WINTER HAVEN
THE CHAIN OF LAKES CITY

PLANNING COMMISSION MEETING

DATE: Tuesday, August 6, 2024, 6:00 p.m.

LOCATION: City Hall, John Fuller Auditorium
451 Third Street NW
Winter Haven, FL 33881

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1. Call to Order

2. Roll Call

3. Invocation and Pledge of Allegiance

4. Approval of Minutes

4.A **July 9, 2024 Meeting Minutes**

Staff Contact: *Jordan Warren, Planning Assistant, jwarren@mywinterhaven.com*

July 9, 2024 Meeting Minutes

5. Explanation of Hearings by Chair

6. Hearings - Old Business

6.A **P-24-22 - Request by Landmark Investments, Inc. to amend Planned Unit Development Ordinance O-89-04. General Location: 800 Havendale Boulevard. The area covered by this request is 13.58Â± acres.**

Staff Contact: *Heather Reuter, Senior Planner, hreuter@mywinterhaven.com*

Summary - Case Number P-24-22

7. Hearings - New Business

7.A **P-24-11-S - Request by Kimberly Labonte for Special Use Approval for a childcare facility in the Mixed Use (MX) zoning district. General Location: 595 Avenue L, SE. The area covered by this request is 0.23Â± acres.**

Staff Contact: *Chris Young, Senior Planner, cyoung@mywinterhaven.com*

Summary - Case Number P-24-11-S

7.B **P-24-35 - Request by V3 Haven Square Retail, LLC to amend Planned Unit Development Ordinance O-09-27 and to assign Planned Unit Development (PUD) zoning district to five (5) parcels. General Location: Sixteen (16) parcels generally located west of US Highway 17, south of Avenue R, SW, and east of the CSX Railroad tracks. The area covered by this request is 20.02Â± acres.**

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Case Number P-24-35

7.C **P-24-36 and P-24-37 - Request by TBBP Holdings, LLC to amend the 2035 Future Land Use Map on a parcel from Neighborhood Support Future Land Use to Neighborhood Suburban Future Land Use, and to rezone the same parcel from Planned Unit Development (PUD) zoning district to Multi-Family Residential- Low Density (R-3) zoning district. General Location: The parcel is generally located at the northeast corner of Buckeye Loop Road and Palm Nut Drive. The area covered by these requests is 3.68Â± acres.**

Staff Contact: *Heather Reuter, Senior Planner, hreuter@mywinterhaven.com*

Summary - Case Numbers P-24-36 and P-24-37

7.D **P-24-38 - Administrative request to amend the 2035 Future Land Use Map on 63 parcels from Traditional Neighborhood Area and Neighborhood Support Future Land Uses to Primary Mixed Use Hub Future Land Use. General Location: 63 parcels located north and south of Martin Luther King Boulevard and lying between Third Street, NE and Eighth Street, NE. The area covered by these requests is 14.94Â± acres.**

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Case Number P-24-38

7.E **P-24-39 - Administrative request to make a City-wide update of the Official Zoning Map for consistency with the 2035 Winter Haven Comprehensive Plan.**

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Case Number P-24-39

7.F **P-24-48 - Administrative request to amend the Potable Water Sub-element of the 2035 Winter Haven Comprehensive Plan for the purpose of revising Policy 1.1.2 relating to potable water Level of Service (LOS) standards and to amend Sanitary Sewer Sub-element Policy 1.1.2 relating to sanitary sewer LOS standards.**

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Case Number P-24-48

8. Other Business

8.A **Comments from Staff**

8.B **Comments from Planning Commissioners**

8.C **Comments from the Public**

9. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

CITY OF WINTER HAVEN
PLANNING COMMISSION MEETING MINUTES
July 9, 2024

1. CALL TO ORDER

Chair Wells called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioners Present: Chair Colin Wells, Tina Summerlin, Craig Fuller, Mario Manago, and Ed Smith

Commissioners Absent: Vice-Chair Wendy Venters, Elizabeth Davis, David Lane and Rick Hemenway

Mrs. Reuter confirmed a quorum.

Staff Present:
Eric Labbe, Economic Opportunity & Community Investment Director; Sean Byers, Planning Manager; Heather Reuter, Senior Planner; and Chris Young, Senior Planner

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance led by Chair Wells.

4. APPROVAL OF MINUTES

Chair Wells asked for a motion to approve the June 4, 2024 Planning Commission Meeting Minutes. Motion was made by Commissioner Summerlin for approval of the June 4, 2024 Planning Commission Meeting Minutes; Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote. (5:0)

5. EXPLANATION OF HEARINGS

Chair Wells provided the explanation of hearings.

