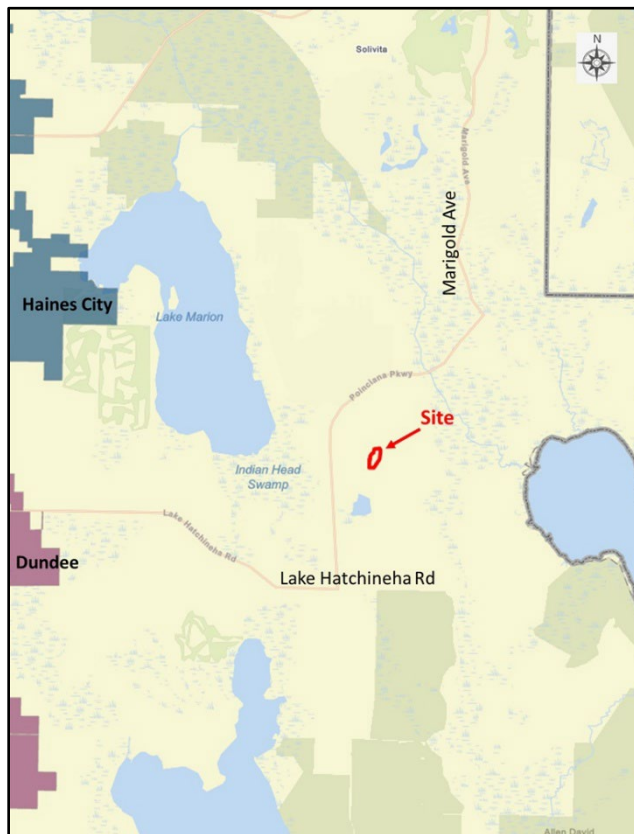


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

| | |
|---------------------------------|---|
| DRC Date: April 2, 2026 | Level of Review: Level 4 Review |
| PC Date: June 3, 2026 | Type: LDC Subdistrict Change |
| BoCC Date: July 21, 2026 | Case Numbers: LDCD-2026-3 |
| Applicant: Leandro Souto | Case Name: Goldenrod Ln RL-4 |
| | Case Planner: Robert Bolton, Planner III |

| | |
|----------------------------------|--|
| Request: | Land Development Code Subdistrict Map change from Residential Low-1X (RL-1X) to Residential Low-4X (RL-4X) on approximately 17.1 acres. |
| Location: | South of Hemlock Avenue, west of Dogwood Road, north of Bayberry Street, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28. |
| Property Owners: | Moonstone Ventures LLC |
| Parcel Size (Number): | 17.1± acres (282810-935240-000004) |
| Future Land Use: | Residential Low-1X (RL-1X) |
| Development Area: | Utility Enclave Area (UEA) |
| Nearest Municipality: | Haines City |
| DRC Recommendation: | Approval |
| Planning Commission Vote: | Pending Public Hearing |



Location



Future Land Use Map

Summary:

This is an applicant-initiated Land Development Code Subdistrict Map change from Residential Low-1X (RL-1X) to Residential Low-4X (RL-4X) on approximately 17.1 acres. Site is located south of Hemlock Avenue, west of Dogwood Road, north of Bayberry Street, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28 in the Poinciana Pre-Development of Regional Impact.

The request is compatible with the surrounding area, residentially developed, with an adjacent residential density that ranges from approximately 3.75 dwelling units per acre to approximately 4.17 dwelling units per acre. The request will allow a density of four (4) dwelling units per acre without a Planned Development (PD) or up to five (5) dwelling units per acre with a PD.

The subject site is within the Toho Water Authority Service Area per the Toho website's Service Area Map. The site will have access to water and wastewater lines as all of the surrounding sites being developed will also have access. The road with access, Goldenrod Lane, is a Local Road owned by Polk County, but capacity information is not tracked by TPO. However, the surrounding road link in Marigold Avenue, an Urban Collector, has available capacity and is in Fair condition. Mass transit is not available nearby, and there is not a stop nearby to the site. Public safety response times are normal for this part of the County, but school capacity will be an issue in the future as two of the zoned schools are already over capacity. It is noted that a new Polk County High School is underway just south of the site, on the south side of Bayberry Street. The request is compatible with the available infrastructure.

The nearest neighborhood park is the Poinciana Playground 1.22 miles north of the site and the nearest regional Park is Poinciana Community Park 2.2 miles to the south of the subject site. The soil types for the site are Tavares fine sand and Astatula sands. There are no wetlands or flood zone on site.

Staff recommends approval, it is consistent with the Comprehensive Plan POLICY 2.120-C, which sets forth Characteristics, Designation and Mapping, Location Criteria, and Development Criteria. The site is surrounded by similar density residential as allowed by the RL-4 district.

