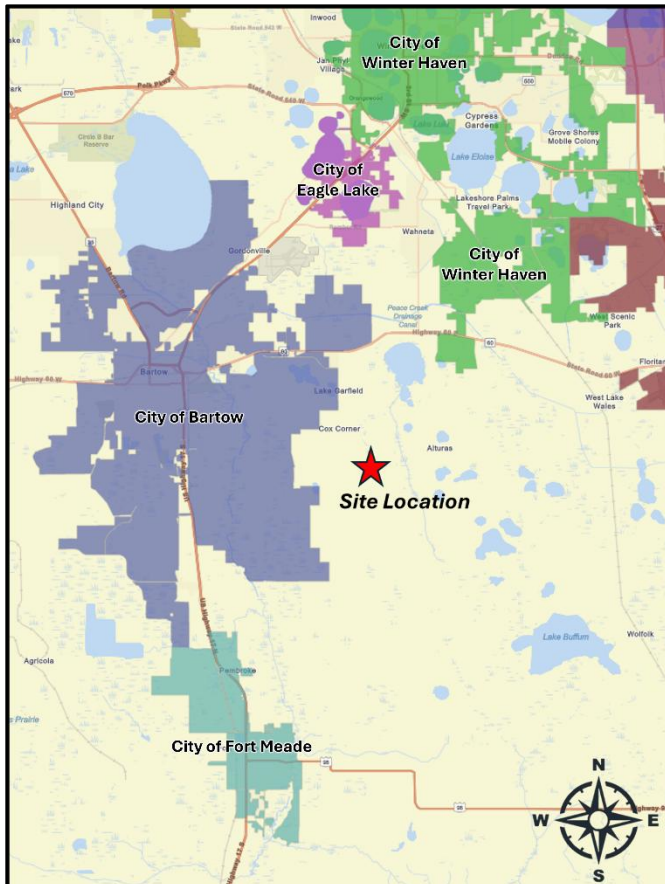


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

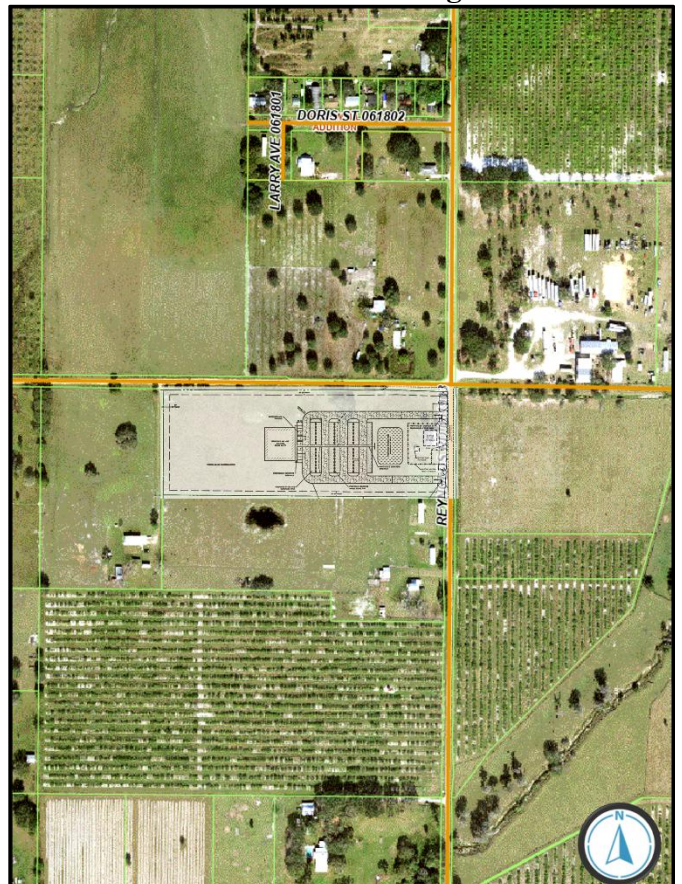
DRC Date: March 26, 2026	Level of Review: Level 3 Review
PC Date: June 3, 2026	Type: Conditional Use
BoCC Date: N/A	Case Numbers: LDCU-2026-8
Applicant: Tom Wodrich, TDW Land Planning	Case Name: Reynolds Road Event Venue
	Case Planner: Kyle Rogus, Planner II

Request:	The applicant is requesting Conditional Use approval for a 10,584 sq. ft. Event Facility on approximately 7.17 acres within an Agriculture/Residential Rural (A/RR) land use district.
Location:	The subject site is located at 3215 Reynolds Road, north of Alturas Babson Park Cutoff Road, south of CR 655A, east of Wallace Road, west of Perch Lake Road in Section 19, Township 30, Range 26.
Property Owners:	Ben Badcock, Jr.
Parcel Size (Number):	±7.17 acres Parcel ID (#263019-000000-011010)
Future Land Use:	Agricultural/Residential Rural-X (A/RRX)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Bartow
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



2023 Aerial Image



Summary:

The applicant is proposing to construct an Event Facility within an Agriculture/Residential Rural (A/RR) land use district (*Exhibit 2*). Per Table 2.1 of the Land Development Code (LDC), this requires a Conditional Level 3 Review. According to the application, the applicant is proposing a “wedding barn” event facility drawing on the area’s history and surroundings to provide country-themed weddings and similar events. The applicant estimates maximum attendance to be approximately 125 guests per event, providing sufficient parking.