6. HEARINGS – OLD BUSINESS

A. Case Number P-24-06-S: Request by JSK Consulting for Special Use Approval for personal storage in the Commercial- Highway (C-3) zoning district. General Location: A portion of a parcel located at the southwest corner of the intersection of Eloise Loop Road, Thompson Nursery Road, West Lake Ruby Drive, and Coon Lake Road. The area covered by this request is 7.00± acres.

Mrs. Reuter gave an overview of the request via a slideshow presentation. Mrs. Reuter recommended approval of the request with conditions.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

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Matthew Johnson of JSK Consulting located at 5904 Hillside Heights Drive, Lakeland, FL and hereafter known as Agent Johnson stated the following:

- Request is a reduction in impacts to the infrastructure versus what is currently allowed
- Very little impact to traffic and no impact to the school system
- Almost no water or sewer usage
- Stands for any questions

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions for commissioners.

Commissioner Fuller questioned what uses would be permitted on the northeast portion of the property. Discussion ensued.

Chair Wells asked if there were any other questions for commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Fuller to approve Case Number P-24-06-S in accordance with the fact sheet and conditions stated. Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote (5:0)

7. HEARINGS – NEW BUSINESS

A. Case Number P-24-10-S: Request by Catherine Vega for Special Use Approval for a childcare facility in the Commercial- Downtown (C-1) zoning district. General Location: 236 Avenue D, SW. The area covered by this request is 0.28± acres.

Mrs. Reuter stated the applicant requested to withdraw their application after the notification date. Mrs. Reuter recommended this case be tabled.

Chair Wells sought a motion for the case. Motion was made by Chair Wells to table Case Number P-24-10-S. Commissioner Fuller seconded the motion. Motion carried by a unanimous voice vote. (5:0)

B. Case Numbers P-24-30 and P-24-31: Request by Peterson and Myers, PA to assign Neighborhood Suburban Future Land Use to an annexed parcel, and to assign Multi-Family Residential- Low Density (R-3) zoning district to an annexed parcel. General Location: A parcel generally located north of Ware Avenue, NE and south of Lake Smart. The area covered by this request is 56.74 ± acres.

Mrs. Reuter gave an overview of the request via a slideshow presentation. Mrs. Reuter recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff.

Chair Wells questioned where the access to the property would be located. Discussion ensued.

Commissioner Fuller questioned if the R-3 is similar to Polk County's zoning of RL-3 prior to annexation. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Bart Allen of Peterson and Myers P.A located at 225 East Lemon Street, Lakeland, FL and hereafter known as Agent Allen stated the following:

- Development estimate is around 3.5 units per acre
- R-3 zoning is within the surrounding areas and is consistent with other planned developments
- Biggest issue is the 100 foot Duke easement which includes 6 acres of the site
- Access is likely to be on Ware Avenue
- Stands for any questions

Commissioner Fuller questioned the location of the Duke easement. Discussion ensued.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Stephanie Gaskin located at 2211 Ninth Lane, NE, Winter Haven, FL and hereafter known as Citizen Gaskin stated the following:

- There would be major impacts with access onto Ware Avenue
- Heavy traffic already with the schools in the area
- Thinks there should be other ideas of where the development would have access to and from
- Has issues already with the Duke power lines and her service

Chair Wells questioned if this request is for assigning future land use and zoning to a recently annexed parcel and any development would have to go through the site plan process. Discussion ensued.

Mrs. Reuter stated all required transportation requirements are addressed during the site plan process.

Mr. Byers stated the City's Comp Plan contains a policy which requires the developers to provide right-of-way stub outs to facilitate potential future roadway connections to the west and east.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Barbara Julian located at 3623 Julius Estates Boulevard, Winter Haven, FL and hereafter known as Citizen Julian stated the following:

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- Lake Smart is a quiet lake and they paid a premium to be guaranteed there would not be any development across the lake
- Traffic issues currently on SR 544
- Does not think more residential should be allowed on the lake
- Against this request and is speaking for other neighbors
- Boating and plane traffic concerns

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Nancy Rittenhouse located at 3627 Julius Estates Boulevard, Winter Haven, FL and hereafter known as Citizen Rittenhouse stated the following:

- Biggest concern is with traffic congestion and accidents
- Concerned about the setback from Lake Smart
- Questioned what the rear setback would be from Lake Smart
- Potential of apartments adds a ton of traffic issues

Mrs. Reuter and Mr. Labbe addressed comments and questions made by the public.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Faye Bellamy located at 2213 Ninth Lane, NE, Winter Haven, FL and hereafter known as Citizen Bellamy stated the following:

- Is against the project because of the traffic concerns
- Wants the area to stay quiet
- Thinks the developers should take the project elsewhere

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Franklin R. Jackson I located at 2214 Marty Court NE, Winter Haven, FL and hereafter known as Citizen Jackson stated the following:

- Understands there is a shortage of housing in Polk County and the need for everyone to have a quiet and safe place to live
- Lives a block from Ware Avenue and it is already difficult to get in and out due to traffic
- Concerned with access from SR 544 and a traffic light is already needed
- Would like to see younger people stay in Winter Haven and grow generational wealth and community stability
- Density concerns to go greater than what is proposed
- Sending traffic down Ware Avenue is not a good idea
- Questioned what the value of the houses in the proposed development are going to be

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Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Citizen Julian questioned why the taxes keep going up and if more people are moving to Winter Haven if there would be a decrease in tax amount. Discussion ensued.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Liz Chengo located at 2203 Ninth Court, NE, Winter Haven, FL and hereafter known as Citizen Chengo stated the following:

- Very quiet neighborhood
- If more traffic is added, she would like to see more speed bumps
- Safety concerns with the children who live in the area
- Is against this request

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Catherine McClain located at 825 Ware Avenue NE, Winter Haven, FL and hereafter known as Citizen McClain stated the following:

- Traffic keeps getting worse and no light at Lucerne Park Road
- Is against more houses being built in this area
- Too many wrecks and fatalities
- Questioned what the City's plan is for the traffic and the need for street calming on Ware Avenue

Mr. Labbe provided information regarding FDOT's plan to improve SR 544 including the intersection with Avenue Y. Discussion ensued.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Collie Roberts located at 2442 Mary Jewett Circle, Winter Haven, FL and hereafter known as Citizen Roberts stated the following:

- Building height concerns and if it is apartments
- Afraid that this will affect his property values

Chair Wells clarified this request is for assigning zoning to a recently annexed parcel and that this request is not to approve any development at this time. Discussion ensued.

Citizen Bellamy questioned if the annexation of the parcel had anything to do with the installation of the Duke power lines and if the City received any money from the installation of the power lines. Discussion ensued.

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record.

Agent Allen came back up to address the comments and concerns from the public and stated the following:

- A lot of the issues are concurrency related
- Concurrency will dictate the intensity of the development
- Developer's intent is not to develop apartments
- The intent of the project is around 3 units per acre which is what was allowed when the parcel was in the County's jurisdiction
- Provided concurrency explanation for the public
- Development will most likely have storm water on the north end and not have lots along the lakefront
- Stands for any additional questions

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions for commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Summerlin to approve Case Numbers P-24-30 and P-24-31 in accordance with the fact sheet. Commissioner Fuller seconded the motion. Motion carried by a unanimous voice vote. (5:0)

C. Case Number P-24-23: Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article VII, Section 21-439 relating to the submittal and review of engineered site plans.

Mr. Byers gave an overview of the request via a slideshow presentation. Mr. Byers recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions for commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Fuller to approve Case Number P-24-23 in accordance with the fact sheet. Commissioner Summerlin seconded the motion. Motion carried by a unanimous voice vote. (5:0)

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D. Case Number P-24-32: Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article III, Section 21-142; Chapter 21, Article VI, Section 315; and Chapter 21, Article VIII, Division 3 relating the addition of language supporting the development of affordable housing and clean-up of existing language.

Mr. Byers gave an overview of the request via a slideshow presentation. Mr. Byers recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff.

Commissioner Fuller questioned if amending the Planning Commission information to reference the By-Laws would be easier. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions for commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Fuller to approve Case Number P-24-32 in accordance with the fact sheet and amendments to Section 21-461 to delete 5, 7, and 10 and replace with *"Planning Commission shall adopt and maintain By-Laws."* Chair Wells seconded the motion. Motion carried by a unanimous voice vote. (5:0)

E. Case Number P-24-33: Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Section 21-83, Article VI, Division 1, and Article VII, Division 5 for the purpose of revising language relating to permitting model homes and establishing a preliminary plat approval process.

Mr. Byers gave an overview of the request via a slideshow presentation. Mr. Byers recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff.

Commissioner Fuller questioned if this was intended for smaller subdivisions where there may only be 10 to 20 lots to begin with. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions for commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Summerlin to

approve Case Number P-24-33 in accordance with the fact sheet. Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote. (5:0)

8. Other Business

A. Comments from Staff
- Mr. Byers gave an update on June and August items
- Mr. Labbe gave an update on top tax properties for the City of Winter Haven

B. Comments from Commissioners
- Commissioner Manago questioned how to direct residents about traffic concerns. Discussion ensued.