Findings of Fact

- *The request is for an amendment to the Land Development Code (LDC) Sub-district Map from Residential Low-1X (RL1X) to Residential Low-4X (RL14X) on ±17.1 acres, located South of Hemlock Avenue, west of Dogwood Road, north of Bayberry Street, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28.*
- *The site is located in the Utility Enclave Area (UEA), which is the area the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas." according to POLICY 2.107-A1 of the Comprehensive Plan.*
- *The Future Land Use Map designation of Residential Low-1X (RL1X) was adopted by the BoCC on September 16, 2025. The site was originally designated as a school site within the Poinciana Mast Plan.*

- *Differences in uses allowed between RL-1 and RL- is predominantly the increased density from one (1) dwelling units per acre to four (4) dwelling units per acre (40,000 square foot lot vs 6,000 square foot lot), but also includes reduction in side setbacks from 10' in RL-1 to 7' in RL-4, reduction in rear setbacks from 15' to 10'.*
- *The neighboring land use on all sides of the site is DRI, with the original designated use as single family residential. The adjacent development indicates residential density between 3.75 dwelling units per acre to 4.17 dwelling units per acre.*
- *The closest schools are Laural Elementary, Lake Marion Creek Middle School, and Haines City High School.*
- *Fire and ambulance response to this site is from the Station #46 approximately 1.5 miles driving distance from the site.*
- *The nearest Sheriff's substation is nearby (±1.5 miles) at 9500 Marigold Avenue, Poinciana.*
- *TOHO provides potable water and sewer service to the site.*
- *According to the Transportation Planning Organization, there is adequate capacity on Poinciana Pkwy (aka Marigold Ave), and Lake Marion Creek Drive. All other roads in the area have such low traffic volumes that they are not tracked.*
- *The closest park facilities are Poinciana Playground (±1.2 miles) and Poinciana Community Park (±2.2 miles).*
- *There are no wetlands or flood hazard areas on or near the site.*
- *The site has soils rated for only slight limitations for commercial development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the proposed district change is not located within a one-mile radius of an endangered species sighting. (Source: Florida Fish and Wildlife Conservation Commission (FWC) 2015-2021).*
- *The site is not within an Airport Impact District.*

Development Review Committee (DRC)

Based upon the information provided by the applicant and a recent site visit, the DRC finds that with the recommended conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Comprehensive Plan and the Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCD-2026-3**.

Planning Commission Recommendation: On June 3, 2026, in an advertised public hearing, the Planning Commission voted **0:0** to **recommend APPROVAL or DENIAL of LDCD-2026-3**.

Surrounding Land Use Designations and Current Land Use Activity

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

Table 1

| | | |
|---|---|---|
| Northwest Pre-DRI; low density detached single family residential (4.08± du/ac) | North Pre-DRI; low density detached single family residential (4.17± du/ac) | Northeast Pre-DRI; low density detached single family residential (4.17± du/ac) |
| West Pre-DRI; low density detached single family residential (4.08± du/ac) | Subject Site RL-1; undeveloped. | East Pre-DRI; low density detached single family residential (4.17± du/ac) |
| Southwest Pre-DRI; low density detached single family residential (4.08± du/ac) | South Pre-DRI; low density detached single family residential (4.08± du/ac) | Southeast Pre-DRI; low density detached single family residential (3.75± du/ac) |

All of the land surrounding the site is Pre-DRI-1 for Poinciana and was originally designated for detached single-family residential. Within the original Master Plan this site was designated as a school site. Design standards for schools have changed since that time, making the site non-viable for a school site. The Polk County Board of County Commissioners adopted a Future Land Use Map Amendment to change the property from Development of Regional Impact (DRI) to Residential Low-1X (RL1X) on September 16, 2025. The requested LDC Subdistrict Map change will allow the site to be developed with detached single-family dwellings at a similar density to what surrounds it currently.

Compatibility with Environment, Infrastructure and Surrounding Land 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 site was designated a school site within the original Poinciana Master Plan. The Polk County Board of County Commissioners adopted a Future Land Use Map Amendment to change the property from Development of Regional Impact (DRI) to Residential Low-1X (RL1X) on September 16, 2025. The site is located near the center of a residential area from

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.”

Marigold Avenue on the west, Lake Marion Creek Drive, on the north, Hemlock Avenue/Dogwood Road on the east, and Bayberry to the south. This area is substantially built out with the existing residential lots. The remaining vacant parcels are scattered throughout the area. Within this larger area the overall density is approximately 3.1 dwelling units per acre. However, the adjacent residential development indicates a higher density pattern ranging from 3.7 dwelling units per acre to 4.17 dwelling units per acre. The requested Residential Low-4X (RL4X) allows for a density of 4 dwelling units per acre and is considered compatible with the adjacent residential development as well as the larger residential neighborhood.