The subject parcel is currently used residentially. The proposed event facility will utilize a 10,584 square foot enclosed structure, to allow events and weddings on site. No outdoor amplified voice, music, or live entertainment will be permitted as conditioned within the staff report. The site is located within the Rural Development Area (RDA) with no connection to water or wastewater. The applicant is proposing a private well and septic system for potable water and wastewater as no service lines are nearby. The site plan indicates there will be adequate parking based upon parking requirements found in Table 7.10 of the LDC.

Roadway capacity of 80 Foot Road as well as emergency services in the area are adequate. The subject parcel has direct access to Reynolds Road, a Rural Minor Collector (RNC) Roadway, with frontage on Weita Road, a Local Commercial (LC) Roadway. The site has no wetlands, surface waters, or other environmental limitations. Should approval for the proposed event facility be granted, the applicant will be required to submit for a Level 2 staff review, during which engineered site plans must be submitted to address Conditional Use requirements, stormwater, parking needs, and site design for compatibility standards, such as landscaping.

Staff has noted a marked increase in such event facilities providing more rustic settings for weddings and special events. The parcels directly surrounding the subject property are residential land uses. The acreage of the site and required roadway landscaping will buffer the events from offsite making this request compatible. Through site design and the conditions of approval, staff finds the request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application with the provided conditions of approval.

Findings of Fact

- *This is a Conditional Use request for a 10,584 square foot Event Facility on approximately 7.17 acres within an Agriculture/Residential Rural (A/RR) land use district and in the Rural Development Area (RDA).*
- *Chapter 10 of the Land Development Code (LDC) defines Event Facility as “An enclosed place of assembly offered to the general public for accommodating events, which may include amplified voice, music, or live entertainment, but without permanent alcohol service.”*
- *Fire and EMS response to this project is from the Polk County Fire Rescue Station 10, located at 1235 9th St NE N, Fort Meade, more than 13 miles from the site with a response time of 17 minutes.*
- *The site is located within the Polk County Sheriff’s Office Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. Response times were: Priority 1 Calls – 13:35 and Priority 2 Calls – 27:46.*
- *The property is located at the intersection of Reynolds Road (Road No. 061903) and Weita Road (Road No. 061902) with direct ingress/egress to Reynolds Road, a County-maintained Rural Minor Collector (RNC) Roadway with a pavement width of 18 feet and monitored for*

Level of Service for traffic counts or concurrency by the Polk County Transportation Organization's Roadway Network Database. Weita Road is a County-maintained unpaved Local Commercial (LC) Roadway.

- *Section 303 of the Land Development Code (LDC) states that the following standards shall apply to Event Facilities:*

"In addition to other applicable regulations, the following standards shall apply:

1. All Event Facilities shall submit an Event Management Plan to include and address the following criteria:

- a. All parking areas shall be identified;*
- b. A traffic circulation plan in narrative and graphic form shall be provided;*
- c. Security measures;*
- d. Identification of public safety needs (i.e. EMS/Fire, Sheriff's Office, Florida Highway Patrol, etc.);*
- e. The number of anticipated attendees;*
- f. Hours of operation; and*
- g. Signage*

The above referenced may be further restricted or lessened by the Planning Commission or Board of County Commissioners through a condition of approval.

2. An Event Facility with outdoor amplified voice, music, or live entertainment shall also comply with the Outdoor Concert Venue use criteria;

3. On-premises alcohol consumption may not be licensed to the property or establishment."

- *Table 7.10 of the LDC requires Event Facilities to provide a minimum of 1 space per 3 seats or 150 square feet Gross Floor Area (GFA), whichever is greater.*
- *The subject parcel is not located within any Utility Service Area. There is no water or wastewater services to the subject parcel. A private well and septic tank will be utilized.*
- *The property is zoned for Alturas Elementary, Bartow Middle, and Bartow Senior High.*
- *The property contains no wetlands or flood zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *The property is comprised of Immokalee Sand.*
- *The subject property is not located within an Airport Impact Zone.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *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.*
- *Section 204.A.1 of the LDC states, "The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits*

agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.”

- *The site is located in the Rural Development Area (RDA) which is the area “characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments” according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *POLICY 2.125-E1 of the Comprehensive Plan states that “Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan” and that Type E facilities are all types of recreation activities and associated infrastructure.*
- *POLICY 2.121-A1 of the Comprehensive Plan states “Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County’s Land Development Code” in the Agricultural/Residential Rural districts.*
- *Per 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.”*
- *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.108 RURAL-DEVELOPMENT AREA (RDA); 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 staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2026-8.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2026-8** with the following Conditions:

1. The property shall be approved for a ±10,584 square foot Event Facility within an Agriculture/Residential Rural (A/RR) land use district. Any modifications to LDCU-2026-8, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
2. No amplified voice, music, or live entertainment is permitted outside the open structure. [PLG]

