

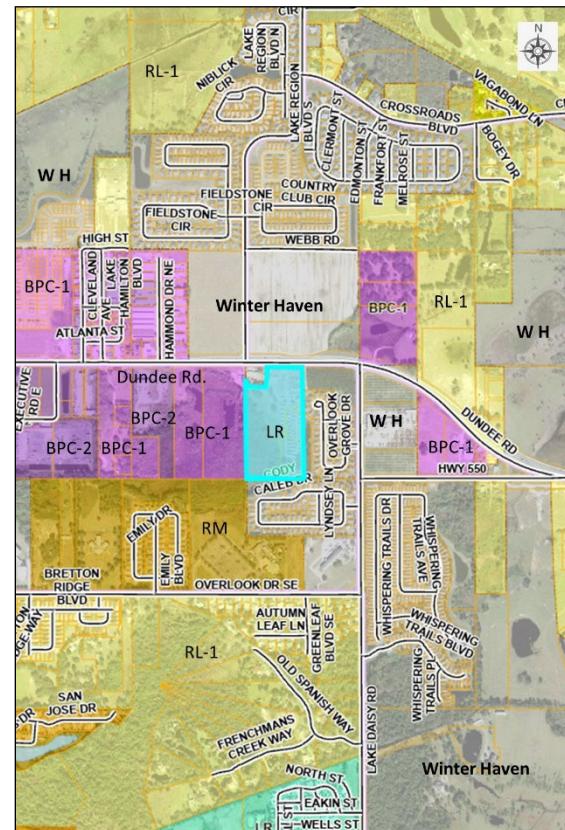
**POLK COUNTY**  
**DEVELOPMENT REVIEW COMMITTEE**  
**STAFF REPORT**

<b>DRC Date:</b>	January 25, 2024	<b>Level of Review:</b>	4
<b>PC Date:</b>	April 3, 2024	<b>Type:</b>	Comprehensive Plan Amendment
<b>BoCC Date:</b>	May 21, 2024	<b>Case Numbers:</b>	LDCPAS-2024-1
<b>Applicant:</b>	TDW Land Planning, Tom Wodrich, AICP	<b>Case Name:</b>	Dundee Road L/R
		<b>Case Planner:</b>	Robert Bolton, Planner III

<b>Request:</b>	Future Land Use designation change from Business Park Center (BPC) to Leisure Recreational (L/R)
<b>Location:</b>	The subject property is located on the south side of Dundee Road, west of US 27, north of Overlook Drive, and east of Carl Floyd Road west of Winter Haven city limits, in Section 25, Township 28 and Range 26.
<b>Property Owners:</b>	Southern Pines RV Resort LLC
<b>Parcel Size/number:</b>	18.53± acres (Parcel #(s) 262825-589500-001081, 262825-589500-001091, 262825-589000-000702, 262825-589000-000703)
<b>Development Area:</b>	Urban Growth Area (UGA)
<b>Nearest Municipality:</b>	City of Winter Haven
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Public Comment:</b>	Pending
<b>Florida Commerce</b>	N/A



**Location Map**



**Proposed Future Land Use Map**

## **Summary:**

The applicant, TDW Land Planning, Tom Wodrich, AICP, is requesting a Small Scale Comprehensive Plan Amendment on behalf of the property owner, Southern Pines RV Resort LLC, to change the Future Land Use Designation from Business Park Center (BPC) to Leisure Recreation (LR) on 18.53± acre property in the Urban Growth Area (UGA), located on the south side of Dundee Road, west of US 27, north of Overlook Drive, and east of Carl Floyd Road west of Winter Haven city limits, in Section 25, Township 28 and Range 26.

The subject site is an existing RV campground, originally approved in 1987, with PUD 87-27 and has been in continuous operation at this location. When approved the site had a Zoning of Commercial (C-3). At the time the Comprehensive Plan Map was adopted in 1991 the subject site was designated as Business Park Center (BPC). Business Park Center-1 (BPC-1) was designated as the Land Development Code (LDC) district at the time of the LDC adoption. The current Land Use district does not allow for RV Parks. The request will allow the existing, approved RV Park, Southern Pines RV Park, to be a conforming use and allow for improvements and possible expansion of the business. When PUD 87-27 was adopted a total of 73 lots were approved, or 3.94 units to the acre. A Future Land Use district on the subject site would allow for 131 total units. Any future expansion would meet all current development standards of the Polk County Land Development Code and Comprehensive Plan.

## **Compatibility Summary**

Over the past couple of decades this area has experienced significant growth and annexation by the city of Winter Haven. This area has transitioned from a warehousing and light manufacturing area to a residential area with the existing warehousing and light manufacturing, with good access to US Highway 27 and the many attractions of central Florida. The subject site was originally developed as an RV park in 1987 and operated continually since. The properties adjacent to the east and south were developed with residential subdivisions in 2007 and 2012 and have been compatible since.

## **Infrastructure Summary**

The subject site is within the City of Winter Haven's Utility Service Area. The city of Winter Haven reports available capacity. Sheriff and Fire/Rescue have good response times. Dundee Road was recently redesigned and upgraded to the current configuration as a 4-lane divided minor arterial road.

## **Environmental Summary**

According to the Polk County GIS Viewer, the parcel appears to have both wetlands and Special Flood Hazard Area. Development is regulated in accordance with the land use standards of the Polk County Comprehensive Plan and Land Development Code. The subject site's wetlands and floodplain is located in the southwest area of the property. According to the Polk County GIS Viewer the wetlands total 6.0± acres of the 18.53± acres property. The Polk County Land Development Code allows for a density transfer from wetlands for residential use at a rate of 1 dwelling unit per wetland acres, or 6 residential dwelling units.

## Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Section 2.102 – General Growth Management policies
- Policy 2.105-A3 Urban Growth Area (UGA) Land Use Categories
- Policy 2.105-A5 Urban Growth Area (UGA) Development Criteria
- Policy 2.115-A3 Leisure Recreation (L/R) Location Criteria
- Policy 2.115-A4 Leisure Recreation (L/R) Development Criteria

## Findings of Fact

### Request and Legal Status

- The applicant is requesting a Future Land Use (FLU) designation change from Business Park Center (BPC) in the Urban Growth Area (UGA) to Leisure/Recreation (L/R).
- The applicant submitted the request for  $18.53\pm$  acres, of which  $12.53\pm$  acres are uplands, with  $6.0\pm$  acres being indicated as wetlands by the Polk County GIS Viewer.
- The subject site has been an operation RV Park since 1979, and designated as a Commercial (C-3) zoning district. Subsequently, PUD 87-27 for Phase 1 and Phase 2 were adopted, for expansion outside of the Commercial (C-3) zoning district. The original approval was for 73 RV lots or 3.94 units to the acre.
- The requested Future Land Use change to Leisure/Recreation (L/R) would allow a density of 10 du/ac or a maximum of 131 units. Any future expansion would meet all current development standards of the Polk County Land Development Code and Comprehensive Plan.
- At the time of the adoption of the Comprehensive Plan, the subject site had a zoning of Commercial (C-3) on the north and eastern portion and Rural Conservation (RC) on the southwestern portion. The C-3 zoning designation was regulated with the Zoning Code.
- With adoption of the Comprehensive Plan Map on May 1, 1991 the site has had a Land Use designation of BPC. The subject site was designated with a Land Development Code district of BPC-1 at the time of the LDC adoption in 2000.
- Leisure/Recreation (L/R) is intended for seasonal residents and not full-time residences.
- The subject site is located on the south side of Dundee Road, east of Carl Floyd Road, north of Overlook Drive, and west of Overlook Drive, within the city of Winter Haven to the north, east and, south, in Section 26, Township 28 and Range 25.

## Compatibility

- The description of the existing uses surrounding the subject site are as follows:
  - North of the subject, across Dundee Road, is the city of Winter Haven with a vacant PUD entitled for residential and commercial development,
  - East of the subject site is the city of Winter Haven with a residential development, Overlook Ridge, with a density of approximately 4.9 dwelling units per acre,
  - South of the subject site is the city of Winter Haven with a residential development, Savannah Estates, with a density of approximately 4.8 dwelling units per acre,
  - West of the subject site is a vacant BPC-1 Land Use district which is primarily floodplain and wetlands.
- The current density of the subject Southern Pines RV Resort is 73 RV lots or a density of 3.94 units per acre. According to the Polk County Property Appraiser's parcel data the site has no park owned Park Model RV's.

## Infrastructure

- The subject site is located within the City of Winter Haven's Utility Service area for water and wastewater.
- It is anticipated at the highest use, the demand for potable water will be 25,938 Gallons Per Day (GPD) and 25,938 GPD for wastewater based on  $18.53 \pm$  acres, of which  $12.53 \pm$  acres are uplands, with  $6.0 \pm$  acres being indicated as wetlands by the Polk County GIS Viewer.
- The zoned schools for the site are Elbert Elementary, Denison Middle, and Winter Haven Senior High School. Winter Haven Senior High School is at capacity.
- The subject site is approximately 3.4 miles from the nearest Fire and Emergency Management Station (EMS), Fire Station #18, located at 2101 Register Road, Winter Haven.
- The nearest Sheriff's office is the Southeast District Office, 3635 Avenue G NW, Winter Haven, approximately 7.3 miles from the subject site.
- Dundee Road is a 4-lane divided minor arterial road that runs east and west and is monitored by the Polk County TPO with a LOS of "C". Dundee Road was recently redesigned and upgraded to the current configuration.
- Overlook Drive is a 2-lane urban collector and south and is monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of "C".
- Dundee Road has sidewalks on the south side of the road in this area.
- The nearest mass transit route is the 27X Dundee/Eagle Ridge line, with the nearest stop located approximately 3 miles east of the site in Dundee at the intersection of Main Street and 3<sup>rd</sup> Street.

- There is one county park within about five (5) +/-mile radius of the subject site, East Central Park.

## **Environmental**

- According to the soil survey by the United States Department of Agriculture, the subject site is made up of four (4) soil types; Candler sand, Hontoon muck, Samsula muck, and St. Lucie fine sand. 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.
- The subject site has a portion that is located within Flood Zone AE and wetlands. The flood zone is located in the southwestern portion of the site and total approximately six (6) acres.
- The subject site is located within a one-mile radius of a protected animal sighting, according to the Florida Fish and Wildlife Conservation Commission (2015).
- There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Master Site File.
- There are no known public wells on the site. The nearest is a Wellfield-Protection District is one (1)+ miles southeast of the subject.

## **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-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Urban Growth Areas (UGA):
  - a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
  - b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
  - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, 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 Section 2.109.

- **POLICY 2.105-A5: DEVELOPMENT CRITERIA** - Development within Urban Growth Areas shall be guided by the following criteria as further specified in the Land Development Code:
  - a. connect to centralized potable water;
  - b. connect to centralized sanitary sewer systems if available;
  - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
  - d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
  - e. promote the integration of 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. be encouraged to 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 and mixed uses; and
  - k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A)
- **POLICY 2.115-A3: LOCATION CRITERIA** - Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas. The following factors shall be taken into consideration when determining the appropriateness of establishing new L/R areas:
  - a. Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/R developments supported by a regional or national market.
  - b. Proximity to recreational attractions that would support the proposed development, to include, but not limited to: recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.
  - c. Economic issues, such as minimum population support and market area radius (where applicable).
  - d. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- **POLICY 2.115-A3: DEVELOPMENT CRITERIA** - Development within a L/R area shall conform to the following criteria:
  - a. Permitted uses include, but are not limited to: retirement communities, marinas, fish camps, lodges and retreats, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores.
  - b. Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.
  - c. L/R sites shall be designed to provide:
    1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;

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; and
3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.

d. Permitted lodging densities within the L/R are separated into three categories as follows:

**Type A Leisure/Recreation** - Permitted in all development areas, lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach two dwelling units per acre (2 du/ac.) if there is centralized community or public water provided. With central water and sewer, housing densities may reach four units per acre (4 du/ac.). A minimum of 50% open space is required within a Type A L/R development.

