

PD 04-35

Winslow Estates

444999

36-25-26

Rupar  
Gard 926-1730  
941-920 1730  
944-920 9483  
941-224-9483

**COMMUNITY SERVICES DEPARTMENT**

**DEVELOPMENT SERVICES DIVISION**  
Ronald L. Borchers, Director



*Board of County Commissioners*

330 West Church Street  
Post Office Box 9005  
Drawer CS05  
Bartow, Florida 33831-9005  
Phone: (863) 534-6792  
Fax: (863) 534-6407

January 6, 2005

**RECEIVED**

JAN 10 2005

POLK COUNTY  
PLANNING DIVISION

Platinum Properties of Central Florida, Inc.  
215 Celebration Place  
Suite 500  
Celebration, Florida 34747

Re: Case File #PD 04-35/Winslow Estates  
DMS #44999  
Request - PD to allow a 272 lot single-family subdivision with short-term rental on 90 ± acres.  
Location - South of Dolcetto Drive, west of US 27 Highway, north of Davenport, Florida, in  
S-36, T-25, R-26

Dear Mr. Scott Grubbs:

This is to officially notify you of the action taken by the Planning Commission on Tuesday, December 21, 2004, regarding the above captioned request for a Planned Development (PD) in a Residential Low-1X (RL-1X), CORE within the US 27 Selected Area Plan (SAP) and the Green Swamp Area of Critical State Concern, Ridge Special Protection Area to allow a 272 lot single-family subdivision with short-term rental on 90 ± acres.

The Planning Commission, voted 4/0 to approve the request, subject to the following conditions:

1. The setbacks for the proposed development shall be a minimum of five feet from the side lot line for interior lots, 10 feet from the side for corner lots, 15 feet from the right-of-way line, and 15 feet from the rear. All garage entrances shall be setback a minimum of 20 feet from the right-of-way line. [PLG]
2. The applicant shall be required to replace the temporary cul-de-sac located within the right-of-way of the Green Swamp Parkway with a "T-Turn Around" to be located outside of the right-of-way of the Green Swamp Parkway. In addition the northern access to the parkway shall be determined by the County Engineer based on the future alignment of the Green Swamp Parkway. [ENG]
3. The applicant shall donate a minimum of 80 feet of right-of-way as shown in Exhibit 4 for the future Green Swamp Parkway. The alignment shall be to the satisfaction of the Development Review Committee. [PLG]

4. Prior to Level 2 Review approval, the applicant shall provide certification from a registered professional engineer that adequate pressure and water capacity exist to maintain fire flow as determined by the Polk County Fire Marshal. [FIRE]
5. Short-term rental status may be permitted within this development subject to the following conditions:
  - a. All short-term rental units within this subdivision shall be consolidated under a management company for the entire development. This management company shall remain open during normal business hours. The management company operating within this subdivision shall provide and maintain in a conspicuous place within each unit, a current 24-hour local phone number for this management office, instructions for dialing 911 emergency calls, and non-emergency telephone numbers for the Sheriff's Office, Fire Department, and Emergency Medical Services.
  - b. A document to be entitled "Notice of Short-Term Rentals," shall be recorded in the public records, separate from the deed restrictions or instruments similar in function for the subdivision and the overall master association. A copy of the recorded Notice shall be provided to the Polk County Development Services Division within ten days of approval of the subdivision plat by the Board of County Commissioners or prior to the sale of any lots within the subdivision and prior to the sale of any property within this subdivision, whichever occurs first. In addition, the Notice shall be posted in a conspicuous place in the sales office for the subdivision and the sales office for the subdivision, if any, and be included in all sales literature for this subdivision.
  - c. The construction plans (Level 2 Review) and plat (Level 5 Review) for this subdivision shall contain a conspicuous note stating short-term rentals are allowed throughout the entire subdivision.
  - d. The deed restrictions for this subdivision and guidelines for the overall master association, or its functional equivalent, shall indicate that short-term rentals are allowed within the subdivision and shall provide a definition of "short-term rental".
  - e. The applicant shall provide written notice to any prospective purchaser that short-term rentals are allowed within this subdivision. In addition, the notice shall also be provided to any prospective purchaser that this subdivision has been approved for short-rental. [PLG & PCSO]
6. The site plan shall maintain a minimum of 30% open space, 10% of which shall be upland, and a minimum of a 3.2 acre active park with walking paths, connecting various portions of the development as shown in Exhibit 4 to fulfill the required Recreation Level-of-Service Standard. [PLG]



7. All open space and landscape buffering provided within this subdivision shall be deeded or dedicated to, and maintained by, the homeowner's association or a similar responsible entity. This shall be noted on the plat. [PLG]
8. An active park or parks shall be constructed compliant with the Polk County Land Development Code and Comprehensive Plan prior to 50% of the development's Certificates of Occupancy being issued. [PLG] (PC-Modified)
9. Internal sidewalks shall be installed on both sides of the road, connecting from the required sidewalks along U.S. Highway 27 from Lot 272 to Lot 168. Internal sidewalks shall also be required to be installed on both sides of the connection road from Lot 233 to Lot 234. [PLG]
10. Sidewalks shall be required along the property's frontage of U.S. Highway 27. [PLG]
11. A minimum of a 50 foot wide "greenway corridor" shall be required along the property's frontage with the CORE Land Use district boundary. [PLG]
12. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approval. [PLG]
13. The applicant shall submit a sufficient application for Level 2 Review approval prior to December 14, 2007 otherwise this Planned Development shall be null and void. [PLG]

#### **GENERAL NOTES**

**NOTE:** Approval of this project shall not constitute a waiver or variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.