3. A Type-A Buffer will be required along Reynolds Road and Weita Road. [PLG]
4. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]

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 Commission’s jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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

Surrounding Land Use Designations and Current Land Use Activity

Table 1

Northwest: Agriculture/Residential Rural (A/RR) ± 24.77 acres Pasture	North: Agriculture/Residential Rural (A/RR) ± 9.50 acres Single-family residence	Northeast: Agriculture/Residential Rural (A/RR) ± 9.86 acres Single-family residence
West: Agriculture/Residential Rural (A/RR) ± 5.89 acres Single-family residence	Subject Property: Agriculture/Residential Rural (A/RRX) ± 7.17 acres Single-family residence	East: Agriculture/Residential Rural (A/RR) ± 8.93 acres Pasture
Southwest: Agriculture/Residential Rural (A/RR) ± 5.89 acres Single-family residence	South: Agriculture/Residential Rural (A/RR) ± 7.20 acres Multiple residences SFR & MH	Southeast: Agriculture/Residential Rural (A/RR) ± 8.93 acres Pasture

The property is at the intersection of Reynolds Road and Weita Road surrounded by large tracts of vacant pastures and single-family residential which makes this an ideal location for a venue such as this. The area is rural in nature as the surrounding parcels are all within an Agriculture/Residential Rural land use district. Site-built homes are dispersed amongst vacant pastures. The nearest residential use is approximately 390 feet to the southeast.

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

This site lies within the heart of a rural residential land use district which currently has a single-family residence. Large tracts of single-family homes and pastures are found along Reynolds Road and Weita Road. The nearest home is approximately 390 feet to the southeast. A few vacant parcels used as pastures to the northeast and east could be developed with residential dwelling units. With these factors in mind, no landscaping buffer is required, however a Type-A Buffer along the frontages of Reynolds Road and Weita Road are required pursuant to Section 720 of the Land Development Code (LDC). The applicant has also provided 125 parking spaces and a stormwater management area internal to the site which buffers the proposed event facility to the existing home on the east frontage of the property.

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

The property is located at the intersection of Reynolds Road, a County-maintained 18-foot-wide paved Rural Minor Collector (RNC) Roadway and Weita Road, a Local Commercial (LC) Roadway. This classification as well as the intersection location is suitable for commercial development. According to the applicant’s site plan, access for ingress/egress operations will be from Reynolds Road through an existing driveway and a second proposed driveway, immediately after turning off of Weita Road.

This location will not have any outdoor gatherings or amplified sound. As such, this facility will not be utilized as an outdoor concert venue. If the applicant wishes to introduce outdoor sound in the future, a modification to this Conditional Use will be required in accordance with the Outdoor Concert Venue requirements located in Chapter 3, Section 303 of the LDC. Of the potential nonresidential uses permitted in the A/RR district, the proposed event facility is least impactful when compared to an Outdoor Facility or Agritourism, which the site does not qualify for.

B. Infrastructure:

The subject property is located within a Rural Development Area (RDA), and the area is very limited for infrastructure and public services. The property will be serviced by a private well and septic system, as there are no connections available to public potable water or wastewater systems. There are public safety services within a short driving distance. The site is far from public schools. There are no mass transit stops within a reasonable distance. There are no sidewalks in the area. The use is not anticipated to have an adverse effect on any public services.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Alturas Elementary, Bartow Middle, and Bartow Senior High. The closest school is Alturas Elementary School located almost four (4) miles to the east of the subject site. The proposed event facility is not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Alturas Elementary	±3.6 miles driving distance
Bartow Middle	±11.5 miles driving distance
Bartow Senior High	±10.3 miles driving distance

Source: Polk County GIS

Event facilities do not generate a demand for school capacity. Therefore, such data is not provided in this report.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 10, located at 1235 9th St NE N, Fort Meade. The travel distance is 13.1 miles with an average response time of 3-5 minutes. There are no fire hydrants within the immediate area.

Sheriff’s response to the site is served by the Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for SE were: P1 – 13:35 minutes; P2 – 27:46 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Headquarters (4011 Sgt. Mary Campbell Way)	±14.6 miles	P-1: 13:35 P-2: 27:46
Fire	Polk County Fire Rescue Station 10 (1235 9th Street)	±13.1 miles	17 minutes
EMS	Polk County Fire Rescue Station 10 (1235 9th Street)	±13.1 miles	17 minutes

Source: Polk County Sheriff’s Office Response Times for July 2025 Polk County Fire Rescue Response Times for 2026

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

This request is within the County’s RDA. There are no municipality water or wastewater lines directly available to the site. The closest Polk County service area is the Central Regional Service Area north of the subject site, located of SR 60. The closest non-county service area is the City of Bartow service area which begins on the west side of 80 Foot Road. The event facility will be entirely serviced by an on-site well and septic system. The conditional use of an event facility does not generate a significant amount of demand for water and wastewater given the limited hours of operation for such a use. The property will be required to permit a private well and septic tank to address water or wastewater needs. If the facility were to connect to County utilities, an analysis of estimated impacts is provided in Table 4, below.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted in the District	Proposed Plan
±7.17 acres A/RR			
Permitted Intensity	One (1) single-family residence	5 single-family residential units with approval of a RRD with the maximum amount of Density Bonus Points	Event Facility with 125 Attendees
Potable Water Consumption (GPD)	250 GPD	1,250 GPD	375 GPD
Wastewater Generation (GPD)	200 GPD	1,000 GPD	375 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

