parkway extension. This work never initiated as the parkway fill was obtained from a separate site. It is not believed the wells were ever installed.

## **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 property generally slopes from northeast (about elevation 129) to west (about elevation 103 at west property line) before discharging into freshwater ponds and Lake Hancock (about elevation 98). A notable portion of the site is located within FEMA flood zone A.

**2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

The proposed drainage will maintain the general flow patterns with stormwater being provided at the low end of the development area before discharging at matching pre-post rates into Lake Hancock and existing wetlands. Wetland impacts by future development would be required to meet state, regional, and local regulations by minimization and mitigation.

## **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.**

Any future development on site will be required to adhere to state, regional, and local regulations regarding impacts to wetlands, floodplain, endangered species, etc.

**2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.**

There are wetlands and surface water features throughout the property. A notable portion of the property is located within FEMA flood zone A. Future development will be required to adhere to state, regional, and local regulations regarding impacts to wetlands and floodplains.

**3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;**

There is a potential agricultural well on the east parcel. This would be anticipated to be abandoned with future residential development or utilized for irrigation purposes. The Polk County GIS website does not indicate the land being within a wellfield protection district.

**4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).**

The subject site does not appear to be within an Airport Buffer Zone

**5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.**

A breakdown of soil types and percent coverage of the development area is shown in **Table 1** below. The organic muck is largely confined to the wetland areas, which would be minimized in impact. The soils, with the exception of muck, are generally suitable for the proposed development, with 1.8% of the site coverage having hydrologic group A, 2.26% being group C, 6.54% group D, and 89% being group B/D.

**Table 1:** Soil Types and Percent Coverage on Development Site

Soil Type	Hydrologic Group	Area (Acres)	Percent Coverage
Adamsville Fine Sand	C	7.4	2.26%
Hontoon Muck	B/D	66	20.18%
Immokalee Sand	B/D	29.7	9.08%
Placid and Myakka Fine Sands	D	21.4	6.54%
Pomona Fine Sand	B/D	25.4	7.77%
Samsula Muck	B/D	70.9	21.69%
Smyrna and Myakka Fine Sands	B/D	99	30.28%
Tavares Fine Sand	A	5.9	1.80%

**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 closet County park is Grassy Lake Park, which is located across Thornhill Road to the northeast of the site. The park is approximately 1.6 miles from the property.

**2. Educational Facilities (e.g., preschool, elementary, middle school, high school);** The closest schools include Eagle Lake Elementary, a proposed Middle School, and Lake Region Senior High

School. These schools are approximately 2.5 miles, 2.2 miles, and 4 miles from the property, respectively.

**3. Health Care (e.g., emergency, hospital);** The nearest Hospitals are Regency Medical Center and Bartow Regional Medical Center. Regency Medical Center is approximately 6 miles from the property, while Bartow Regional Medical Center is approximately 8 miles from the property.

**4. Fire Protection;** The nearest fire station is Eagle Lake station (Polk County Fire Rescue Station 17), located at 185 3<sup>rd</sup> Street South, Eagle Lake 33839. The fire station is approximately 3 miles from the property.

**5. Emergency Medical Services (EMS);** See answer to 4 above.

**6. Solid Waste (collection and waste generation);** All waste is transported to the County's Landfill.

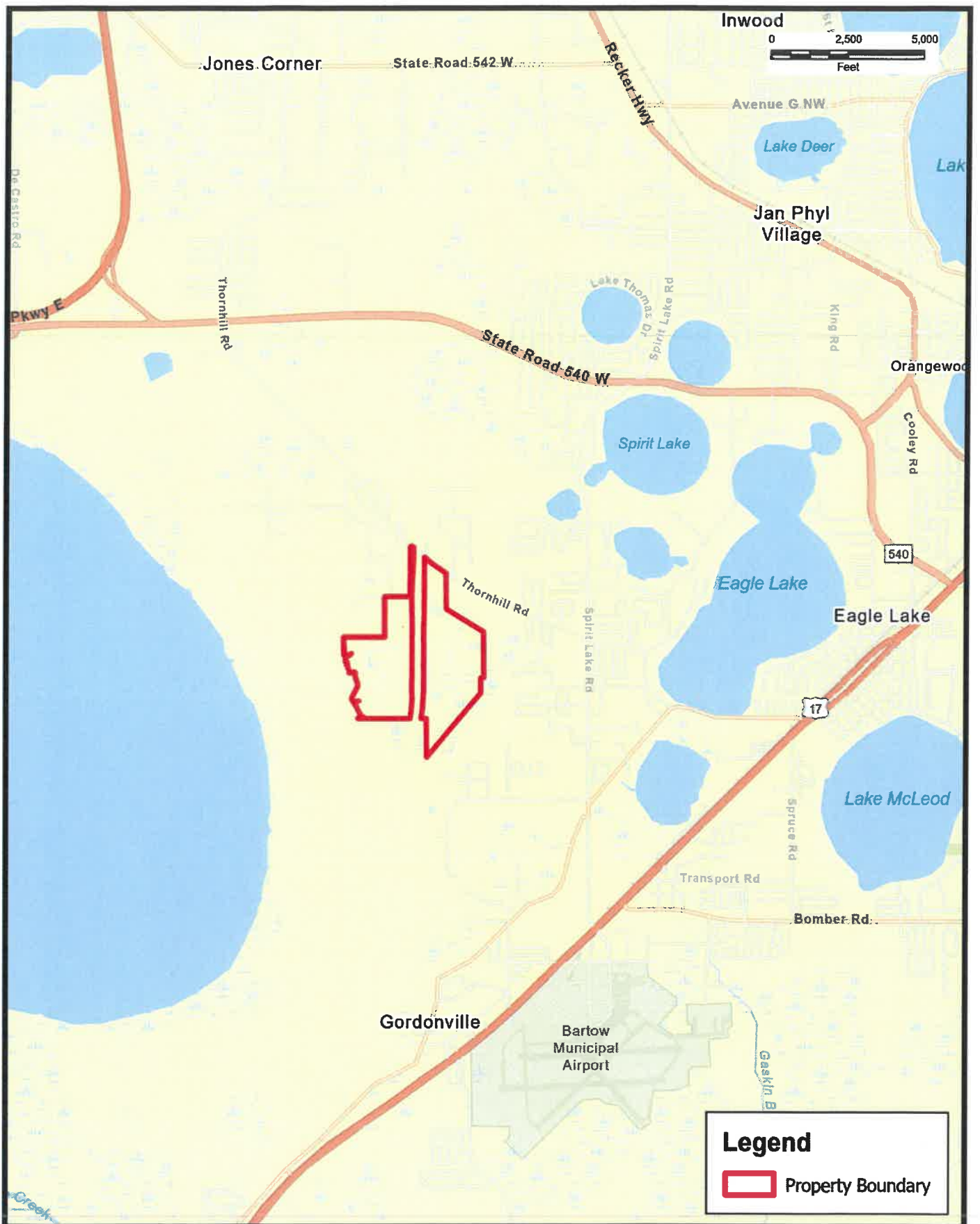
**7. How may this request contribute to neighborhood needs?**

This would allow for future development of more multi-family and townhome units for the area which would make available new product types to the area in support of the existing mix of new development, historic large lot development, and manufactured home developments and will increase property tax revenues from the property which has historically been under agricultural exemption. In addition, roadway improvements and utility extensions would be completed as part of future development.

**Demonstration of Need**

The amendment would allow higher density more appropriate to the change in land use feel the parkway extension will create. The construction of new infrastructure, like the Polk Parkway, provides new residential needs for the area to support the new traffic patterns which will allow residents to new and more convenient access to the interstate network. Large lot, single family detached developments are incompatible with these uses and are less likely to develop adjacent to an elevated parkway with MSE walls.





## LOCATION MAP

STUART PROPERTY



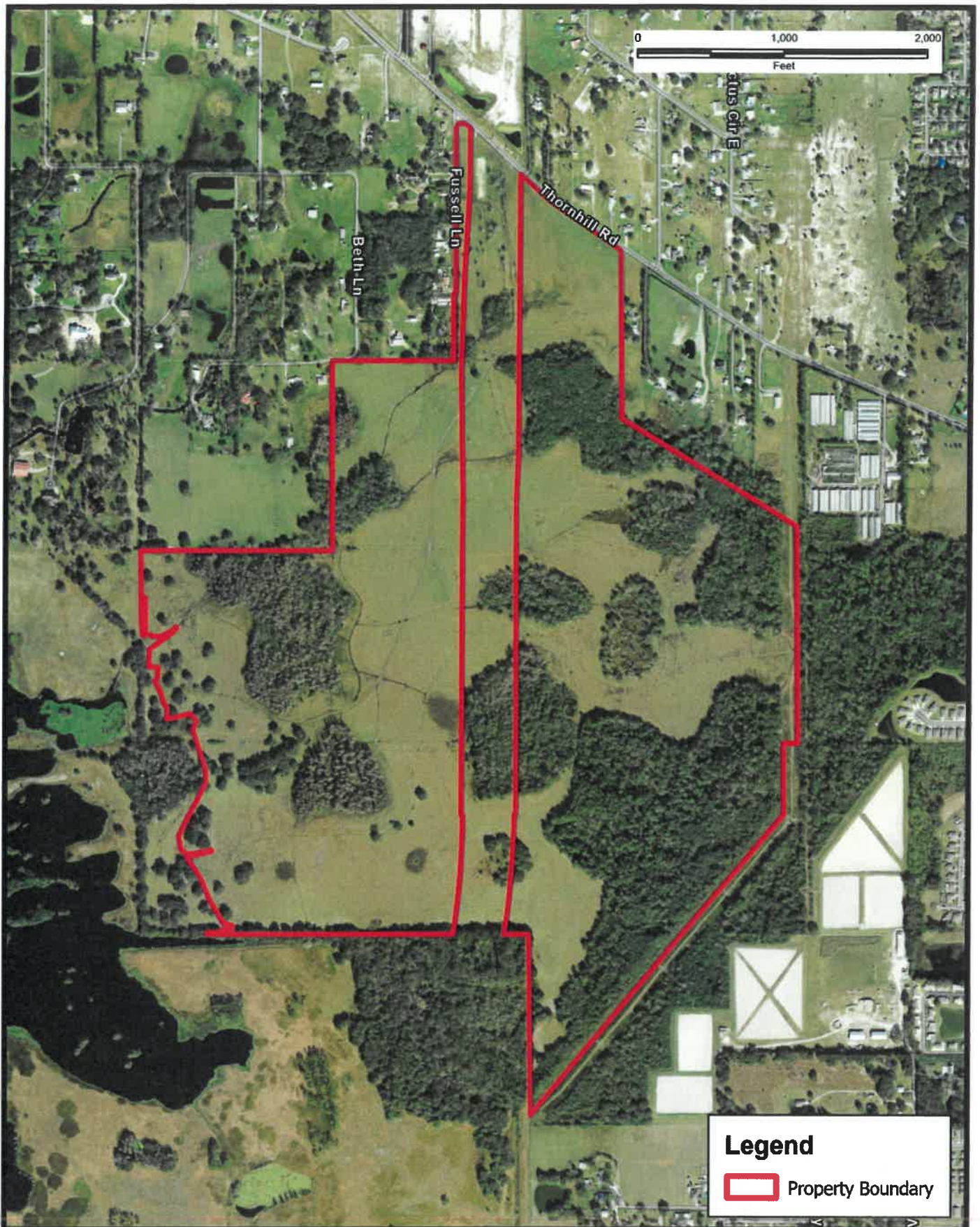
**Kimley»Horn**

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www.kimley-horn.com Reg No.: 35106

E-1

Rev Date: 1/23/2025





## AERIAL LOCATION MAP

STUART PROPERTY



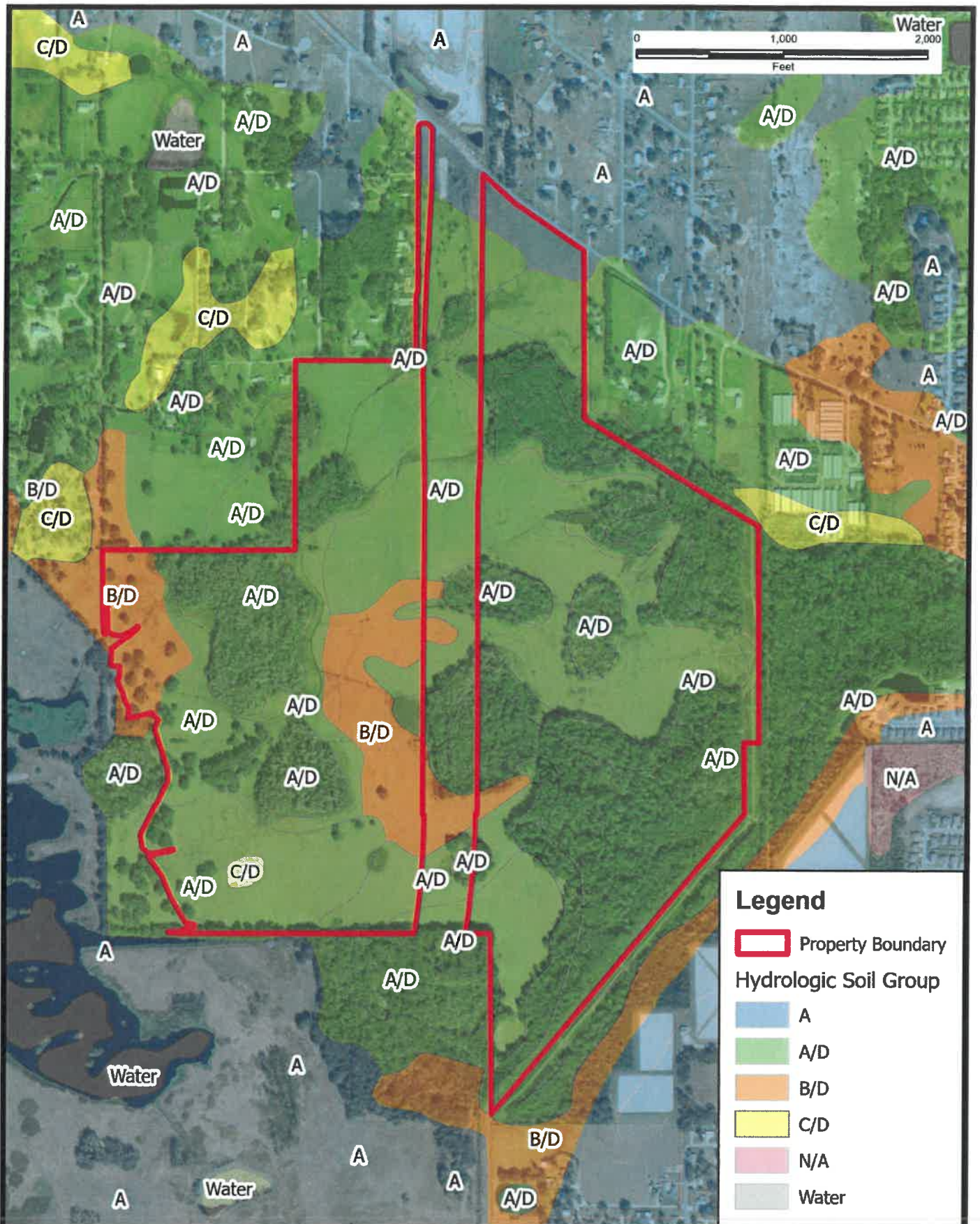
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E-2

Rev Date: 1/23/2025





# NRCS SOILS MAP

STUART PROPERTY



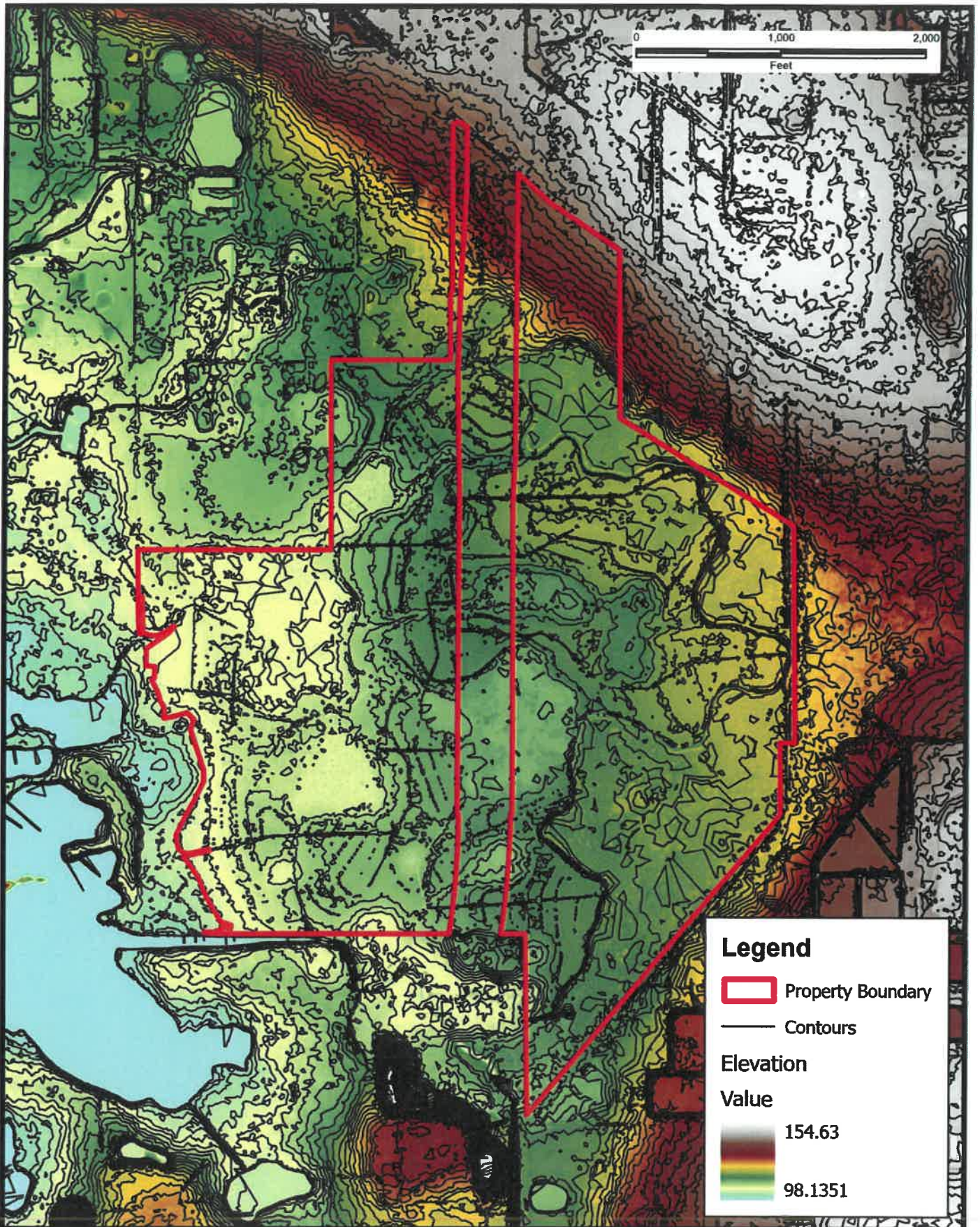
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E-3

Rev Date: 1/23/2025





# TOPOGRAPHIC MAP

STUART PROPERTY



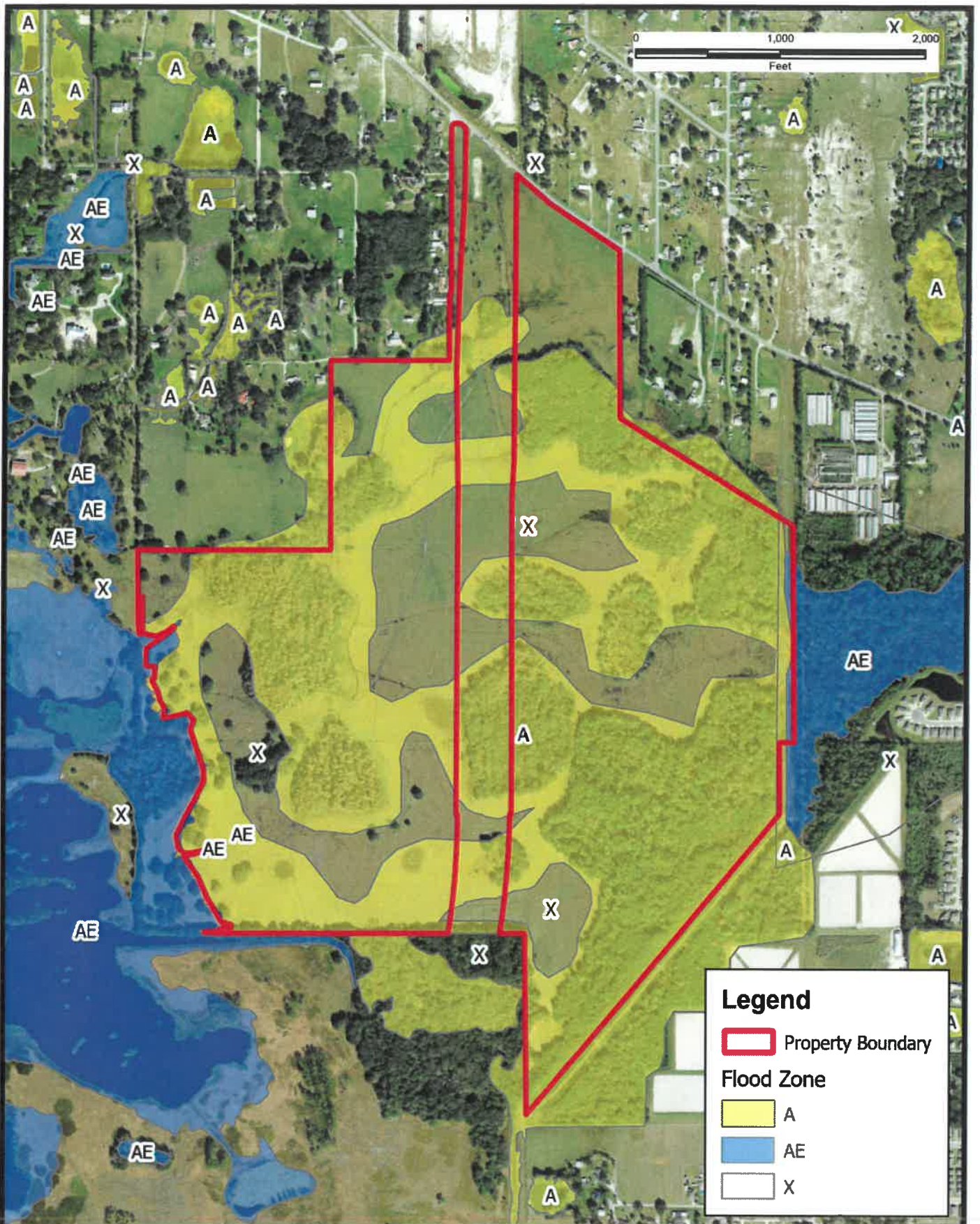
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E-4