**Type B Leisure/Recreation** - Permitted in TSDA, UGA, UEA and SDA, lodging structures may not exceed four (4) dwelling units attached. Lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Lodging densities may reach three dwelling units per acre (3 du/ac.) if there is centralized community or public water provided. With central water and sewer, lodging may reach six units per acre (6 du/ac.).

**Type C Leisure/Recreation** - Permitted only in TSDA and UGA. Community or public central water and sanitary sewer connection is mandatory. All types of lodging structures are permitted up to a maximum density of ten lodging units per acre (10 du/ac.) A minimum of 20% open space is required within a Type C L/R development. Type C recreational facilities are not permitted in the Green Swamp Area of Critical State Concern.

RV parks permitting stays in excess of 30 days shall count each RV space as a unit in accordance with the density limits established above. Camping facilities that incorporate RV spaces within them shall not be considered as units towards the density calculations provided stays in excess of 30 days are prohibited within them.

**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 2024-1**.

**Planning Commission Recommendation:** On April 3, 2024, at an advertised public hearing, the Planning Commission recommend **?:?** to **APPROVE or DENY LDCPAS-2024-1**.

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

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

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

### Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

### Surrounding Uses

Table 1 below this sentence lists 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> City of Winter Haven Commercial Retail & Office	<b>North</b> City of Winter Haven PUD Vacant	<b>Northeast</b> City of Winter Haven PUD Vacant
<b>West</b> BPC-1 Vacant / Wetlands	<b>Subject Site</b> BPC-1 Southern Pines RV	<b>East</b> City of Winter Haven Residential (4.9± du/ac) Overlook Ridge
<b>Southwest</b> RM Vacant / Wetlands / Church St Matthew Catholic Church	<b>South</b> City of Winter Haven Residential (4.8± du/ac) Savannah Estates	<b>Southeast</b> City of Winter Haven Residential (4.8± du/ac) Savannah Estates

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

### Compatibility with the Surrounding Uses

Compatibility is often regarded as a subjective term used to express ones' opinion or feeling about the appropriateness of locating differentiating uses rather than being based upon facts or evidence to support those opinions or feelings. According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The "development criteria" and the "density and dimensional regulations" of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating

differentiating uses. Compatibility is defined in the Comprehensive Plan as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

The subject site is located within the Urban Growth Area (UGA). According to Policy 2.105-A-1 of Polk County’s Comprehensive Plan, Urban Growth Area (UGA) shall compliment the Transit Supportive Development area (TSDA), be located contiguous to the TSDA or a municipality, and be supported by existing or planned urban type services.

Over the past couple of decades this area has experienced significant growth and annexation by the city of Winter Haven. Just west of the subject area, on the east and west sides of Carl Floyd Road were predominantly built out with smaller warehousing, and light manufacturing uses. These uses fronted Dundee Road and Executive Drive just south of Dundee Road. During the boom of the early 2000’s led to residential expansion into this area with most happening during the recovery after the Great Recession. Residential development has moved in beside the older warehouse uses and this area has transformed for a rural, warehouse area northeast of Winter Haven to much of it currently within the city limits of Winter Haven. During this time the subject site was an operational RV Park. The RV Park was established in 1987 with a Zoning of C-3.

Currently, the city is adjacent to the north, east and south of the subject site. Overlook Ridge, adjacent to the east was developed and platted in 2012, with Savannah Estates, adjacent to the south, developed and platted in 2005. Both Overlook Ridge and Savannah Estates represent densities approaching 4 du/ac. Adjacent to the north, the city of Winter Haven, is a currently vacant  $35.75\pm$  acre PUD (PD 07-07), which has entitlements of residential density of 7.27 du/ac or 80 units and 115,000 square feet.

The site is located on the south side of Dundee Road, a 4-lane divided minor arterial road that runs east and west, and was recently redesigned and upgraded to the current configuration. The site is located approximately two (2) miles west of US Highway 27, which provided good access to Interstate 4, Highway 60, and many central Florida points of interest.

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

The schools zoned for the subject property, as shown in Table 2, include Elbert Elementary, Denison Middle and Winter Haven Senior High School. The Leisure/Recreation land use district does allow for development with multi-family, the current use of the site is an RV Park. The requested Land Use is not anticipated to impact the school capacity.

School	Enrollment	Capacity	Utilization	Average driving distance from subject site
Elbert Elementary	597	900	66%	$4.1\pm$ miles to the north
Denison Middle School	729	1,199	61%	$8.7\pm$ miles to the north
Winter Haven Senior High School	2,553	2,540	100%	$8.3\pm$ miles to the south

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

## Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office is northeast of the site and the Fire and Emergency Management Station is located southeast of the site.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
<b>Sheriff</b>	Polk County Sheriff Office's Central District Office, 3635 Avenue G NW, Winter Haven	7.3± miles NE Priority 1: 9:52 Priority 2: 19:45
<b>Fire/ EMS</b>	Polk County Fire and Emergency Management Station #18, 2101 Register Road, Winter Haven	3.4± miles N Response: 10:00

Source: Polk County Sheriff's Office and Polk County Fire Rescue. \*Response times are based on January 2024 data.

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.