C. Comments from the Public – NONE

9. Adjournment – 7:27 p.m.

CITY OF WINTER HAVEN, FLORIDA
PLANNING COMMISSION

_____
Chair

ATTEST:

_____
Planning Commission Clerk

DRAFT

DATE: April 8, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director
Sean Byers, Planning Manager

FROM: Heather Reuter, Senior Planner

SUBJECT: Case Number P-24-22: Request by Landmark Investments, Inc. to amend a portion of Planned Unit Development Ordinance O-89-04. General Location: 800 Havendale Boulevard. The area covered by this request is 13.58± acres.

BACKGROUND

Landmark Investments, Inc., petitioner, requests the City amend a portion of Planned Unit Development Ordinance O-89-04. The area subject to this request is the southern portion of a parcel located at 800 Havendale Boulevard. The subject property contains approximately 13.58± acres developed with a commercial shopping center and associated parking. The northern portion of the parcel is designated as Commercial- Highway (C-3) zoning district. Access to the shopping center is from Havendale Boulevard and US Highway 17 (Eighth Street, NW).

The petitioner proposes to develop a vacant portion of the property, designated in the current PUD as Phase III of the commercial development, with 100 multi-family residential units. The current PUD does not allow multi-family residential; however, based on the adopted Floor Area Ratio (FAR) for Primary Mixed Use Hub, the subject property could be developed with a total of 1,774,632 square feet (13.58 acres x 43,560 square feet x 3.0 FAR) of commercial space. This would be an approximate increase of 1,695,583 square feet over the current 79,049 square feet developed on the site.

The proposed area for multi-family development is approximately 3.1± acres. When specifically examining this area, it alone could be developed with up to 405,108 square feet (3.1 acres x 43,560 square feet x 3.0 FAR) of commercial space under the current PUD.

The current PUD Ordinance is 35-years-old, contains references to obsolete zoning districts pertaining to permitted uses, and does not provide development standards. Staff proposes to provide updated permitted uses and development standards for the existing developed commercial portion to align with current standards and zoning districts.

SURROUNDING USES

Uses surrounding the subject property include the remainder of the Spring Lake Plaza to the north; vacant land designated for multi-family development to the west; multi-family residential to the east across U.S. Highway 17; and Spring Lake to the south.

INFRASTRUCTURE

The request decreases the overall permitted development intensity of the subject property. The table below illustrates the anticipated changes in demands from the current PUD and the proposed PUD amendment for the 3.1± acre area proposed for multi-family development.

Infrastructure		Current Maximum Potential Demands	Proposed Maximum Potential Demands	Difference
		405,108 SF Commercial	100 Multi-Family Residential Units	
Potable Water		89,124 gpd	25,200 gpd	-63,924 gpd
Sanitary Sewer		78,124 gpd	22,050 gpd	-56,074 gpd
Transportation		2,034 trips	100 trips	-1,934 trips
Schools	Elementary	0 seats	20 seats	+20 seats
	Middle	0 seats	5 seats	+5 seats
	High	0 seats	7 seats	+7 seats

The table below illustrates the potential overall demands on supporting infrastructure should the property be developed with 100 multi-family residential units under the proposed PUD amendment.

Potable Water				
Current Available Capacity (April 30, 2024)		Current Vested Demands	Potential Demands	Remaining Capacity
2,780,000 gpd		1,772,300 gpd	25,200 gpd	982,500 gpd
Sanitary Sewer (WWTP 3)				
Current Available Capacity (April 30, 2024)		Current Vested Demands	Potential Demands	Remaining Capacity
2,920,000 gpd		994,100 gpd	22,050 gpd	1,903,850 gpd
Transportation (Traffic Count Data from Polk Transportation Planning Organization)				
Current Available Capacity (PM Peak Hour)		Current Vested Demands	Potential Demands	Remaining Capacity
U.S. Highway 17- Assumes 50 percent of projected new trips				
Northbound	655 trips	33 trips	16 trips	606 trips
Southbound	694 trips	32 trips	15 trips	647 trips
Havendale Boulevard- Assumes 50 percent of projected new trips				
Eastbound	2,170 trips	48 trips	15 trips	2,107 trips
Westbound	2,215 trips	50 trips	16 trips	2,149 trips

The petitioner's request results in a decrease in public infrastructure demands over the current maximum development potential. At this time, sufficient potable water, wastewater, and roadway capacity is available to support the development of 100 multi-family residential units requested by the PUD amendment.