Rev Date: 1/23/2025





# FEMA FLOODPLAIN MAP

STUART PROPERTY



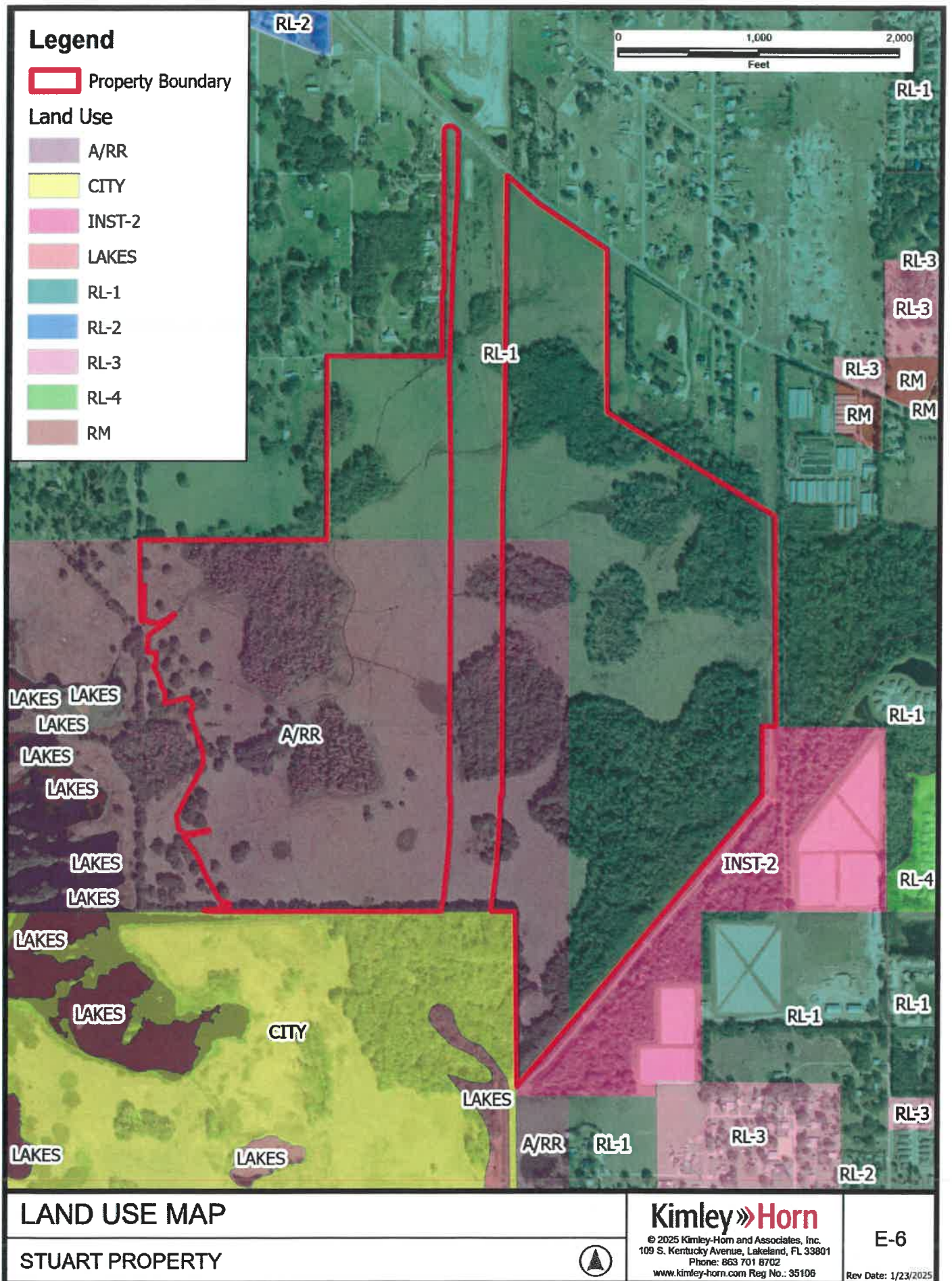
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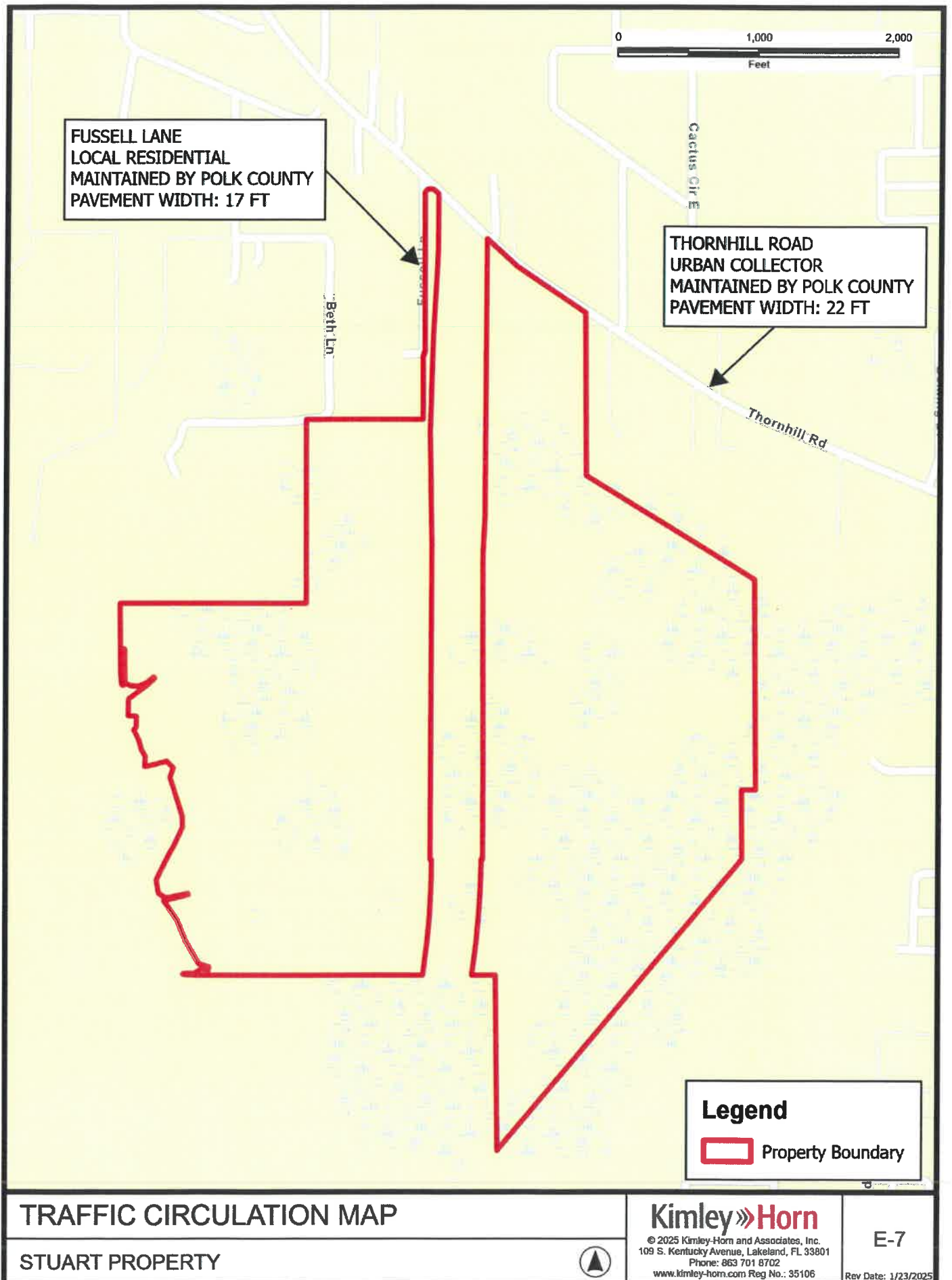
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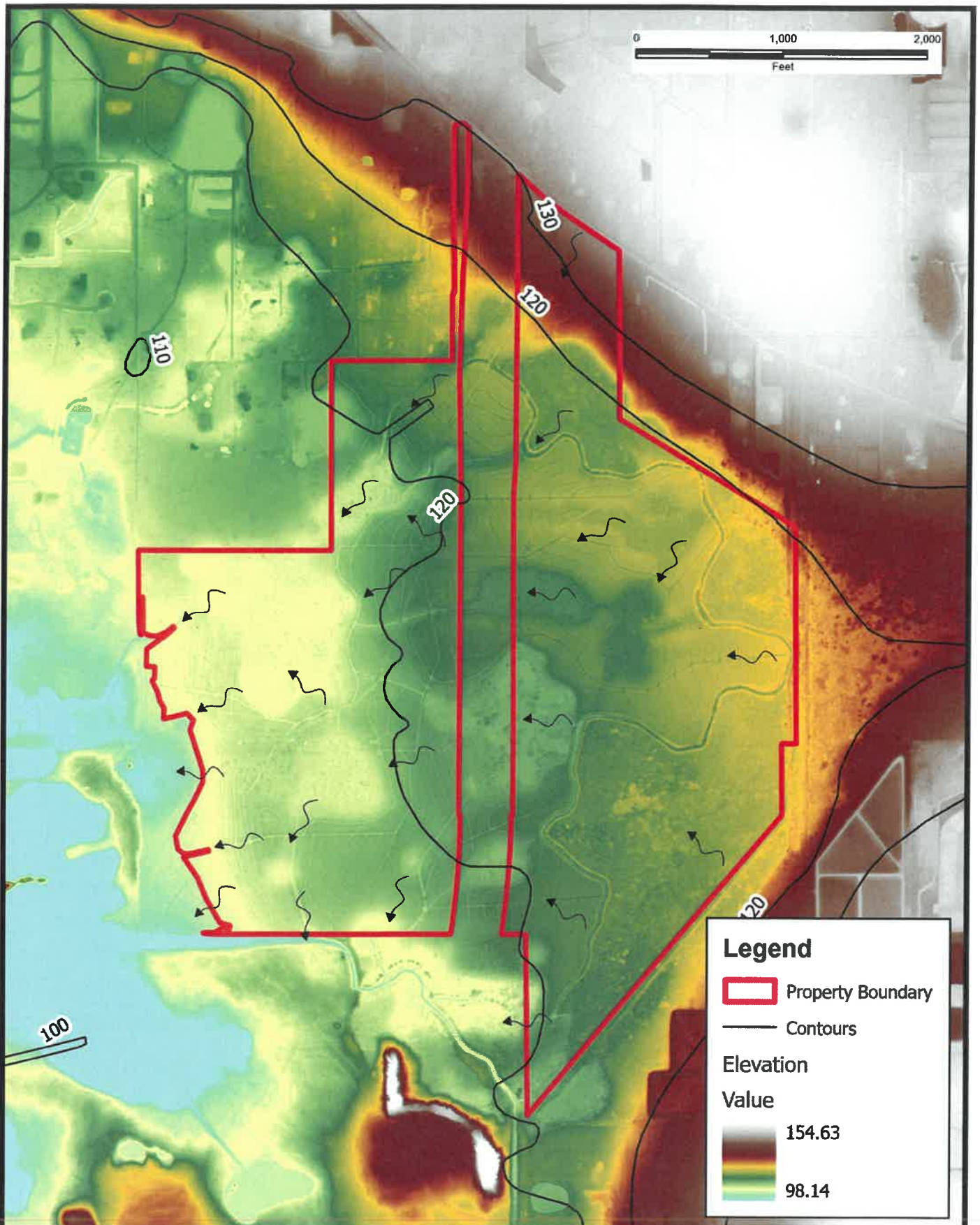
Rev Date: 1/23/2025











## DRAINAGE MAP

STUART PROPERTY



**Kimley»Horn**

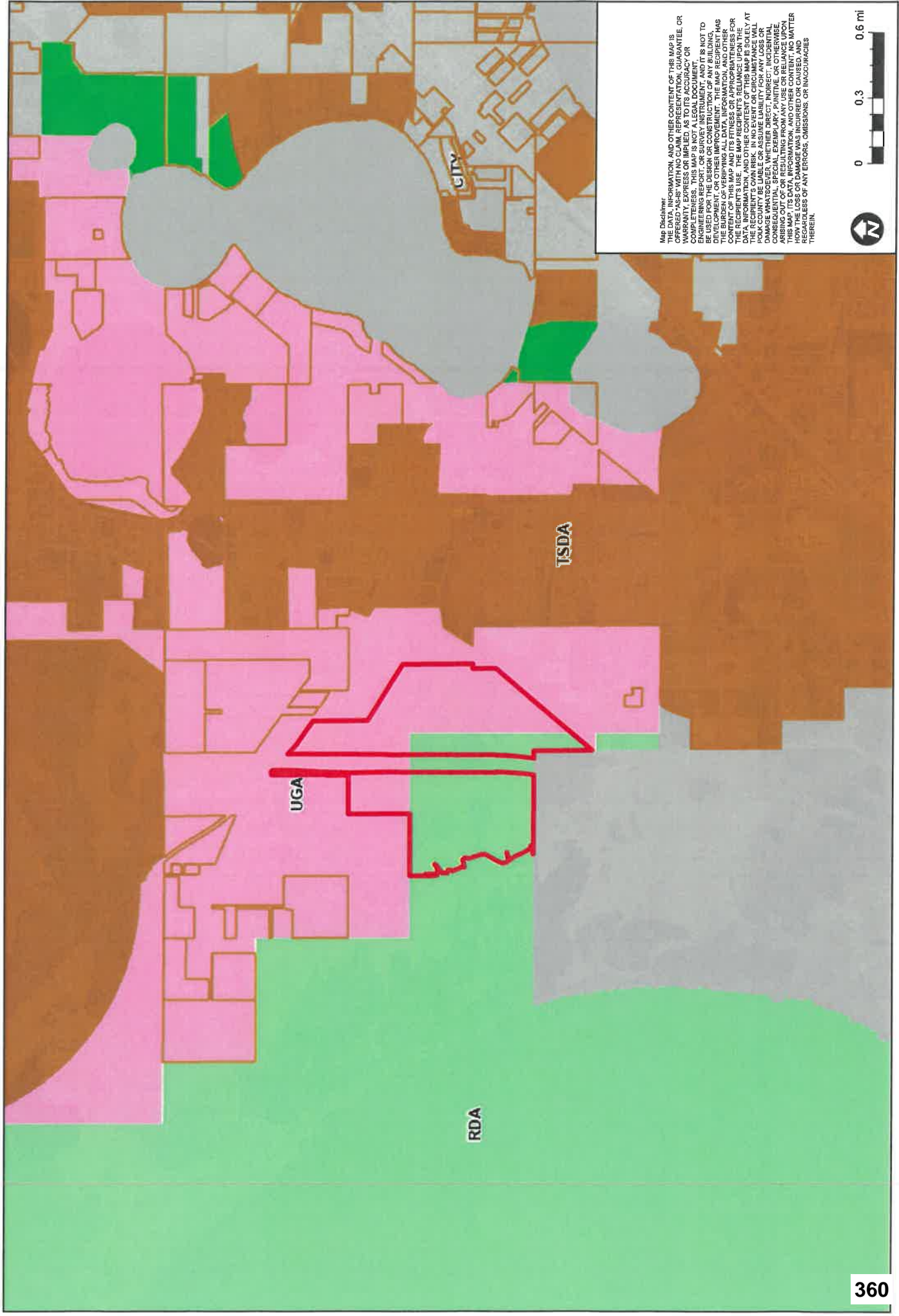
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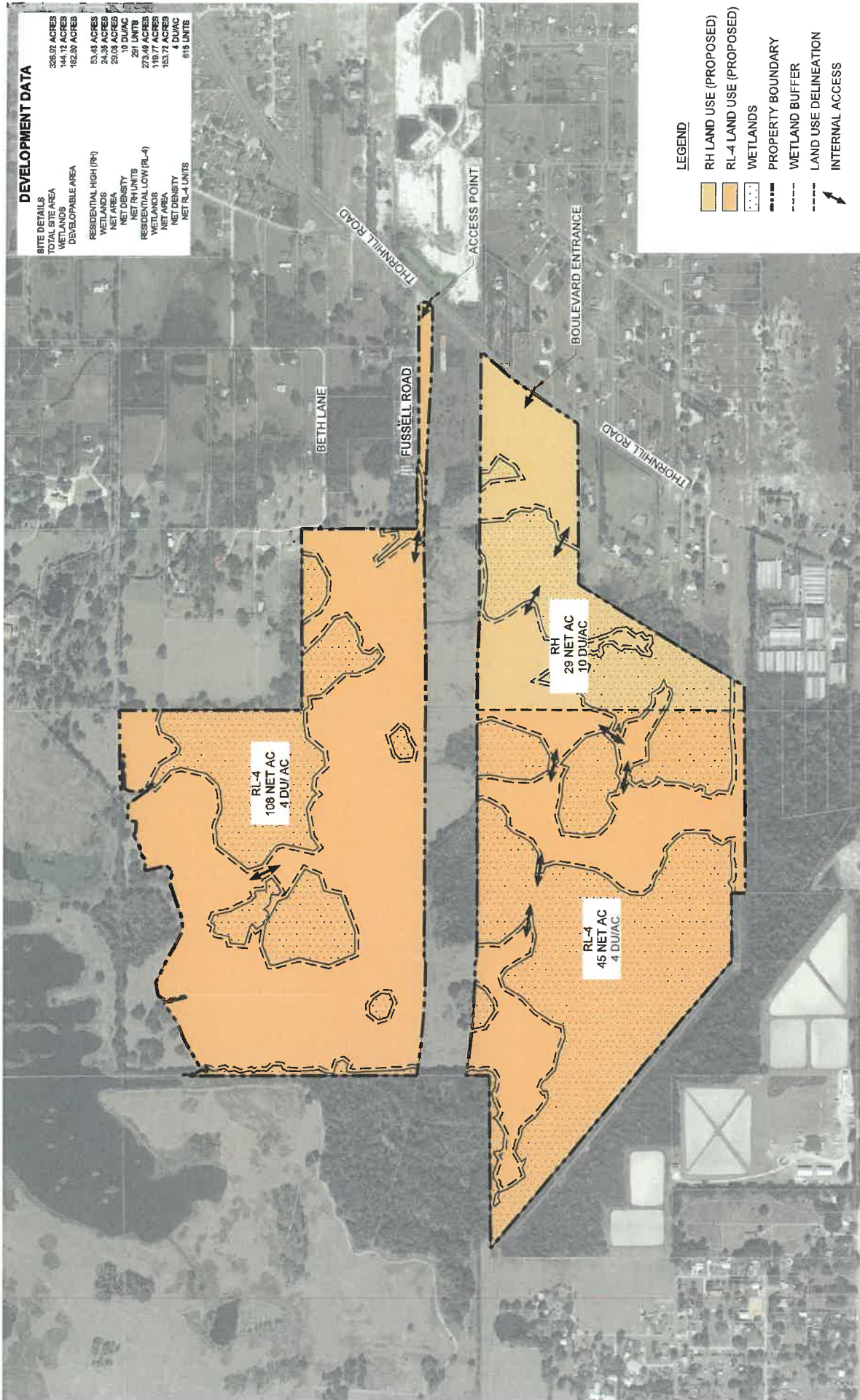
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Rev Date: 1/23/2025



# Polk County - GIS Viewer v.1







Polk County  
Planning Commission

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Agenda Item 7.

7/9/2025

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**SUBJECT**

LDCPAS-2025-8 (Lake Daisy CPA)

**DESCRIPTION**

County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL). This case is related to LDCD-2025-2 which is sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4). The subject site is located South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

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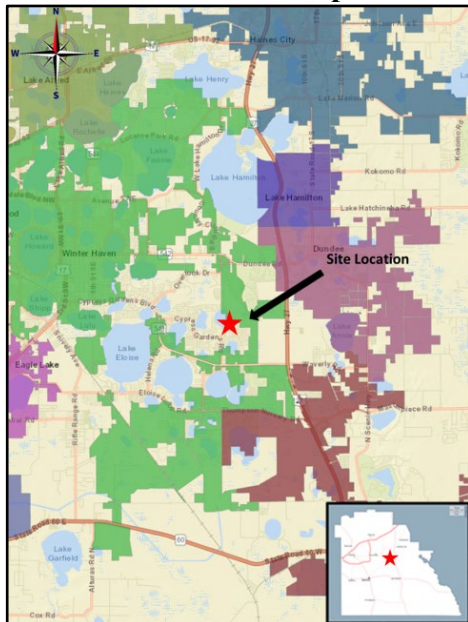


**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

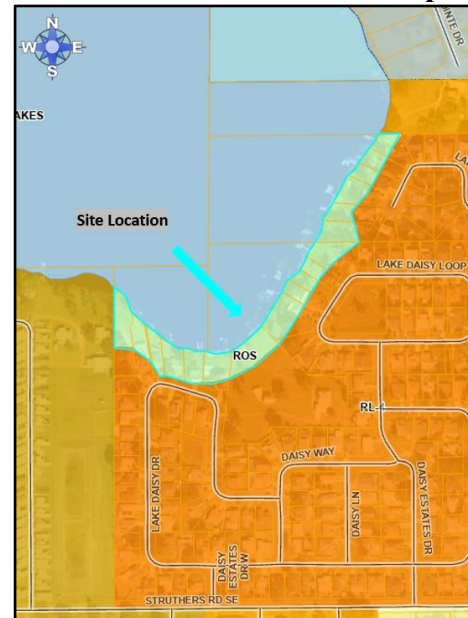
<b>DRC Date:</b> May 15, 2025	<b>Level of Review:</b> Level 4 Review
<b>PC Date:</b> July 9, 2025	<b>Type:</b> Small-Scale Comprehensive Plan Amendment
<b>BoCC Date:</b> August 19, 2025	<b>Case Numbers:</b> LDCPAS-2025-8
<b>Applicant:</b> Polk County	<b>Case Name:</b> Lake Daisy CPA
	<b>Case Planner:</b> Aleya Inglima, Planner II

<b>Request:</b>	County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL). This case is related to LDCD-2025-2 which is sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4)
<b>Location:</b>	South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.
<b>Property Owners:</b>	Parcel (272906-000000-031030) Lots 18-25 of Lake Daisy Estates Phase 1 Lots 9-16 of Lake Daisy Estates Phase 3 Lots 24-29 of Lake Daisywood
<b>Parcel Size (Number):</b>	Multiple parcels (+/- 3.9 acres)
<b>Future Land Use:</b>	Recreation Open Space (ROS)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	City of Winter Haven
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Public Comment:</b>	Pending

**Location Map**



**Current Future Land Use Map**





## **Summary of Analysis**

This is a County initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL) along Lake Daisy. The subject site is located South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively. With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—the ROS designation could create complications with permitting and setbacks. Correcting this will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions on these properties.