## Water and Wastewater

### A. Estimated Demand and Service Provider

The subject site has approximately six (6) acres of wetlands of the 18.53± gross acre property, or 12.53± net upland acres. According to the Polk County GIS Viewer, the Polk County Land Development Code allows for a density transfer from wetlands for residential use at a rate of one (1) dwelling unit per wetland acres, or six (6) residential dwelling units.

The subject site is within the City of Winter Haven's Utility Service Area. The estimated demand for potable water at the highest capacity at maximum buildout is 25,938 Gallons per Day (GPD) and 25,938 GPD capacity for wastewater.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use BPC	Maximum Permitted in Proposed L/R
<b>18.53± gross acres</b>		
<b>12.53± upland acres</b>	545,807 sq. ft x 0.75 FAR= 409,355 sq ft	12.53 acres x 10 du/ac = 125 du Residential Wetland Transfer = 6 du
<b>545,807 sq. ft. (upland)</b>		
<b>6.0± wetland acres</b>		
<b>Potable Water Consumption</b>	409,355 x 0.24 GPD <b>98,246 GPD</b>	131 du x 198 <b>= 25,938 GPD</b>
<b>Wastewater Generation</b>	145,290 x 80 percent = <b>78,597 GPD</b>	131 du x 180 <b>= 23,580 GPD</b>

Source: Polk County Maximum Feasible Buildout Methodology; BPC 0.35 FAR ; Warehousing 0.24 per square foot Water and 80% Wastewater; L/R 10 du/ac ; 198 GPD per unit for water and 180 GPD for wastewater;

### B. Available Capacity

The subject site is in the city of Winter Haven's Utility Service Area. The point of connection, for water, is on the south side of Dundee Road adjacent to the site. The applicant and the city of Winter

Haven are in negotiations for connection to wastewater. A wastewater connection would be required for further development of the site.

### C. Planned Improvements

There are no known utility improvements near the subject site or for the service area.

## Roadways/Transportation Network

### B. Estimated Demand

Table 5 see below, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate more AADT and PM Peak Hour Trips than A/RR Future Land Use Trips.

Table 5 Estimated Transportation Impact Analysis

<b>Permitted Intensity</b> <b>18.53± gross acres</b>	<b>Maximum Permitted in Existing Land Use BPC</b>	<b>Maximum Permitted in Proposed L/R</b>
<b>12.53± upland acres</b> <b>545,807 sq. ft. (upland)</b> <b>6.00± wetland acres</b>	545,807 sq. ft x 0.75 FAR = 409,355 sq ft 409,355 / 1,000 = 409	12.53 acres x 10 du/ac = 125 du Residential Wetland Transfer = 6 du
<b>Average Annual Daily Trips (AADT)</b>	409 x 1.71 AADT x 92% = <b>644 Trips</b>	131 du x 0.41 AADT = <b>54 Trips</b>
<b>PM Peak Hour Trip</b>	409 x 0.18 PM Peak x 92% = <b>68 Trips</b>	131 du x 0.27 PM Peak = <b>35 PM Peak Hour Trips</b>

Source: Concurrency Manual June 2019: ITE 150 Warehousing 1.71 AADT and 0.18 PM Peak Hour per 1,000 sq. ft., ITE 220 Recreational Vehicle Parks rate per unit 0.41 AADT and 0.27 AADT PM Peak Hour.

### C. Available Capacity

Table 6 below displays the available capacity for Dundee Road (SR 542), Overlook Drive (CR 550) and, US 27. There is available capacity in the PM Peak Hour for maximum buildout on Dundee Road.

Table 6 Roadway Link Concurrency

<b>Link #</b>	<b>Road Name</b>	<b>Lane Type*</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>
6402E	Dundee Road (SR 542)	4D	C	1,142	D	C
6402W	Carl Floyd Rd to US 27	MA	C	1,175	D	C
4054E	Overlook Drive (CR 550)	2U	C	358	D	C
4054W	Dundee Rd to Cypress Gardens Blvd	UC	C	340	D	C
5105N	US 27	6D	C	1,207	D	C
5105S	Dundee Rd to Cypress Gardens Blvd	PA	C	1,278	D	C
5106N	US 27	6D	C	954	D	C
5106S	Dundee Rd to SR 544	PA	C	1,0358	D	C

Source: Polk County Transportation Planning Organization Roadway Network Database October 2023 (MA – Minor Arterial, Principal Arterial, UC – Urban Collector)

#### **D. Roadway Conditions**

Dundee Road is a 4-lane divided minor arterial road that runs east and west and is monitored by the Polk County TPO with a LOS of "C". Dundee Road was recently redesigned and upgraded to the current configuration. Overlook Drive is a 2-lane urban collector and south and is monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of "C". US 27 is a 6-lane principle arterial road that runs north and south and is monitored by the Polk County TPO with a LOS of "C".

#### **E. Planned Improvements**

There are no planned improvements within the area, Dundee Road (SR 542) was recently redesigned and upgraded to the current configuration.

#### **F. Mass Transit and Sidewalk Network**

The nearest mass transit route is the 27X Dundee/Eagle Ridge line, with the nearest stop located approximately 3 miles east of the site in Dundee at the intersection of Main Street and 3<sup>rd</sup> Street. Dundee Road has sidewalks on the south side of the road in this area.

### **Park Facilities**

There is one county park within about five (5) +/- mile radius of the subject site, East Central Park.

#### **A. Location:**

East Central Park is located approximately 5 miles east of the site, within the city of Dundee.

#### **B. Services:**

Lake Gwyn Park includes two playgrounds, four basketball courts, three multipurpose fields, a mile-long paved walking trail, and several small and large picnic shelters.

#### **C. Multi-use Trails:**

The closest multi-use trail is within the Marshall Hampton Reserve. The Reserve covers oak hammock areas, flatwoods, hardwood forest wetlands and a 60-acre pond on 1,100+ acres and includes two trails with horseback riding allowed with a special permit.