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

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

PD 04-35

Page 4

Your request has therefore been approved. For further information, please feel free to call (863) 534-6792.

Sincerely,



Ronald L. Borchers, Director  
Development Services Division

|  |   |
|--|---|
| xc: County Attorney (Anne Gibson)        | Planning Division (John Bohde/CS06)         |
| Development Services (Billy Lewis/CS05)  | Planning Division (Rodger Simmons/CS06)     |
| Code Enforcement (Roy Feagle/CS03)       | Natural Resources (Phil Irvn/ES02)          |
| Fire Marshal (George Foster/CS02)        | Street Addressing (Marleen Riddle/PS06)     |
| County Engineer (Rebecca Ogilvie/CS10)   | Traffic Engineering (Ghassan Zebdaoui/TS04) |
| Transportation Eng (Myra Glisson/TS02)   | Ridgecrest Groves, Inc. (Wayne Lewis)       |
| Kimley-Horn and Associates (Mark Wilson) |   |

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JAN 10 2005

POLK COUNTY PLANNING DIVISION

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

|                       |                          |                |                                 |
|-----------------------|--------------------------|----------------|---------------------------------|
| <b>DRC Date:</b>      | <b>October 18, 2004</b>  | <b>LEVEL:</b>  | <b>3</b>                        |
| <b>PC Date:</b>       | <b>December 14, 2004</b> | <b>TYPE:</b>   | <b>Planned Development (PD)</b> |
| <b>BOCC Date (s):</b> | <b>N/A</b>               | <b>CASE #:</b> | <b>PD 04-35</b>                 |

**Project Number:** 44999

**Request:** The applicant is proposing 272 short term rental single-family lots on 90± acres. The typical lot size proposed is 6,000 square feet, typical corner lot proposed is 7,200 square feet, with setbacks of 15 feet from the right-of-way line, five feet on the side, 10 feet on the side for corner lots and 10 feet in the rear.

**Applicant:** Platinum Properties of Central Florida

**Property Owner:** Ridgecrest Groves Inc.

**Location:** The site is located on the west side of U.S. Highway 27, north of Deen Still Road, south of Tuscan Ridge Phase II, within Section 36, Township 25, Range 26.

**Size:** 90 ± acres

**Land Use Designation:** Residential Low-1X (RL-1X), CORE within the U.S. 27 Selected Area Plan (SAP) and the Green Swamp Area of Critical State Concern, Ridge Special Protection Area.

**Development Area:** Utility Development Area (UDA)

**Summary of Analysis:**

The applicant is seeking a density of approximately 3.5 dwelling units per acre. Being located within the U.S. 27 SAP, and being situated within a land use of RL-1X, the development requires five bonus points when applying for a Planned Development at the requested density. A condition has been placed on this development to ensure that the required 50 foot Greenway Corridor will be demonstrated where the development intersects with the CORE Land Use. In addition, a condition has been placed on this development that will ensure that the applicant will provide the required 30% of open space.

The future Green Swamp Parkway will be constructed through this development. The developer has agreed to dedicate the needed 80 feet of right-of-way. In addition, the County Engineer's Office has placed a condition on this development that will require the applicant to construct a "T" Turn Around,





- *The proposed development must align with the existing right-of-way for the future Green Swamp Parkway to the north and south.*
- *Per the Comprehensive Plan, the development shall be required to provide internal sidewalks along both sides of the street, and an external sidewalk along the property's frontage of U.S. Highway 27.*
- *The applicant will be required to coordinate with Polk County for water and wastewater service for the development. Polk County Utilities has been issued a Consent Order from the South West Florida Water Management District (SWFWMD), pursuant to that order, they are not permitted to issue letters of commitment for capacity in northeast Polk County.*
- *The site plan shows the temporary cul-de-sac within the right-of-way of the future Green Swamp Parkway. The County Engineer's Office has stated that it will need to be located outside of that right-of-way.*

The Development Review Committee, based on the staff report finds that the proposed request **IS** consistent with the surrounding land uses and general character of the area; and **IS** consistent with the Polk County Land Development Code and the Polk County Comprehensive Plan.

**Development Review Committee Recommendation:** Based upon the findings of fact, the information provided by the applicant, and a recent site visit the Development Review Committee recommends **APPROVAL** of PD 04-35 with conditions.

#### **CONDITIONS OF APPROVAL:**

1. The setbacks for the proposed development shall be a minimum of five feet from the side lot line for interior lots, 10 feet from the side for corner lots, 15 feet from the right-of-way line, and 15 feet from the rear. All garage entrances shall be setback a minimum of 20 feet from the right-of-way line. [PLG]
2. The applicant shall be required to replace the temporary cul-de-sac located within the right-of-way of the Green Swamp Parkway with a "T-Turn Around" to be located outside of the right-of-way of the Green Swamp Parkway. In addition the northern access to the parkway shall be determined by the County Engineer based on the future alignment of the Green Swamp Parkway. [ENG]
3. The applicant shall donate a minimum of 80 feet of right-of-way as shown in Exhibit 4 for the future Green Swamp Parkway. The alignment shall be to the satisfaction of the Development Review Committee. [PLG]
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business hours. The management company operating within this subdivision shall provide and maintain in a conspicuous place within each unit, a current 24-hour local phone number for this management office, instructions for dialing 911 emergency calls, and non-emergency telephone numbers for the Sheriff's Office, Fire Department, and Emergency Medical Services.