Public school availability is highly variable due to frequent changes in school enrollments over the course of a year; therefore, available capacity is determined by the Polk County Public Schools at the time of final platting for subdivisions or upon final site plan approval for multi-family developments. Availability can be met by having capacity at the zoned schools or an adjacent zoned school as permitted under State Statute. Based on the development of 100 multi-family residential units, up to 20 elementary, 5 middle, and 7 high school seats may be required.

As with all developments in the City, a final concurrency determination for all supporting public infrastructure will be made prior to final site development approval.

COMPREHENSIVE PLAN

The current adopted Future Land Use on the property is Primary Mixed Use Hub. The requested PUD amendment is consistent with the Primary Mixed Use Hub Future Land Use designation.

NOTIFICATION

All public notification requirements for this request were met.

CONCLUSION

Staff's review of the petitioner's request yields the following conclusions:

- The requested multi-family development within this PUD is consistent with development in the area and the PUD designation to the west;
- The staff proposed changes will address obsolete language within a 35-year-old PUD for the existing commercial;
- The requested PUD amendment is consistent with the Primary Mixed Use Hub Future Land Use assigned to the property;
- This request will result in a decrease in water, sewer, and transportation infrastructure demands over the maximum development potential in the current PUD; and
- This portion of the Spring Lake Square shopping center has remained undeveloped for 35 years under the current zoning. Development of multi-family uses in this space will create a true mixed use hub, and will potentially lead to further redevelopment of the aging Spring Lake Square shopping center.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request and its forwarding to the City Commission for final action subject to the following PUD conditions:

A. Permitted Uses.

1. Uses within the commercial portion of the development, as designated in the attached conceptual plan, shall be limited to uses permitted in the Commercial- Highway (C-3) zoning district, or its successor zoning district, except the following uses shall be prohibited: sales, repairs, and/or servicing of automobiles, boats, watercraft, and/or recreational vehicles; nursery; cemetery; and stand-alone parking lot. In addition to uses requiring Special Use Approval in the C-3 zoning district, or its successor zoning district, the following uses shall also require Special Use Approval from the Planning Commission: drive-through facilities.

2. Uses within the residential portion of the development, as designated in the attached conceptual plan, shall be limited to 100 multi-family residential units.

3. Overnight parking of truck tractors, semitrailers, or other heavy commercial equipment not related to permitted on-site construction activities shall be prohibited.

B. Development Standards.

1. Uses within the commercial portion of the development, as designated in the attached conceptual plan, shall follow the development standards and intensities for the Commercial-Highway (C-3) zoning district, or its successor zoning district.

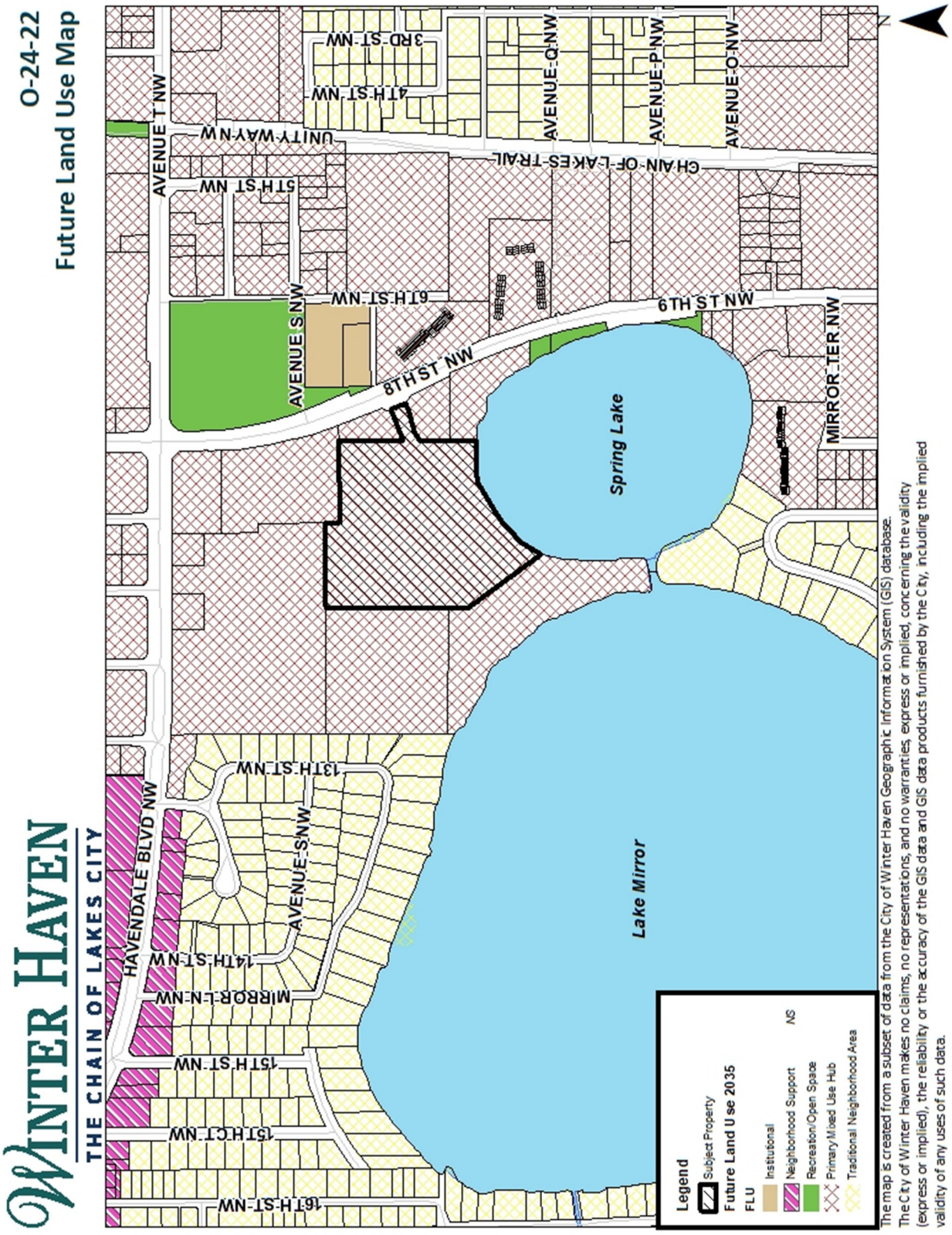
2. Uses within the residential portion of the development, as designated in the attached conceptual plan, shall follow the development standards of the Multi-Family Residential- Low Density (R-3) zoning district, or its successor zoning district.