Table 2

| Standard | Standard Comparison | |
|------------------|------------------------------|------------------------------|
| | RL-1 | RL-2 |
| Density | 10-15 dwelling/acre | Not permitted |
| Minimum Lot Size | 5 acres | 6,000 square feet |
| ROW Setbacks | 15 feet from Local Roads | 15 feet from Local Roads |
| GARAGE Setback | 25 feet from ROW | 25 feet from ROW |
| Interior Side | 10' Primary, 5' Accessory | 7' Primary, 5' Accessory |
| Interior Rear | 15' Primary, 5' Accessory | 10' Primary, 5' Accessory |
| Height Limit | 75 feet | 100 feet |

B. Infrastructure:

Per the applicant, the subject site will be serviced by Toho Water Authority for potable water and wastewater. This was confirmed by the service area map on the Toho website. The site accesses onto Goldenrod Lane, a Local Road, while also having close access to Marigold Avenue, an Urban Collector. Local Roads are not tracked for capacity so Goldenrod is unknown, but this road link of Marigold Avenue does have available capacity. Public safety response times are normal for this part of the County. While there is capacity within one of the schools, the other two schools are over capacity and will need to coordinate with the Polk County School Board to discuss mitigation issues. The request is compatible with the available infrastructure.

C. Environmental:

There are no known environmental limitations on this property. No wetlands or floodplains on or near the property. Stormwater is managed by the County through The Poinciana Drainage Master Plan. Soils are well drained. There are no reports of archeological sites in the area. It is a significant distance from the nearest public use well.

Nearest and Zoned 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. The Table below indicates the potential demand by Land Use district or Planned Development.

Table 3

| Name of School | Annual Estimated Demand | % Capacity 2024-2025 School Year | Average driving distance from subject site |
|--|----------------------------|----------------------------------|--|
| Laurel Elementary School | RL-1 2 RL-4 10 PD 12 | 118% | 2.5 miles |
| Lake Marion Creek Middle School | RL-1 1 RL-4 6 PD 7 | 88% | 1.9 miles |
| Haines City High School | RL-1 2 RL-4 8 PD 10 | 120% | 12.8 miles |

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

Two of the three schools zoned for this site are overcapacity, so mitigation efforts will need to be made when this site is developed before Certificate of Occupancy can be permitted. It is noted that the Polk County School Board is under contract for the construction of a new High School on the south side of Bayberry Street. The new school site is approximately 0.30 miles to the south or approximately 1.0 mile by car.

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. Fire and ambulance responses to this site are from the Fire Station #46 approximately a mile and a half away. The Sheriff's Ridge District Command substation is also nearby on Marigold Avenue, approximately 1.5 miles away.

Table 4

| | Name of Station | Distance Response Time* |
|------------------|---|--|
| Sheriff | Ridge District Command Unit (9530 Marigold Ave., Poinciana) | 1.5± miles Priority 1 – 13:37 Priority 2 – 30:37 |
| Fire/ EMS | Station #46 (9500 Marigold Avenue, Poinciana) | 1.5± miles |

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand:

The subject site is within the Toho Water Authority Service Area for potable water and wastewater per the applicant's Impact Assessment Statement. This was confirmed by the service area map on the Toho website. The current land is undeveloped so generates no demand on water or wastewater, so the Residential Low land use would be greater than what is currently used. Table 4 below is the Estimated Water and Sewer Impact Analysis for the site.

Table 5

| Subject Property | | | |
|---------------------------------|---------------------------------|---------------------------------|-------------------------------|
| 17.1± acre RL-1 | Potential Demand as RL-1 | Potential Demand as RL-4 | Potential Demand as PD |
| Permitted Use | 1 unit per acre 17 units | 4 units per acre 68 units | 5 units per acre 85 units |
| Potable Water Consumption (GPD) | 4,250 | 17,000 | 21,250 |
| Wastewater Generation (GPD) | 3,400 | 13,600 | 17,000 |

Source: Polk County Utilities Administration Manual: Single-family=250 gpd water/unit, 200 wastewater/unit.

B. Service Provider:

The subject site is within the Toho Water Authority Service Area for water and wastewater. This was confirmed by the service area map on the Toho website. There are water and wastewater lines that run along Mediterranean Drive, and there supposedly is available capacity.

C. Available Capacity:

Information is not available for capacity as the water and wastewater is handled by Toho Water Authority. However, a letter was provided to applicant from Toho Water Authority that they do in fact have capacity in water and sewer lines to serve this site.

