

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	February 27, 2025	Level of Review:	Level 3 Review
PC Date:	May 7, 2025	Type:	Conditional Use
BoCC Date:	n/a	Case Numbers:	LDCU-2025-4
Applicant:	Alaynah Mendoza	Case Name:	Alaynah Mendoza MH
DRC Date:	February 27, 2025	Case Planner:	Andrew Grohowski, Planner II
		Level of Review:	Level 3 Review

Request:	The applicant is requesting Conditional Use approval for a Mobile Home to be permitted on ±1.23 acres within a Residential Suburban Future Land Use District.
Location:	Located at 101 Leighs Road, south of Old Dixie Road (County Road 546), east of Dixie Drive, west of Polk Parkway and Delon Court, and west of the City of Auburndale in Section 06, Township 28, Range 25.
Property Owners:	Alaynah Mendoza & Jeremy A. Glass
Parcel Number:	252806-000000-022280 (±1.23 acres)
Future Land Use:	Residential Suburban (RS)
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	City of Auburndale
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2022 Satellite Photo



Summary of Analysis:

The applicant is requesting Conditional Use approval to locate a Mobile Home in a Residential Suburban (RS) land use district on an ± 1.23 -acre lot. Chapter 2, 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, and there are five (5) additional properties that share the private easement, Leighs Road. 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. The mobile home request is compatible with neighboring properties and surrounding area. The nearest mobile home to the subject site is approximately 70 feet away, across Old Dixie Highway, and two mobile homes already exist along Leighs Road. A large mobile home park, The Hamptons Golf & County Club (PUD # 89-01) is less than $\frac{1}{2}$ mile south and two nearby subdivisions to the west, Circle K Residential Tracts and Dixie Ranchettes, contain mostly mobile homes. Staff finds the placement of a new mobile home on this site does not present any apparent incompatibilities as there was a prior manufactured home on the site that existed for over fifty years. This parcel is not anticipated to cause any public safety concerns nor foreseeably place a strain on existing infrastructure, schools, or emergency services. The site will utilize a septic system and private potable water connection. There are no known environmental constraints that will prohibit the development of a mobile home. The proposed request is also consistent with the LDC and Comprehensive Plan.

Findings of Fact

- *LDCU-2025-4 is a Conditional Use to allow a mobile home on Parcel No. 252806-000000-022280 (± 1.23 acres) within a Residential Suburban (RS) Future Land Use District in the Suburban Development Area (SDA).*
- *The subject property was assigned an address at 101 Leighs Drive, Auburndale, FL 33823.*
- *The subject property recently completed demolition of a manufactured home and shed in December 2024 (BT-2024-20160).*
- *The surrounding properties are within the Residential Suburban (RS) land use district and consist of single-family detached residences, mobile homes, and vacant land.*
- *The subject property has approximately 184 feet of frontage along County Road 546 (Old Dixie Highway). County Road 546 (Road No. 850606) is a County Urban Collector roadway with a paved surface width of 22 feet, according to the Polk County Road Inventory. Access is off of Leighs Road, a private un-paved easement.*

- *Kenneth E. & Margaret M. Combee sold the subject property through a Warranty Deed as part of an unrecorded plat known as Tract # 9, Circle K Farm and Ranch Tracts on July 6, 1970, to George H. & Margie M. Derwort and James H. & Minerva C. Phillips according to O.R. Book 1296, Page 465.*
- *POLICY 2.109-A26 of the Comprehensive Plan states that “The purpose of the Residential-Suburban (RS) is to provide for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS land use permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.”*
- *Per Chapter 2, Section 205, Table 2.2 of the LDC, the RS land use district mandates right-of-way setbacks from Rural Major Collector roadways for the primary structure of 35 feet, side setbacks for the primary structure of ten (10) feet; and rear setbacks for the primary structure of fifteen (15) feet.*
- *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.”*
- *Chapter 2, Table 2.1 of the LDC, indicates Individual Mobile Homes within the RS district are conditionally permitted following a Level 1 Review.*
- *Per Chapter 3, Section 303 of the LDC, Individual Mobile Homes are allowed in all of 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 legal residential lot or parcel in the A/RR district;*
 5. *On any un-platted legal residential lot or 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 legal residential lot or 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 legal residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.*