Staff has reviewed the request and find it IS consistent with the Comprehensive Plan policies and IS compatible with the surrounding land uses and infrastructure.

## **Compatibility Summary**

The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.

The purpose of TSDA is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDAs are where there exists 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. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.

Staff is requesting the land use change along Lake Daisy to reflect the use on the land use map. Wetlands and Flood Zone AE are located on the subject site. To the west, south, east are single family homes, and north is Lake Daisy. This is an appropriate and compatible use in all urban and suburban areas in the County.

## **Infrastructure Summary**

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation, schools, utilities, and public safety facilities. The subject site will utilize the same public safety facilities as the existing FLU designation. School service will not be impacted. There is capacity at all of the zoned schools. The proposed Residential Low (RL) Future Land Use (FLU) designation will not generate more trips. The trips are not anticipated to degrade the level-of-service. The property is in the Winter Haven Service Area for water and wastewater.

## **Environmental Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features present on the subject site. The parcels already have single family homes. There are wetlands and flood zone AE on site. The closest wetlands are within the subject site. There have not been sightings of protected species near the subject site. There are no historical or archaeological sites that have been identified on the subject site.

## **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. 2.120 (C1-C4): Residential Low

POLICY 2. 124 (A1-A5): Transit Supportive Development Area

## **Findings of Fact**

### **Request and Legal Status**

- This is a County-initiated Future Land Use Map change from Recreation Open Space (ROS) to Residential Low (RL) on ±3.9 acres.
- The Land Development Code Future Land Use district is Recreation Open Space (ROS) for the subject site.
- This case is related to a Land Development Code District Change to RL-4 (LDCD-2025-2)
- RL-4 permits four (4) homes per one (1) acre.
- In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land

Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.

- The properties are owned by multiple homeowners along Lake Daisy.
- Section 204.C of the LDC states, the purpose of the RL-4 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

### **Compatibility**

- The subject site includes 18 lots within residential development.
- The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.
- North of the subject site is Lake Daisy. West, east, and south are single family homes.
- The subject sites access Struthers Road which is an Urban Collector Road.

### **Infrastructure**

- The zoned schools for the site are Garden Grove Elementary, Denison Middle, Winter Haven Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 18, located at 2101 Register Road, Winter Haven, which is approximately 2.7 miles away with an estimated 6-minute response.
- The subject site is within the Southeast District Command Area for the Sheriff's office which is located at 4011 Sgt. Mary Campbell Way.
- The subject site is within the Winter Haven service area for water and wastewater.
- Struthers Road, which runs east to west, is an Urban Collector roadway with 20 feet of pavement width.

- The subject site is not within a Citrus Connection service area.

## **Environmental**

- The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.
- There are wetlands and flood zone AE on the subject site.
- The soil type for the subject site is Sparr sand (65.8%) and Pomona sands (34.2%).
- Per the Polk County Protected Species Map there are no protected species within a one-mile radius of the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wellfields near the subject 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; 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 2.117-A1: CHARACTERISTICS** - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward

providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.

- **POLICY 2.117-A3: LOCATION CRITERIA** - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:
  - a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);
  - b. satisfying resident and seasonal visitor/tourist recreation demand;
  - c. impacts of the proposed uses on public facilities and services;
  - d. vehicle access relative to the size and planned intensity of a proposed ROS district;
  - e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,
  - f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- **POLICY 2.120-C1: CHARACTERISTICS** - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
- **POLICY 2.120-C2: DESIGNATION AND MAPPING** - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."
- **POLICY 2.120-C3: LOCATION CRITERIA** - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- **POLICY 2.120-C4: DEVELOPMENT CRITERIA** - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units,

small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee 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-2025-8**.

**Planning Commission Recommendation: Pending Hearing**

**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) designation and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

<b>Northwest</b> – Lake Daisy	<b>North</b> – Lake Daisy	<b>Northeast</b> – Lake Daisy
<b>West</b> – Single family homes (ROS)	<b>Subject Site</b> – Single family homes (ROS)	<b>East</b> – Single family homes (ROS)
<b>Southwest</b> – Single family homes Residential Suburban (RL-4)	<b>South</b> – Single family homes Residential Suburban (RL-4)	<b>Southeast</b> – Single family homes Residential Suburban (RL-4)

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

There are residential developments to the west, south, and east. Lake Daisy is north of the subject site.

### 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.”

RL-4 is compatible for the surrounding area. The rest of the community is designated as Residential Low-4 (RL-4). There are single family homes to the south, west, and east of the subject site. This is an appropriate and compatible use in all urban and suburban areas in the County.

### Nearest Elementary, Middle, and High School

The schools zoned for the subject property site are listed in Table 2 below. The proposed request will not generate any significant increase in students. Student capacity is not an issue as all schools have available capacity.

**Table 2 School Impacts**

Name of School	% Capacity 2024-2025 School Year	Average driving distance from subject site
Garden Grove Elementary (Zoned)	80%	±0.8 mile driving distance
Denison Middle (Zoned)	56%	±6.3 miles driving distance
Winter Haven Senior High (Zoned)	102%	±5.7 miles driving distance

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

### Nearest Sheriff, Fire, and EMS Station

Table 3 below displays the nearest public safety facilities. Response time varies depending on where the nearest sheriff’s deputy patrol car is located rather than the office. The facilities are within appropriate distances to the subject site for an urban area.

**Table 3 Public Safety Information**

	Name of Station	Distance/Response
Sheriff	Polk County Sheriff's Office Southeast District 4011 Sgt. Mary Campbell Way, Lake Wales.	5.9 +/- miles Priority 1 – 11:09 Priority 2 – 32:20
Fire/EMS	Fire Rescue Station 18 2101 Register Road, Winter Haven Estimated response time: 6 minutes	2.7 +/- miles

Source: Polk County Sheriff's Office and Polk County Fire Rescue.

## Water and Wastewater

The subject site is located within the Winter Haven service area for water and wastewater.

### A. Estimated Demand and Service Provider

The properties are owned by multiple owners. This neighborhood is built out and will not need additional water wastewater services based upon the current and proposed Future Land Use designation.

**Table 4 Estimated Water and Sewer Impact Analysis**

Permitted Intensity	Maximum Permitted in Existing Land Use ROS	Maximum Allowable in Proposed RL-4
3.9 +/- acres 169,884 sq ft	3.9 +/- acres = 169,884 sq ft X 0.24 FAR = 40,772 sq ft	3.9 +/- acres X 4 du/ ac = 16 du
Potable Water Consumption	40,772 sq ft X .24 /sf = 9,785 GPD	16 du X 360 GPD = 5,760 GPD
Wastewater Generation	9,785 GPD X 80% = 7, 828 GPD	16 du X 270 GPD = 4,320 GPD

Source: Polk County Maximum Feasible Buildout Methodology; Single family residential 360 GPD for water and 270 GPD for wastewater; Dance Hall 0.24 FAR and 523 GPD for Water and 80% Wastewater

### B. Available Capacity

Winter Haven Utilities service water and wastewater to the area.

### C. Planned Improvements

The County has no planned improvements contained in its Capital Improvement Plan for this area.



## Roadways/Transportation Network

The proposed land use change is not anticipated to generate more traffic.

### A. Estimated Demand

The subject site has a total area of 3.9± acres. The site is not generating many trips.

**Table 5 Estimated Transportation Impact Analysis**

Permitted Intensity	Maximum Permitted in Existing Land Use ROS	Maximum Allowable in Proposed RL-4
3.9 +/-acres	3.9 +/- acres = 169,884 sq ft X 0.05 FAR = 8,494 sq ft	3.9 +/- acres X 4 du/ac = 16 du
Average Annual	8,494 sq ft / 1,000 sf = 8 du X 47.62 AADT = 380 Trips (100% New Trips)	16 du X 7.81 AADT = 125 Trips (100% New Trips)
PM Peak	8 du X 11.12PM Peak (100% New Trips) = 89 Trips	16 du X 1.00 PM Peak (100% New Trips) = 16 Trips

Source: Polk County Table 1 for Minor Traffic Study; Single-family detached; 7.81 AADT and 1.0 PM Peak Hour Daycare Center at 47.62 AADT and 11.12 PM Peak Hour

### B. Available Capacity

Table 6 below displays the available capacity on the surrounding roadway network.

**Table 6 Roadway Link Concurrency**

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
6306E	SR 540 (CYPRESS GARDENS BLVD)	C	743	D	C
6306W	From: CR 550 (OVERLOOK DRIVE SE) To: CYPRESS GARDENS ROAD	C	792	D	C

Source: Polk County Transportation Planning Organization Roadway Network Database 2025

### C. Roadway Conditions

Struthers Road which runs east to west, is an Urban Collector roadway.

#### D. Sidewalk Network

There are no sidewalks within these communities.

#### E. Mass Transit

The subject site is not in a Citrus Connection service area.

#### F. Planned Improvements

The subject site is located in the Transit Supportive Development Area. There are no planned improvements.

### **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

Lake Daisy is located to the north of the subject properties. The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.

#### B. Wetlands/Floodplains

The subject site does contain wetlands and AE flood zones.

#### C. Soils:

According to the soil survey by the United States Department of Agriculture the subject site includes the soils listed in Table 7 below. 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**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Limitations to Dwellings w/o Basements</b>	<b>% of Site (<i>approximate</i>)</b>
Sparr sand	Severe: wetness	Moderate: wetness	65.8%
Pomona sand	Severe: wetness	Severe: wetness	34.2%

Source: USDA Natural Resources Conservation Service 2024

#### D. Protected Species

According to Polk County Protected Species Observation Maps, the subject site is not located within a one-mile radius of endangered animals.

#### E. 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.

#### F. Wells (Public/Private)

The subject site is not located within a Wellhead Protection district.

#### G. Airports

The subject site is not located within an airport district.

#### **Economic Impact:**

The subject site is in Recreation Open Space land use. This County initiated CPA will change the land use to Residential Low-4 (RL-4) for the site. RL-4 is a better land use for the site as it be consistent with the land use for the neighborhoods.

#### **Consistency with the Comprehensive Plan and Land Development Code**

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. The policies reviewed are as follows:

- POLICY 2.102(A1-A15): Growth Management Policies
- POLICY 2. 2.120 (C1-C4): Residential Low
- POLICY 2. 104 (A1-A7): Transit Supportive Development Area

Table 8 Comprehensive Plan Policy

Comprehensive Plan Policy	Consistency Analysis
<p>Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are bypassed in favor of development more distant from services and existing communities.</p>	<p>The area surrounding the subject site is comprised of single family residential. The communities access an Urban Collector Road and this change will allow consistency for the areas.</p>
<p>Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:</p> <ul style="list-style-type: none"> <li>a. there have been provisions made which buffer incompatible uses from dissimilar uses;</li> <li>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</li> <li>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.</li> </ul>	<p>The Comprehensive Plan permits Residential Low to be designated in the TSDA areas. Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.</p>
<p>Policy 2.102-A3: Distribution - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>Winter Haven Utilities services the area. Police and Fire are both available, and zoned schools have capacity.</p>
<p>Policy 2.102-A4: Timing - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service</p>	<p>The communities access Struthers Road, an Urban Collector Road. Winter Haven utilities serve the area, the roads are sufficient, emergency services are available, and the</p>

Comprehensive Plan Policy	Consistency Analysis
requirements and the County's concurrency management system.	schools have capacity. The subject site is not within the Citrus Connection service area.
<p>Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;</li> <li>b. nearness to agriculture-production areas;</li> <li>c. distance from populated areas;</li> <li>d. economic issues, such as minimum population support and market-area radius (where applicable);</li> <li>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> </ul> </li> </ul>	



Comprehensive Plan Policy	Consistency Analysis
<p>9. parks, open spaces, civic areas and other community facilities.</p>	
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <p>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;</p> <p>b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</p> <p>c.be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;</p> <p>d. include development criteria that:</p> <p>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;</p> <p>2.improve access to employment areas, schools, shopping and recreational opportunities;</p> <p>POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.</p>	<p>Residential Low-4 (RL-4) is allowed in the TSDA. These neighborhoods are developed out.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</p> <p>b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</p> <p>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.</p> <p>POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.</p> <p>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:</p> <p>a. provide access to transit facilities;</p> <p>b. connect to centralized potable water and sanitary sewer systems;</p> <p>c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</p> <p>d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</p> <p>f. provide access to civic space, parks, green areas, and open space and other amenities;</p> <p>g. be supported by public safety (i.e., fire, EMS and law enforcement);</p> <p>h. have access to public schools;</p> <p>i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</p> <p>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.</p>	
<p><b>POLICY 2.120-C1: CHARACTERISTICS -</b> Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.</p> <p><b>POLICY 2.120-C2: DESIGNATION AND MAPPING -</b> Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."</p> <p><b>POLICY 2.120-C3: LOCATION CRITERIA -</b> Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p>	<p>Multiple owners own the properties along Lake Daisy. The sites have single family homes. This site is in the TSDA.</p>

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.120-C4: DEVELOPMENT CRITERIA -</b>  Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.</p>	

### Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria. 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	Where sections referenced in this report
<i>a. Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
<i>b. Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
<i>c. Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
<i>d. Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
<i>e. Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses

<b>Table 9 Urban Sprawl Criteria</b>	
<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Where sections referenced in this report</b>
<i>f. Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>g. Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
<i>h. Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>i. Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>j. Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>k. Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>l. Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>m. Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

### **Comments from other agencies**

None

### **Attachments:** Exhibit 1: Location Map

Exhibit 2: Aerial Map 2023 (Context)

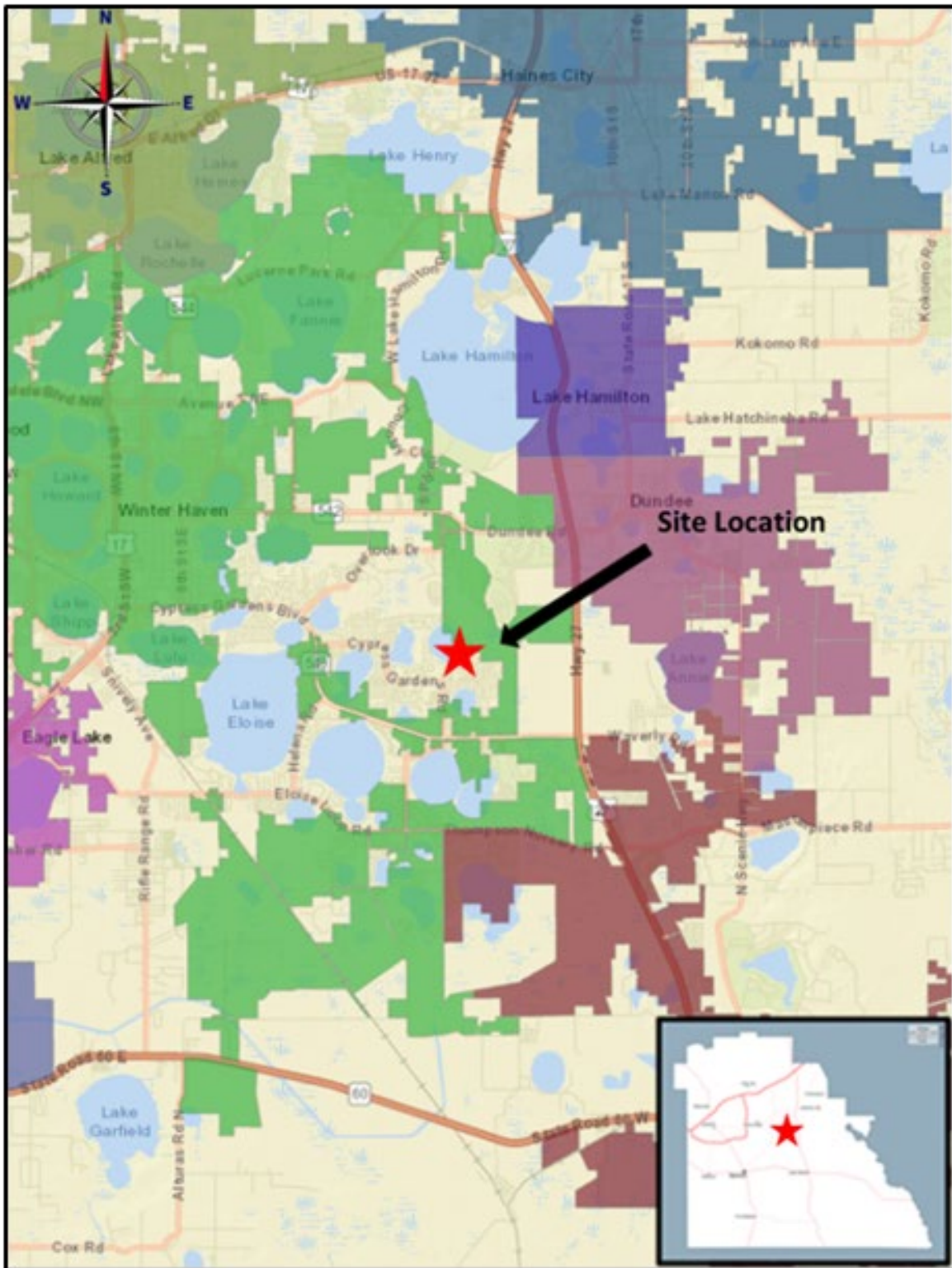
Exhibit 3: Aerial Map 2023 (Close Up)

Exhibit 4: Current Future Land Use Map

Exhibit 5: Proposed Future Land Use Map

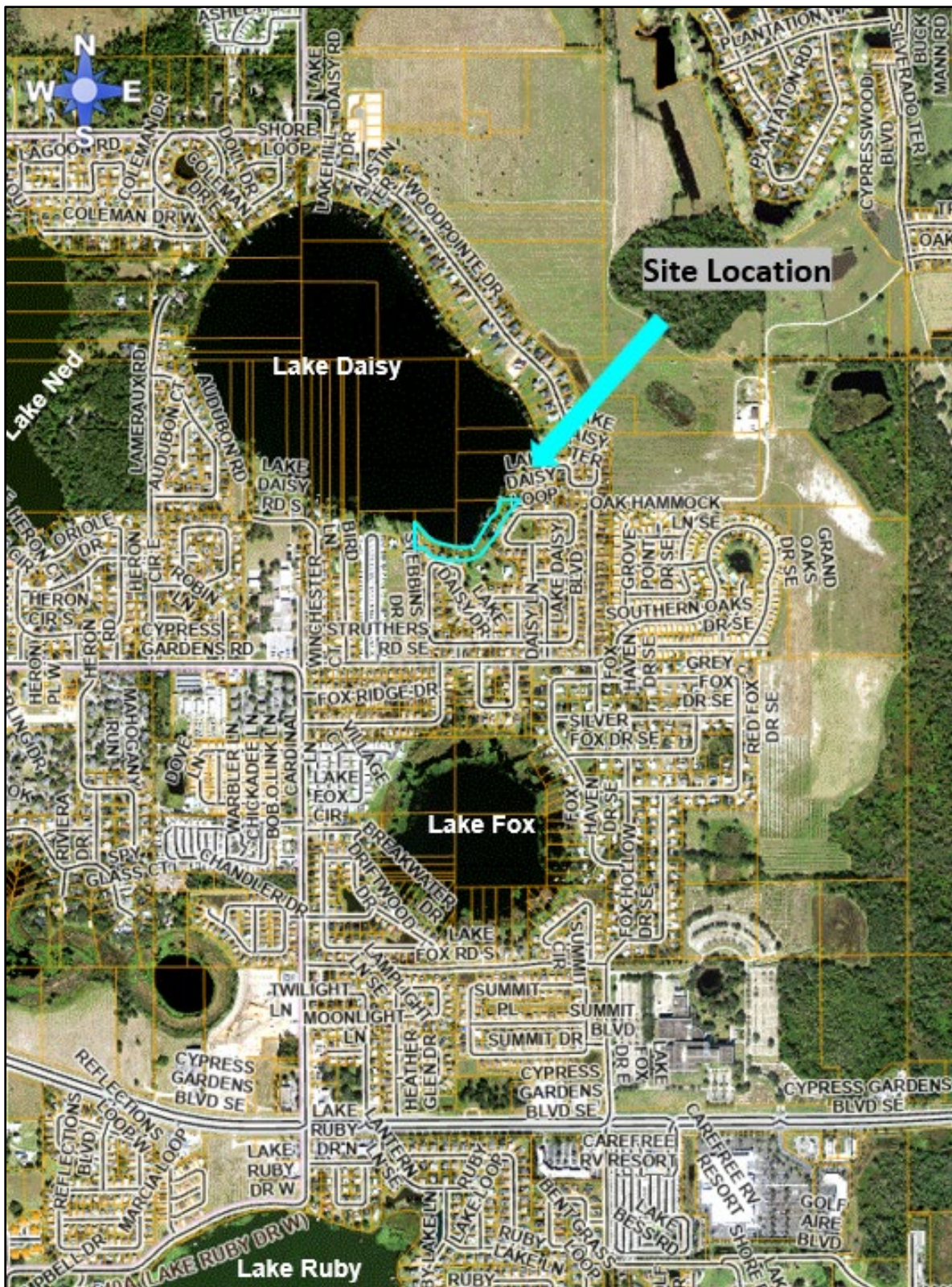
Exhibit 6: List of Permitted and Conditional Uses for Recreation Open Space