- b. A document to be entitled "Notice of Short-Term Rentals," shall be recorded in the public records, separate from the deed restrictions or instruments similar in function for the subdivision and the overall master association. A copy of the recorded Notice shall be provided to the Polk County Development Services Division within ten days of approval of the subdivision plat by the Board of County Commissioners or prior to the sale of any lots within the subdivision and prior to the sale of any property within this subdivision, whichever occurs first. In addition, the Notice shall be posted in a conspicuous place in the sales office for the subdivision and the sales office for the subdivision, if any, and be included in all sales literature for this subdivision.
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- 6. The site plan shall maintain a minimum of 30% open space, 10% of which shall be upland, and a minimum of a 3.2 acre active park with walking paths, connecting various portions of the development as shown in Exhibit 4 to fulfill the required Recreation Level-of-Service Standard. [PLG]
  - 7. All open space and landscape buffering provided within this subdivision shall be deeded or dedicated to, and maintained by, the homeowner's association or a similar responsible entity. This shall be noted on the plat. [PLG]
  - 8. The 3.2 acre active park shall be constructed prior to 50% of the development's Certificates of Occupancy being issued. [PLG]
  - 9. Internal sidewalks shall be installed on both sides of the road, connecting from the required sidewalks along U.S. Highway 27 from Lot 272 to Lot 168. Internal sidewalks shall also be required to be installed on both sides of the connection road from Lot 233 to Lot 234. [PLG]
  - 10. Sidewalks shall be required along the property's frontage of U.S. Highway 27. [PLG]
  - 11. A minimum of a 50 foot wide "greenway corridor" shall be required along the property's frontage with the CORE Land Use district boundary. [PLG]
  - 12. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approval. [PLG]

13. The applicant shall submit a sufficient application for Level 2 Review approval prior to December 14, 2007 otherwise this Planned Development shall be null and void.[PLG]

### **GENERAL NOTES**

*NOTE: Approval of this project shall not constitute a waiver or variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.*

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

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

|   |   |   |
|---|---|---|
| <b>Northwest:</b><br><br>CORE<br>Wetlands/undeveloped                 | <b>North:</b><br><br>RL-4X<br>Single Family Subdivision<br>"Tuscan Ridge"<br>Approximately 8,000-10,000 Square<br>Foot Lots | <b>Northeast:</b><br><br>RL-1X<br>U.S. Highway 27 |
| <b>West:</b><br><br>CORE<br>Wetlands/undeveloped                      | <b>Subject Property:</b><br><br>90+ acres<br>Orange Grove   | <b>East:</b><br><br>RL-1X<br>U.S. Highway 27      |
| <b>Southwest:</b><br><br>CORE, BPC-2X<br>Approved Commercial Building | <b>South:</b><br><br>BPC-1X<br>Vacant   | <b>Southeast:</b><br><br>RL-4X<br>U.S. Highway 27 |

### **Compatibility with the Surrounding Land Uses:**

#### **A. Land Uses:**

Surrounding land uses are RL-1X, BPC-1X, BPC-2X and the CORE of the Green Swamp Area of Critical State Concern. RL-1X is found to the east, RL-4X is found to the north and is developed as a single family subdivision. The CORE land use is found to the west of the site. The adjacent properties within the CORE designation are primarily wetlands and are undeveloped.

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

The development will receive water and sewer service from Polk County Utilities. The site plan shows the dedication of 80 feet of right-of-way for the future Green Swamp Parkway. Fire, Sheriff, and EMS Services are located within five miles of the site. Schools that serve this development are over capacity, and No public parks are not located within the general vicinity.



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

| <b>Name of School</b>   | <b>Approximate distance from subject site</b> | <b>Current Capacity</b> |
|-------------------------|---|-------------------------|
| Loughman Oaks           | 11 miles                                      | 134%                    |
| Boone Middle School     | 16 miles                                      | 100%                    |
| Haines City High School | 17 miles                                      | 132%                    |

According to the Polk County School Board, as of November 8, 2004, Loughman Oaks and Haines City High School were overcapacity. Boone Middle School is at capacity. According to methodology performed by Tischler and Associates, this development will generate approximately 56 elementary school students, 34 middle school students, and 32 high school students on an annual average. However, this development is not anticipated to have an adverse impact on these schools in the immediate future due to the fact that the majority of this development will be for short term rentals. The school impact fees, and ½ cent sales tax will help alleviate some of the overcrowding issues in the future.