Single-family residential Consumption/Generation numbers are based on the most intense use allowed in the district at 250 GPD/unit for water consumption and 200 GPD/unit for wastewater generation. Proposed Plan Consumption/Generation numbers are based on Assembly Halls with Food Service at 5 GPD for per seat and 80% of water consumption for wastewater generation,

B. Available Capacity:

There are no public water or wastewater services offered in the immediate area, and there are no intentions of expanding services in this area. Water and wastewater services will be provided by the property owners.

C. Planned Improvements:

According to the Polk County’s 5-year capital improvements plan, there are no planned improvements. Roads and Drainage Division just completed adding a right turn lane onto 80 Ft Rd in 2024.

Roadways/ Transportation Network

Event facilities operate similar to the methodology used for religious institutions with regard to traffic generation. The events are often held outside of peak travel hours, and most events are held evenings and weekends. The standard measure for transportation impacts, along with the size of the venue, indicate the Average Annual Daily Trips (AADT) will likely be above 50 trips, therefore requiring a minor traffic study. Attendees will travel to the event facility from Reynolds Road (Road Number 061903), a Rural Minor Collector (RNC) Roadway. The property is at the intersection of this Rural Minor Collector Roadway, and Weita Road, a County-maintained Local Commercial (LC) Roadway. Access will come from Reynolds Road. The facility will have to construct a driveway to commercial standards and should not cause any significant disruptions in the system.

A. Estimated Demand:

Similar to religious facilities, events are often held in the evenings and weekends, and the trips are outside of the peak travel hours. According to the applicant, the venue will provide space for up to 125 attendees. While trip counts are typically low on average throughout the year, staff anticipates congestion for a short period of time as an event commences and concludes. Additionally, attendees of weddings or special events are likely to travel together in the same vehicle, reducing the overall number of trips to the site. Table 5, below, provides the current demands for the parcel with permitted uses and the demand for the proposed use.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted in the District	Proposed Plan
±7.17 acres A/RR			
Permitted Intensity	One (1) single-family dwelling unit	One (1) single-family dwelling unit	10,584 sq. ft. Event Facility
Average Annual Daily Trips (AADT)	7.81	7.81	64
PM Peak Hour Trips	1.00	1.00	3

Source: Polk County Concurrency Manual

As Table 5 demonstrates, the traffic generated from this project is anticipated to be more than 50 AADT of which 3 trips will take place during the peak hours. A minor or major traffic study will be required during the Level 2 Review process. These events are typically held on weekends or after Peak PM hours.

B. Available Capacity:

Attendees to the event facility will likely be arriving from the west on 80 Foot Road (CR 655A). CR 655A is monitored for concurrency by the Transportation Planning Organization. Currently, CR 655A has current levels of service (LOS) of “B” with an acceptable LOS of “C”. There is ample capacity along the monitored segments. Table 6, to follow provides the available information for the closest monitored segments.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4073N	CR 655A (Cox Road/Alturas Road North) From: CR 559/CR 655A (80 Foot Road) To: SR 60	B	266	C
4073S	CR 655A (Cox Road/Alturas Road North) From: CR 559/CR 655A (80 Foot Road) To: SR 60	B	274	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2026

C. Roadway Conditions:

Ingress/egress to the site is from Reynolds Road (Road Number 061903). According to Polk County’s Road Inventory, Reynolds Road is a County-maintained Rural Minor Collector (RNC) Roadway with an 18-foot-wide paved surface and 30 feet of rights-of-way (ROW) at the narrowest point. Reynolds Road is not monitored for concurrency by Polk County TPO and is slightly below County roadway standards. CR 655A (Road Number 051201) is a County-maintained 24-foot-wide paved Rural Major Collector (RMC) Roadway. There is existing residential access off Reynolds Road for the subject property. For safety, the applicant is proposing a second access point off Reynolds Road to provide efficient traffic circulation. Waivers to Technical standards for driveway separation are processed administratively. The existing residential driveway will need to be upgraded to commercial standards.

D. Sidewalk Network:

No sidewalks are present on Reynolds Road or Weita Road at this location. No sidewalk improvements will be required for the proposed event facility.

E. Planned Improvements:

Staff has not identified any planned improvements to the local roadway or sidewalk network near the subject site.

F. Mass Transit:

There are no mass transit services provided to the area. There are no Citrus Connection routes within a reasonable distance of the subject parcel.

Park Facilities and Environmental Lands:

This event facility is not dependent upon park facilities and is not located in proximity to a park such that it would be disruptive to its function. The closest parks are Lake Garfield Boat Ramp to the north and Surveyor's Lake Boat Ramp to the southeast. The closest environmental lands are Wetlands Reserve Program Easement #164 and Grassland Reserve Program Easement #104 & #106 located to the east. The proposed event facility is not expected to impact the surrounding parks and environmental lands.