Exhibit 7: List of Permitted and Conditional Uses for Residential Low-4



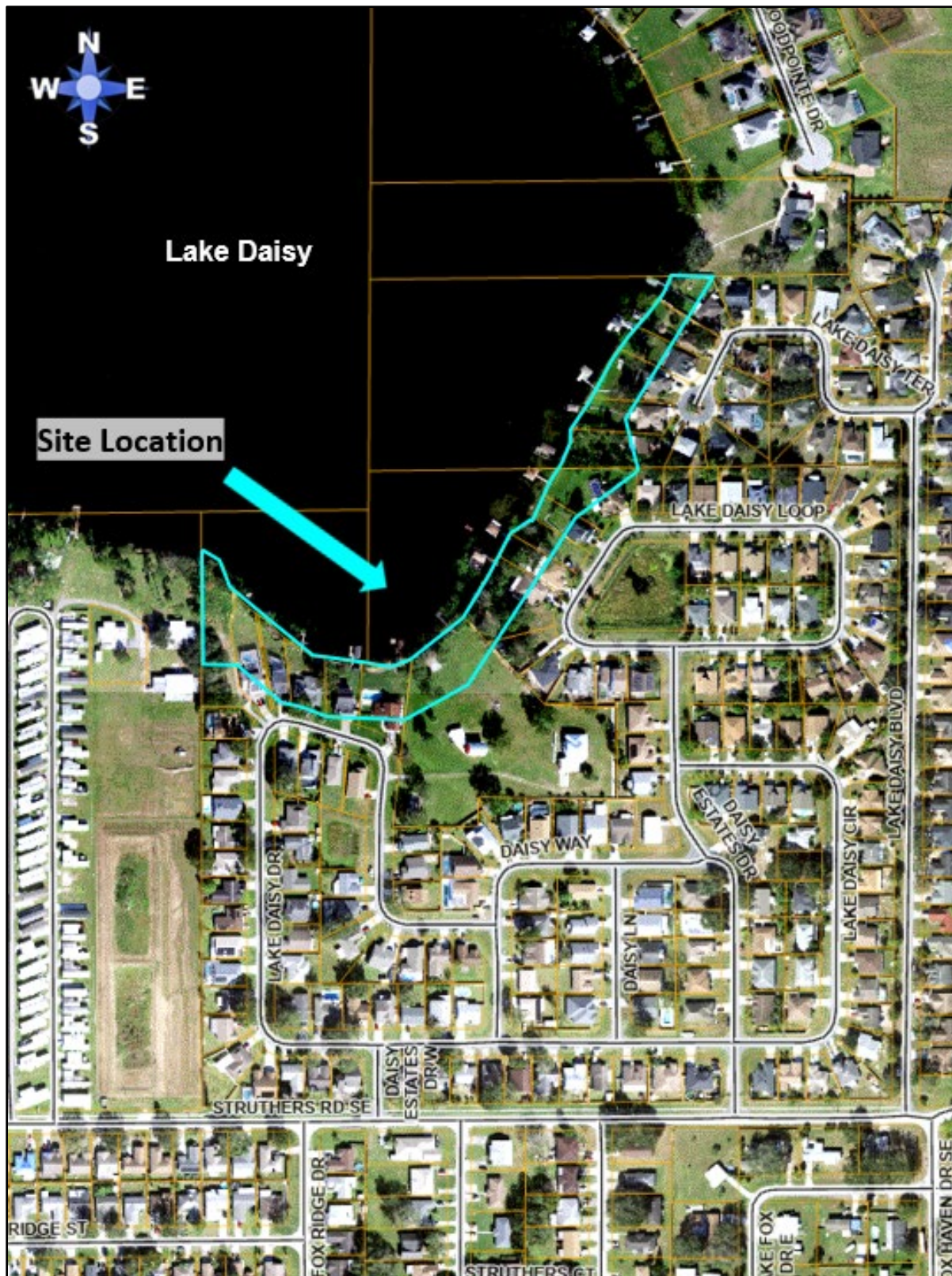
## LOCATION MAP



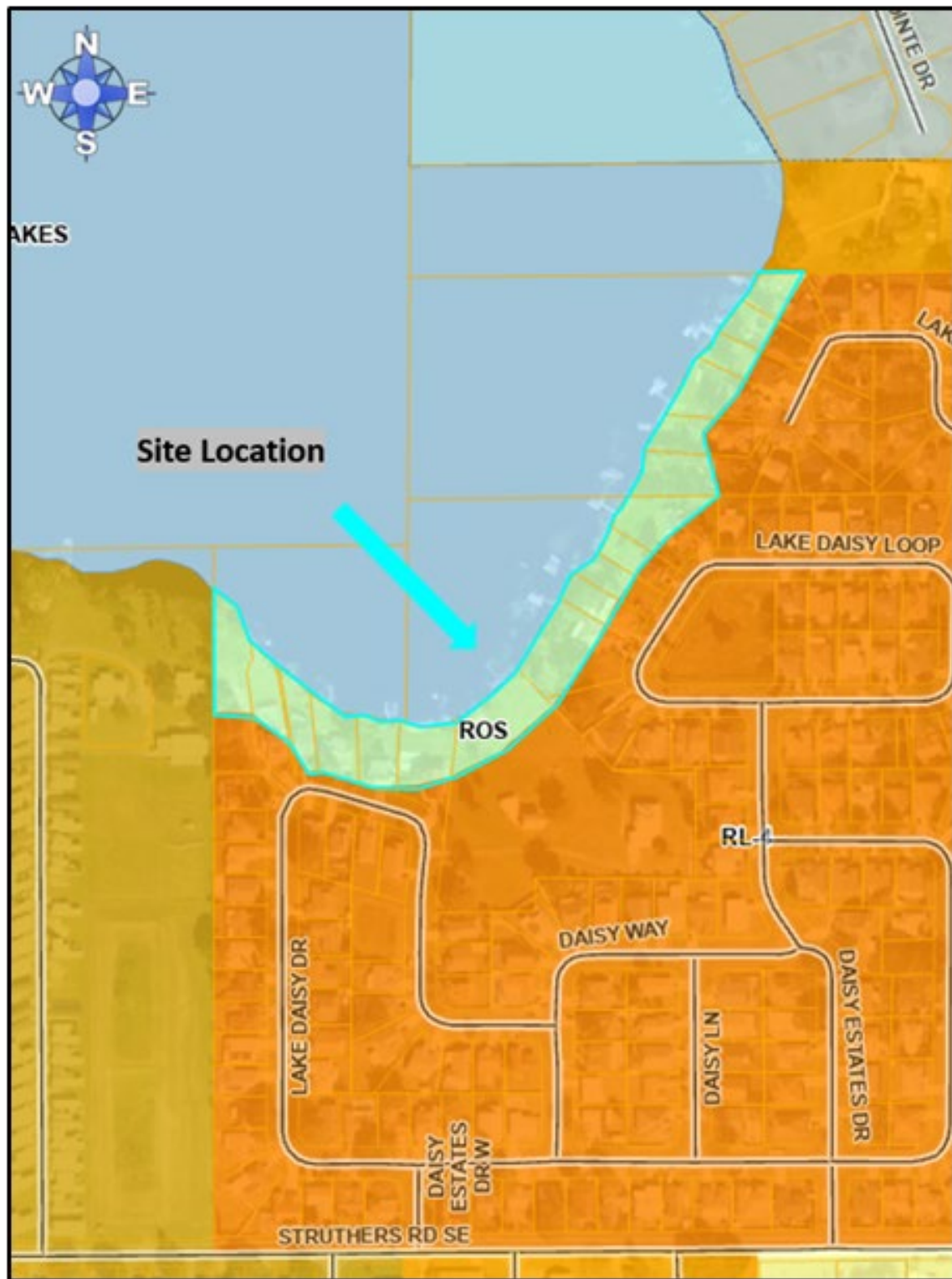


## AERIAL MAP (CONTEXT)





## AERIAL MAP (CLOSE UP)



## CURRENT FUTURE LAND USE Recreation Open Space (ROS)



## 388

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>ROS</b>	<b>Farming General, Lodges and Retreats, School Leisure/Special Interest, Utilities Class I, Utilities Class II</b>	<b>Recreational camping, Community Center, Cultural Facility, Golf Course, Helistops, Recreation Passive, Recreation High Intensity, Recreation Low- Intensity, Recreation Vehicle Oriented, Religious Institution, Riding Academies</b>	<b>Planned Development, Communication Towers Guyed and Lattice, Communication Tower Monopole, Government Facility, Mining non-phosphate, Outdoor Concert Venue, Utilities Class III, Water Ski Schools</b>

## LIST OF PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE (ROS)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>RL-4</b>	<b>Single-family Detached Home &amp; Subdivision, Farming General, Utilities- Class I</b>	<b>Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle</b>	<b>Duplex Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- High, School, University/College, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision</b>

## LIST OF PERMITTED AND CONDITIONAL USES IN RESIDENTIAL LOW-4 (RL-4)



## **ORDINANCE NO. 24-\_\_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-8**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP FROM RECREATION OPEN SPACE (ROS) TO RESIDENTIAL LOW (RL) ON ±3.9 ACRES, LOCATED SOUTH OF LAKE DAISY, NORTH OF LAKE DAISY DR, WEST OF LAKE DAISY LOOP, SOUTHWEST OF THE CITY OF WINTER HAVEN IN SECTION 6, TOWNSHIP 29, 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 July 9, 2025; and

**WHEREAS**, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on August 19, 2025; 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 3.9 +/- acre site from Recreation Open Space (ROS) to Residential Low (RL), in the Transit Supportive Development Area (TSDA) so that all of the lots and parcels and the description listed below reflects RL and graphically depicted on the parcel map in Attachment “A”.

Parcel numbers: (272906-000000-031030)

Lots 18-25 of Lake Daisy Estates Phase 1

Lots 9-16 of Lake Daisy Estates Phase 3

Lots 24-29 of Lake Daisywood

S 85 FT OF S1/2 OF NE1/4 OF NW1/4 LESS E 190 FT & SE1/4 OF NW1/4 LESS E 190 FT & LESS PART LAKE DAISY EST PHASE ONE AS RECORDED IN PB 81 PG 50 & LESS PART LAKEDAISY EST PHASE TWO AS RECORDED IN PB 85 PG45 & LESS LAKE DAISY ESTS PHASE THREE AS RECORDED IN PB 89 PGS 1 & 2 & LESS BEG AT SW COR OF LOT 6, BLK K OF LAKE DAISY ESTATES PHASE THREE PB 89 PG 1 & 2 RUN S 10 FT N 88 DEG 54' 02" E 45.01 FT TO W LINE OF LOT 4 BLK K N 10 FT TO NW COR OF LOT 4 BLK K S 88 DEG 54'02" W 45.01 FT TO POB & LESS BEG AT SW COR LOT 7 BLK K LAKE DAISY ESTS PH THREE RUN S 86 DEG 00 MIN 03 SEC E 112.53 FT N 10 FT TO SE COR OF SAID LOT 7 RUN S 88 DEG 54 MIN 02 SEC W 112.08 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 September 19, 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:**

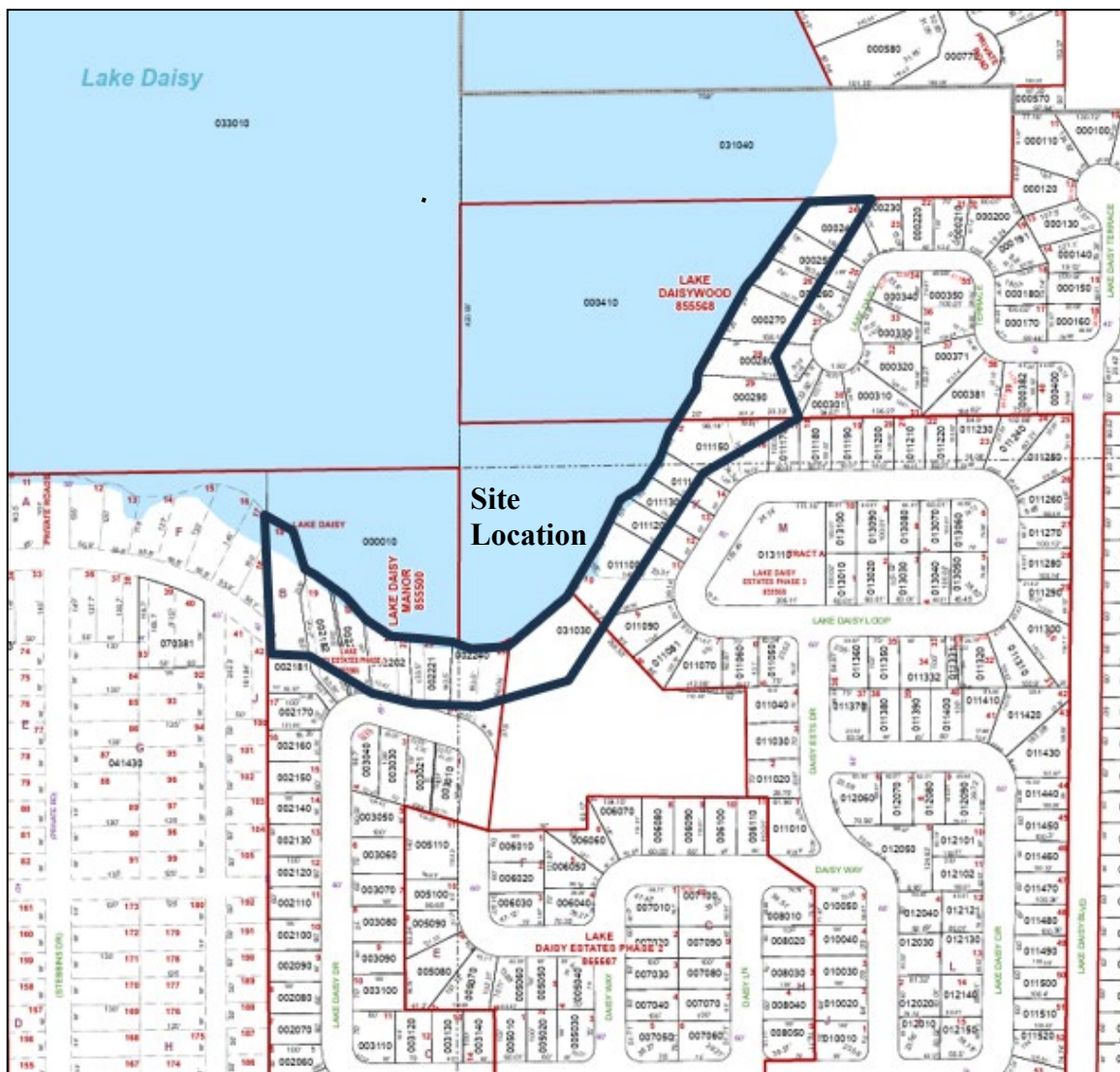
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

**ADOPTED**, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 19th day of August 2025.

**LDCPAS 2025-8**  
**Development Area:** Transit Supportive Development Area  
**Location:** South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop,  
 southwest of the city of Winter Haven in Section 6, Township 29, Range 27.  
**Section 6, Township 29, Range 27.**

**PARCEL DETAIL**

*Note: Not to Scale*



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

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

**This land use change to RL is not sprawl. Single family homes are existing.**

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



- 
- f. Fails to maximize use of existing public facilities and services.
  - g. Fails to minimize the use of future public facilities and services.
  - 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.
  - i. Fails to provide a clear separation between urban and rural uses.
  - j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
  - k. Fails to encourage an attractive and functional mix of land uses.
  - l. Results in poor accessibility among linked or related land uses.
  - m. Results in the loss of a significant amount of functional open space.

**RL land use will not result in loss of open space. Single family homes are existing.**

LDCPAS-2025-8 - ROS to RL-4

Menu      Reports      Help

Application Name: [ROS to RL-4](#)

File Date: [03/21/2025](#)

Application Type: [BOCC-CPA Small](#)

Application Status: [Approved for Hearing](#)

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Description of Work: [County initiated land use change from ROS to RL-4](#)

Application Detail: [Detail](#)

Address: [286 LAKE DAISY LOOP, WINTER HAVEN, FL 33884](#)

Parcel No: [272906855569011100](#)

Owner Name: [Aleya Inglima](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Aleya Inglima</a>		Engineer	<a href="#">Mailing, 330 W. Church...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,608.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD\_GEN\_PUB**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Application Type

[CPA Small Scale Or](#)

[EAR](#)

Brownfields Request

—

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	
	—	
Will This Project Be Phased	Acreage	
	<a href="#">3.52</a>	
DRC Meeting	DRC Meeting Time	
<a href="#">05/15/2025</a>	<a href="#">11:15 AM</a>	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
—	—	
Green Swamp	Number of Units	
<a href="#">No</a>	—	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
—	—	<a href="#">No</a>
One Year Extension	FS 119 Status	Code Violation Case Number
—	<a href="#">Non-Exempt</a>	—

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	<a href="#">Board of County Commissioners</a>

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MEETING DATES	Planning Commission Date
Community Meeting	<a href="#">07/09/2025</a>
-	1st BOCC Date
Land Use Hearing Officer 3	<a href="#">08/19/2025</a>
-	LUHO-Level 3
2nd BOCC Date	-
-	-

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HEARING	PC Vote Tally
PC Hearing Results	-
-	BOCC 1st Vote Tally
BOCC 1st Hearing Results	-
-	BOCC 2nd Vote Tally
BOCC 2nd Hearing Results	-
-	-

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FINAL LETTER	Denovo Results
Denovo Appeal	-
-	-
Denovo Tally	-
-	-

**LD\_GEN\_PUB\_EDL**  
[Opening DigEplan List...](#)  
DigEplan Document List  
[Open](#)

**PLAN REVIEW FIELDS**  
TMPRecordID  
[POLKCO-REC25-00000-00BWA](#)  
RequiredDocumentTypesComplete  
[No](#)

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

RequiredDocumentTypes  
-  
Activate DPC

Activate FSA
<a href="#">Yes</a>

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**SELECTED AREA PLANS**  
**Selected Area Plans**

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**LAND USE**  
**Selected Area Plan LU Code**

---

**DEVELOPMENT AREA**  
**Development Area**

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**NOR**  
**Neighborhood Organization Registry (NOR)**

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**PUBLIC MAILERS**

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">PC</a>	6			06/24/2025	
<a href="#">BOCC 1</a>	6			06/24/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	03/31/2025	Lyndsay Rathke
	Engineering Review				
	<a href="#">Surveying Review</a>	Mike Benton	Not Required	04/01/2025	Rita Karacson
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/01/2025	Phil Irven
	<a href="#">Fire Marshal Review</a>	Kim Turner	Not Required	04/11/2025	Kim Turner
	<a href="#">Planning Review</a>	Aleya Inglima	Approve	03/31/2025	Aleya Inglima
	<a href="#">School Board Review</a>	School District	Not Required	04/01/2025	School District
	<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	04/11/2025	Lyndsay Rathke
	Staff Report				
	<a href="#">Public Notice</a>				
	Planning Commision				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Level 4 – Land Use Narrative: Why the land use change it is needed for the County.

#### Land Use Amendment Request for parcels along Lake Daisy

The County is proposing a future land use change to bring before the Planning Commission and the Board of County Commissioners. The proposal would change the land use designation from Recreation Open Space (ROS) to Residential Low (RL-4).

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along Lake Daisy as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.

With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—this ROS designation could create complications with permitting and setbacks. Correcting this mapping error will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions.





Polk County  
Planning Commission

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Agenda Item 8.

7/9/2025

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**SUBJECT**

LDCD-2025-2 (Lake Daisy Sub-district)

**DESCRIPTION**

Future Land Use Map sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4). The case is related to LDCPAS-2025-8, a request to change the Future Land Use Map from Recreation Open Space (ROS) to Residential-Low (RL). The subject site is located South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

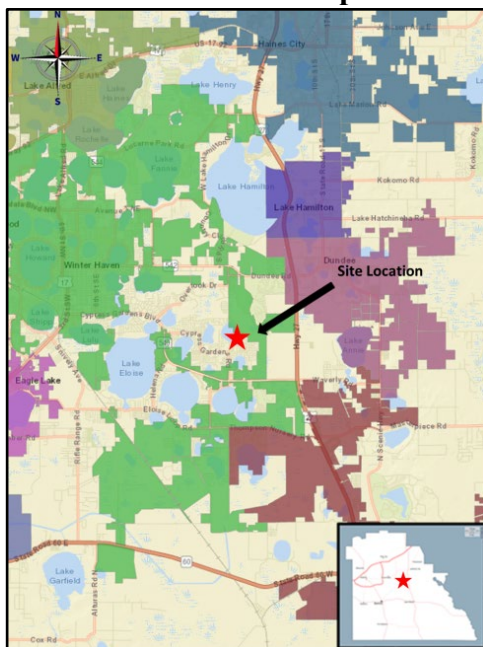
(863) 534-6764

[aleyainglima@polk-county.net](mailto:aleyainglima@polk-county.net)

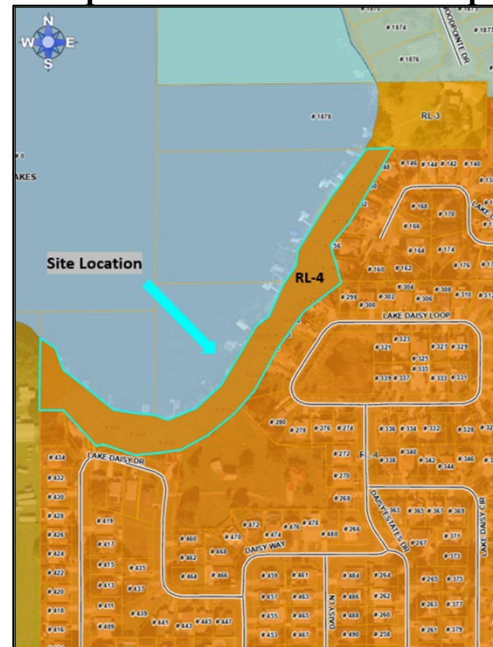
# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	May 15, 2025
<b>Planning Commission Date:</b>	July 9, 2025
<b>BoCC Dates:</b>	August 19, 2025
<b>Applicant:</b>	Polk County
<b>Level of Review:</b>	Level 4 Review, Sub-district Change
<b>Case Number and Name:</b>	LDCD-2025-2 (Lake Daisy Sub-district)
<b>Request:</b>	Future Land Use Map sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4). The case is related to LDCPAS-2025-8, a request to change the Future Land Use Map from Recreation Open Space (ROS) to Residential-Low (RL).
<b>Location:</b>	South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.
<b>Property Owner:</b>	Parcel (272906-000000-031030) Lots 18-25 of Lake Daisy Estates Phase 1 Lots 9-16 of Lake Daisy Estates Phase 3 Lots 24-29 of Lake Daisywood
<b>Parcel Size:</b>	Multiple parcels (+/- 3.9 acres)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Future Land Use:</b>	Recreation Open Space (ROS)
<b>Nearest Municipality:</b>	City of Winter Haven
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending Hearing
<b>Case Planner:</b>	Aleya Inglima, Planner II

**Location Map**



**Proposed Land Use District Map**



## **Summary:**

This is a County initiated sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4). The case is related to LDCPAS-2025-8, a request to change the Future Land Use Map from Recreation Open Space (ROS) to Residential-Low (RL). The subject site is located South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively. With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—the ROS designation could create complications with permitting and setbacks. Correcting this will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions on these properties.

Staff has reviewed the request and find it IS consistent with the Comprehensive Plan policies and IS compatible with the surrounding land uses and infrastructure.

## **Compatibility Summary**

The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.

The purpose of TSDA is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDAs are where there exists 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. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.

Staff is requesting the land use change along Lake Daisy to reflect the use on the land use map. Wetlands and Flood Zone AE are located on the subject site. To the west, south, east are single family homes, and north is Lake Daisy. This is an appropriate and compatible use in all urban and suburban areas in the County.

## **Infrastructure Summary**

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation, schools, utilities, and public safety facilities. The subject site will utilize the same public safety facilities as the existing FLU designation. School service will not be impacted.

## **Environmental Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features present on the subject site. These properties are already developed with single family homes and will not be further impacted. There are wetlands and flood zone AE on site. The closest wetlands are within the subject site. There have not been sightings of protected species near the subject site. There are no historical or archaeological sites that have been identified on the subject site.