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

|         | <b>Name of Station</b>       | <b>Approximate Response Time</b> | <b>Distance from Subject Site</b> |
|---------|------------------------------|----------------------------------|-----------------------------------|
| Sheriff | Northeast Substation CR 54   | 5 to 7 minutes                   | 4 miles                           |
| Fire    | West Loughman CR 54, 56 Hour | 5 to 7 minutes                   | 4 miles                           |
| EMS     | EMS Station Northeast CR 54  | 5 to 7 minutes                   | 4 miles                           |

Response times vary for the aforementioned services depending on the nature of the call and on the location of these services. All of these services are within 10 minutes travel time of the site. The Sheriff's Office has jurisdiction within this area.

### **Water and Sewer Capacity and Service Provider:**

The development is required to connect to Polk County Utilities for water and sewer service. Water capacity is currently unavailable in this area of the County. However, Polk County Utilities has made valiant efforts to increase capacity; therefore, adequate supplies to serve this development should be available within the next year.

#### **A. Service Provider:**

Polk County Utilities provides water and sewer service in this area. There are potable water and sanitary sewer lines located along the property's frontage of U.S. Highway 27.



## B. Available Capacity:

Potable water service is being provided by Polk County Utilities. The project will generate approximately 97,920 GPD of potable water. The applicant, as part of concurrency requirements, will be required to demonstrate that adequate capacity exists prior to receiving Level 2 Review approval. The project will generate approximately 73,440 GPD of wastewater. Demonstration of capacity for these services will be required prior to Level 2 Review approval as well.

## C. Planned Improvements:

Improvements will not be necessary other than the usual line extensions. Pumping facilities and sewer lift stations will have to be installed by the applicant to serve this development. Polk County Utilities is currently working to increase the water capacity in the northeastern portion of the County.

| Proposed Site<br>90± acres                   | Estimated Impact Analysis (Residential / Commercial)   |  |                              |
|--|--|--|------------------------------|
|  | (Existing Land Use Designation)                        | (Maximum Density / usage)                                | (Proposed Site Plan)         |
| Permitted Density/<br>Maximum Number of Lots | 78 acres after lessing out wetlands and R-O-W= 78 lots | 8 units per acre on 78 acres=624 units with bonus points | 3.5 units per acre=272 units |
| Potable Water Consumption                    | 28,080 gpd   | 224,640gpd   | 97,920 gpd                   |
| Wastewater Generation                        | 21,060 gpd   | 168,480 gpd  | 73,440 gpd                   |

## Roadways/Transportation Network:

### A. Capacity:

The nearest reported transportation link is #5112, which is U.S. Highway 27 from CR 54 to Sand Mine Road. There are 1,944 PM Peak Hour trips available in the southbound direction and 2,202 PM/Peak Hour trips available in the northbound direction. The existing Level of Service (LOS) is "A", with an adopted LOS of "C" in both directions.

| Link # | Direction | Road Name                           | Current LOS | Available Capacity* | Minimum LOS Standard |
|--------|-----------|-------------------------------------|-------------|---------------------|----------------------|
| 5112   | North     | U.S. Hwy 27: CR54 to Sand Mine Road | A           | 2,202               | C                    |
| 5112   | South     | U.S. Hwy 27: CR54 to Sand Mine Road | A           | 1,944               | C                    |

#### B. Roadway Conditions:

U.S. Highway 27 is the most directly affected link tracked by the County Transportation Planning Organization. Currently U.S. Highway 27 has ample capacity to serve this proposed development. The applicant will be required to apply to the Florida Department of Transportation for an access permit.

#### C. Planned Improvements:

There are no transportation enhancement plans in the County's CIP for this immediate area. Any other improvements will be determined by the required Major Traffic Study. The applicant is dedicating 80 feet of right-of-way for the future Green Swamp Parkway.

| Proposed Site<br>90 ± acres                  | Estimated Impact Analysis (Residential / Commercial)   |   |                              |
|--|--|---|------------------------------|
|  | <i>(Existing Land Use Designation)</i>                 | <i>(Maximum Density / usage)</i>                          | <i>(Proposed Site Plan)</i>  |
| Permitted Density/<br>Maximum Number of Lots | 78 acres after lessing out wetlands and R-O-W= 78 lots | 8 units per acre on 78 acres= 624 units with bonus points | 3.5 units per acre=272 units |
| Average Daily Trips (ADT)                    | 746 AADT   | 5,972 AADT  | 2,603 AADT                   |
| PM Peak Hour Trips                           | 79 Peak Hour   | 630 Peak Hour   | 275 Peak Hour                |

#### Environmental Conditions:

The site is located within the Green Swamp Area of Critical State Concern, and portions of the western most areas of the site are located within the CORE land use district. A condition of approval has been placed on this Planned Development to ensure that the applicant will provide the required 50 foot greenway corridor along the CORE Boundary of this site, and label it as a conservation easement. This will ensure that no development will occur within 50 feet of the CORE. The applicant will also be required to demonstrate that the development does not exceed the 50% impervious surface ratio of the Green Swamp.

#### A. Surface Water:

The site is primarily a citrus grove.. The site also is bordered by wetlands on the western most portion of the site. The wetlands are located within the CORE land use district.

#### B. Wetlands/Floodplains:

The wetlands and floodplains on-site are located within the CORE Land Use District. The applicant will be required to provide the required 50 foot greenway corridor on each side of the CORE Boundary.

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

There is a private well located on-site. It is currently used for irrigation purposes.