A. Location

Lake Garfield Boat Ramp is located at 1071 Lake Garfield Landing in Bartow, approximately 4.2 miles from the subject property. Surveyor's Lake Boat Ramp is located off Marshall Edwards Road, approximately 4.7 miles to the southeast, and Wetlands Reserve Program Easement #164 is approximately three (3) miles to the east of the subject site.

B. Services

The boat ramps provide boat launching services to a rural area with ample water bodies. The reserve easements are privately owned and are not open to the public.

C. Multi-use Trails:

Multi-use trails can be found at Circle B Bar Reserve off Lake Hancock further the north of the subject site.

D. Environmental Lands:

Wetlands Reserve Program Easement #164 and Grassland Reserve Program Easement #104 & #106 are located to the east of the subject parcel. The 1,244 total acres of reserve is managed by the US Department of Agriculture, Natural Resources Conservation Service.

E. Planned Improvements:

Staff has not identified any planned improvements to the County parks near the subject site.

Environmental Conditions

The property is currently used as residential. There are no wetlands or floodplains on or near the property, nor other environmental conditions which exist that would hinder development at this site. Stormwater features are proposed internal to the property.

A. Surface Water:

No surface water is found onsite. The closest lake is Flora Lake, approximately 1.21 miles to the northeast.

B. Wetlands/Floodplains:

The subject property is not located within any flood zone and there are no wetlands present on site.

C. Soils:

According to the Soil Survey of Polk County, the site is made up of Immokalee Sand, Table 7, to follow, summarizes the soil type and limitations for development activity on-site, but wastewater generation is minimal for the site.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Immokalee Sand	Severe: Wetness	Severe: Wetness	100%

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

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of any endangered animal species. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law.

E. Archeological Resources:

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.

F. Wells (Public/Private)

This site is not within any of the County’s Wellhead Protection Districts. According to the applicant, there is an existing well on-site to provide water to the existing single-family residence.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

Event facilities typically rely on outside vendors to supply food and beverages to serve guests attending special events. Vendors can range from florists, photographers, videographers, musicians, and bakers. The addition of an event facility within the area may provide a long-term impact to the local economy with the contracting of such vendors. Additionally, attendees from outside of Polk County may take advantage of hotels, restaurants, and retail during their stay for the special event.

While the event facility is not immediately central to such amenities, the City of Bartow and Winter Haven are within a reasonable driving distance for such services.

Consistency with the Comprehensive Plan and Land Development Code:

The Event Facility use was added to Table 2.1 of the LDC in 2017 as a Level 3 Conditional Use approval within A/RR land use districts (Ord. No. 17-067). This was based upon a framework provided in the Comprehensive Plan for this type of use that transcends all land use categories termed “Community Facility” listed in POLICY 2.125-E. Because of the communal, social and recreational qualities of these types of uses, the Event Facility use fits best into the Type “E” Community Facility, which is described as “all types of recreation activities and associated infrastructure” because it remains a recreational use, just not one related to sports as other types of community facilities include. The addition of Event Facilities as a Conditional Use within A/RR land use districts is consistent with POLICY 2.121-A1 of the Comprehensive Plan that states “Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County’s Land Development Code” within an A/RR district.

Table 8, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p><u>POLICY 2.102-A1: DEVELOPMENT LOCATION</u> - <i>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.</i></p>	<p>The site is located in the Rural Development Area (RDA) in an area where urban services are limited. The event facility will be required to provide their own sources for potable water and wastewater and will be self-sustained. Community Facilities are specifically noted within this policy to be allowed as a conditional use within A/RR land use districts.</p>
<p><u>POLICY 2.102-A2: COMPATIBILITY</u> - <i>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.</i></p>	<p>Staff finds this CU request is compatible with neighboring properties. As noted within the staff report, buffers will be required along road frontages to help screen the site from potential future development. The main structure is a significant distance from other residences.</p>
<p><u>POLICY 2.102-A4: TIMING</u> - <i>The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</i></p>	<p>The proposed request is not anticipated to create a Level-of-Services (LOS) deficiency upon existing services provided by the County. Such services were analyzed as part of this report.</p>
<p><u>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES</u> - <i>The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i></p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. The subject property will provide a private well and septic tank for potable water and wastewater and will be self-sustained for these purposes.</p>

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.7 of the Land Development Code.