- *Since there are no mobile homes abutting side and rear property lines, the Planning Commission shall determine if the proposed request is compatible with the established character of the surrounding area via the Level 3 Review process.*
- *Chapter 2, 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."*
- *Fire and EMS Response is from Polk County Fire Rescue Station 39 located at 3325 E Main Street in Lakeland. This is located approximately 3.6 miles from the subject site with a response time of eleven (11) minutes.*
- *Sheriff's response to the site is served by the Southwest (SW) District located at 4120 US 98 South in Lakeland. The response times for SW in February 2025 were: Priority 1 Calls – 9:92 and Priority 2 Calls – 26:04.*
- *The subject property is located within the City of Auburndale's water and wastewater service area. The lot will utilize an existing well and an existing onsite treatment system for wastewater.*
- *The development is zoned for Lena Vista Elementary, Jere L. Stambaugh Middle School, and Tenoroc Senior High School. The site is 1.5 miles from Lena Vista Elementary, 3.4 miles from JL Stambaugh Middle School, and 0.75 miles from Tenoroc Senior High School.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *The property is composed entirely of Pomona fine sand.*
- *There are no wetlands or flood zones on the subject parcel.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species. An unmonitored bald eagle nest (ID # PO205) is located about 0.7 miles south of the subject site according to the Audubon EagleWatch Inventory of 2024.*
- *According to the Florida Ecological Greenways Network (FEGN) and Florida Natural Areas Inventory (FNAI) the property is not located within an existing or proposed conservation easement nor a prioritized wildlife greenway network.*

- *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 or Lakeland Area Mass Transit (LAMT) routes within a one-mile radius of the subject property.*
- *The subject site has ingress and egress access through County Road 546 (Old Dixie Road), a paved, Rural Major Collector roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway CR 546 (4050E) has approximately 755 available PM Peak Hour trips; CR 546 (4050W) has approximately 736 available PM Peak Hour trips. CR 546 current Level-of-Service (LOS) is "B" with an adopted LOS standard of "D".*
- *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."*
- *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 the standards set forth in Chapter 553 of Florida Statutes.*
- *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 2.106 SUBURBAN DEVELOPMENT AREA (SDA) and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL** of **LDCU-2025-4**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends **APPROVAL** of LDCU-2025-4 with the following Conditions:

1. LDCU-2025-4 is approved for no more than one (1) mobile home on Parcel # 252806-000000-022280 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

Northwest: RS CR 546 2 Mobile Homes	North: RS CR 546 2 Vacant Lots	Northeast: RS CR 546 Mobile Home
West: RS SFR on Leighs Road Dixie Ranchettes Subdivision 4 Mobile Homes, 1 SFR, 1 Vacant	Subject Property: RS Vacant Previously a Manufactured Home (SFR)	East: RS Vacant
Southwest: RS Circle K Residential Tracts 16 Mobile Homes, 2 SFR, 1 Vacant	South: RS SFR on Leighs Road	Southeast: Circle K Farm & Ranch Tracts Unit #1 SFR

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

The adjacent lots surrounding the subject property are within a Residential Suburban (RS) land use district and are occupied with a combination of a site-built single-family homes, mobile homes, and vacant residential. Two vacant lots are to the north of CR 546.

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. Moreover, mobile homes are interspersed throughout the vicinity, as are site-built homes and commercial development. Please refer to *Exhibit 5* for the layout of the mobile homes in relation to the site-built homes.

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

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. Currently, the neighborhood along Leighs Road has six (6) residences total, three (3) of which have had mobile homes. Existing mobile homes are prevalent in the area. Two subdivisions to the west, Circle K Residential Tracts and Dixie Ranchettes, contain about 80% and 67% mobile homes respectively. Less than ½ mile south lies The Hamptons Golf and Country Club (PUD # 89-01), an 829-unit adult mobile home park with a golf course. If a mobile home were to have been developed on either of the abutting properties to the south, north, or west, or if the neighborhood was part of a plat prior to May 20, 1971, additional approval via the Planning Commission would not be necessary.

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 Tenorac Senior High School; however, Lena Vista Elementary is at 79% capacity and JL Stamburg Middle School is currently operating at 85% capacity. The subject property is located within the city of Auburndale service area of potable water and wastewater.