#### **D. Environmental Lands:**

The Circle B Bar Reserve is the closest Environmental Land property. It offers a series of maintained and marked trails of varying lengths, picnic shelters and tables, multi-purpose rooms, hands-on learning center and restrooms.

#### **E. Planned Improvements:**

There are no further recreation improvements scheduled for this area of the County at this time.

## **Environmental Conditions**

The subject site has approximately six (6) acres of wetlands and floodplain located in the southwest quadrant of the site. The site's soils have limitations for septic; however, further development of the site will require connection to a sewer system. There are no wells or Public Wellfields on site and the property is within an airport restriction zone. There have been sightings of protected species in the area.

### **A. Surface Water:**

The subject site, of the requested Land Use request, does not have surface waters.

The property tends to slope from the northeast with an elevation of 146 feet above sea level to 125 feet above sea level along the southwestern side along the wetland area.

### **B. Wetlands/Floodplains:**

According to the Polk County GIS Viewer, the parcel appears to have both wetlands and Special Flood Hazard Area. Development is regulated in accordance with the land use standards of the Polk County Comprehensive Plan and Land Development Code. It is recommended that the property owner obtain a wetland delineation to verify wetland boundaries. Development is required to meet a 25 ft setback from any wetland boundary. The development is subject to wetland impact review by the Florida Department of Environmental Protection or Southwest Florida Water Management District.

The subject site's wetlands and floodplain is located in the southwest area of the property. According to the Polk County GIS Viewer the wetlands total  $6.0 \pm$  acres of the  $18.53 \pm$  acres property. The Polk County Land Development Code allows for a density transfer from wetlands for residential use at a rate of 1 dwelling unit per wetland acres, or 6 residential dwelling units.

### **C. Soils:**

The soil types and limitations, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, are listed in Table 8. The majority of the soils are not considered well drained. The site is currently serviced by Winter Haven's potable water and will be required to connect to public water and sewer for any additional development.

Table 8 Soil Information

<b>Soil Name</b>	<b>Small Commercial Buildings</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>% of Site (approximate)</b>
Candler sand, 0 to 5 % slopes (3)	Slight	Slight	36%
Hontoon muck, 0 to 1 % slopes (35)	Severe	Severe	35%
Samsula muck, 0 to 5 % slopes (13)	Severe	Severe	27%
St. Lucie fine sand (22)	Severe	Severe	2%

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

D. Protected Species:

According to Polk County Endangered Habitat Maps, the subject site is located within a one-mile radius of a protected animal sighting. (Source: Florida Department of Environmental Protection, 2015). The burden of identifying endangered species is on the developer.

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):

There are no public wells on-site per the Applicant's Impact Assessment Statement. The nearest is a Wellfield-Protection District is one (1)+ miles southeast of the subject.

G. Airports:

The property is not within an Airport Impact District (AID) height notification zone.

**Economic Factors:**

The subject is an existing RV park that was approved in 1987 with a Zoning of C-3 and with the adoption of the Comprehensive Plan Map in 1991, was designated as Business Park Center (BPC), which does not allow RV Parks. The L/R Future Land Use designation will make the property a conforming use and allow for improvements and possible expansion of the business. Any future expansion will meet all current development standards of the Polk County Land Development Code and Comprehensive Plan. Dundee Road was recently redesigned and upgraded to the current configuration as a 4-lane divided minor arterial road. Dundee Road provided very good access to US 237 and the many central Florida attractions that RV park clients come to the central Florida area to experience.

During the construction of commercial development, the local economy benefits from the funds spent on material and labor. The effect is three-fold; jobs created and supported by the construction, jobs supported by spending locally earned wages, and jobs supported by households occupying new homes.

**Consistency with the Comprehensive Plan**

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

- Section 2.102 – General Growth Management policies
- Policy 2.105-A3 Urban Growth Area (UGA) Land Use Categories
- Policy 2.105-A5 Urban Growth Area (UGA) Development Criteria
- Policy 2.115-A3 Leisure Recreation (L/R) Location Criteria
- Policy 2.115-A4 Leisure Recreation (L/R) Development Criteria

*Table 8 Comprehensive Plan and Land Development Code*

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:</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 request is for L/R, for a property that was approved as an RV Park in 1987, prior to the Comprehensive Plan, the request would allow the use to become conforming again. The growth in this area has developed around the existing use and does not have a history of Compatibility issues for the newer development.</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>The request for the Future Land Use designation is consistent with the Development Location policy. The site is within the Winter Haven Utility Service Area.</p>
<p><b>POLICY 2.102-A3: DISTRIBUTION</b> - 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><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>The request for the Future Land Use designation change is consistent with the Location Criteria. The area is well located to US 27 a travel route through the State of Florida and Polk County.</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> <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</li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
<p>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"> <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;</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, f. environmental factors, including, but not limited to:</li> <ol 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> </ol> </ol>	
<p><b>POLICY 2.105-A3: LAND USE CATEGORIES</b> - The following land use categories shall be permitted within Suburban Development Areas:</p> <p>a. <b>ACTIVITY CENTERS:</b> Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.</p> <p>b. <b>RESIDENTIAL:</b> Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.</p> <p>c. <b>OTHER:</b> Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.</p> <p>Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.</p>	<p>The requested Future Land Use designation is listed in this policy. Therefore, the request is consistent with this policy to permit L/R.</p>
<p><b>POLICY 2.105-A5: DEVELOPMENT CRITERIA</b> - Development within UGAs shall be guided by the following criteria as further specified in the Land Development Code:</p> <p>a. connect to centralized potable water;</p> <p>b. connect to centralized sanitary sewer systems if available.</p> <p>c. incorporate design features that promote healthy</p>	<p>The request is consistent with this policy as the subject site has adequate access to public safety services.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>communities and green building practices, as established in Section 2.1251, Community Design, of this element; d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element; e. promote the integration of 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. be encouraged to 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 and mixed uses; and k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A)</p>	
<p><b>POLICY 2.115-A3: DEVELOPMENT CRITERIA -</b> Development within a L/R area shall conform to the following criteria:</p> <p>a. Permitted uses include, but are not limited to: retirement communities, marinas, fish camps, lodges and retreats, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores.</p> <p>b. Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.</p> <p>c. L/R sites shall be designed to provide:</p> <ol style="list-style-type: none"> <li>1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;</li> <li>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; and</li> <li>3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.</li> </ol>	<p>The requested change is for an existing, approved, RV Park, which is a permitted use within section a) of the Policy meeting the Development Criteria of the Policy.</p>