D. Planned Improvements:

Toho has announced that they are developing a plan for utilizing new water sources and reclaimed water usage.

Roadways/ Transportation Network

The residential area of the subject site, east of Marigold Avenue, south of Lake Marion Creek Drive, west of Hemlock Avenue/Dogwood Rod, and north of Bayberry Street is built out with detached single-family dwellings. The additional traffic the requested Sub-district can place on the areas roadway network is not anticipated to degrade the network. Recently Polk County Roads and Drainage have repaved the roads in this area.

A. Estimated Demand:

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The Table shows RL-1 By Right, RL-4 By Right and the site with a maximum density by a Planned Development (PD). The Future Land Use change may result in higher trips than what is currently expected.

Table 6

| Subject Property | Estimated Impact Analysis | | |
|-----------------------------------|----------------------------------|---------------------------------|-------------------------------|
| | Potential Demand as RL-1 | Potential Demand as RL-4 | Potential Demand as PD |
| 17.1± acre RL-1 | | | |
| Permitted Use | 1 unit per acre 17 units | 4 units per acre 68 units | 5 units per acre 85 units |
| Average Annual Daily Trips (AADT) | 133 | 531 | 664 |
| PM Peak Hour Trips | 17 | 68 | 85 |

Source: Institute of Traffic Engineers (ITE) 12th Edition – Automobile Service Single-family 7.81 AADT/unit, 1.0 PM peak/@ 100% new

B. Available Capacity:

The roads surrounding the subject site have sufficient PM Peak capacity available for a residential development. There is currently nothing developed on the site. The road directly accessing the site, Goldenrod Lane, is not tracked on the Roadway Network Database so capacity information is not available. Marigold Avenue is an Urban Collector with available capacity in both directions. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider that the subject site is completely surrounded by ongoing residential development. These developments will have a significant impact on the road links.

Table 7

| Link # | Road Name | Lane Type* | Current LOS | Available Peak Hour Capacity | Minimum LOS Standard | Project 5 Year LOS |
|--------|---|------------|-------------|------------------------------|----------------------|--------------------|
| 8100N | Poinciana Pkwy (aka Marigold Ave) | 2U | C | 443 | D | C |
| 8100S | Lk Hatchineha Rd to Marigold Ave | UC | | 428 | | |
| 8101N | Poinciana Pkwy (aka Marigold Ave) | 4D | C | 871* | D | C |
| 8101S | Palmetto St. to S. Cypress Parkway | UC | | 915* | | |
| 8214N | Lake Marion Creek Dr | 2U | | 438 | | |
| 8214S | Poinciana Pkwy to Cypress Pkwy (CR580). | UC | C | 426 | D | C |

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database April 2026. *2U means two lane undivided, UC means Urban Collector *Indicates capacity after programmed improvements*

C. Roadway Conditions:

The condition of Goldenrod Lane and the other local residential roads have recently been repaved and are in excellent condition. The condition of Poinciana Pkwy (aka Marigold Ave) is Very Good. condition of Hemlock Avenue is Fair. 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. Sidewalks

There are no sidewalks in the vicinity of the subject site. Once this area is developed, there could be sidewalks along these roads, but that will be determined at the Level 2 Review.

E. Planned Improvements:

Intersection improvements and signalization at Marigold Avenue at Hemlock Drive and Marigold Avenue at Lake Marion Creek Road were recently completed along with sidewalk improvements along Pine Street (north of the site). Table 7, to follow, shows planned improvements to the surrounding roadway network in the County's 5-year Community Investment Program (CIP).

Table 8

| Road | Fiscal Year CIP (estimated cost) | Project Description |
|--|----------------------------------|---|
| Marigold Avenue Widening | \$59,000,000 | Widen Marigold Avenue from CR 580/Cypress Parkway to Palmetto Street from two-lanes to four-lanes (about 2.2 miles). Marigold Avenue widening is a priority due to population and employment growth in the Poinciana area. SWFWMD permitting complete. Right-of-way acquisition underway. In re-deign to minimize impacts to existing transmission lines. Construction is TBD. |
| Intersection improvements at Marion Creek Road and Cypress | \$2,600,000 | Finalizing construction cost estimates for signalization. |

Table 8

| Road | Fiscal Year CIP (estimated cost) | Project Description |
|------------------------|----------------------------------|---------------------|
| Parkway | | |
| Caspian Road Sidewalks | Pending construction bids | Study Phase |

F. Mass Transit

The closest mass transit is Citrus Connection Line 603, their Southwest Poinciana line with the closest stop at Coyote Road and Bobcat Court approximately 6.0 miles northeast of the site.

Park Facilities:

The following analysis is based on public recreation facilities.