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

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Lena Vista Elementary; 2024-2025 School Capacity: 79% Jere L. Stambaugh Middle School; 2024-2025 School Capacity: 85% Tenorac Senior High School; 2024-2025 School Capacity: 62% (Source: Polk County School Board)
Sheriff	Sheriff's response to the site is served by the Southwest (SW) District Substation located at 4120 US 98 South, Lakeland. The response times for SW in April 2024 were: Priority 1 Calls –9:92 and Priority 2 Calls – 26.04.
Fire/EMS	Fire and EMS Response is from Polk County Fire Rescue Station 39 located at 3325 E Main Street, Lakeland. This is located approximately 3.6 miles from the subject site with a response time of eleven (11) minutes. No objections.
Water	Existing Private Well
Sewer	Onsite Treatment System
Transportation	The subject site has ingress and egress access through Leighs Road. Leighs Road is unpaved, privately owned and maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway link CR 546 (4050E) has approximately 755

Urban Services and Infrastructure Summary	
	available PM Peak Hour trips; CR 546 (4050W) has approximately 736 available PM Peak Hour trips. CR 546 current Level-of-Service (LOS) is “B” with an adopted LOS standard of “D”.
Urban Sprawl	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 184 feet of frontage along County Road 546. The lot is within and will use the potable water with their existing private well. The site plans to utilize an onsite treatment system. 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 (on-site well)	270 GPD (on-site septic)	7.81 AADT	1.00 PHT
<i>Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a mobile home will consume 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 further known conditions that should pose a threat to the existing environmental resources based upon the proposed request (*See Table 4, below*). The parcel is not located within any Flood Hazard Zones. The subject site is not located within any of the County’s identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed entirely of well-drained Pomona 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 contains no surface water features and is relatively flat at 124’ in elevation with a slight slope downward toward the southwest contour of 121’ in elevation. The subject property is not located within a Historical Preservation area. The subject site is outside any Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	None
Wetlands/Floodplains	The parcel is not within any Flood Zones and does not contain any wetlands.
Soils	The property is composed entirely of Pomona Fine Sand.
Protected Species	The subject site is not located within one mile of any identified endangered species. One unmonitored bald eagle nest (ID # PO205) is located about 0.7 miles south. (Sources: Florida Natural Areas Inventory Biodiversity Matrix & Audubon EagleWatch Inventory of 2024).
Wellfield Protection	The property is not located within any County Wellhead-Protection Areas.

Environmental Conditions Summary	
Historical Preservation	The subject property contains no historical resources as monitored by the State of Florida's Division of Historical Resources.
Airports	The subject property is located outside any Airport's Height Notification and In-Flight Visual Interference Zones.

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

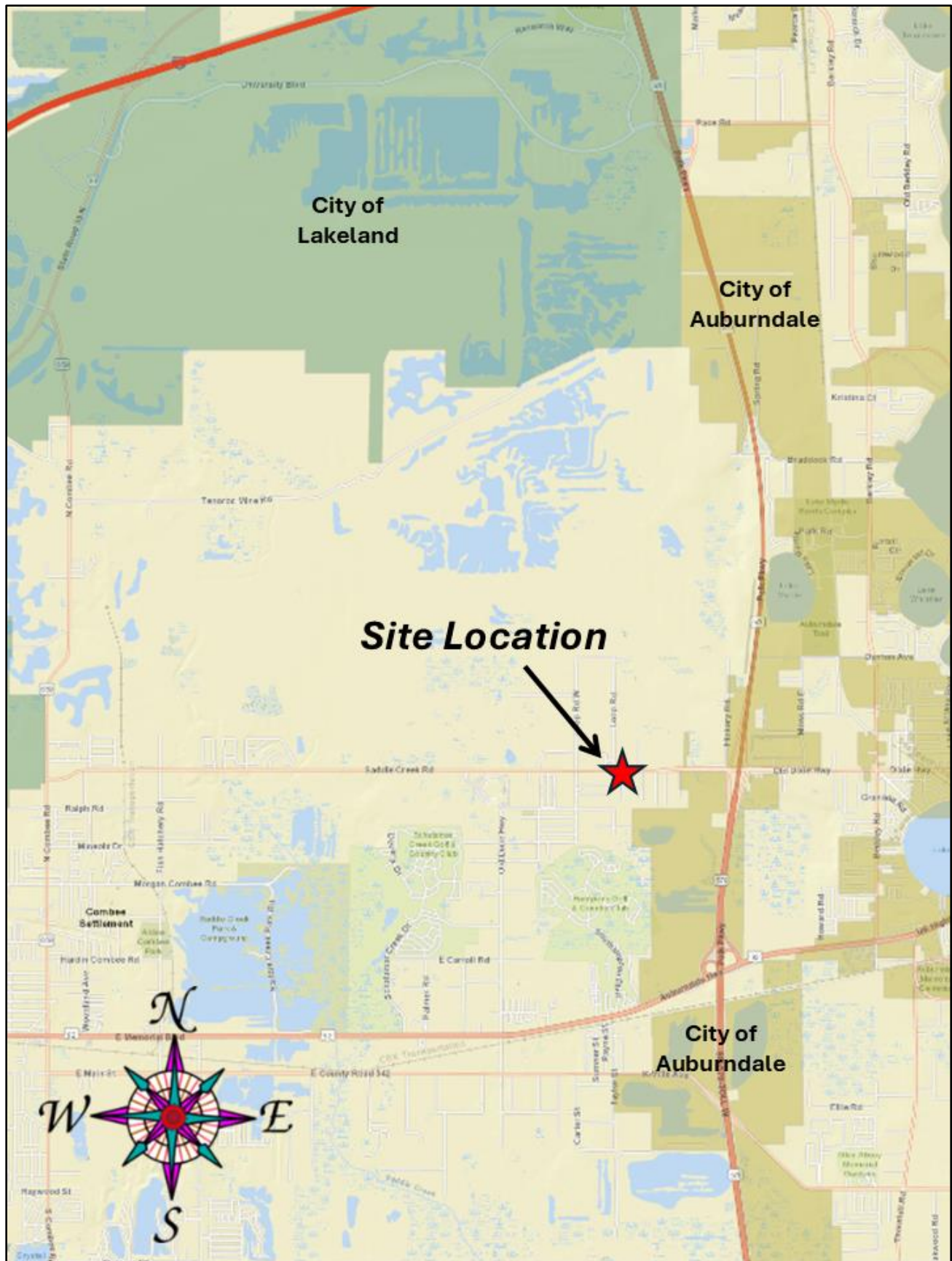
Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 6-7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determination from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-8 of the staff report and waiver requirements in the Conditions of Approval.</i>