#### D. Soils:

| Soil Name            | Dwellings w/o Basements | Septic Tank Limitations | Percentage of Site |
|----------------------|-------------------------|-------------------------|--------------------|
| Candler Sand         | Slight                  | Severe                  | 80%                |
| Adamsville Fine Sand | Moderate                | Severe                  | 5%                 |
| Tavares Fine Sand    | Severe                  | Severe                  | 15%                |

This site is primarily comprised of Candler Sand, Adamsville Fine Sand, and Tavares Fine Sand. Candler Sand is well suited for most urban uses; however, it has severe limitations with regards to septic tank seepage. Vegetation growth in this soil is very limited due to the sandy texture and droughtiness of the soil. In addition, turf grasses in Candler Sand require a large amount of water because it is a well drained soil. The Candler Sand Section is located on the eastern most 80% of the site, and the Adamsville Fine Sand and Tavares Fine Sand section are located within the wetland area, and will not be built on.

#### F. Protected Species:

This site lies within a one mile radius of a protected animal species sighting and communities according to the Florida Natural Areas Inventory of 1999. This means that an endangered or protected animal(s) and a natural community were identified within one mile of the property by a certified environmentalist during the survey period of the 1999 study. When pursuing the necessary Environmental Resource Permit (ERP) from the water management district, the applicant will be required to conduct an official endangered species study to confirm specific limitations of the site if this development is approved by Polk County. The result of such study may or may not call for mitigation or protection of some areas of the site.

#### E. Airports:

The site does not lie within the flight path of any public or private airstrip located in Polk County.

#### Park Facilities:

As part of this development, the developer has included 3.2 acres in neighborhood parks to include a gazebo, open space, and a trail system. This park will serve as an amenity to the development as well as meet the recreational Level-of-Service standards on-site as required within the North U.S. Highway 27 Selected Area Plan. The internal sidewalks will allow the residents to walk to the park, without walking in the road. Per Comprehensive Plan Policy 2.131, all new developments shall be required to provide, "linked open space system consisting of a connected bikeway/pedestrian trail system to connect residential areas to each other and to the overall park system", and "the linkage shall be made possible by inclusion of a pedestrian path or sidewalk." By linking the development to the Future Green Swamp Parkway with sidewalks, residents of this development will be able utilize the recreational facilities planned along the Green Swamp Parkway, as well as get to the other parks within the linked recreation system. In addition, Chapter 3 "Planned Developments 6 (j) of the Land Development Code requires that Planned Developments "provide internal or external walkways where pedestrian circulation requires them." As a result of Comprehensive Plan Policy 2.131 and Chapter 3 of the Land Development Code, staff has placed two conditions on this development, which will fulfill the requirements of these policies. Staff is recommending that the development have internal sidewalks on both sides of all internal roadways. Staff



is also placing a condition on this development that will require the developer to install a sidewalk along the property's frontage of U.S. Highway 27. The closest County Park is located approximately 8 miles away.

**A. Location**

Loughman Recreation Complex is located approximately 8 miles from this site, on the north side of CR 54.

**B. Services**

Loughman Recreation Complex has picnic areas, playgrounds, and a ball field.

**Economic Factors:**

This development will provide temporary jobs for workers in the construction industry. This development will have short-term rental status. With that status, Polk County will benefit from a tourist tax, in addition to property taxes. However, this development will further burden public services; Because, Residential development in areas that have such public service deficiencies requires prior public expenditure than the taxes contributed