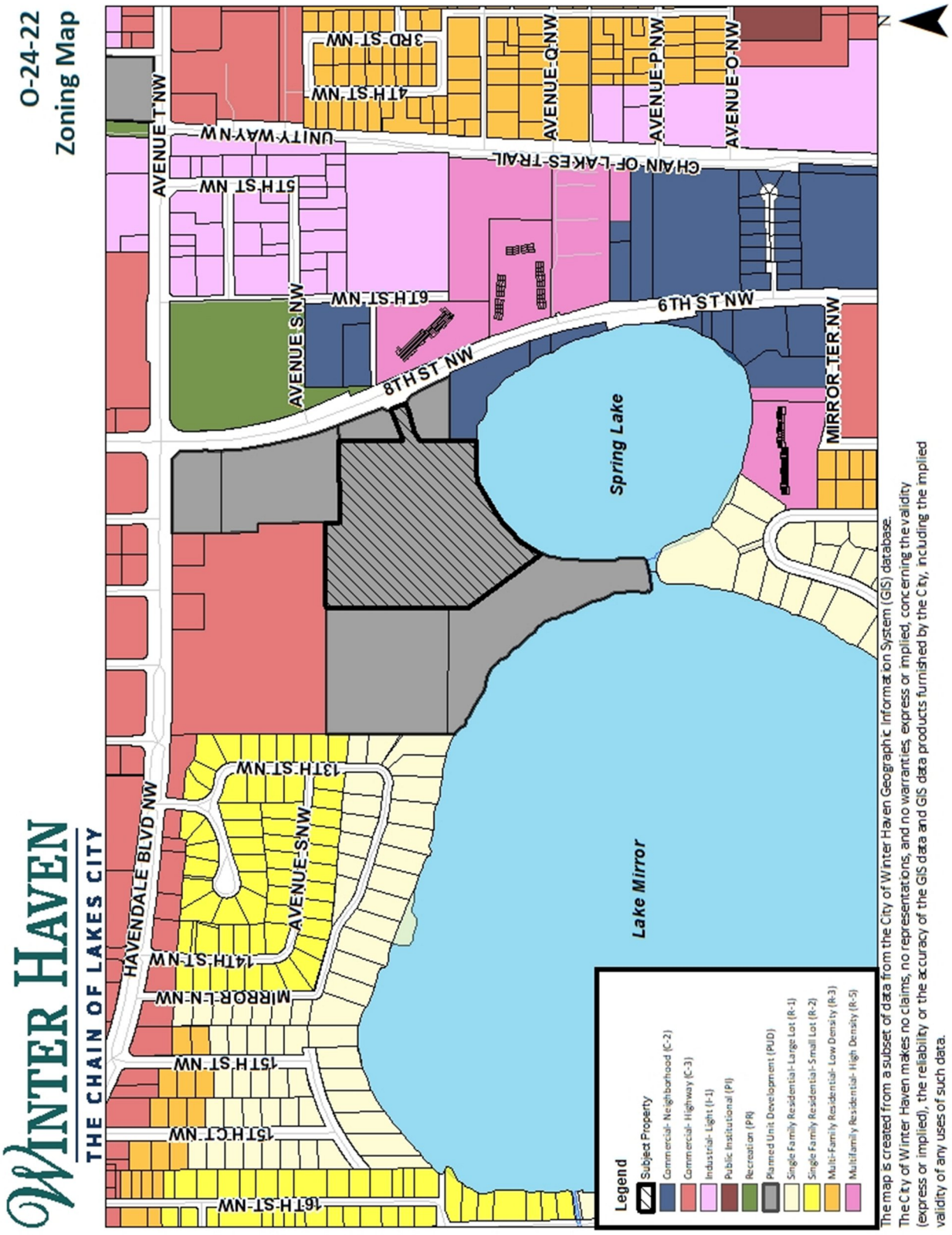
C. All development shall be in general accordance with the attached conceptual plan; however; deviation from the conceptual site plan, including changes which may impact specific building configuration to address safety, design, technical, wetland, or permitting issues identified during formal site plan review may be permitted. The shown layout of buildings and infrastructure is for illustrative purposes.