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.115-A3: DEVELOPMENT CRITERIA -</b> Development within a L/R area shall conform to the following criteria:</p> <ul style="list-style-type: none"> <li>a. Permitted uses include, but are not limited to: retirement communities, marinas, fish camps, lodges and retreats, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores.</li> <li>b. Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.</li> <li>c. L/R sites shall be designed to provide: <ul style="list-style-type: none"> <li>1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;</li> <li>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; and</li> <li>3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.</li> </ul> </li> <li>d. Permitted lodging densities within the L/R are separated into three categories as follows: <ul style="list-style-type: none"> <li>Type A Leisure/Recreation - Permitted in all development areas, lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach two dwelling units per acre (2 du/ac.) if there is centralized community or public water provided. With central water and sewer, housing densities may reach four units per acre (4 du/ac.). A minimum of 50% open space is required within a Type A L/R development.</li> <li>Type B Leisure/Recreation - Permitted in TSDA, UGA, UEA and SDA, lodging structures may not exceed four (4) dwelling units attached. Lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Lodging densities may reach three dwelling units per acre (3 du/ac.) if there is centralized community or public water provided. With central water and sewer, lodging may reach six units per acre (6 du/ac.).</li> </ul> </li> </ul>	<p>The subject site fronts Dundee Road, which is a Minor Arterial road which provides adequate level-of-service (LOS) capacity. The existing use is a permitted use of the policy. Any future development of the site will be required to meet all current standards of the LDC and Comprehensive Plan.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Type C Leisure/Recreation - Permitted only in TSDA and UGA. Community or public central water and sanitary sewer connection is mandatory. All types of lodging structures are permitted up to a maximum density of ten lodging units per acre (10 du/ac.) A minimum of 20% open space is required within a Type C L/R development. Type C recreational facilities are not permitted in the Green Swamp Area of Critical State Concern.</p> <p>RV parks permitting stays in excess of 30 days shall count each RV space as a unit in accordance with the density limits established above. Camping facilities that incorporate RV spaces within them shall not be considered as units towards the density calculations provided stays in excess of 30 days are prohibited within them.</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**

<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 were 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