## **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. 2.120 (C1-C4): Residential Low

POLICY 2. 124 (A1-A5): Transit Supportive Development Area

## **Findings of Fact**

### **Request and Legal Status**

- LDCD-2025-2 is a County-initiated request for a Level 4 Subdistrict change to designate approximately 3.9 +/- acres from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4).
- The Land Development Code Future Land Use district is Recreation Open Space (ROS) for the subject site.
- The case is related to LDCPAS-2025-8, a request to change the Future Land Use Map from Recreation Open Space (ROS) to Residential-Low (RL)
- In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.
- The properties are owned by multiple homeowners along Lake Daisy.
- Section 204.C of the LDC states, the purpose of the RL-4 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

### **Compatibility**

- The subject site includes 18 lots within residential development.

- The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.
- North of the subject site is Lake Daisy. West, east, and south are single family homes.
- The subject sites access Struthers Road which is an Urban Collector Road.

### **Infrastructure**

- The zoned schools for the site are Garden Grove Elementary, Denison Middle, Winter Haven Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 18, located at 2101 Register Road, Winter Haven, which is approximately 2.7 miles away with an estimated 6-minute response.
- The subject site is within the Southeast District Command Area for the Sheriff's office which is located at 4011 Sgt. Mary Campbell Way.
- The subject site is within the Winter Haven service area for water and wastewater.
- Struthers Road, which runs east to west, is an Urban Collector roadway with 20 feet of pavement width.
- The subject site is not within a Citrus Connection service area.

### **Environmental**

- The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.
- There are wetlands and flood zone AE on the subject site.
- The soil type for the subject site is Sparr sand (65.8%) and Pomona sands (34.2%).
- Per the Polk County Protected Species Map there are no protected species with a one-mile radius of the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wellfields near the subject 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; 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 2.117-A1: CHARACTERISTICS** - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.
  - **POLICY 2.117-A3: LOCATION CRITERIA** - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:
    - a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);
    - b. satisfying resident and seasonal visitor/tourist recreation demand;
    - c. impacts of the proposed uses on public facilities and services;
    - d. vehicle access relative to the size and planned intensity of a proposed ROS district;
    - e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,

- f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
- POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."
- POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that the request for Residential Low-4 (RL-4) **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 the RL-4 sub district for **LDCD-2025-2**.

### **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**

This site is located in a Recreation and Open Space use. These are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the residents and the short and long-term visitors to Polk County.

Changing the land to a Residential-Low district makes sense and allows consistency for the community as Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

### **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 subject properties are located in the Transit Supportive Development Area (TSDA) 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. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.

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

**Table 1**

<b>Northwest – Lake Daisy</b>	<b>North – Lake Daisy</b>	<b>Northeast – Lake Daisy</b>
<b>West – Single family homes (ROS)</b>	<b>Subject Site – Single family homes (ROS)</b>	<b>East – Single family homes (ROS)</b>
<b>Southwest – Single family homes Residential Suburban (RL-4)</b>	<b>South – Single family homes Residential Suburban (RL-4)</b>	<b>Southeast – Single family homes Residential Suburban (RL-4)</b>

### Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property site are listed in Table 2 below. The proposed request will not generate students. Student capacity is not an issue as schools will not be impacted.

**Table 2 School Impacts**

<b>Name of School</b>	<b>% Capacity 2024-2025 School Year</b>	<b>Average driving distance from subject site</b>
Garden Grove Elementary (Zoned)	80%	±0.8 mile driving distance
Denison Middle (Zoned)	56%	±6.3 miles driving distance
Winter Haven Senior High (Zoned)	102%	±5.7 miles driving distance

Source: Polk County School Board website

### Nearest Sheriff, Fire, and EMS Station

Table 3 below displays the nearest public safety facilities. Response time varies depending on where the nearest sheriff's deputy patrol car is located rather than the office. The facilities are within appropriate distances to the subject site for an urban area.

**Table 3 Public Safety Information**

	<b>Name of Station</b>	<b>Distance/Response</b>
Sheriff	Polk County Sheriff's Office Southeast District 4011 Sgt. Mary Campbell Way, Lake Wales.	5.9 +/- miles Priority 1 – 11:09 Priority 2 – 32:20
Fire/EMS	Fire Rescue Station 18 2101 Register Road, Winter Haven Estimated response time: 6 minutes	2.7 +/- miles

Source: Polk County Sheriff's Office and Polk County Fire Rescue.

### Water and Wastewater

The subject site is located within the Winter Haven service area for water and wastewater.

#### A. Estimated Demand and Service Provider

The properties are owned by multiple owners. This neighborhood is built out and will not need additional water wastewater services based upon the current and proposed Future Land Use designation.



**Table 4 Estimated Water and Sewer Impact Analysis**

<b>Permitted Intensity</b>	<b>Maximum Permitted in Existing Land Use ROS</b>	<b>Maximum Allowable in Proposed RL-4</b>
<b>3.9 +/-acres 169,884 sq ft</b>	<b>3.9 +/- acres = 169,884 sq ft X 0.24 FAR = 40,772 sq ft</b>	<b>3.9+/- acres X 4 du/ ac = 16 du</b>
<b>Potable Water Consumption</b>	<b>40,772 sq ft X .24 /sf = 9,785 GPD</b>	<b>16 du X 360 GPD = 5,760 GPD</b>
<b>Wastewater Generation</b>	<b>9,785 GPD X 80% = 7, 828 GPD</b>	<b>16 du X 270 GPD = 4,320 GPD</b>

Source: Polk County Maximum Feasible Buildout Methodology; Single family residential 360 GPD for water and 270 GPD for wastewater; Dance Hall 0.24 FAR and 523 GPD for Water and 80% Wastewater

The subject site is in the TSDA which can generate up to 27 units to the acres. However, this is not anticipated since the subject site is made up of developed residential lots.

**B. Available Capacity:**

Winter Haven Utilities service water and wastewater to the area.

**C. Planned Improvements:**

No information is known currently for any planned improvements in this area.

**Roadways/Transportation Network**

The proposed land use change is not anticipated to generate more traffic.

**A. Estimated Demand**

The subject site has a total area of 3.9± acres. The site is not generating many trips.

**Table 5 Estimated Transportation Impact Analysis**

<b>Permitted Intensity</b>	<b>Maximum Permitted in Existing Land Use ROS</b>	<b>Maximum Allowable in Proposed RL-4</b>
<b>3.9 +/-acres</b>	<b>3.9 +/- acres = 169,884 sq ft X 0.05 FAR = 8,494 sq ft</b>	<b>3.9 +/- acres X 4 du/ac = 16 du</b>

<b>Average Annual</b>	<b>8,494 sq ft / 1,000 sf = 8 du X 47.62 AADT = 380 Trips (100% New Trips)</b>	<b>16 du X 7.81 AADT = 125 Trips (100% New Trips)</b>
<b>PM Peak</b>	<b>8 du X 11.12PM Peak (100% New Trips) = 89 Trips</b>	<b>16 du X 1.00 PM Peak (100% New Trips) = 16 Trips</b>

Source: Polk County Table 1 for Minor Traffic Study; Single-family detached; 7.81 AADT and 1.0 PM Peak Hour Daycare Center at 47.62 AADT and 11.12 PM Peak Hour

The subject site is in the TSDA which can generate up to 27 units to the acres. However, this is not anticipated since the subject site is made up of developed residential lots.

#### B. Available Capacity:

Table 6 charts the generalized available capacity on surrounding roadway network.

**Table 6 Roadway Link Concurrency**

<b>Link #</b>	<b>Road Name</b>	<b>Current Level of Service (LOS)</b>	<b>Available Peak Hour Capacity</b>	<b>Minimum LOS Standard</b>	<b>5-Year Peak Hr. Projected LOS</b>
<b>6306E</b>	<b>SR 540 (CYPRESS GARDENS BLVD)</b>	<b>C</b>	<b>743</b>	<b>D</b>	<b>C</b>
<b>6306W</b>	<b>From: CR 550 (OVERLOOK DRIVE SE) To: CYPRESS GARDENS ROAD</b>	<b>C</b>	<b>792</b>	<b>D</b>	<b>C</b>

Source: Polk County Transportation Planning Organization Roadway Network Database 2025

#### C. Roadway Conditions

Struthers Road which runs east to west, is an Urban Collector roadway.

#### D. Sidewalk Network

There are no sidewalks within these communities.

#### E. Mass Transit

The subject site is not in a Citrus Connection service area.

#### F. Planned Improvements

The subject site is located in the Transit Supportive Development Area. There are no planned improvements.

#### **Park Facilities and Environmental Lands:**

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. Location:

Lake Region Audubon Society is located at 115 Lameraux Rd, Winter Haven, FL 33884.

B. Services:

Lake Region Audubon Society amenities include trails.

C. Multi-use Trails:

Multi-use trails can be found at the Lake Region Audubon Society.

**Environmental Lands:**

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.

**Environmental Conditions**

Lake Daisy is located to the north of the subject properties. The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet. The subject site does contain wetlands and AE flood zones.

A. Surface Water:

Lake Daisy is located to the north of the subject properties. The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.

B. Wetlands/Floodplains:

The subject site does contain wetlands and AE flood zones.

C. Soils:

According to the soil survey by the United States Department of Agriculture the subject site includes the soils listed in Table 7 below. 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	Limitations to Dwellings w/o Basements	% of Site ( <i>approximate</i> )
Sparr sand	Severe: wetness	Moderate: wetness	65.8%
Pomona sand	Severe: wetness	Severe: wetness	34.2%

Source: USDA Natural Resources Conservation Service 2024

#### D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within an area of protected species. This site is not within the Polk Green.

#### E. 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.

#### F. Wells (Public/Private)

The site is not within the Wellfield Protection District.

#### G. Airports:

This property is not within the Height Notification Zone of the Bartow Municipal Airport Impact District.

#### Economic Factors:

The subject site is in Recreation Open Space land use. This County initiated CPA will change the land use to Residential Low-4 (RL-4) for the site. RL-4 is a better land use for the site as it be consistent with the land use set for the neighborhoods.

#### 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 9 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;	No development is being proposed for this site. This district change will allow consistency with the surrounding neighborhood.

Comprehensive Plan Policy	Consistency Analysis
<p>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</p> <p>c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>No development is being proposed for this site.</p>
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided,</li> <li>b. nearness to agriculture-production areas;</li> <li>c. distance from populated areas;</li> <li>d. economic issues, such as minimum population support and market-area radius (where applicable);</li> <li>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> </ul> </li> <li>8. schools and other educational facilities</li> <li>9. parks, open spaces, civic areas and other community facilities,</li> <li>f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> <li>1. environmental sensitivity of the property and adjacent property;</li> <li>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</li> <li>3. wetlands and primary aquifer recharge areas;</li> <li>4. soil characteristics;</li> <li>5. location of potable water supplies, private wells, public well fields; and</li> </ul> </li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
6. climatic conditions, including prevailing winds, when applicable.	
<p>POLICY 2.119-A2: LOCATION CRITERIA - Residential land use categories shall be established throughout the County with consideration being given to the following criteria:</p> <ul style="list-style-type: none"> <li>a. Access to county-maintained roads or roads constructed to County standards.</li> <li>b. Proximity to Activity Centers.</li> <li>c. Adequacy of water and sewage disposal systems (public and private).</li> <li>d. Adequacy and response time for public safety services - fire, police, and emergency medical service.</li> <li>e. Adequacy of recreation facilities.</li> <li>f. Proximity of incompatible land uses.</li> <li>g. Development limitations, and,</li> <li>h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.</li> </ul>	<p>The communities access Struthers Road, an Urban Collector Road. Winter Haven utilities serve the area, the roads are sufficient, emergency services are available. The subject site is not within the Citrus Connection service area.</p>
<p>POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p>	<p>Residential Low-4 (RL-4) is allowed in the TSDA. These neighborhoods are developed out.</p>
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</li> <li>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;</li> <li>d. include development criteria that: <ul style="list-style-type: none"> <li>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;</li> </ul> </li> </ul>	<p>Multiple owners own the properties along Lake Daisy. The sites have single family homes. This site is in TSDA. No development is being proposed</p>



Comprehensive Plan Policy	Consistency Analysis
<p>2.improve access to employment areas, schools, shopping and recreational opportunities;</p> <p><b>POLICY 2.104-A2: DESIGNATION AND MAPPING</b> - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.</p> <p><b>POLICY 2.104-A3: LAND USE CATEGORIES</b> - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. <b>ACTIVITY CENTERS:</b> Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</p> <p>b. <b>RESIDENTIAL:</b> Residential-High, Residential-Medium, and Residential-Low Districts.</p> <p>c. <b>OTHER:</b> Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p> <p><b>POLICY 2.104-A4: OVERLAY DISTRICTS</b> - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.</p> <p><b>POLICY 2.104-A5: DEVELOPMENT CRITERIA</b> - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:</p> <p>a. provide access to transit facilities;</p> <p>b. connect to centralized potable water and sanitary sewer systems;</p> <p>c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</p> <p>d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;</p> <p>e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</p> <p>f. provide access to civic space, parks, green areas, and open space and other amenities;</p> <p>g. be supported by public safety (i.e., fire, EMS and law enforcement);</p> <p>h. have access to public schools;</p> <p>i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</p>	

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..	

## Urban Sprawl Analysis

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

Table 9 Urban Sprawl Criteria

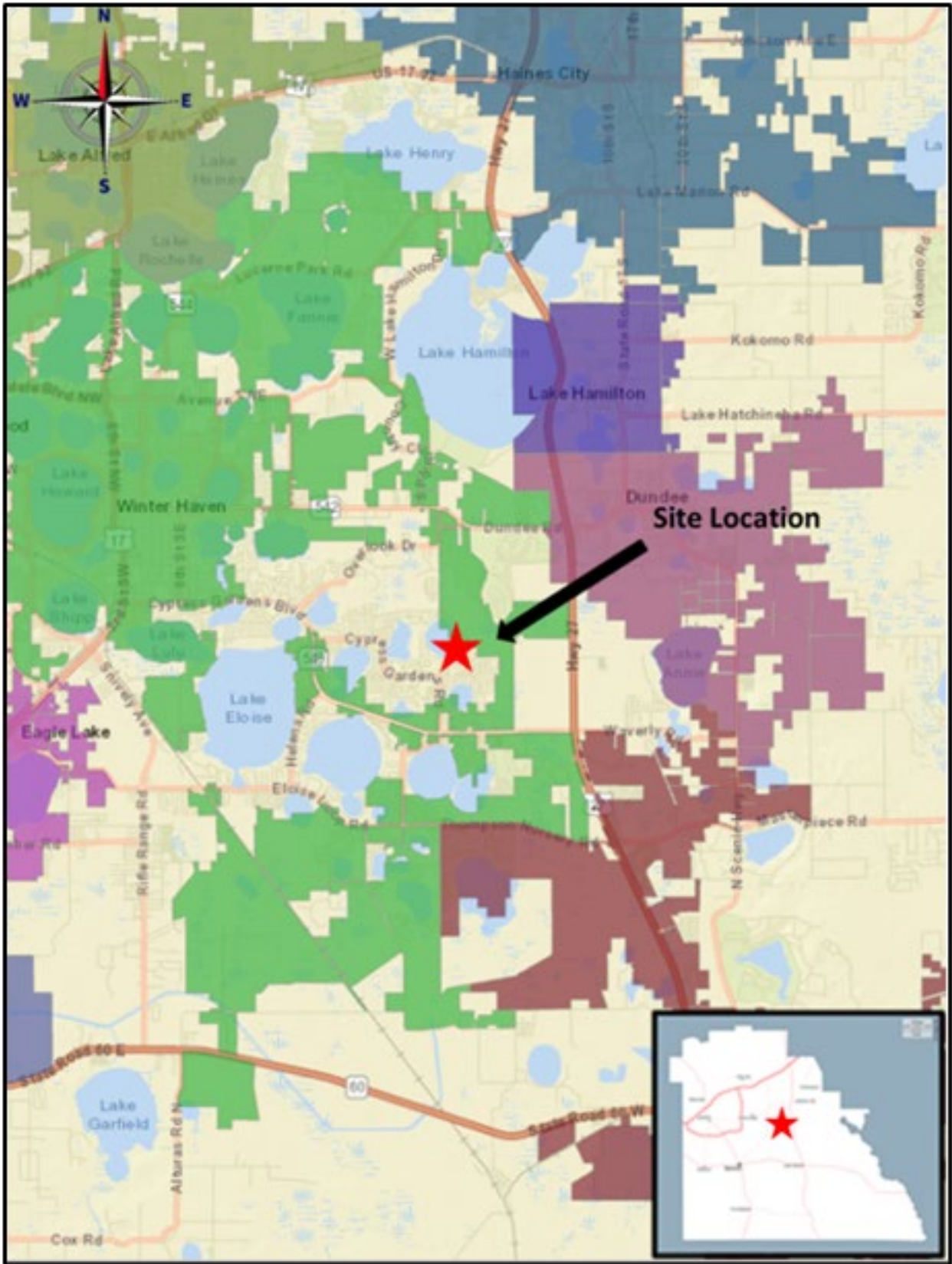
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>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

## Comments from other agencies

None

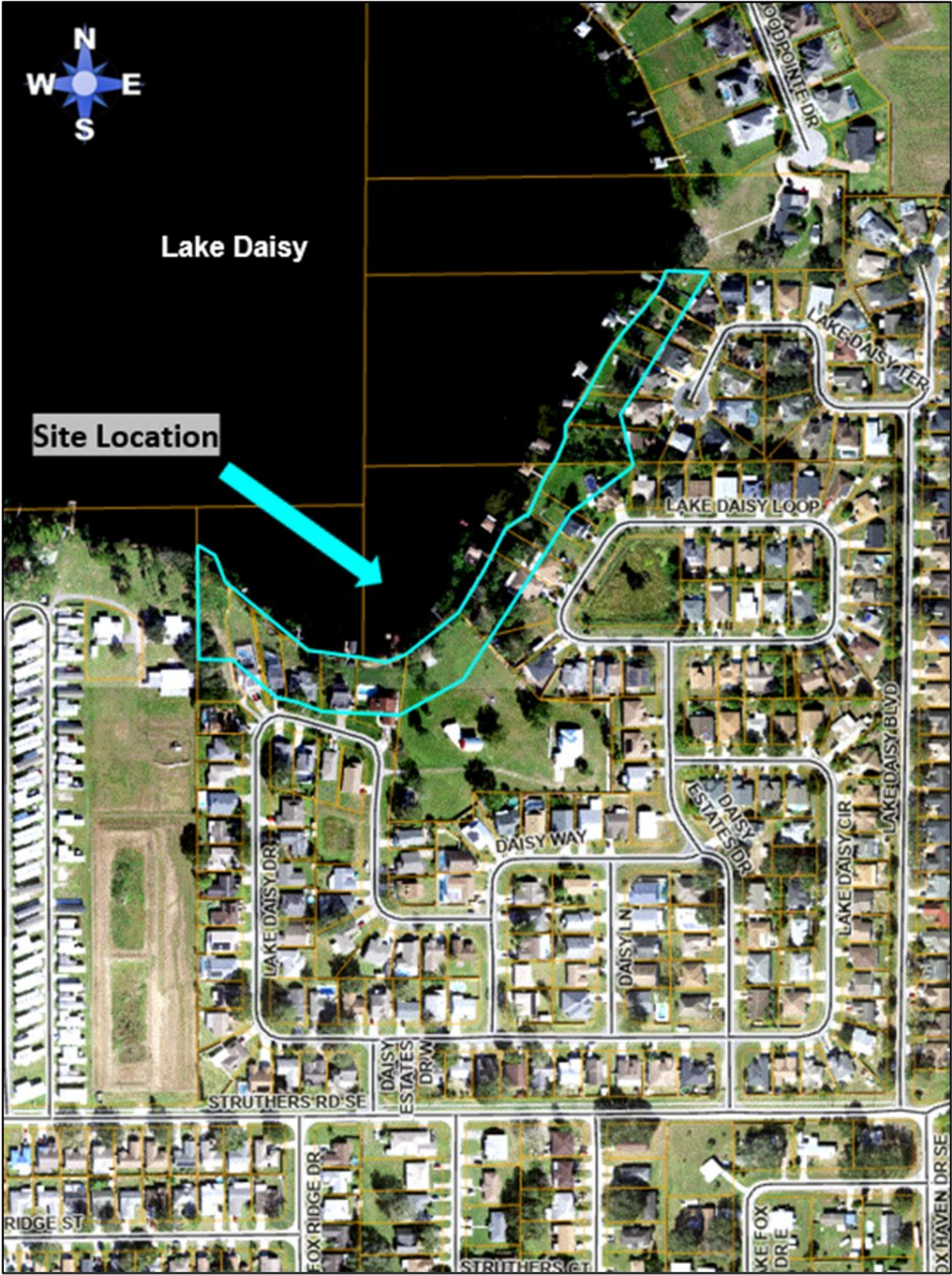
**Exhibits:**

- Exhibit - 1      Location Map
- Exhibit - 2      2023 Aerial Photo
- Exhibit - 3      Current Future Land Use Map
- Exhibit - 4      Proposed Future Land Use Map

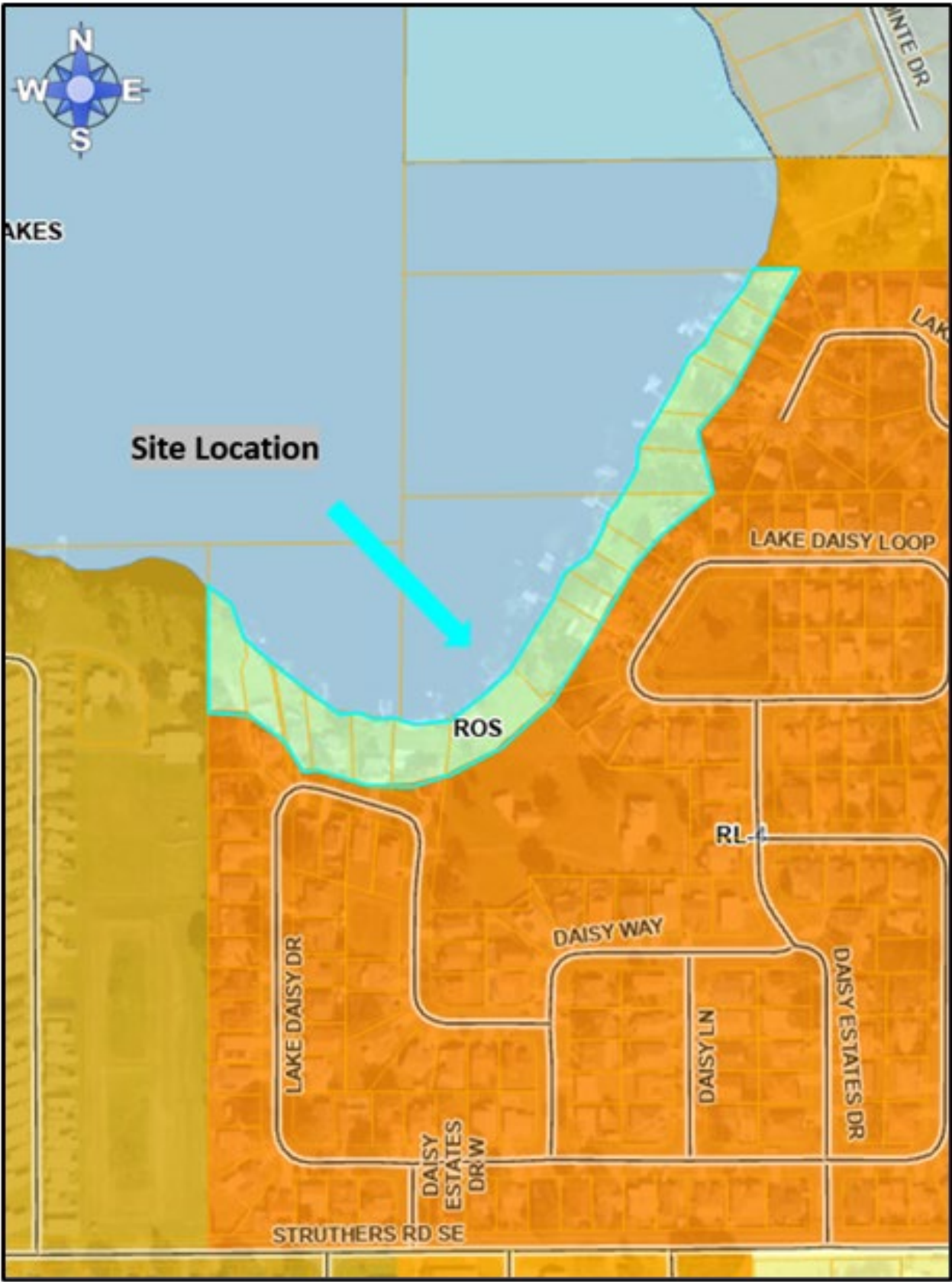


Location Map





2023 Aerial Photo



Current Future Land Use Map





Proposed Future Land Use Map

**ORDINANCE NO. 25-\_\_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCD-2025-2**, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED; AMENDING THE SUB-DISTRICT MAP TO CHANGE 3.9+/- ACRES FROM RESIDENTIAL LOW-1 (RL-1) TO RESIDENTIAL LOW-4 (RL-4), LOCATED SOUTH OF LAKE DAISY, NORTH OF LAKE DAISY DR, WEST OF LAKE DAISY LOOP, SOUTHWEST OF THE CITY OF WINTER HAVEN IN SECTION 6, TOWNSHIP 29, 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 a 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-2025-2 is a County-initiated application (the “Application”) to amend the LDC Sub-district maps to change 3.9 +/- acres from Residential-Low 1 (RL-1) to Residential-Low-4 (RL-4); 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 July 9, 2025; 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 on August 19, 2025; and

**WHEREAS**, the Board reviewed and considered all comments received during said public hearing, the Planning Commission's recommendation, the staff report, and provided for necessary revisions, if any; and

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

**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 DRC staff report and makes the following findings based upon the staff report and other record evidence 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 July 9, 2025, 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.
- f) The record is hereby incorporated by reference into this ordinance and is on file with the County Clerk. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, the Planning Commission's recommendation, and all testimony and evidence presented at the hearing.