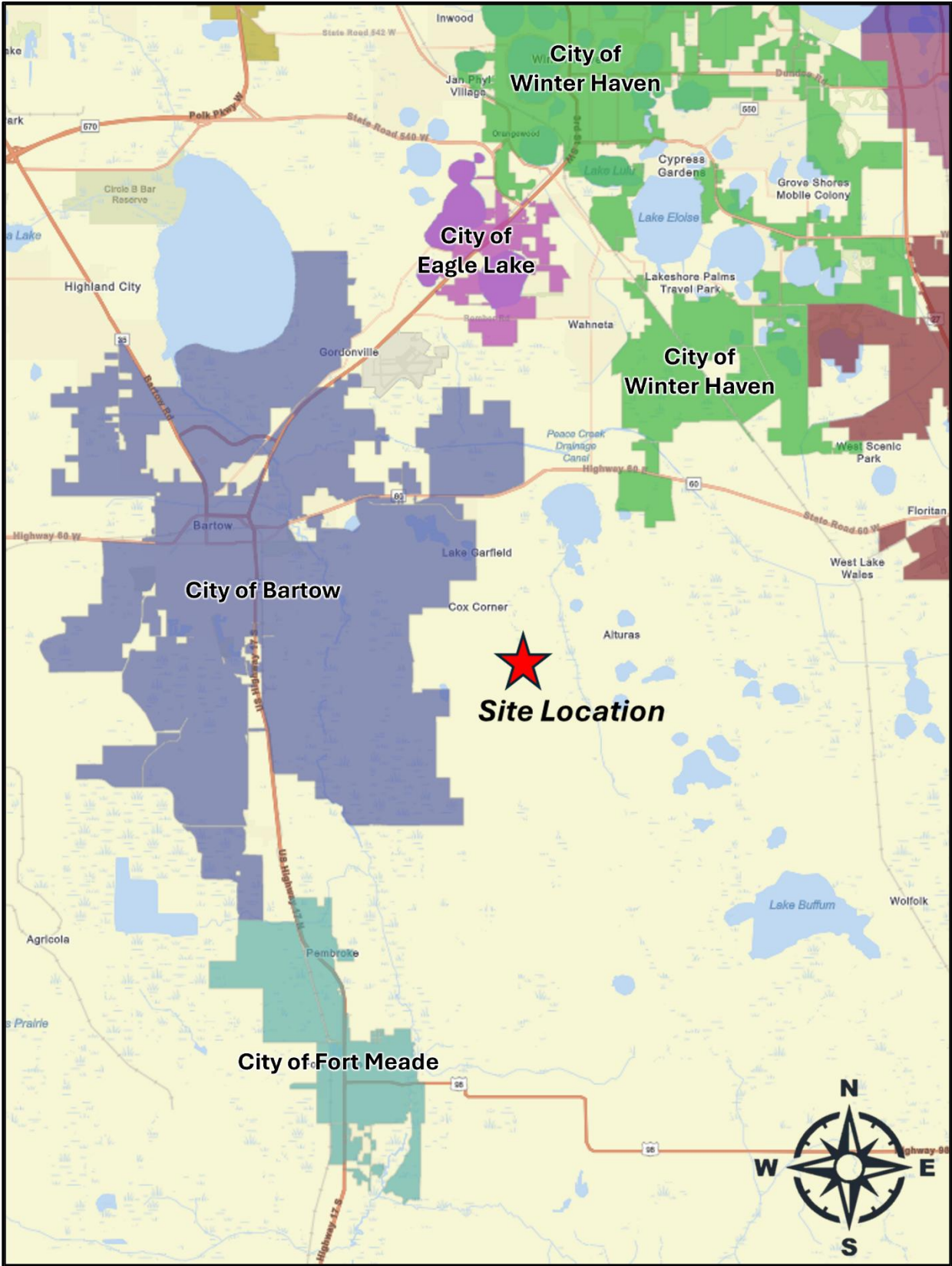
Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.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. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-4 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, as reviewed in Table 8.</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 and the site will further be made compatible through the Conditions of Approval. See Pages 5-6 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 determinations from the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-10 of the staff report.</i>