A. Location:

The nearest neighborhood park is the Poinciana Playground 1.22 miles north of the site and the nearest regional park is Poinciana Community Park 2.2 miles to the south of the subject site.

B. Services:

Poinciana Playground has a tot lot and playground. Poinciana Community Park has a walking path, a playground, baseball fields, a cricket pitch and basketball parks. There are also multipurpose fields, a pavilion that can be rented and league play. Additionally, a dog park features separate areas for large and small dogs, agility equipment, water fountains and shaded areas for humans.

C. Multi-use Trails:

The closest free hiking trail is in the Poinciana Community Park which is 2.2 +/- miles to the south of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Kissimmee Chain of Lakes 0.69 miles to the east 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 subject site is comprised of a mix of soil types which are suitable for building. Site should connect to water and wastewater with Toho Utilities so septic absorption is not an issue.

A. Surface Water:

There is no surface water on the subject site. The site's elevation changes from the north to the south half of the property. On the half north of Goldenrod, the highest elevation is 110 feet in the middle with the lowest going down to 103 feet to the southeast. On the half south of Goldenrod,

the elevation high is 123 feet in the middle with it sloping down to 100 feet on the side abutting Goldenrod Lane.

B. Wetlands/Floodplains:

There are no wetlands on the site and it does not sit within a flood zone. There is a small portion of wetlands to the northwest of the parcel, but not within it. The subject site resides within a Potential Network Connection of the Polk Green District.

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 subject site should not have any major issues with flooding or absorption. The site will be able to connect to Toho wastewater lines, so this should not be an issue.

Table 9

| Soil Name | Septic Tank Absorption Field Limitations | Limitations to Dwellings w/o Basements | % of Site (approximate) |
|--|--|--|-------------------------|
| Tavares fine sand, 0-5% slopes (15) | Moderate; wetness | Slight | 93% |
| Astatula sand, 0-5% slopes (46) | Slight | Slight | 7% |

*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. Staff did witness a gopher tortoise on site when performing a site visit.

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 and wastewater from Toho Utilities.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

According to the original Poinciana Master Plan this site was for a school site. On September 16, 2025 the Board of County Commissioner’s Approved a Future Land Use (FLU) change from

Development of Regional Impact (DRI) to Residential Low-1. The original FLU request made the site, which was not a viable school site, available for residential development. Residential Low defaults to the Residential Low-1 district. In order to achieve a similar residential density as the adjacent neighborhoods the requested Sub-district request has been made. This request will not result in a change that could harm the local economic structure.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

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

- Section 2.102 – General Growth Management policies
- Section 2.107 – Utility Enclave Area (UEA) policies
- Section 2.120.C – Residential Low

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

| Comprehensive Plan Policy | Consistency Analysis |
|---|--|
| <p>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p> | <p>The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Everything around the subject site is slated for low density residential use, meaning this land use change would be compatible.</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 lands surrounding the subject site are already developed with detached single family homes, with a few vacant lots for future development of low-density houses. Toho Water Authority lines are readily 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 are already designated for low density residential development. There is available connectivity to water and wastewater from Toho Water Authority, and electricity. Fire and Sheriff are available for this area. Two of the schools that</p> |

| Comprehensive Plan Policy | Consistency Analysis |
|---|--|
| <p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable);e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <ol style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, <p>f. environmental factors, including, but not limited to:</p> <ol style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable. | <p>are zoned for the site are at capacity, so that will be an issue in the future. The overall parcel does not contain wetlands or floodplains, and does not sit in a flood zone. The site is undeveloped and entirely surrounded by existing residential development sites.</p> |
| <p>POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.</p> <p>POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:</p> <ol style="list-style-type: none"> a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s); b. it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy | <p>Residential Low is allowed within the Utility Enclave Area. Water and sewer lines have already been constructed in this area by Toho Water Authority and will service the subject site if developed. The timing of trying to get this site developed is consistent with what has already been approved surrounding the site. The parcels around our subject site have been developed in the Poinciana Development of Regional Impact for low density single family residential development.</p> |