D. All other code requirements not specifically addressed shall apply.

ATTACHMENTS

- Future Land Use Map
- Zoning Map
- Aerial Map
- Conceptual Plan


O-24-22
Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
Spring Lake
Lake Mirror
AVENUE T NW
AVENUE S NW
AVENUE Q NW
AVENUE P NW
AVENUE O NW
MIRROR TER NW
3RD ST NW
4TH ST NW
5TH ST NW
6TH ST NW
8TH ST NW
UNITY WAY NW
CHAIN OF LAKES TRAIL
HAVENDALE BLVD NW
13TH ST NW
14TH ST NW
15TH ST NW
15TH CT NW
16TH ST NW
MIRROR LN NW
Legend
Subject Property
Future Land Use 2035
FLU
Institutional
Neighborhood Support
NS
Recreation/Open Space
Primary Mixed Use Hub
Traditional Neighborhood Area
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
The City of Winter Haven makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data.


O-24-22
Zoning Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
N
Spring Lake
Lake Mirror
AVENUE T NW
UNITY WAY NW
3RD ST NW
4TH ST NW
AVENUE Q NW
AVENUE P NW
AVENUE O NW
CHAIN OF LAKES TRAIL
5TH ST NW
AVENUE S NW
6TH ST NW
8TH ST NW
MIRROR TER NW
13TH ST NW
AVENUE S NW
HAVENDALE BLVD NW
14TH ST NW
MIRROR LN NW
15TH ST NW
15TH CT NW
16TH ST NW
Legend
Subject Property
Commercial- Neighborhood (C-2)
Commercial- Highway (C-3)
Industrial- Light (I-1)
Public Institutional (PI)
Recreation (PR)
Planned Unit Development (PUD)
Single Family Residential- Large Lot (R-1)
Single Family Residential- Small Lot (R-2)
Multi-Family Residential- Low Density (R-3)
Multifamily Residential- High Density (R-5)
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
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O-24-22
Aerial Map



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Conceptual Plan



DATE: July 29, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity & Community Investment Director
Sean Byers, Planning Manager

FROM: Chris Young, Senior Planner

SUBJECT: Case Number P-24-11-S: Request by Kimberly Labonte for Special Use Approval for a childcare facility in the Mixed Use (MX) zoning district. General Location: 595 Avenue L, SE. The area covered by this request is 0.23± acres.

BACKGROUND

Kimberly Labonte, petitioner, requests the Planning Commission grant Special Use Approval to operate a childcare facility in the Mixed Use (MX) zoning district. The property subject to this request consists of 0.23± acres and contains a 2,016-square foot building with associated parking constructed in 1962. The most recent use of the property was a pre-school. As the previous pre-school ceased operation for a period exceeding 180 days, the Special Use must be reapplied for.

The petitioner wishes to lease the space for a childcare facility with approximately two to five (2-5) employees. There are five (5) existing parking spaces located on the subject property. As this is considered a change in use, a site plan review will be required to address code requirements.

A childcare facility with two to five (2-5) employees can be expected to generate approximately 25 peak-hour trips onto the surrounding roadway network. Based on this low volume of trips, the adjacent roadway can accommodate these trips.