## **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, from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4), containing 3.9 acres, more or less.

## **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 19<sup>th</sup> day of August 2025.

Date rendered to the Clerk: \_\_\_\_\_

**Exhibits to Board's Order**

Exhibit A-Property Map

Exhibit B-Staff Report

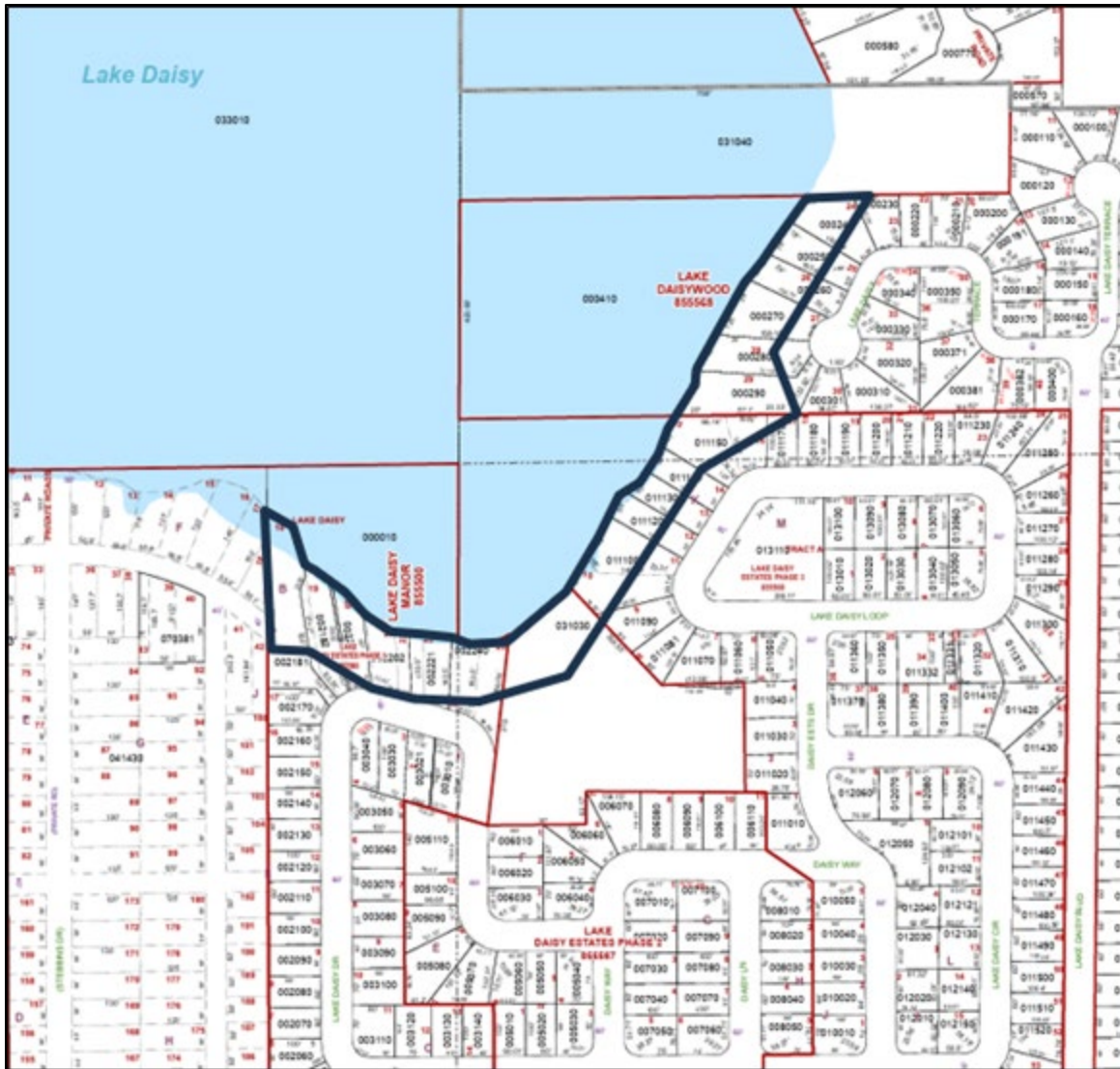
## ATTACHMENT “A”

### LDCD 2025-2

**Land Use:** Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4)

**Location:** South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

**Section 6, Township 29, Range 27.**



## PARCEL DETAIL

*Note: Not to Scale*



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

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

**This land use change to RL is not sprawl. Single family homes are existing.**

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

- 
- f. Fails to maximize use of existing public facilities and services.
  - g. Fails to minimize the use of future public facilities and services.
  - 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.
  - i. Fails to provide a clear separation between urban and rural uses.
  - j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
  - k. Fails to encourage an attractive and functional mix of land uses.
  - l. Results in poor accessibility among linked or related land uses.
  - m. Results in the loss of a significant amount of functional open space.

**RL land use will not result in loss of open space. Single family homes are existing.**

LDCD-2025-2 - ROS to RL-4

Menu Reports Help

Application Name: [ROS to RL-4](#)

File Date: [04/23/2025](#)

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

Application Status: [In Review](#)

Application Comments:	View ID	Comment	Date
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Description of Work: [County initiated land use change from ROS to RL-4](#)

Application Detail: [Detail](#)

Address: [286 LAKE DAISY LOOP, WINTER HAVEN, FL 33884](#)

Parcel No: [272906855569011100](#)

Owner Name: [Aleya Inglima](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Aleya Inglima</a>		Engineer	<a href="#">Mailing, 330 W. Church...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$850.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_PUB

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Application Type

[Government Project](#)

Brownfields Request

-

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	
	-	
Will This Project Be Phased	Acreage	
	<a href="#">0</a>	
DRC Meeting	DRC Meeting Time	
<a href="#">05/15/2025</a>	<a href="#">10:45 AM</a>	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
-	-	
Green Swamp	Number of Units	
<a href="#">No</a>	-	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
-		<a href="#">No</a>
One Year Extension	FS 119 Status	Code Violation Case Number
-	<a href="#">Non-Exempt</a>	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	<a href="#">Board of County Commissioners</a>

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MEETING DATES	Planning Commission Date
Community Meeting	<a href="#">07/09/2025</a>
-	1st BOCC Date
Land Use Hearing Officer 3	<a href="#">08/19/2025</a>
-	LUHO-Level 3
2nd BOCC Date	-
-	

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HEARING	PC Vote Tally
PC Hearing Results	-
-	BOCC 1st Vote Tally
BOCC 1st Hearing Results	-
-	BOCC 2nd Vote Tally
BOCC 2nd Hearing Results	-
-	

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FINAL LETTER	Denovo Results
Denovo Appeal	-
-	
Denovo Tally	
-	

**LD\_GEN\_PUB\_EDL**  
[Opening DigEplan List...](#)  
DigEplan Document List  
[Open](#)

**PLAN REVIEW FIELDS**  
TMPRecordID  
[POLKCO-REC25-00000-00GR9](#)  
RequiredDocumentTypesComplete  
[Yes](#)

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

**RequiredDocumentTypes**  
-  
Activate DPC  
[Yes](#)

Activate FSA	
<a href="#">Yes</a>	

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**SELECTED AREA PLANS**  
**Selected Area Plans**

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**LAND USE**  
**Selected Area Plan LU Code**

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**DEVELOPMENT AREA**  
**Development Area**

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**NOR**  
**Neighborhood Organization Registry (NOR)**

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**PUBLIC MAILERS**

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">PC</a>	6			06/24/2025	
<a href="#">BOCC 1</a>	6			06/24/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	04/23/2025	Lyndsay Rathke
	Engineering Review				
	<a href="#">Surveying Review</a>	Mike Benton	Approve	04/23/2025	Mike Benton
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/24/2025	Phil Irven
	<a href="#">Fire Marshal Review</a>				
	<a href="#">Planning Review</a>	Aleya Inglima	Approve	04/23/2025	Aleya Inglima
	<a href="#">School Board Review</a>	School District	Not Required	04/25/2025	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
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Level 4 – Land Use Narrative: Why the land use change it is needed for the County.

#### Land Use Amendment Request for parcels along Lake Daisy

The County is proposing a future land use change to bring before the Planning Commission and the Board of County Commissioners. The proposal would change the land use designation from Recreation Open Space (ROS) to Residential Low (RL-4).

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along Lake Daisy as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.

With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—this ROS designation could create complications with permitting and setbacks. Correcting this mapping error will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions.





Polk County  
Planning Commission

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Agenda Item 9.

7/9/2025

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**SUBJECT**

LDPD-2025-3 (Crescent Valley Ranch PD)

**DESCRIPTION**

The applicant is proposing a Planned Development to develop 354 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district. The subject site is located West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Section 27, Township 26, Range 27.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

(863) 534-6764

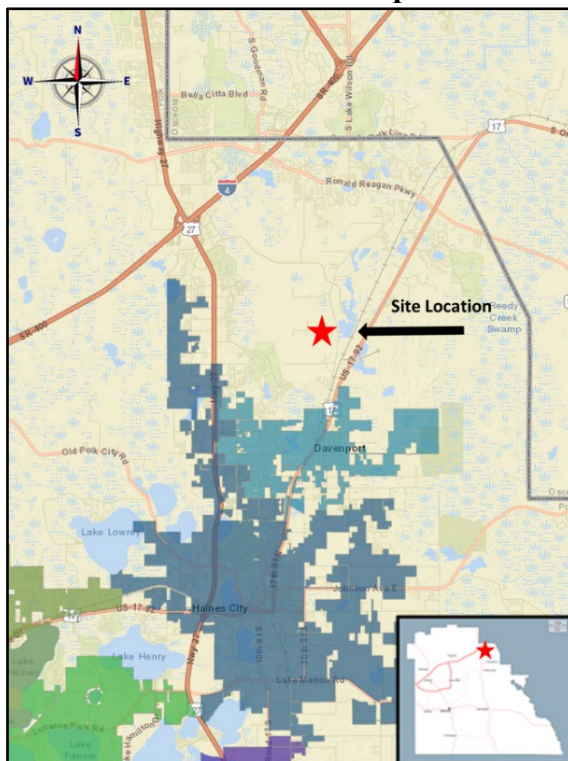
aleyainglima@polk-county.net

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

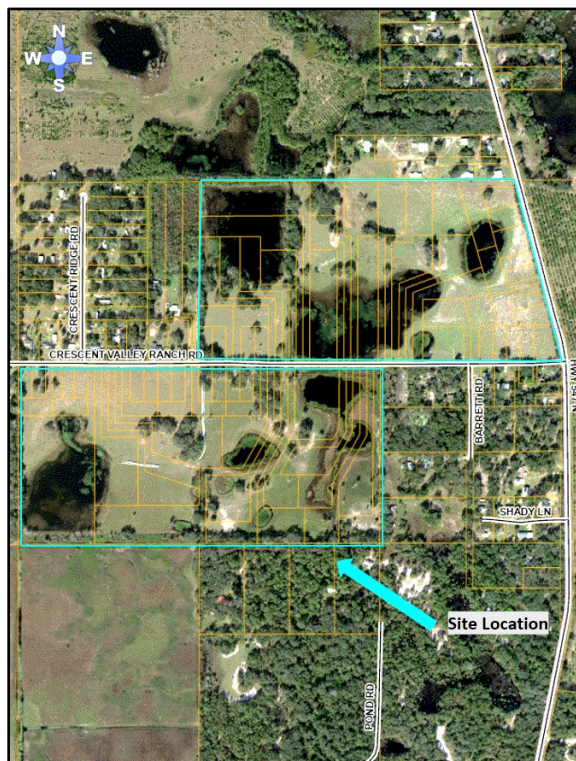
<b>DRC Date:</b>	May 8, 2025	<b>Level of Review:</b>	Level 3 Review
<b>PC Date:</b>	July 9, 2025	<b>Type:</b>	Level 3 Review, Planned Development
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	LDPD-2025-3
<b>Applicant:</b>	Kimley Horn	<b>Case Name:</b>	Crescent Valley Ranch PD
		<b>Case Planner:</b>	Aleya Inglima, Planner II

<b>Request:</b>	Proposing a Planned Development to develop 354 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.
<b>Location:</b>	West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Section 27, Township 26, Range 27.
<b>Property Owners:</b>	Crescent Valley Ranch LLC
<b>Parcel Size (Number):</b>	272627-000000-013250 (+ 75 more parcels) (+/- 153.97 acres)
<b>Future Land Use:</b>	Residential Medium-X (RMX), North Ridge SAP
<b>Development Area:</b>	Urban Growth Area (UGA)
<b>Nearest Municipality:</b>	City of Davenport
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	Pending

**Location Map**



**Site Location**



## Summary of Analysis:

The applicant is requesting approval of a Planned Development to develop 354 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district. Planned Developments require Level 3 Reviews in RMX, according to Table 4.16 of the Land Development Code (LDC). Of the 153.97 acres, 93.77 are uplands. The density is 3.8 dwelling units per acre (DU/AC). The intended density here is 8-10 DU/AC for multi-family. For single-family, lot sizes are expected to be 4,000 sq ft. Existing wetlands are from prior peat mining. Achieving the intended RMX density is unlikely.

Single family homes are located to the north, south, and west. The proposed site plan will add 354 single-family homes to the area. Each lot is approximately 40 or 50 feet wide. The site plan shows the proposed site just south of Ernie Caldwell Blvd, making it a prime location to live in with proximity to I-4. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. Amenities will be provided to residences buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This site is located in a Urban Growth Area (UGA), and the services found within this development area exceed UGA standards. This includes utilities, schools, transportation, parks, and emergency services. The site is situated along Crescent Valley Ranch Road and close to Ernie Caldwell Blvd. Crescent Valley Ranch Road is a local residential roadway that runs east-west. It connects to CR 547 which leads into Ernie Caldwell. CR 547 is a Rural Major Collector roadway that runs north-south from Haines City to Loughman.

The proposed development is just south of Astoria. Astoria consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astoria that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). This is an area of the County that is growing with homes located on 40- or 50-foot lots. In short, there are no compatibility issues, as defined in Chapter 10 of the LDC and prescribed in Policy 2.102-A2 of the Comprehensive Plan. This development should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs. Staff recommends approval.

## Findings of Fact

- *LDPD-2025-3 is a Planned Development to develop 354 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.*
- *According to Table 4.16 of the LDC, “Planned Development” is a “C3” conditional use in RMX land use districts requiring a Level 3 Review approval from Polk County’s Development Review Committee and a public hearing before the Planning Commission.*
- *This property is located in a Residential Medium (RM) land use district. Section 204.A.8 of the LDC states, “the purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.”*
- *LDCPAL-2022-7 was a Future Land Use designation change from Residential Low-3X (RL-3X) to Residential Medium-X (RMX) approved by the BoCC on January 3, 2023.*
- *Per Table 4.21 of the LDC for the North Ridge SAP, the RMX district allows a maximum density of fifteen (15) dwelling units per acre (du/ac). Interior side setbacks within RM are seven (7) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are ten (10) feet for principal structures and five (5) feet for accessory structures. Setbacks from Urban Collector roadways are 35 feet from the right-of-way and 65 feet from the centerline.*
- *This property is located within an Urban Growth Area (UGA). Per Section 202.B of Polk County’s Land Development Code (LDC), “the purpose of UGAs is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGAs are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan’s planning period. UGAs are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.”*
- *Direct ingress/egress to the development is proposed from Crescent Valley Ranch Road. Crescent Valley Ranch Road. (Road Number 672801) is a County-maintained Local Residential roadway with a paved surface width of 20 feet. It is not tracked for concurrency by Polk County’s Transportation Planning Organization.*
- *POLICY 2.105-A5 of Polk County’s Comprehensive Plan requires development in UGAs to connect to centralized water unless a waiver is granted by the Board of County Commissioners. This policy also requires connection to centralized sanitary sewer systems if available.*

- *According to Section 303 of the LDC, “Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets.”*
- *This project is located within Polk County’s Utility Northeast Regional Wastewater Service Area.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 20 located at 4611 U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of approximately six (6) minutes.*
- *The subject property is served by the Polk County Sheriff’s Northeast District, located at 1100 Dunson Rd, Davenport.*
- *The development is zoned for Loughman Oaks Elementary, Shelley S. Boone Middle, and Ridge Community High. The site is 4.0 miles from Loughman Oaks Elementary, 7.3 miles from Shelley S. Boone Middle, and 5.4 miles from Ridge Community High.*
- *The subject parcel is not located within one of the County’s Wellhead-Protection Areas.*
- *The property is composed of Smyrna and Myakka fine sand, Hontoon Muck, Samsula Muck, Tavares fine sand, Narcoossee sand, Fort Meade sand, Basinger Muck fine sand, Adamsville fine sand, Sparr sand, and Apopka fine sand types of soils.*
- *The property has +/-60.20 acres of wetlands and flood ‘A’ hazard zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is 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 but Route 20X passes the intersection of Crescent Valley Ranch Road on CR 547.*
- *The Comprehensive Plan defines Compatibility I n 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.”*
- *Loughman Park is approximately 5 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 2.105 URBAN GROWTH AREA (UGA) 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 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 Development Review Committee (DRC) recommends **APPROVAL of LDPD-2025-3.**

### **CONDITIONS OF APPROVAL**

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2025-3 with the following Conditions:

1. LDPD-2025-3 is approved for 354 single family detached lots on Parcel 272627-000000-013250 (+ 75 more parcels) 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 LDPD-2025-3, 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. The development shall have internal sidewalks and sidewalks fronting Crescent Valley Ranch Road and CR 547 [PLG].
5. Minimum principal structure setbacks shall be five (5) feet from the sides and ten (10) feet from the rear. Garage setbacks must be twenty-five (25) feet from the front. The front yard setback shall be fifteen (15) feet from the right of way. [PLG]
6. Minimum lot width shall be 40 feet.
7. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law. [PLG]
8. Certificates of occupancy shall not be issued to lots on the south side of Crescent Valley Ranch Road until the road is brought up to collector road standards from CR 547 to their western most entrance. [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**

<b>Northwest</b> Vacant RL-4X	<b>North</b> Mobile homes RL-3X/Preservation.	<b>Northeast</b> Pasture CCX
<b>West</b> Crescent Ridge Subdivision Single family homes/Mobile homes RL-3X	<b>Subject Site</b> Vacant RMX	<b>East</b> Pasture City of Davenport
<b>Southwest</b> Pasture/Lakes A/RRX	<b>South</b> Mobile home RL-3X	<b>Southeast</b> Pasture/Lakes RL-3X

*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 always been used for cattle. To the south, north, and west are single family homes. Some of these homes have been in the area since the 1980s.

## **Compatibility with the Surrounding Land Uses and Infrastructure:**

The request is compatible with surrounding land uses and infrastructure if Crescent Valley Ranch Road is brought up to Collector Road standards, which includes raising Crescent Valley Ranch Road above the Base Flood Elevation (BFE), and new fire stations are constructed and staffed close to the site.

## A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed development is just south of Astonia. Astonia consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astonia that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). This is an area of the County that is growing with homes located on 40- or 50-foot lots. The dominant surrounding use is single-family homes. Please refer to Exhibit 6 for the layout of the single-family homes in relation to the surrounding area. Landscaping, street lighting, and sidewalks will be required for this development. Each home will be required to have a tree and 25-foot garage setback. The development meets the RMX setbacks and the open space that is required. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. This development scored 21 points based on Table 3.3, Location Eligibility Score for RMX. The site has extra parking and designated rec space. LDCPAL-2022-7 was approved on January 3, 2023 for a Future Land Use designation change from Residential Low-3X (RL-3X) to Residential Medium-X (RMX).