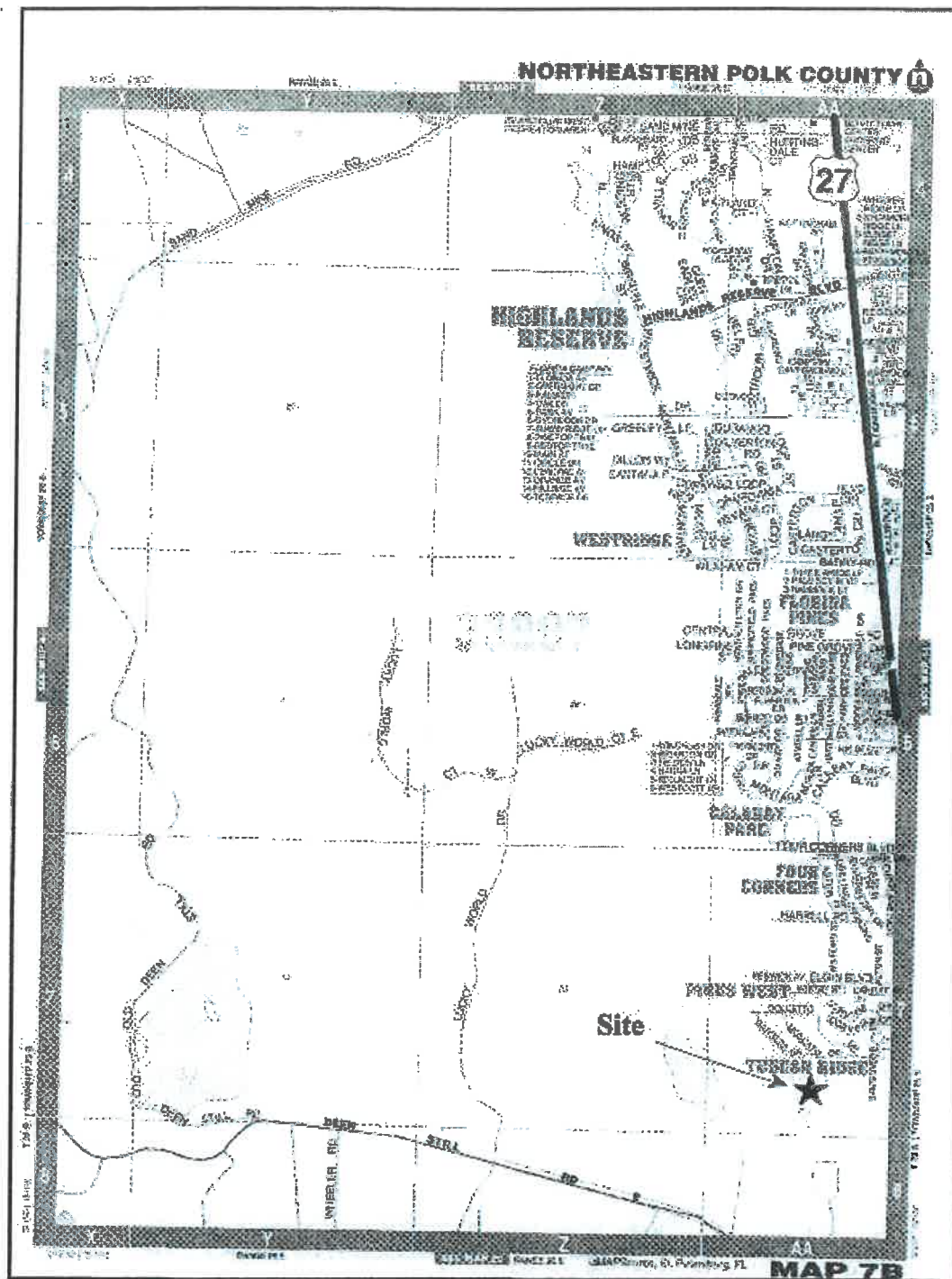
**Consistency with Comprehensive Plan:**

The proposed project is consistent with Policy 2.131-C, North U.S. 27 SAP; Policy 2.210-A, Timing; Policy 2.120-C, Residential Low; Policy 2.125, Planned Development (PD), and all other relevant policies of the Comprehensive Plan.