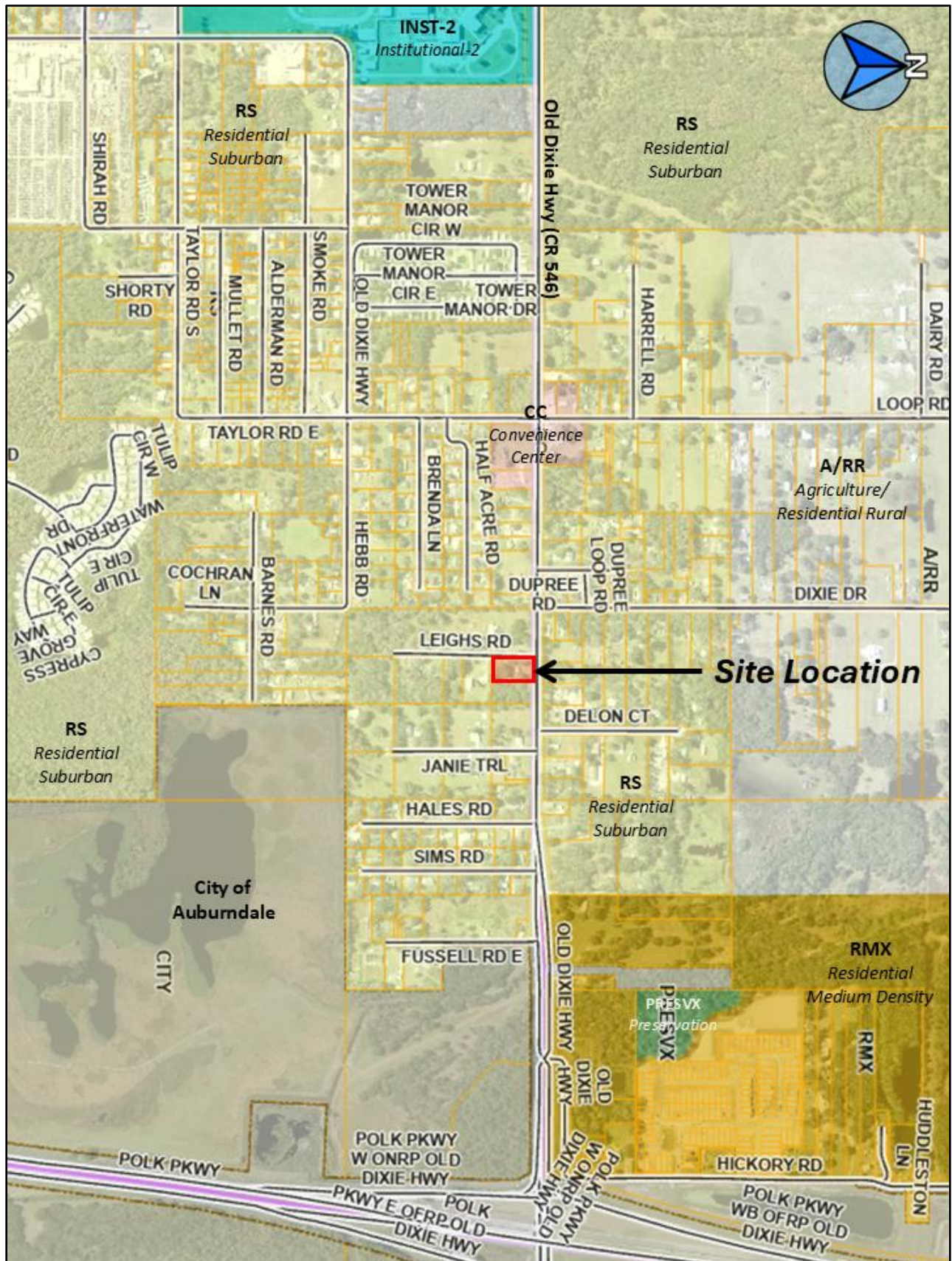
Comments from other Agencies: None

Exhibits:

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	2022 Satellite Photo (Context)
Exhibit 4	2023 Aerial Imagery (Close-up)
Exhibit 5	Surrounding Properties
Exhibit 6	Site Plan