**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.”**

## B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Additions to the subject site will trigger adjusting school district boundaries. The subject property is located within the Northeast Regional Utility Service Area service area for potable water and will use septic for wastewater.

The site is within the UGA, if mass transit was available this would be TSDA and be full of urban services. A fixed route transit line passes Crescent Valley Ranch Road at CR 547. There is available infrastructure such as water and sewer nearby along with public services.

## Nearest Elementary, Middle, and High School

According to information from the Polk County School Board’s website, the zoned schools are Loughman Oaks Elementary (±4.0 miles), Shelley S. Boone Middle (±7.3 miles), and Ridge Community High (±5.4 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 354 additional single-family homes and available capacity for each school based on the 2024-25 utilization projections.

**Table 2**

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Loughman Oaks Elementary	74 students	83%	±4.0 miles driving distance
Shelley S. Boone Middle	32 students	82%	±7.3 miles driving distance

Ridge Community High	51 students	92%	±5.4 miles driving distance
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Source: Polk County School Board, GIS, Google Maps

### Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 20 located at U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of six (6) minutes. <3 miles is an urban standard. A future fire station is planned near Pine Tree Trail and Ernie Caldwell Blvd.

This property is served by the Polk County Sheriff's Office's Northeast District substation, located at 1100 Dunson Rd, Davenport. The response times for the NE District for June 2025 were: Priority 1 – 13:34 & Priority 2 – 30:09. 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. A new station is being considered at Pine Tree Trail and Ernie Caldwell Blvd.

**Table 3**

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northeast District Substation 1100 Dunson Rd, Davenport	±7.1 miles	P1: 12:25 P2: 30:00
Fire	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 minutes
EMS	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 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 and Service Provider:

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 a Planned Development in Residential Medium-X land use districts within the Urban Growth Area and North Ridge SAP.

**Table 4**

Subject Property		
±153.97 acres – RMX	Maximum Permitted (15 DU/ 1AC)	Proposed Plan (3.8 DU/AC)
Permitted Intensity	2,309 Multi-Family Homes	354 Single Family Homes
Potable Water Consumption (GPD)	457,182 GPD	127,440 GPD
Wastewater Generation (GPD)	415,620 GPD	95,580 GPD

**B. Available Capacity:**

The nearest water and sewer lines are about a mile to the north near the intersection of Ernie Caldwell Boulevard and CR 547 for the Astonia project that has been plated. Extension of water will need to be looped, possibly from Ridgewood Lakes Phase 3 projects.

**C. Planned Improvements:**

The site has no planned improvements.

**Roadways/ Transportation Network**

**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 354 single-family homes will equate to 2,764 AADT and 354 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed seven single family homes versus what the maximum could be with a Planned Development, according to Section 401.06 of the North Ridge SAP.

**Table 5**

Subject Property		
±153.97 acres – RMX	Maximum Permitted (15 DU/ 1 AC)	Proposed Plan (3.8 DU/AC)
Permitted Intensity	2,309 Multi-Family Homes	354 Single Family Homes
Average Annual Daily Trips (AADT)	15,563	2,764
PM Peak Hour Trips	1,177	354

The plan is to have four entrances for the proposed development on Crescent Valley Ranch Road. Generally, there will be approximately 364 vehicles exiting the site during the peak hour. The subject site is required to provide a Major Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 750 trips. At a minimum a Type IV intersection will be required at CR 547 and Crescent Valley Ranch Road according to Section 705.C of the Land Development Code.

**B. Available Capacity:**

Table 6 below displays the available capacity for County Road 547 and the surrounding road network. There is available capacity in the PM Peak Hour for 354 units. The applicant will be required to conduct a Major Traffic Study. As part of the Major Traffic Study, the distribution of trips will be reviewed in terms of the direction of the trips as all the trips have to travel to CR 547.

**Table 6**

<b>Link #</b>	<b>Road Name</b>	<b>Current Level of Service (LOS)</b>	<b>Available Peak Hour Capacity</b>	<b>Minimum LOS Standard</b>
4052N	CR 547 (Bay St. to Ronald Reagan Pkwy)	C	314	D
4052S		C	294	D
5021N	US 17/92 (CR 547 to Osceola County Line)	C	99	D
5021S		C	129	D
6911E	Ernie Caldwell Road (Pine Tree Trail to US 17/92)	C	1,559	D
6911W		C	1,549	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:**

Crescent Valley Ranch Road is below the 100-year flood. The roadway is substandard in pavement width, right of way, and drainage. The applicant will be improving Crescent Valley Ranch Road as part of the development. CR 547 is also substandard in pavement and right of way width. The applicant is required to bring the roadway up to standard for their frontage and the length of the intersection improvement.

**D. Sidewalk Network**

A sidewalk is not located nearby. The applicant is proposing a sidewalk on the frontage of the property.

**E. Planned Improvements:**

There are currently no planned improvements for roadways in the area.

**F. Mass Transit**

The nearest mass transit route is along CR 547 which is adjacent to the northern portion of the site. The 20X Haines City/Davenport Express. The route has a transfer point at Posner Park. The level of service walking distance for a transit stop is about a quarter of a mile. Crescent Valley Ranch Road may become a future stop with this development.

**Park Facilities and Environmental Lands:**

There are no County parks within the immediate vicinity of the proposed development. The nearest park is Loughman Park

A. Location:

Loughman Park is located 5.7 driving miles from the subject site at 6612 Old Kissimmee Rd, Davenport, FL 33896.

B. Services:

The park offers soccer, basketball, multi-purpose fields, picnic tables, a pavilion, playground, and leagues.

C. Multi-use Trails:

The Hilochee Wildlife Management Area has multi-use trails are located near the subject site.

D. Environmental Lands:

The Hilochee Wildlife Management Area and the Jahna Ranch Conservation Easement are the closest environmental land properties. They offer a series of hiking, bicycling and walking trails, fishing, horseback riding and hunting.

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 may be environmental limitations with the development of this property. This site was mined for peat in the later 1990's then reclaimed with wetland mitigation completed and accepted by SWFWMD around 1999. The site is located within a one-mile radius of an Eagle's nest. There are no runways or public well fields nearby or known archaeological resources onsite. Sand skinks may be onsite.

A. Surface Water:

There are surface waters on the subject site. These surface waters are due to peat mining in the late 1990's. The mining created a series of both interconnected and isolated manmade lakes from the old wetland areas. Each lake has a wetland fringe, and a floodplain associated with it. There are many elevation changes. On the parcels south of Crescent Valley Road there are elevations as high as 132 feet on the northwest corner and a slope to the south at 110 feet (toward the lake). On the parcels north of Crescent Valley Road there are elevations as high as 123 feet that slope toward the lakes at 110 feet.

The left-over lakes from the peat mining are located to conveniently provide buffering from the homes on the west and east of the property that is south of Crescent Valley Range Road. The north side of Crescent Valley Ranch Road has more developable areas adjacent to existing residentially developed areas.



## B. Wetlands/Floodplains:

There are wetlands and floodplains on the subject site. There are Zone ‘A’ areas on the subject site. The applicant will be meeting the current standards for wetland and floodplain impacts. It is anticipated that post development will not increase the flooding in the area and in fact will make some improvements. Geotechnical analysis during Level 2 Review will determine the final drainage system. Policy 2.123-C2, Wetlands, prohibits impacts for residential structures.

The floodplain on the site is A zone. This means a base flood elevation has not been determined. Any development on the property that is five acres, or 50 lots will require a flood study. This study will relate to Horse Creek as the overall water flows to it. Crescent Valley Ranch Road is below BFE. The road will need to be improved to minimize disruption during flooding events.

## C. Soils:

The property is composed of different types of soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use. Wastewater connection is critical as this size will not be supported by private septic.

**Table 7**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Limitations to Dwellings w/o Basements</b>	<b>Percentage (%)</b>
Smyrna and Myakka Fine Sand (17)	Severe: wetness	Severe: wetness, poor filter	13.1%
Hontoon Muck (35)	Severe: subsides, ponding, low strength	Severe: excess humus, seepage, ponding	7.0%
Samsula Muck (13)	Severe: ponding, low strength	Severe: excess humus, seepage, ponding	29.8%
Tavares Fine Sand/0 to 5 percent slope (15)	Slight	Moderate: wetness*	17.8%
Narcoossee Sand (74)	Moderate: wetness	Severe: wetness, poor filter	2.0%
Fort Meade Sand/0 to 5 percent slopes (20)	Severe: flooding, wetness, shrink-swell	Slight*	6.7%
Basinger Muck Fine Sand/Depressional (36)	Severe: ponding	Severe: wetness, poor filter	2.3%
Adamsville Fine Sand (31)	Moderate: wetness	Severe: wetness, poor filter	5.3%
Sparr Sand/0 to 5 percent slopes (55)	Moderate: wetness	Severe: wetness, poor filter	6.8%
Apopka Fine Sand/0 to 5 percent slopes (2)	Slight	Slight	3.5%

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

## D. Protected Species

According to Polk Count Protected Species Observations Map, the subject site is located within a one-mile radius of an Eagle’s nest, (Source: Florida Fish & Wildlife Conservation Commission (FWC), 2021). Per the applicant there is also a 5–10-acre area of the site around the intersection of Crescent Valley Road and County Road 547 that is listed as a potential sand skink soils area.

Another area of 5-10 acres is located south of Crescent Valley Road in the southwest corner of the site. The burden of identifying endangered species is on the developer. The applicant must 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 species(s) or mitigate any impacts consistent with federal, state, and local law. Conservation easements are located near the property. One is located just northwest of the subject site within the Preservation-X (PRESVX) Land Use District. The second conservation easement is located southwest of the subject site within an Agriculture/Residential Rural (A/RRX) Land Use District.

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)

No wells are onsite or surrounding the site. But the surrounding homes may use private wells. However, the proposed site will use County facilities for water. Therefore, development of the subject site is not anticipated to impact private or public wellfields.

G. Airports:

The proposed PD is not within any Airport Impact District.

**Economic Factors:**

The request for 40-foot-wide lots enables more units over the same roadway costs. This lowers the cost of home development. This area of the county is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services are available, making this request consistent with this policy. This area of Polk County has mostly single-family homes. Being close to the Orlando area makes this area an attractive place to live. Demand for housing has come from commuters to the greater Orlando metropolitan area. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. However, it is also related to the location of this portion of the County to the Orlando metro population center.

**Consistency with the Comprehensive Plan:**

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Comprehensive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<i>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</i>	The proposed development is compatible with neighboring properties.
<i>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are bypassed in favor of development more distant from services and existing Communities.</i>	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.
<i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</i>	The request is in the RMX and UGA with services nearby therefore consistent.
<i>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</i>	This area of the County is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services is available, making this request consistent with this policy.
<i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i>	The subject property is located within an area of the County that has adequate 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 sidewalks will be constructed as set forth by Chapter Seven of the LDC.

Table 10

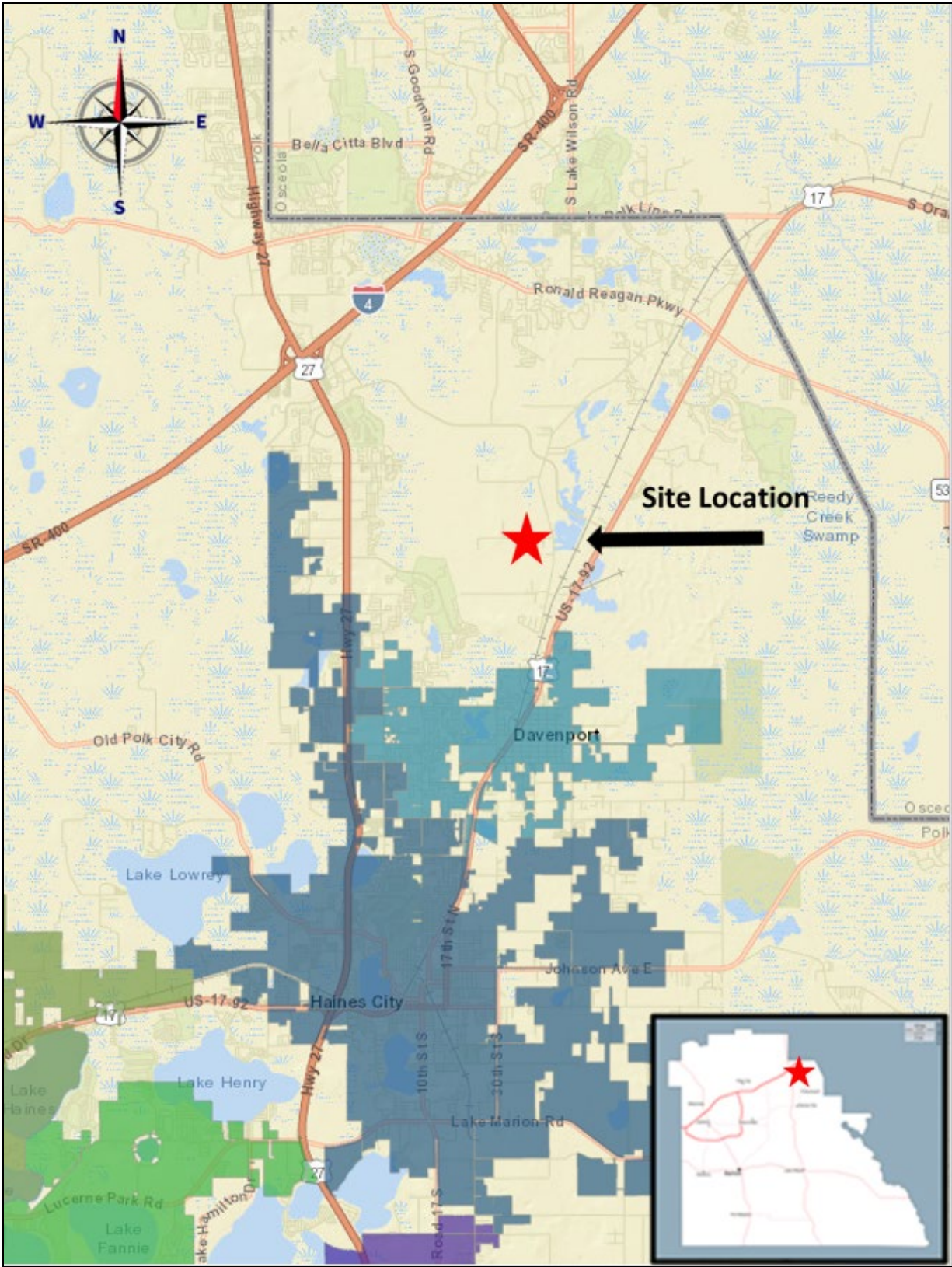
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.

<b>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</b>	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
<b>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</b>	<i>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&amp;7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
<b>How the concurrency requirements will be met, if the development were built.</b>	<i>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.</i>

**Comments from other Agencies: None**

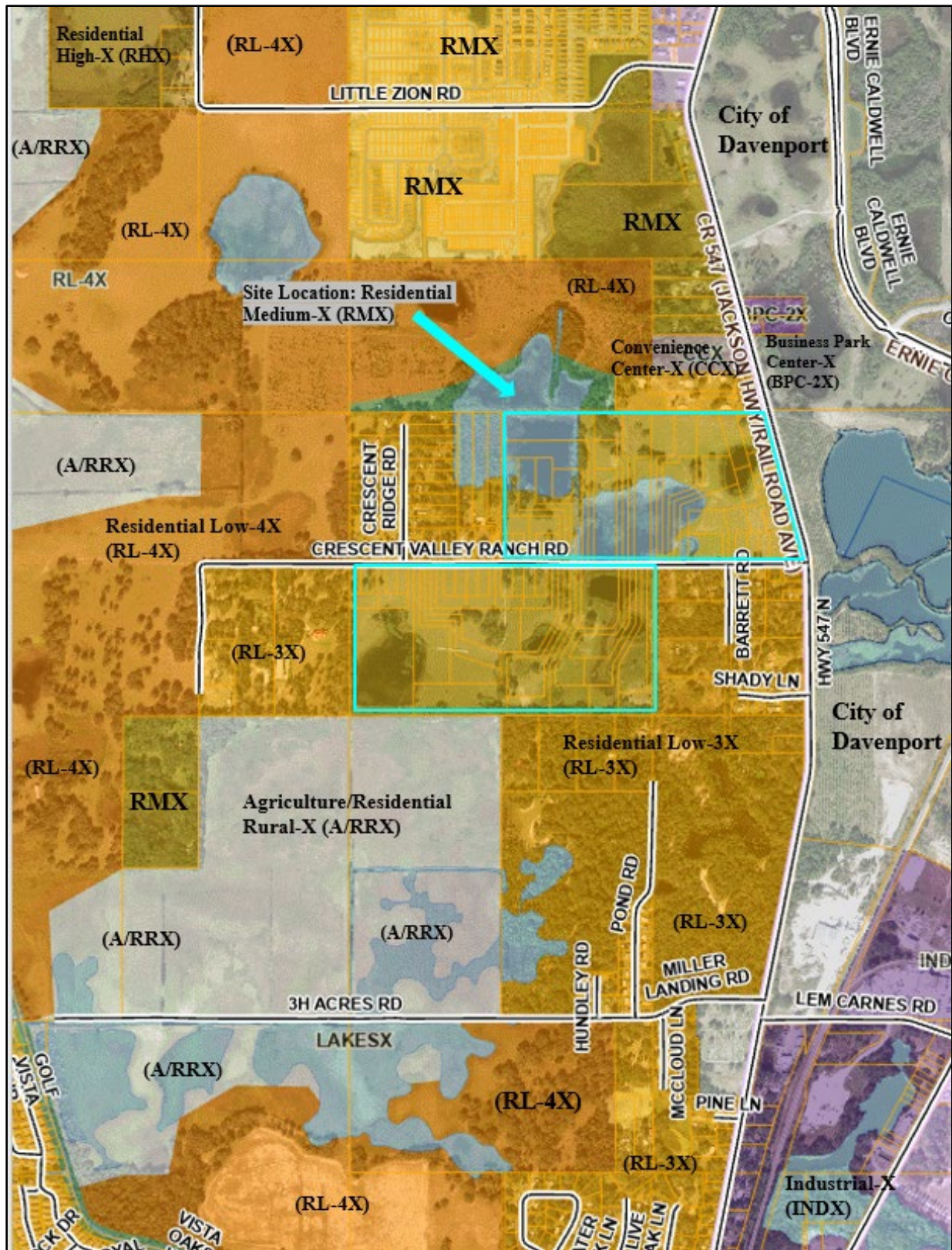
**Exhibits:**

- Exhibit 1      Location Map
- Exhibit 2      Future Land Use Map
- Exhibit 3      Aerial Photograph (context)
- Exhibit 4      Aerial Photograph (close-up)
- Exhibit 5      Site Plan
- Exhibit 6      Surrounding Developments