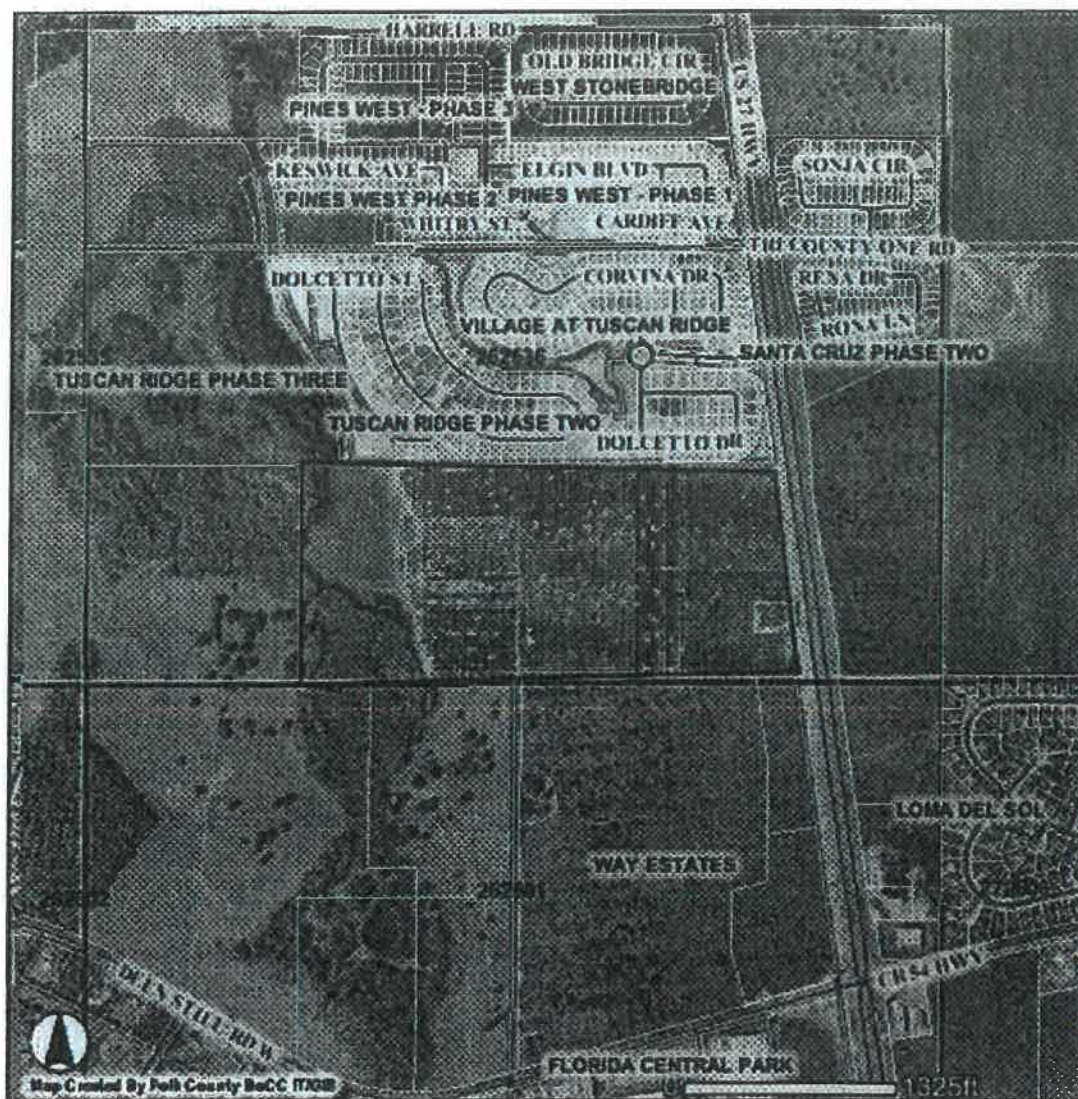
**Comments from Other DRC Agencies:**

**Exhibits:**

- Exhibit 1    Location Map
- Exhibit 2    Aerial Photograph
- Exhibit 3    Future Land Use Map
- Exhibit 4    Site Plan