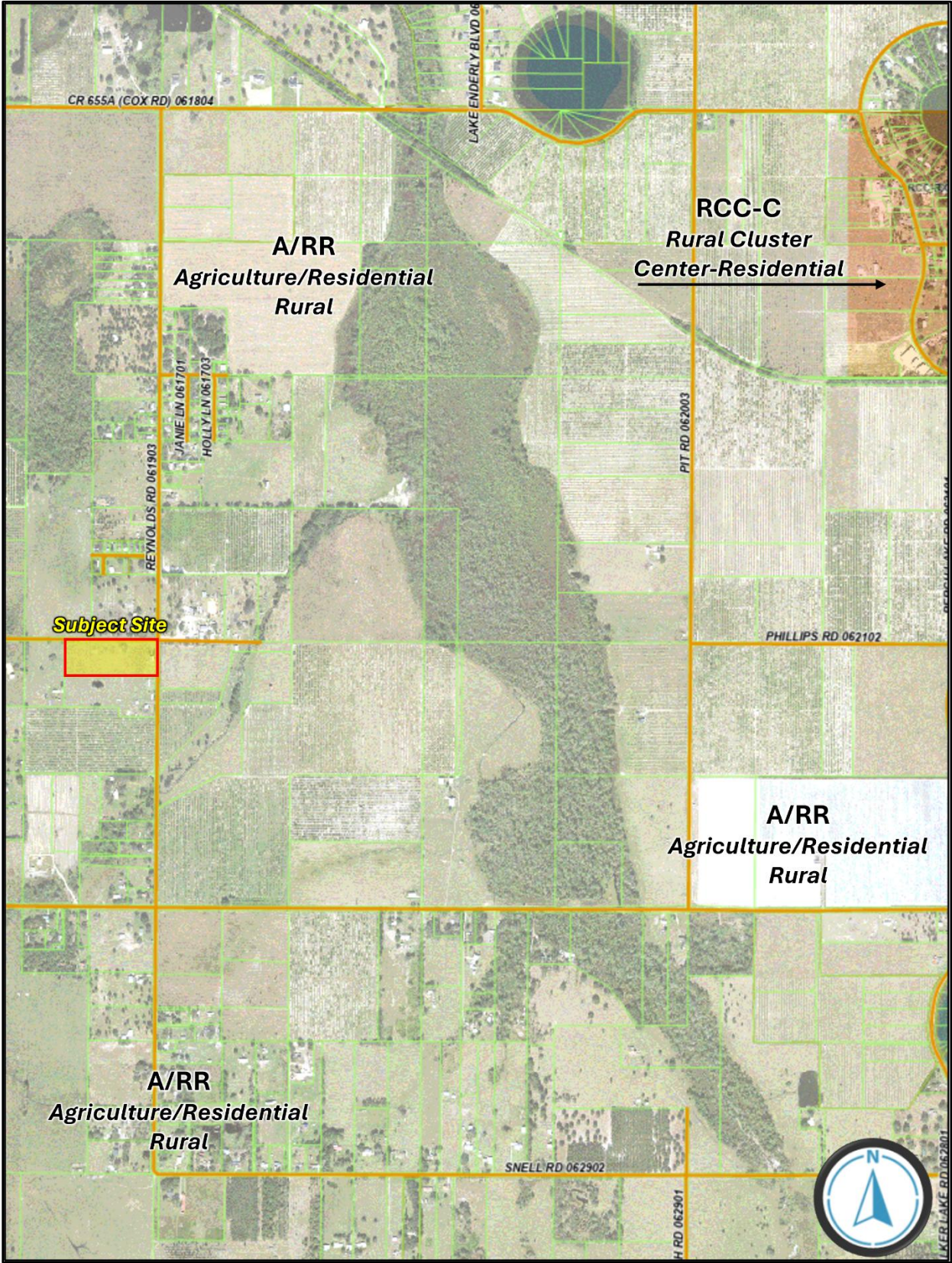
Comments from other Agencies: None.

Exhibits

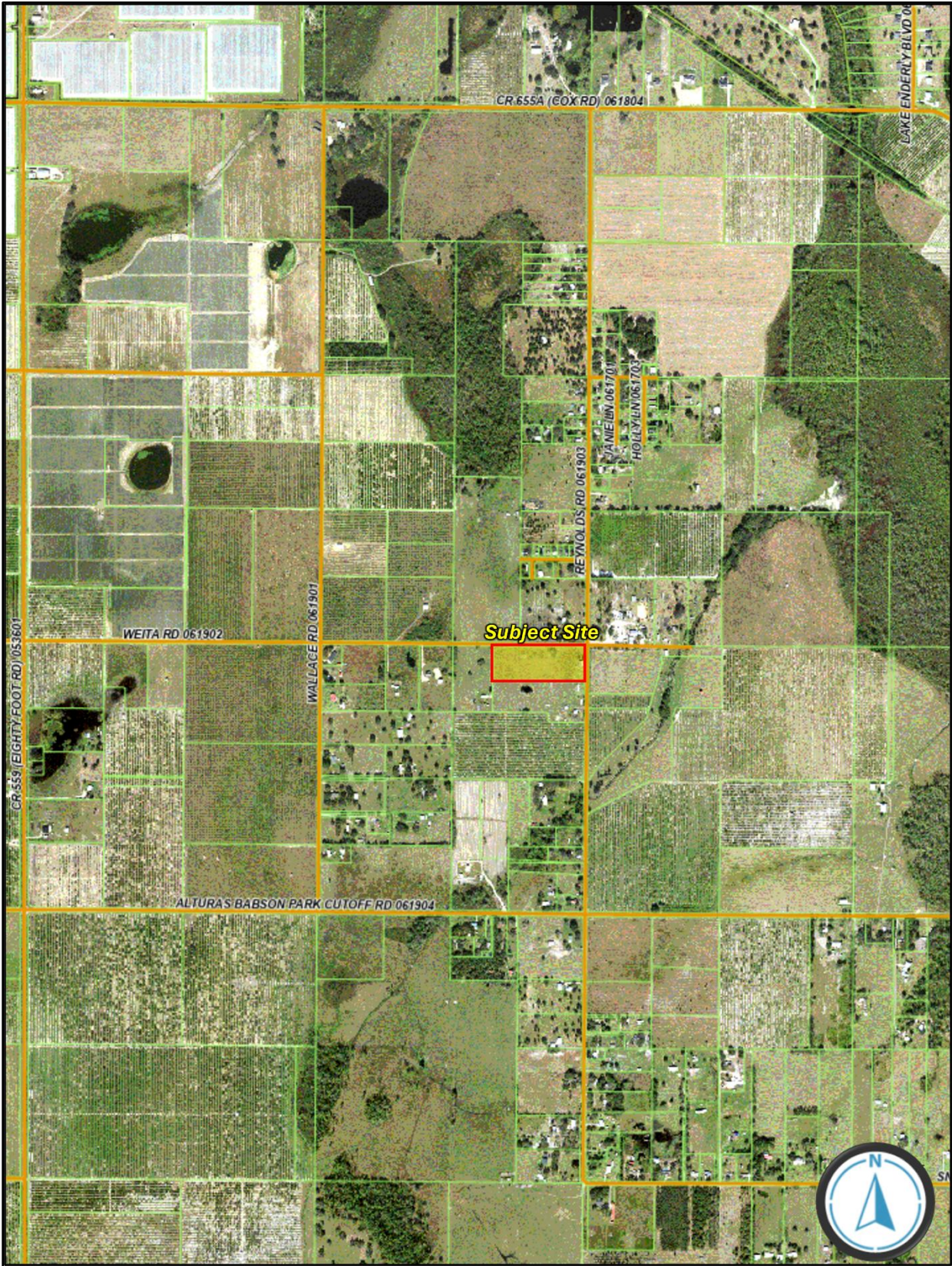
- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – 2024 Satellite Image (Context)
- Exhibit 4 – 2023 Aerial Photo (Close-up)
- Exhibit 5 – Event Facility Site Plan