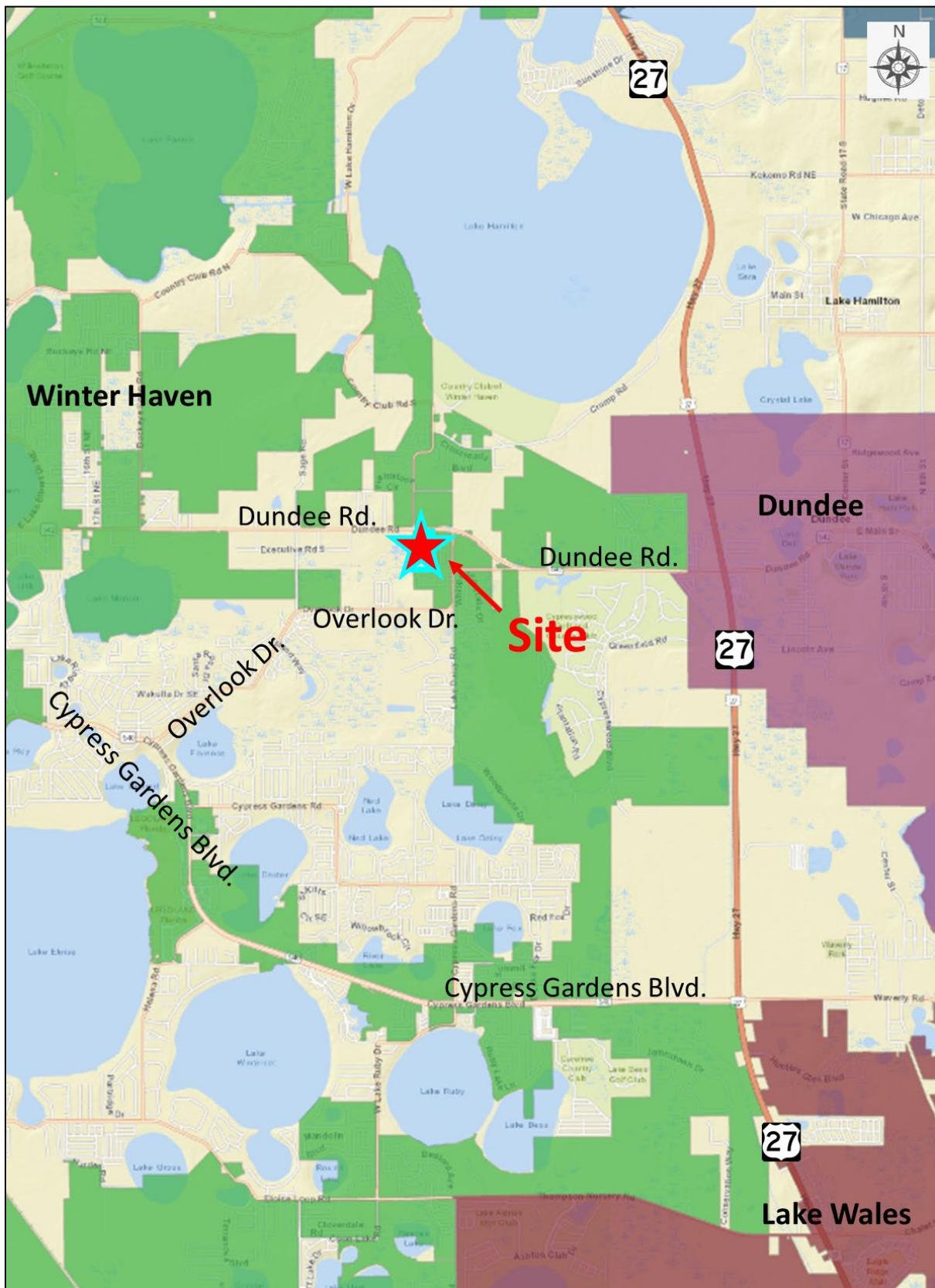
Comments from other agencies

No comments

**Exhibits:**

- Exhibit 1 Location Map
- Exhibit 2 Aerial Context Map
- Exhibit 3 Aerial Close Up
- 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