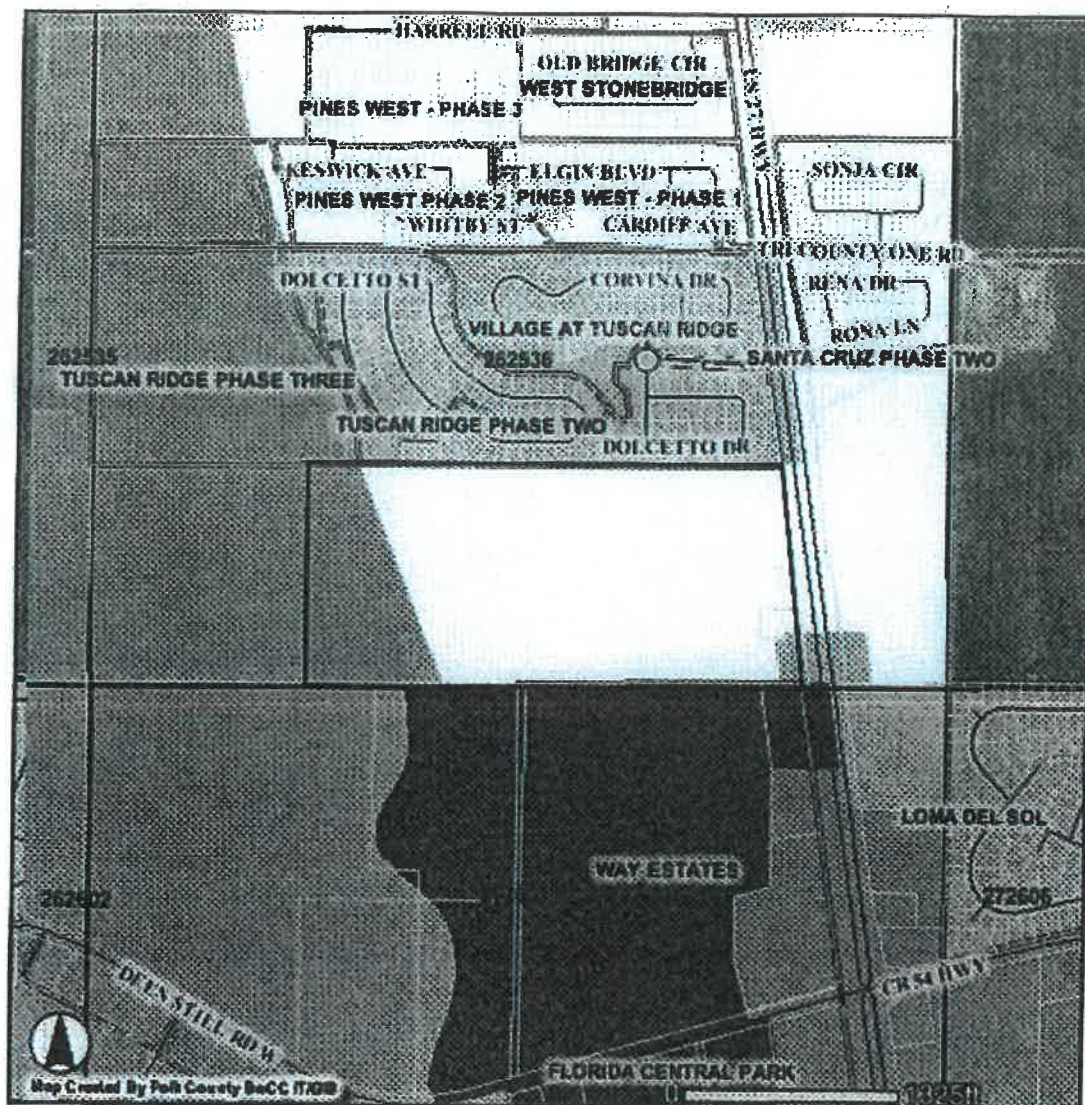


## LOCATION MAP

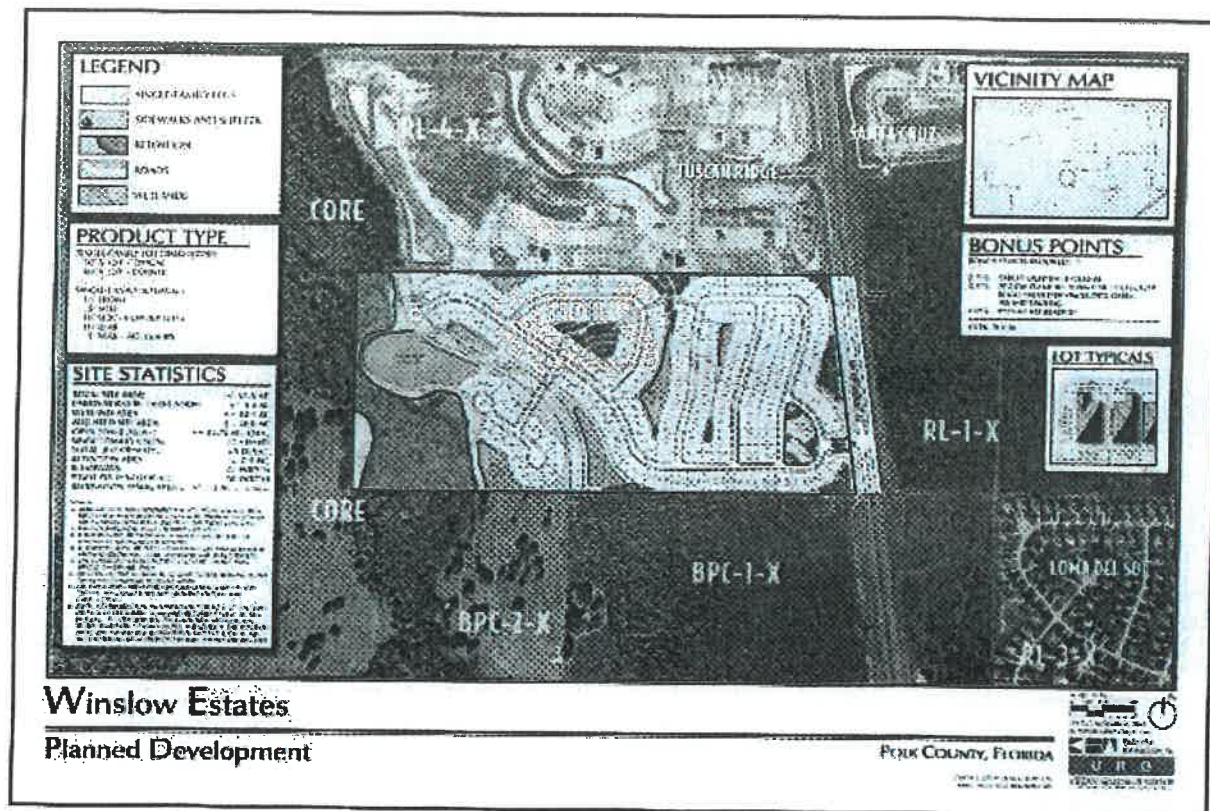


## AERIAL PHOTOGRAPH





## FUTURE LAND USE MAP



## SITE PLAN



**/PLANNING**  
**REVISED - RESUBMITTAL**  
**LEVEL 3**  
**LEVEL 3 PLANNED DEVELOPMENT**

**PROJECT NAME:** WINSLOW ESTATES  
**PHASE:**

S-36, T-25, R-26      262536-000000-022020

**PROJECT NUMBER:** 44999      **CASE NUMBER:** PD 04-35

**CURRENT REQUEST:** TO ALLOW A 272 (REVISED 11/5/2004) LOT SINGLE FAMILY WITH SHORT TERM TIME/SHARE RENTAL ON 90 +/- ACRES

**LOCATION:** S.R. 27 SOUTH OF TUSCAN RIDGE PHASE TWO

**APPLICANT:** MARK WILSON  
KIMLEY-HORN & ASSOCIATES, INC.

**COMMENTS DUE DATE: 11/12/2004**

**BOA HEARING DATE:**

**PC HEARING DATE:** 12/14/2004

**BOCC1 HEARING DATE:**

**BOCC2 HEARING DATE:**

**RECEIVED**

NOV 08 2004

POLK COUNTY PLANNING DIVISION

**REVISED**

DEVELOPMENT SERVICES (CS05)  
IRVING FORSTIER (CS03)  
MYRA GLISSON (TS02)  
GHASSAN ZEBDAOUI (TS04)  
PHIL IRVEN (ES02)  
GEORGE FOSTER (CS02)  
MARLEEN RIDDLE (PS06)  
ANNE GIBSON (AT01)  
JERRY RODRIGUEZ/JOHN BOHDE (CS06)  
REBECCA OGILVIE/PAT MOYLAN/SAM THOMAS/LAURIE HAYES/DAWN BURKHART(CS10)

DEPT. OF TRANSPORTATION, ATTN: GARY AMIG  
POLK COUNTY SCHOOL BOARD, ATTN: JESSIE PEARSON  
POLK COUNTY SHERIFF'S OFFICE, ATTN: NICK STASZKO  
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, ATTN: BILL HARTMANN  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ATTN: JIM GOLDEN