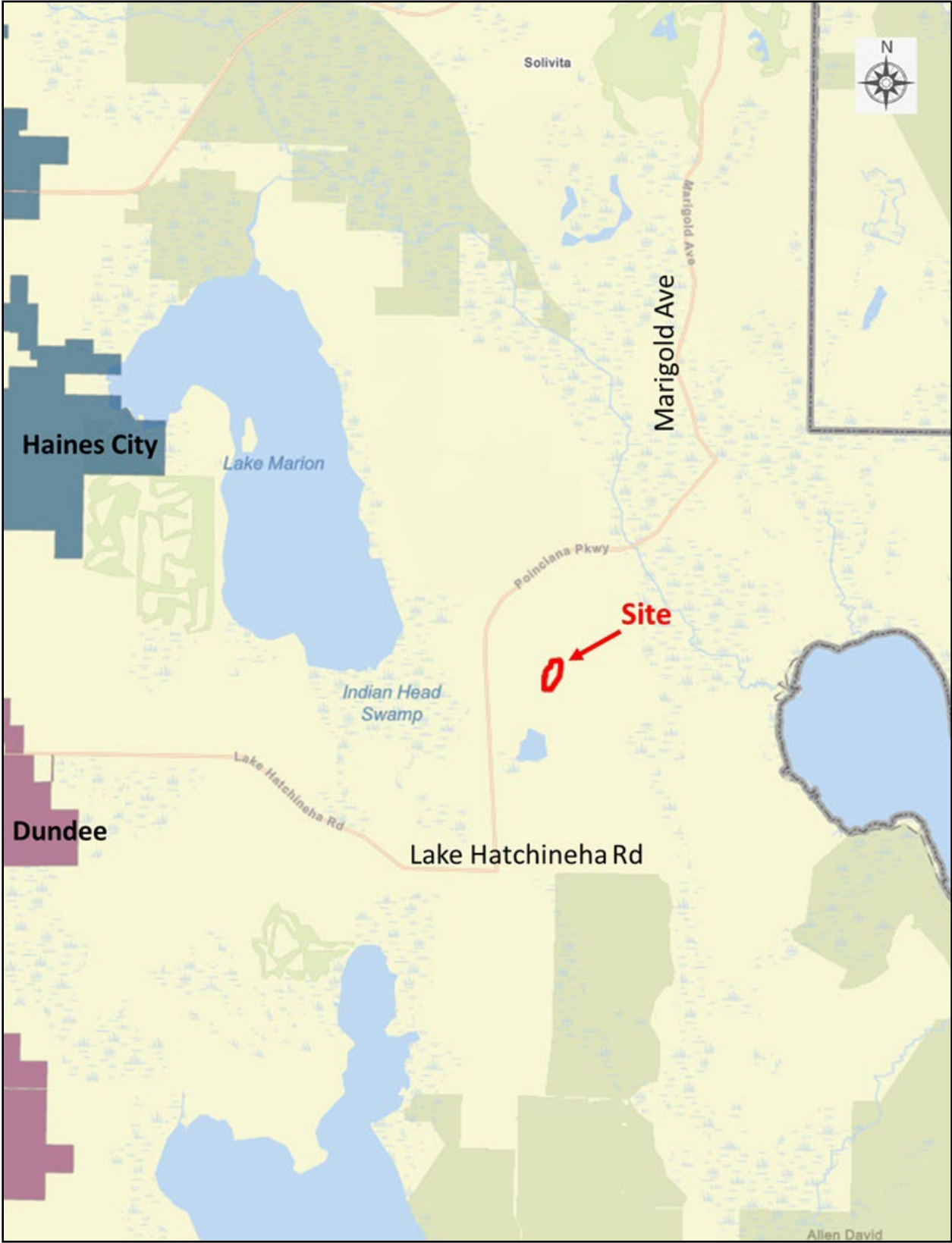
| Comprehensive Plan Policy | Consistency Analysis |
|---|----------------------|
| <p>2.102-A10 ("locational criteria" for land use and development area expansions); andc.it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.</p> <p>POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:</p> <p>ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.</p> <p>RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.</p> <p>OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.</p> <p>POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.</p> <p>POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:</p> <p>All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.</p> <p>Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.</p> <p>Provide access to parks, green areas, and open space and other amenities.</p> <p>Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section</p> | |

| Comprehensive Plan Policy | Consistency Analysis |
|---|---|
| <p>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.</p> <p>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."</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>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.</p> | <p>On September 16, 2025 the Board of County Commissioner's Approved a Future Land Use (FLU) change from Development of Regional Impact (DRI) to Residential Low-1 (RL-1). The Requested Sub-district change to RL-4 will allow the property to be developed with a residential density similar to the surrounding residential neighborhoods.</p> |
| <p>Section 204 - Standard Land Use Districts: A. Agricultural/Residential Districts (Revised 5/6/09 - Ord. 09-018) The purpose and intent of the standard land use districts are prescribed. Specific uses and dimensional/density regulations are outlined in the Tables in Sections 205 and 208. 4. Residential Low-1 (RL-1): The purpose of the RL-1 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with larger sized lots, a minimum of 40,000 square feet. 7. Residential Low-4 (RL-4): 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.</p> | <p>The Land Development Code sets standards for development within the Land Use districts as well as the Sub-districts. The requested sub-district change from RL-1 to RL-4 allows the site to be developed at a similar density to that of the surrounding development.</p> |