Applicant's submitted documents as separate files



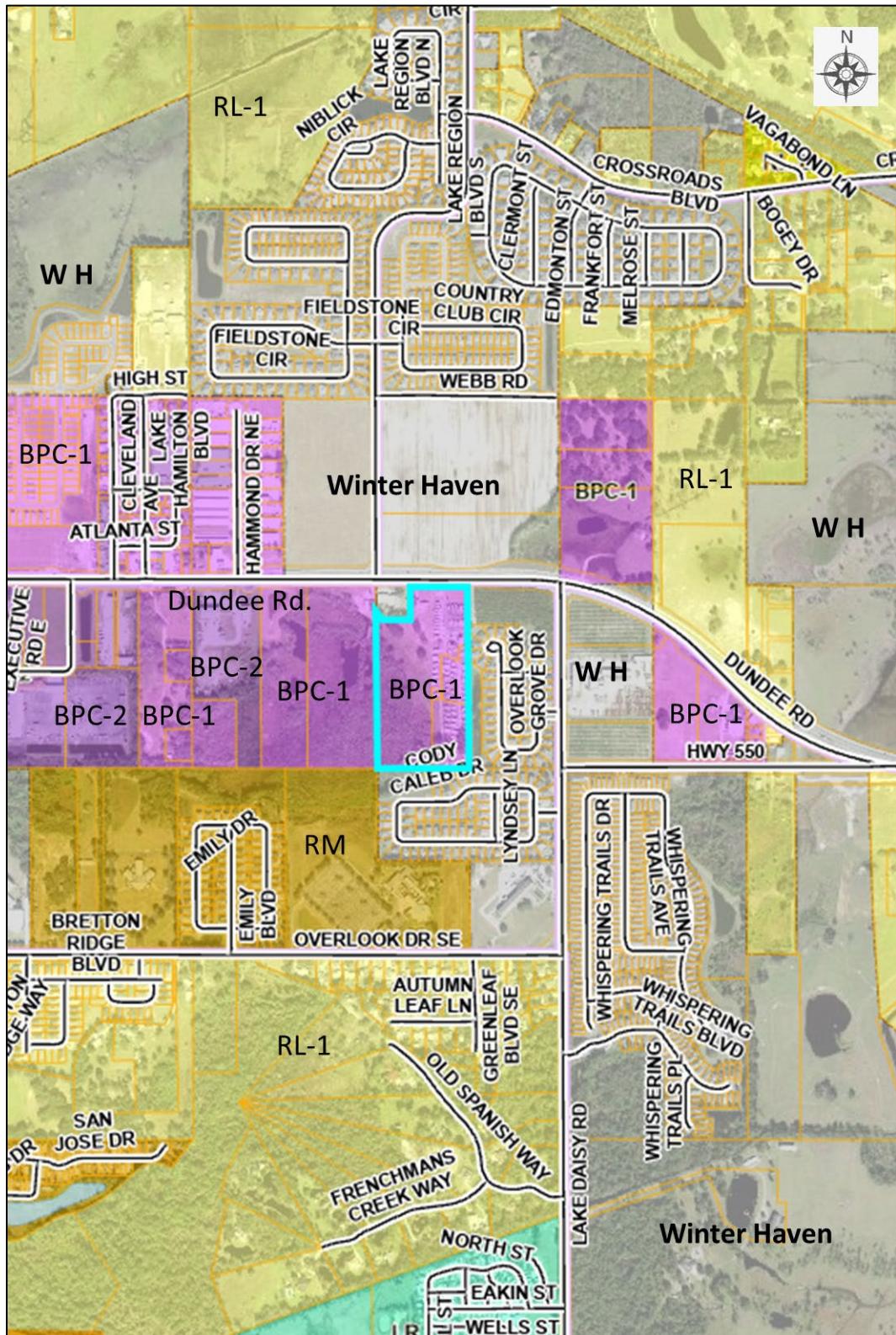
## LOCATION MAP



## AERIAL MAP CONTEXT

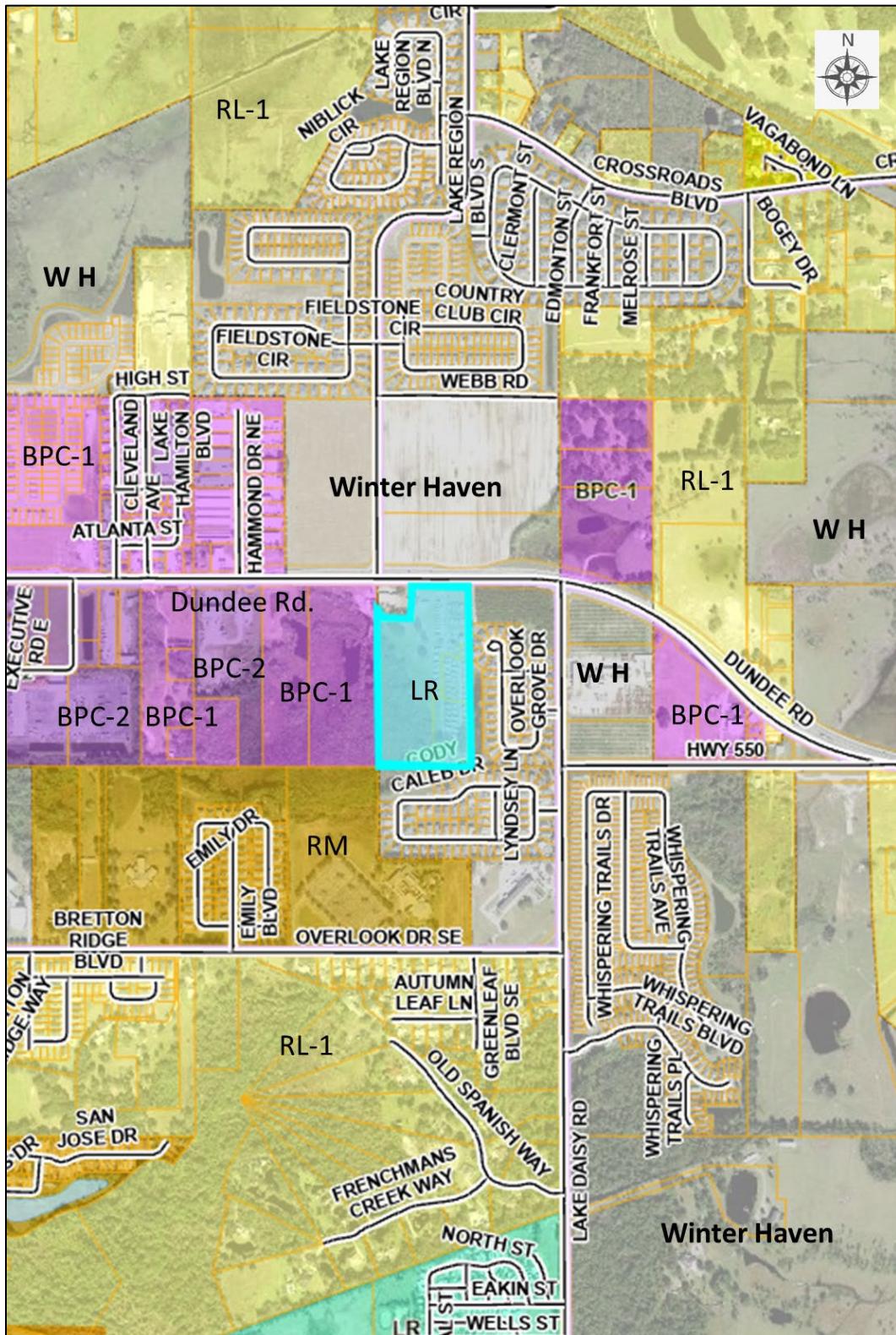


## AERIAL MAP CLOSE UP



# CURRENT FUTURE LAND USE MAP

## Business Park Center-1 (BPC-1)



## PROPOSED FUTURE LAND USE MAP Leisure / Recreation (L/R)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
<b>BPC-1</b>	Farming General, Government Facility, Nurseries and Greenhouses, Office, Office Park, Personal Service, Printing & Publishing, Research & Development, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II, Warehousing/Distribution	Alcohol Package Sales, Bars- Lounges- and Taverns, Golf Course, Recreation- Passive, Commercial Vehicle Parking, Communication Tower- Monopole, Community Center, Convenience Stores- Isolated, Cultural Facility, Financial Institution, Financial Institution- Drive Through, Gas Station, Heliports, Heliports, Hotels and Motels, Manufacturing- Light, Medical Marijuana Dispensaries, Nurseries- Retail, Religious Institution, Restaurant- Drive-thru/Drive-in, Restaurant- Sit-down/Take-out, Retail- 10-000 - 34-999 sq. ft., Retail- 35-000 - 64-999 sq. ft, Retail- Less than 10-000 sq. ft., School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, School- University/College, Self-storage Facility, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Transitional Area Development, Agricultural Support- Off-Site, Animal Farm- Intensive, Communication Towers- Guyed and Lattice, Lime Stabilization Facility, Mining- Non-phosphate, Retail- More than 65-000 sq. ft., Utilities- Class III, Water Ski Schools, Airport, Power Plants Non-Certified- Low

## PERMITTED AND CONDITIONAL USES

### Business Park Center-1 (BPC-1)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
L/R	Short-Term Rental Unit, Farming General, Fish Camp, Lodges and Retreats, Restaurant-Sit-down/Take-out, Riding Academies, School-Leisure/Special Interest, Utilities-Class I, Utilities- Class II, Veterinary Service	Alcohol Package Sales, Bars-Lounges- and Taverns, Golf Course, Marinas and Related Facilities, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, School-Technical/Vocational/Trade & Training, Multi-family, Childcare Center, Community Center, Convenience Stores- Isolated, Cultural Facility, Hotels and Motels, Medical Marijuana Dispensaries, Personal Service, Recreation & Amusement General, Recreation-Vehicle Oriented, Recreational Camping, Recreational Vehicle Park, Religious Institution, Restaurant- Drive-thru/Drive-in, Retail- 10-000 – 34-999 sq. ft., Retail- Less than 10-000 sq. ft.	Mobile Home Park, Planned Development, Communication Tower- Monopole, Government Facility, Helistops, Mining-Non-phosphate, Nightclubs and Dance Halls, Outdoor Concert Venue, Seaplane Base, Utilities-Class III, Water Ski Schools, Recreation & Amusement Intensive

## PERMITTED AND CONDITIONAL USES Leisure Recreational (L/R)