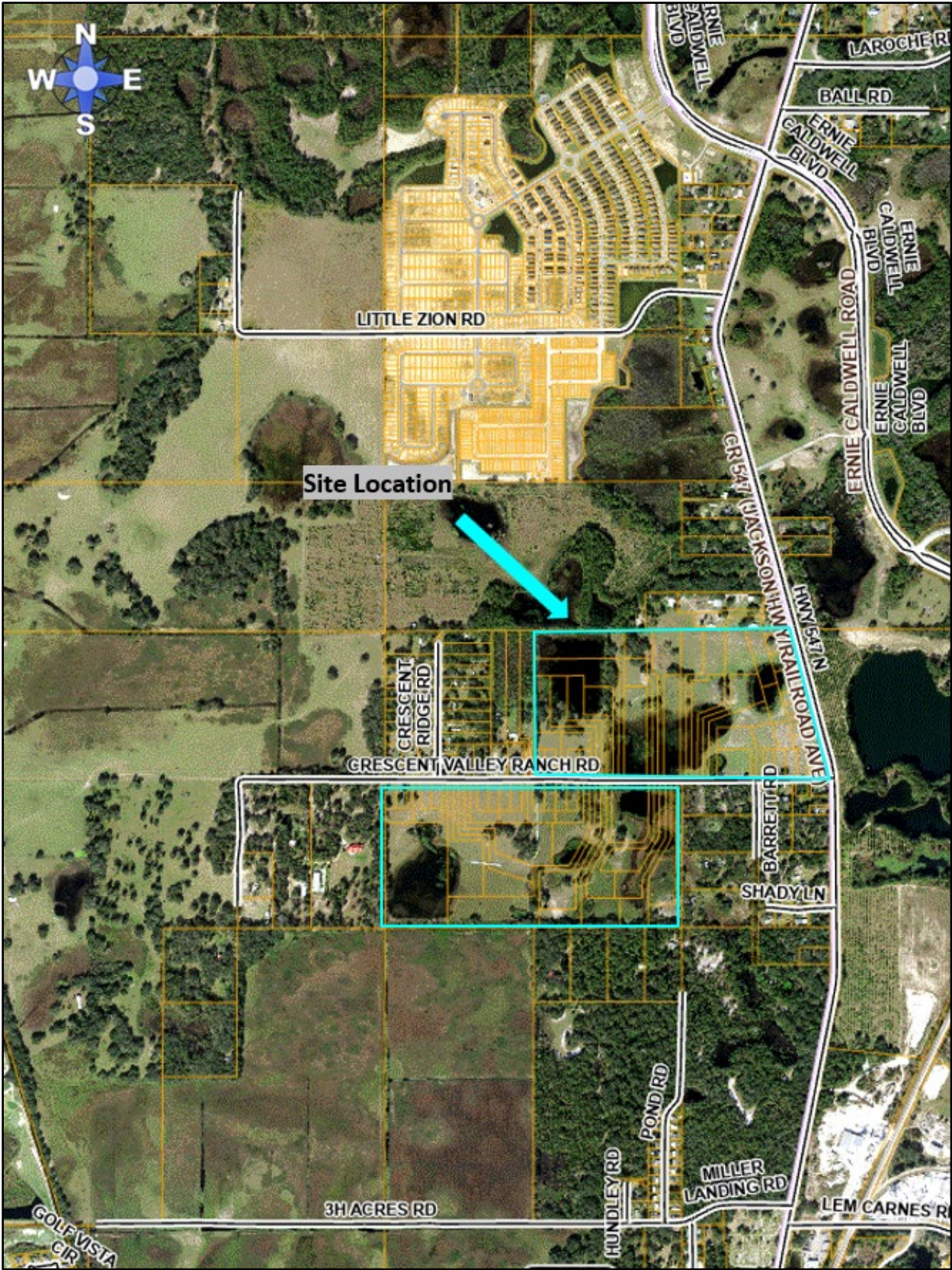
Location Map





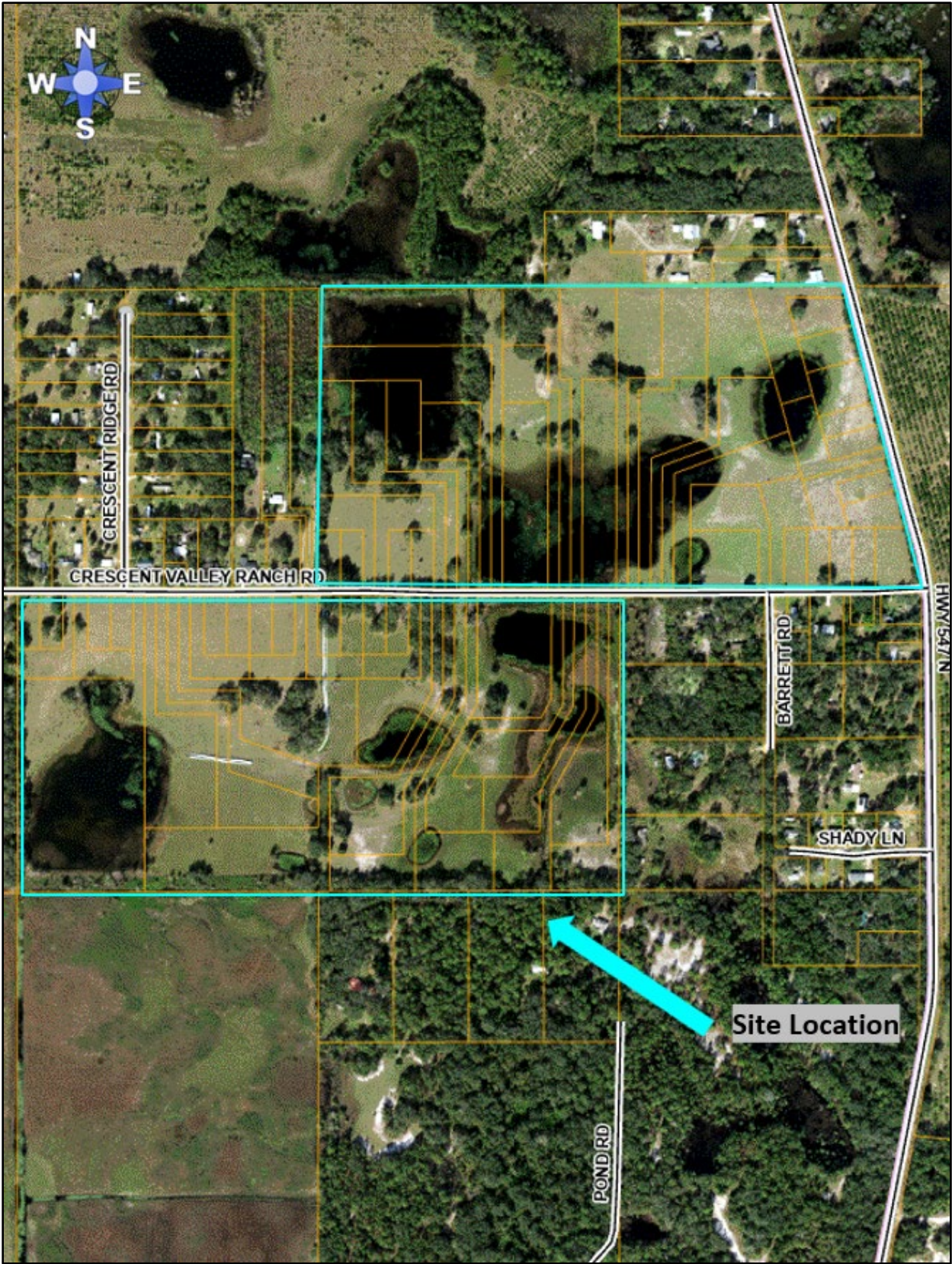
Future Land Use Map





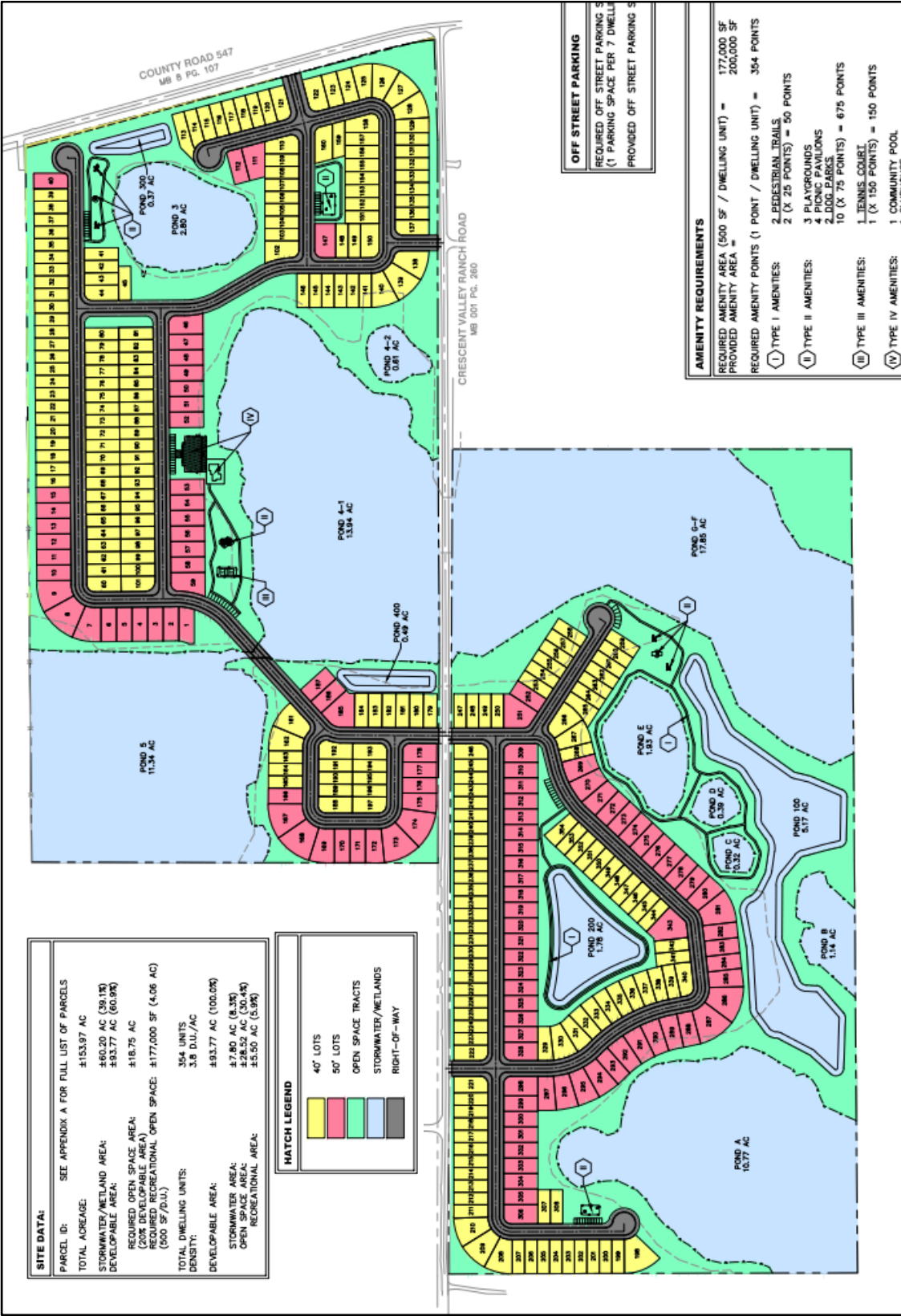
Aerial Image (Context)





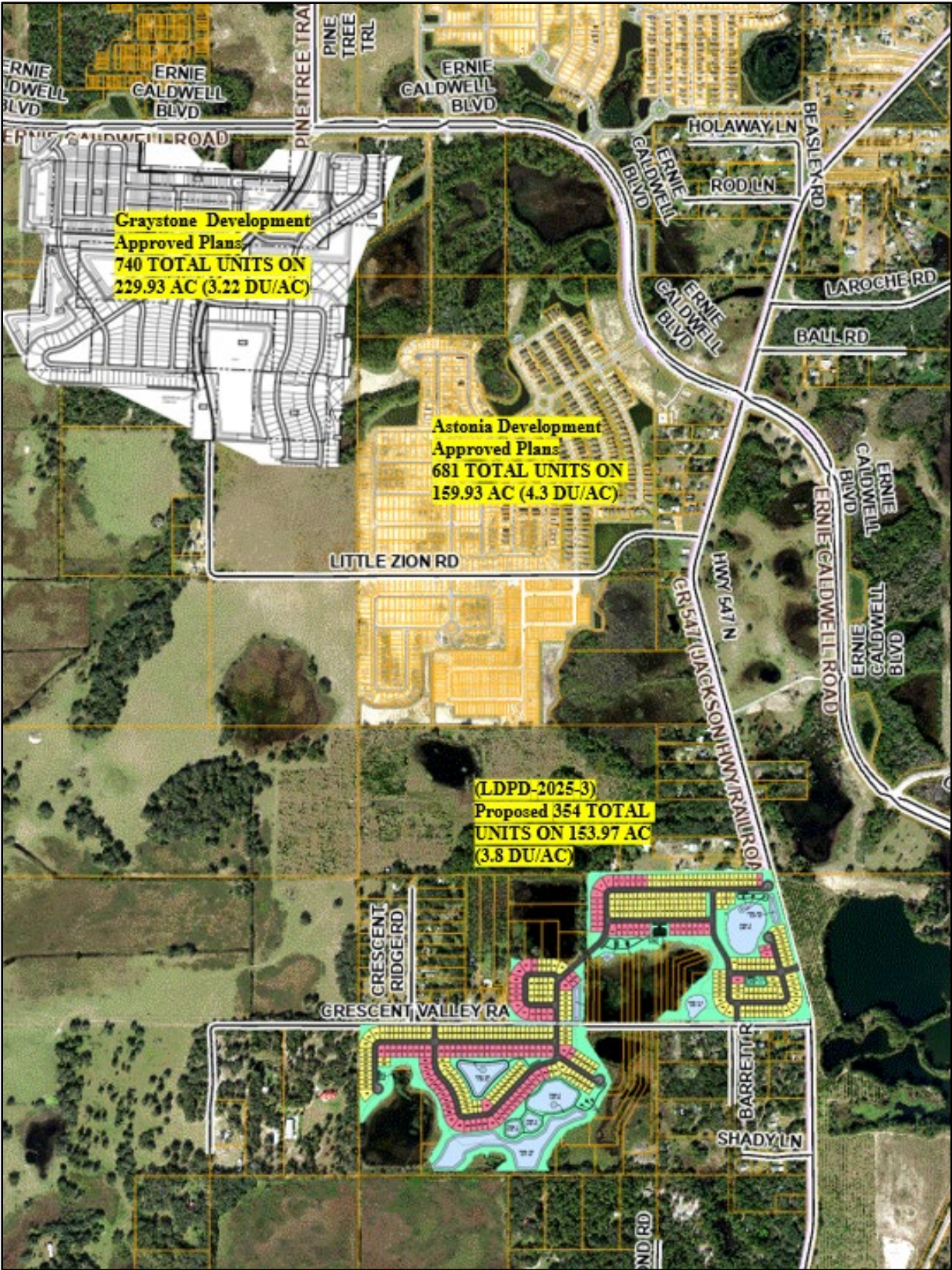
Aerial Image (Close)





Site Plan





Surrounding Developments









# IMPACT ASSESSMENT STATEMENT

## *Crescent Valley Ranch Subdivision*

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:

### ***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?

**This is a request for a Planned Development located within the North Ridge SAP, with a future land use of RM-X. The proposed project is located approximately 2.5 miles east of US-27, south of the I-4 corridor, which is an area of intense residential and mixed-use/commercial development keeping up with the increase in population density. The surrounding properties are generally rural residential lots of varying sizes and some agricultural uses.**

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

**Most of the property surrounding the proposed site is transitioning from agriculture/rural residential to other residential uses of varying size. There are no anticipated incompatibilities with the adjacent land uses. No special efforts are needed to minimize the differences in the proposed use with the adjacent uses. Typical buffers and setbacks will be required per the LDC.**

3. How will the request influence future development of the area?

**The surrounding area is slowly transitioning from agriculture and rural residential to higher density residential and mixed commercial development in accordance with the North Ridge SAP. The proposed project site is in between areas of more intense development (along US-27 and US-17/Ronald Reagan Parkway), so this project may influence adjacent development with more infrastructure and residents in the area.**

## ***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 are the number of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed<sup>1</sup> methodology and calculations.

**Daily Trip Rate: 385 SF dwelling units x 9.43 = 3,630 trips**

**Peak Hour Rate: 385 SF dwelling units x 0.94 = 362 trips**

2. What modifications to the present transportation system will be required as a result of the proposed development?

**There are no improvements anticipated beyond the required right-turn and left-turn lanes per the Land Development Code (LDC) at the project entrance along Lee Jackson Hwy (CR-547). Road widening along Crescent Valley Ranch Road may be required pending review from Polk County.**

3. What are the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

**Parking will be in accordance with Sections 708 and 303 of the Polk County Land Development Code. Single family detached units require two (2) external spaces per unit, and Planned Developments require additional parking based on lot width and number of units.**

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, frontage roads)?

**There will be a main access driveway connecting to Lee Jackson Hwy, approximately 600 feet north of the intersection with Crescent Valley Ranch Road. In addition to that main entrance, there will also be three access connections to Crescent Valley Ranch Road.**

## ***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 of the LDC or the Impact Fee Ordinance*)

**The estimated single family detached sewer demands will be:  
385 SF units x 270 gpd per ERC = 103,950 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?

**No on site treatment is proposed.**

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*)

**Existing sanitary sewer force main is located slightly west of the intersection of CR-547 and Ernie Caldwell Blvd, approximately 1.2 miles north of the subject project site.**

5. What is the provider's general capacity at the time of application?

**From our understanding the general capacity can adequately serve the proposed demand.**

6. What is the anticipated date of connection?

**The anticipated date of connection to the existing force main would be in the first half of 2027.**

7. What improvements to the providers system are necessary to support the proposed request (*i.e., lift stations, line extensions/expansions, interconnects, etc.*)?

**The proposed development will install new infrastructure (gravity sewer and force main), and is anticipated to utilize two (2) lift stations that will manifold and extend to the point of connection to the existing force main.**

### ***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?

**An existing 20" water main owned by Polk County Utilities**

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC or the Impact Fee Ordinance*)

**The estimated single family water demands will be  
385 SF units x 360 gpd per ERC = 138,600 gpd**

3. Where is the nearest potable water connection and gray water connection, including the distance and size of the line?

**An existing 20" potable water main and 16" reclaim water main are located approximately 1.0 mile north of the subject project site, at the intersection of CR-547 and Ernie Caldwell Blvd.**

4. Who is the service provider?

**Polk County Utilities for both potable and reclaim water**

5. What is the anticipated date of connection?

**Anticipated connection date is the first half of 2027.**

6. What is the provider's general capacity at the time of application?

**From our understanding the general capacity can adequately serve the proposed demand.**

7. Is there an existing well on the property(ies)?

Yes                      What Type? \_\_\_\_\_

☒ No                      Permit Capacity \_\_\_\_\_

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)*;

**The project is located outside of the Green Swamp Area of Concern. Approximately 60 of the 154 total acres of the subject property is identified as wetlands, the largest of which are interconnected and generally flow north to south. Portions of the site are within a Type A Flood Zone. Retention ponds will be designed for the project that meet the requirements of the Southwest Florida Water Management District (SWFWMD) and Polk County Land Development codes.**

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

**Wetland impacts will be limited, with the goal of maintaining the 25' average wetland buffers. Floodplain compensation will occur via the proposed retention ponds with established elevations. The retention ponds designed onsite will provide storage and treatment as required by SWFWMD and Polk County.**

## ***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 subject property can be described as a mixture of lowland wetland areas and upland pasture for agriculture. The surrounding properties generally fit the same description, with some residential properties located nearby in the upland areas.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

**Approximately 60 of the 154 total acres of the subject property is identified as wetlands, and there is a Type A Flood Zone within the project area. The wetlands will not be impacted in order to maintain the required 25' buffer zone, apart from one proposed road crossing that will be limited to less than a 0.5-acre of impact. Development within the Type A Flood Zone is planned to be limited to stormwater retention ponds and limited amenities (such as walking trails, fishing area, etc.).**

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

**There are no wells on the subject property. Potable water (provided by Polk County Utilities) will be extended to the site with this development.**

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

**Not within an Airport Buffer Zone.**

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

**The upland areas of the site are comprised of a mixture of different sandy soils such as Tavares fine sand, Adamsville fine sand, Apopka fine sand, Fort Meade find sand and Smyrna and Myakka fine sands. These soils generally have high porosity for use as construction fill.**

### ***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 development will include recreation and open space areas throughout the property to serve as amenities to the development. These recreation areas will include sport courts, dog parks, walking trails, and a clubhouse with pool.**

**The closest existing public park is Wilson Park – 3 miles from the project site**

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

**Davenport School of the Arts – 3.0 miles**

**Davenport High School – 2.9 miles**

**Loughman Oaks Elementary School – 4.5 miles**

3. Health Care (e.g., emergency, hospital);

**Heart of Florida Regional Medical Center – 6.5 miles**

**HCA Florida Champions Gate – 6.9 miles**

4. Fire Protection;

**Davenport Fire Station #1 – 3 miles**

**Polk County Station #20 – 3.8 miles**

5. Police Protection and Security;

**Davenport Police Department – 3 miles**



6. Emergency Medical Services (EMS); and

**Davenport Fire Station #1 – 3 miles**

7. Solid Waste (collection and waste generation).

**385 units x 10.5 lbs/day = 4,042 lbs/day**

8. How may this request contribute to neighborhood needs?

**The proposed project will introduce new residential opportunities to the area, which is currently experiencing major population growth. With the PD requirements the project will also include neighborhood features such as parks and other recreation facilities, and clubhouses/amenity centers.**

## ***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 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:** A map depicting the site boundary (properties included in the request)

**Map C:** A site plan consistent with *Site Plan Standards*<sup>2</sup> (multiple sheets may be used). In addition to the required number of copies please **include an 8 ½ x11 inch 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 as a guide for assessing the impact of a text amendment.*

LDPD-2025-3 - Crescent Valley Ranch

Menu      Reports      Help

Application Name: [Crescent Valley Ranch](#)

File Date: [04/03/2025](#)

Application Type: [PC-Planned Development](#)

Application Status: [Approved For Hearing](#)

Application Comments:	View ID	Comment	Date
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Description of Work: [The proposed project includes the development of 385 single family dwelling units. The main community entrance will be a driveway connection on Lee Jackson Hwy \(CR-547\), with additional entrances off of Crescent Valley Ranch Road. The project will include off-site utility extensions for water, sewer and reclaim \(via force main\). Open space and recreation areas will be included to meet the Planned Development requirements. Estimated start of construction is early 2026, with anticipated completion being summer 2027.](#)

Application Detail: [Detail](#)

Address: [CRESCENT VALLEY RANCH RD, DAVENPORT, FL 33837](#)

Parcel No: [272627000000013020](#)

Owner Name: [CRESCENT VALLEY RANCH LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Kimley Horn</a>	<a href="#">Kimley-Horn and...</a>	Applicant	<a href="#">Mailing, 109 S. Kentuc...</a>	Active
	<a href="#">Richard Mills</a>	<a href="#">Kimley-Horn and...</a>	Engineer		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD\_GEN\_PUB**

PUBLIC HEARINGS

Development Type  
[Planning Commission](#)

Application Type  
[Planned](#)  
[Development New](#)  
[Brownfields Request](#)  
—

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	
	—	
Will This Project Be Phased	Acreage	
	<a href="#">154.9</a>	
DRC Meeting	DRC Meeting Time	
<a href="#">05/08/2025</a>	<a href="#">9:15 AM</a>	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
—	—	
Green Swamp	Number of Units	
<a href="#">No</a>	—	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
—		<a href="#">No</a>
One Year Extension	FS 119 Status	Code Violation Case Number

<a href="#">Non-Exempt</a>		
<b>ADVERTISING</b>		
Legal Advertising Date	BOCC1 Advertising Date	
BOCC2 Advertising Date	Advertising Board <a href="#">Planning Commission</a>	
<b>MEETING DATES</b>		
Community Meeting	Planning Commission Date <a href="#">07/09/2025</a>	
Land Use Hearing Officer 3	1st BOCC Date	
2nd BOCC Date	LUHO-Level 3	
<b>HEARING</b>		
PC Hearing Results	PC Vote Tally	
BOCC 1st Hearing Results	BOCC 1st Vote Tally	
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally	
<b>FINAL LETTER</b>		
Denovo Appeal	Denovo Results	
Denovo Tally		
<b>LD_GEN_PUB_EDL</b>		
<a href="#">Opening DigEplan List...</a>		
DigEplan Document List		
<b>PLAN REVIEW FIELDS</b>		
TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
<a href="#">POLKCO-25EST-00000-21453</a>	<a href="#">DIGITAL PROJECTS LD</a>	
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
<a href="#">Yes</a>	<a href="#">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</a>	<a href="#">Yes</a>
Activate FSA	DigitalSigCheck	
<a href="#">Yes</a>	<a href="#">Yes</a>	
<b>PLAN UPLOAD ACKNOWLEDGEMENT</b>		
Upload Plans Acknowledgement		
<a href="#">y</a>		
<b>SELECTED AREA PLANS</b>		
Selected Area Plans		
<b>LAND USE</b>		
Selected Area Plan LU Code		
<b>DEVELOPMENT AREA</b>		

Development Area

NOR

Neighborhood Organization Registry (NOR)

## PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">PC</a>	13			06/24/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	04/11/2025	Lyndsay Rathke
	Engineering Review				
	<a href="#">Fire Marshal Review</a>	Kim Turner	Approve	04/23/2025	Kim Turner
	<a href="#">School Board Review</a>	School District	Approve	04/14/2025	School District
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/16/2025	Phil Irven
	<a href="#">Planning Review</a>	Aleya Inglima	Approve	05/16/2025	Aleya Inglima
	<a href="#">Surveying Review</a>	Mike Benton	Approve	05/21/2025	Mike Benton
	<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	05/22/2025	Lyndsay Rathke
	Staff Report				
	<a href="#">Public Notice</a>				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**POLK COUNTY PLANNING COMMISSION  
FINAL ORDER**

**Case Number: LDPD-2025-3 (Crescent Valley Ranch PD)**

**Applicant: Kimley Horn**

**Property Owner: Crescent Valley Ranch LLC**

**Hearing Date: July 9, 2025**

**I. Request:**

The applicant is proposing a Planned Development to develop 354 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X 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 303, 401.06, 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 9th day of July 2025, by the Polk County Planning Commission.

**Polk County Planning Commission**

**ATTEST:**

By: \_\_\_\_\_  
Robert Beltran, Chair

By: \_\_\_\_\_  
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)