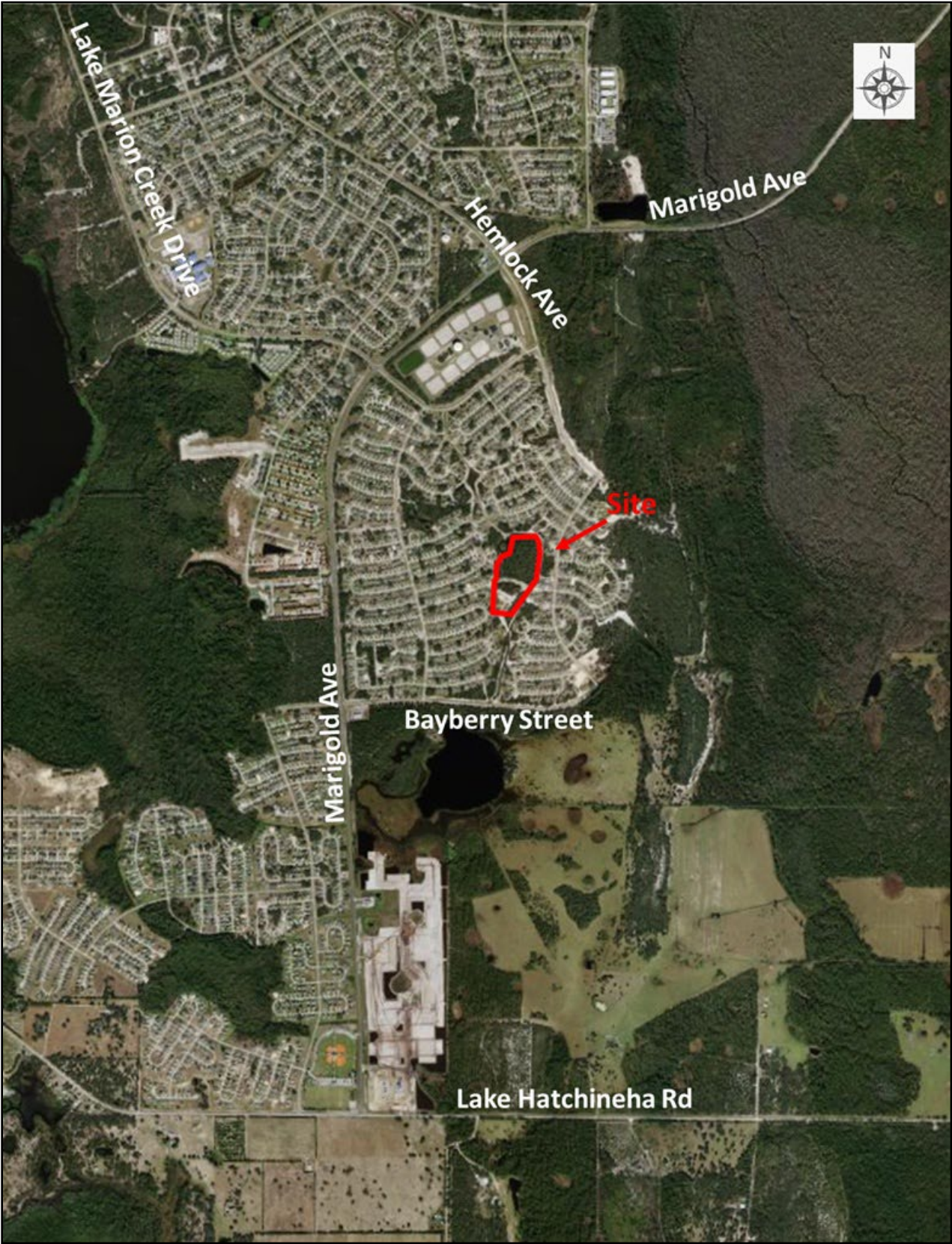
Comments from other Agencies: None.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 2023 Satellite Photo (Context)
- Exhibit – 3 2023 Satellite Photo (Close-up)
- Exhibit – 4 Current Future Land Use Map
- Exhibit – 5 Proposed Future Land Use Map
- Exhibit – 6 Current District Use Comparison Table
- Exhibit – 7 Proposed District Use Comparison Table