Location Map



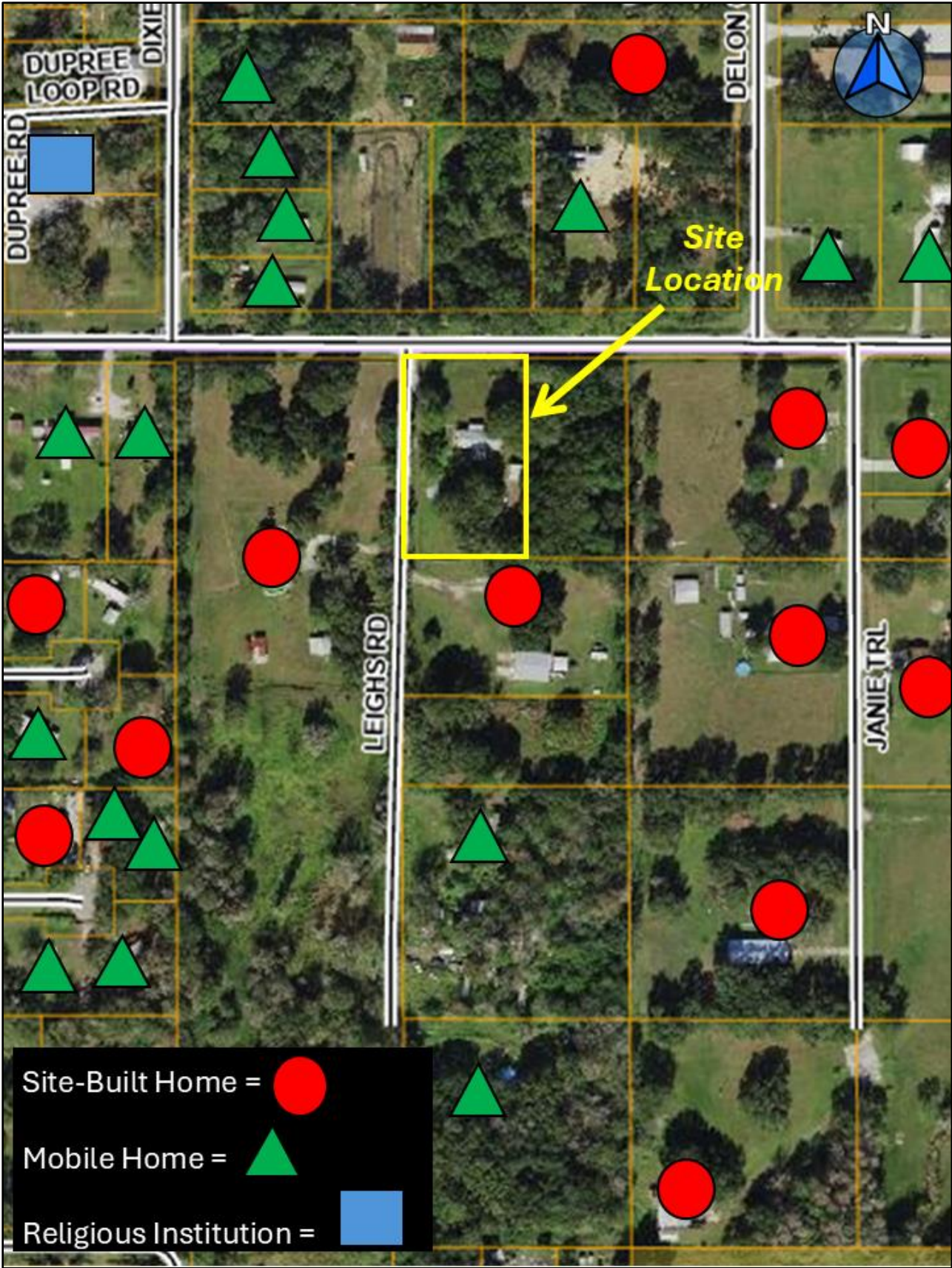
Future Land Use Map



2022 Satellite Photo (Context)



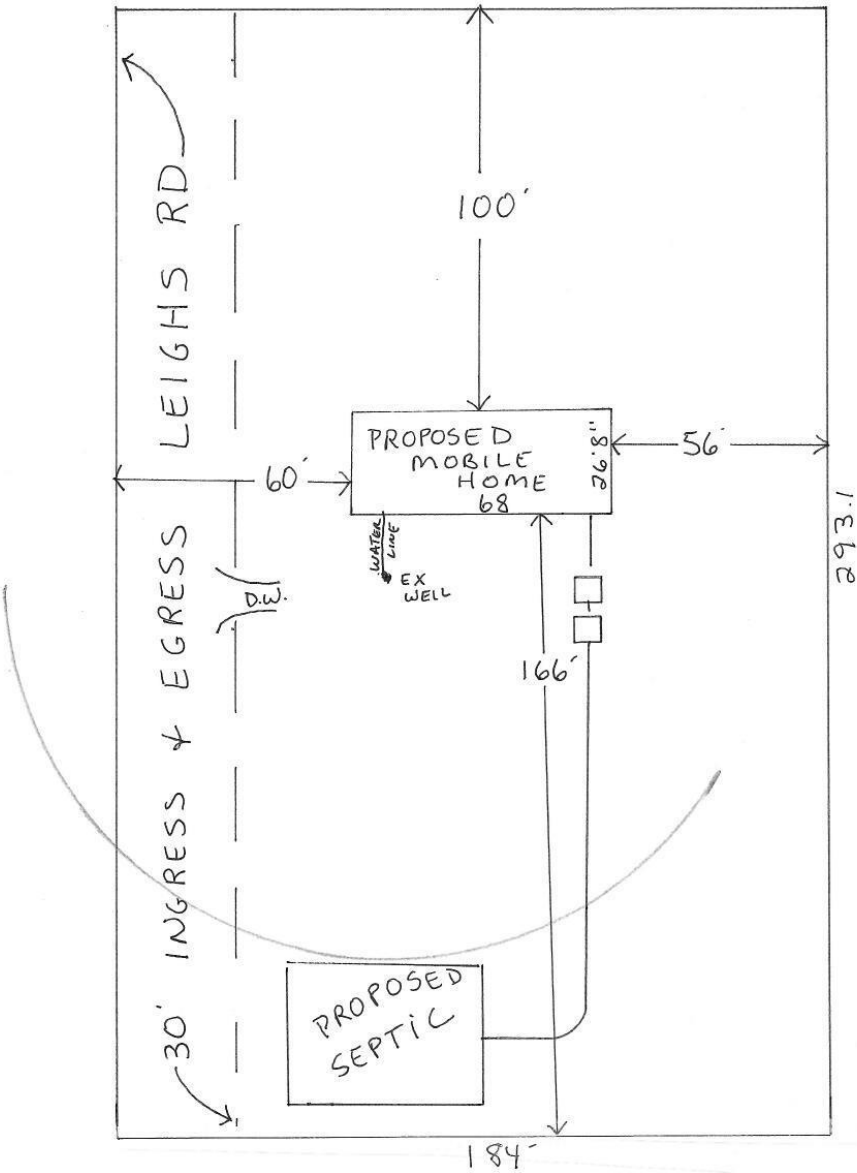
2023 Aerial Imagery (Close-up)



Surrounding Properties

GLASS / MENDOZA
25-28-06-000000-022280

OLD DIXIE



Scale 1" = 40'

Site Plan