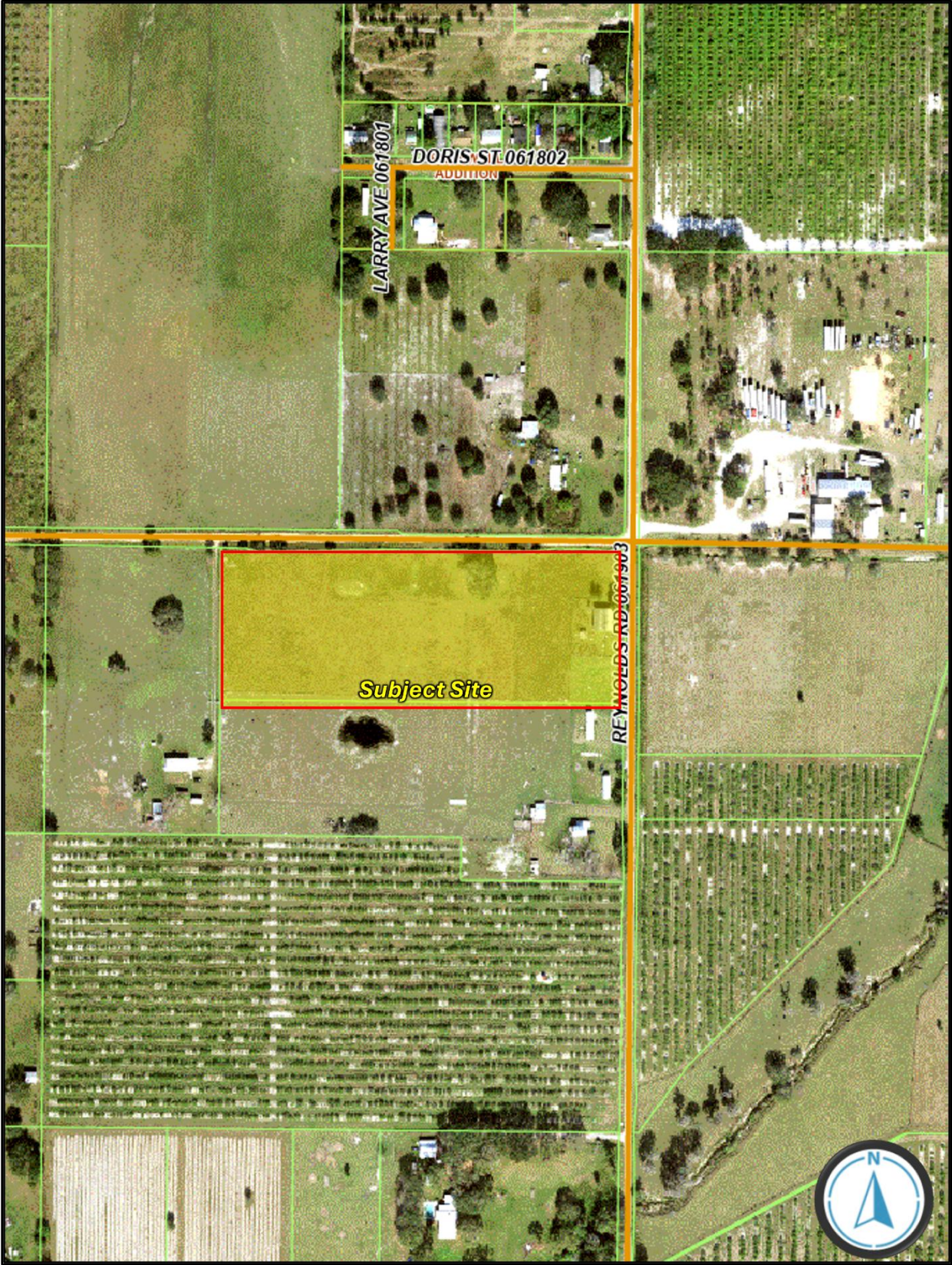
Location Map



Future Land Use



2023 Aerial Photo (Context)



2023 Aerial Photo (Close-up)