Location Map



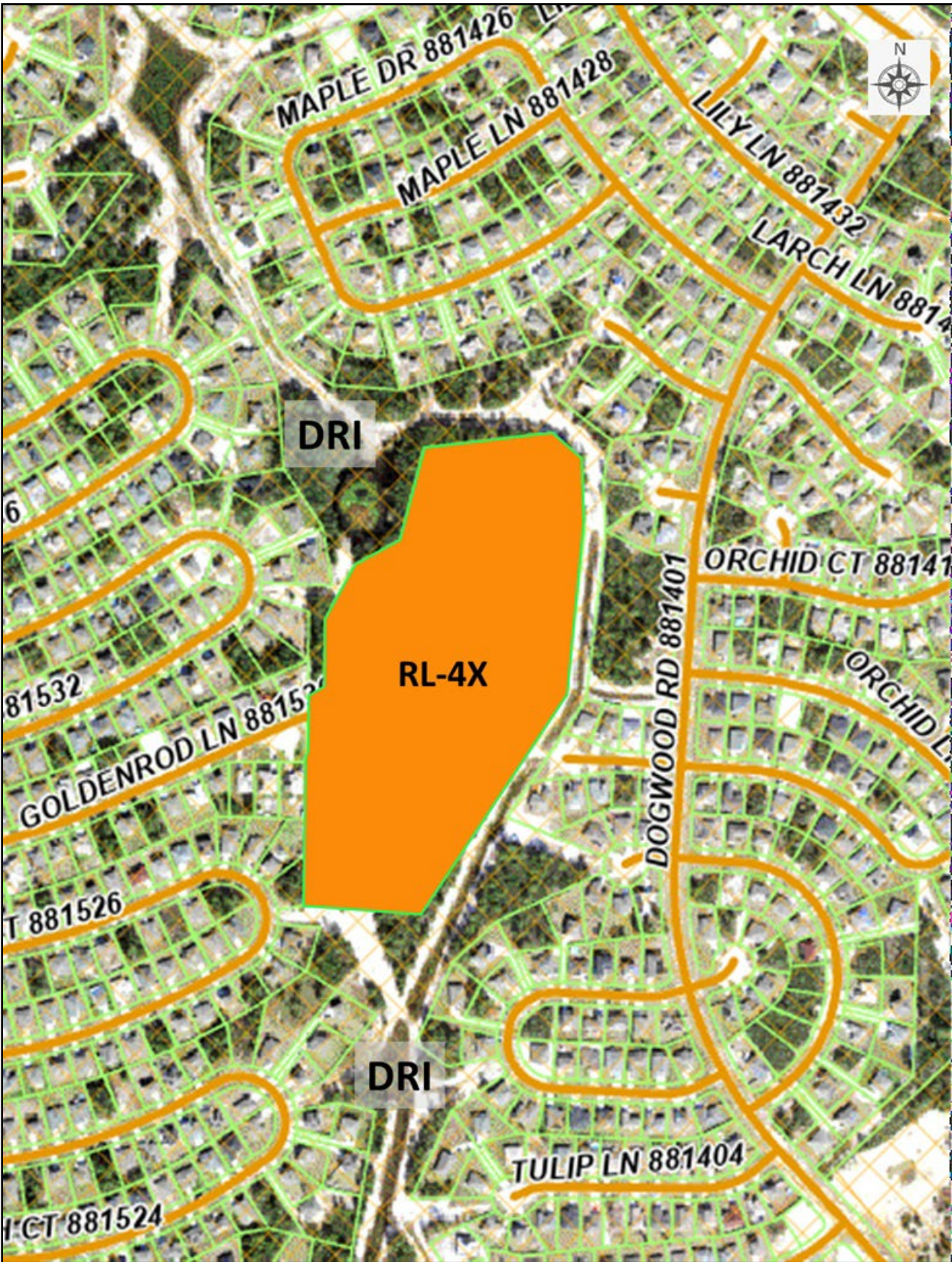
2025 Satellite Photo (Context)



2023 Aerial Photo (Close Up)



Current Future Land Use Map



Proposed Future Land Use Map

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

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

| Land Use District | Technical Staff Review | Public Hearing(s) Required |
|---|--|---|
| <p>Residential Low-4 Current Future Land Use Designation</p> | <p>Group Home, Small (6 or less residents); Mobile Homes, Individual; Residential Infill Development; Single-family Detached Home & Subdivision; Emergency Shelter, Small (6 or less residents); Farming General; Golf Course; Recreation, Passive; Recreation, Low Intensity; School, Elementary; School, Middle; Utilities, Class I; Utilities, Class II</p> | <p>Duplex, Two-family Attached; Group Living Facility (15 or more residents); Mobile Home Park & Subdivision; Multi-family; Short-Term Rental Unit; Residentially Based Mixed Development (RBMD); Transitional Area Development; Adult Day Care Center (7 or more clients); Bed and Breakfast; Childcare Center; 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, Leisure/Special Interest; School, University/College; Utilities, Class III</p> |

**PROPOSED
PERMITTED AND CONDITIONAL USES
RESIDENTIAL LOW-4 (RL-4)**