SURROUNDING USES

The subject property is surrounded by Mid Florida Internal Medicine office located across 6th Street, SE to the east; Salomon Eye Care offices to the north; and single family residential to the west and south.

NOTIFICATION

All notification requirements were met.

CONCLUSION

Based on the mixed use character of the surrounding area and projected low volume of peak-hour vehicle trips, minimal impacts to the surrounding neighborhood are expected as a result of the childcare facility operation.

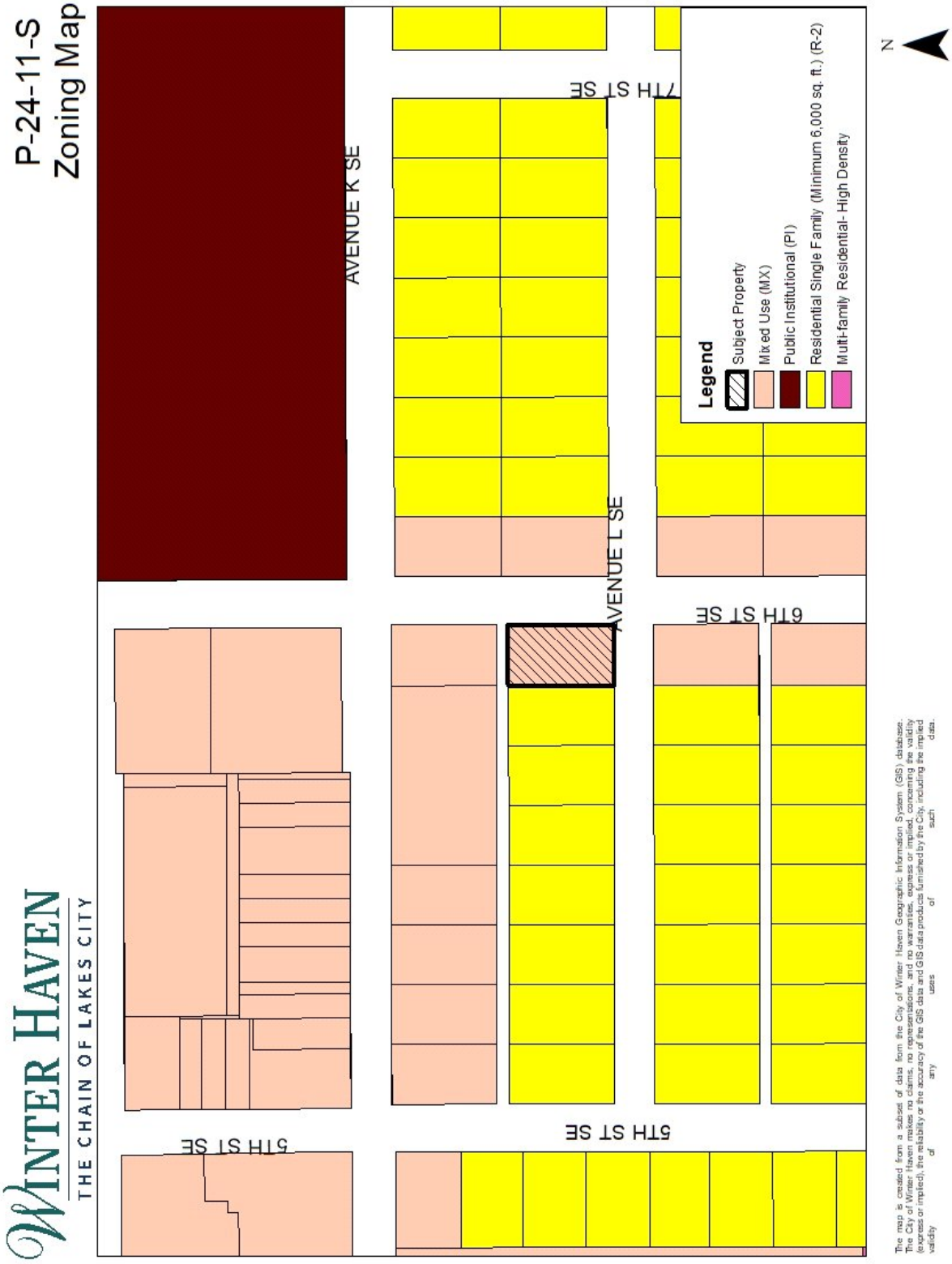
RECOMMENDATION

Staff recommends the Planning Commission approve this request with the following condition:

1. A site plan shall be submitted and approved, and all required improvements shall be made, prior to the occupancy and operation of the childcare facility.

ATTACHMENTS

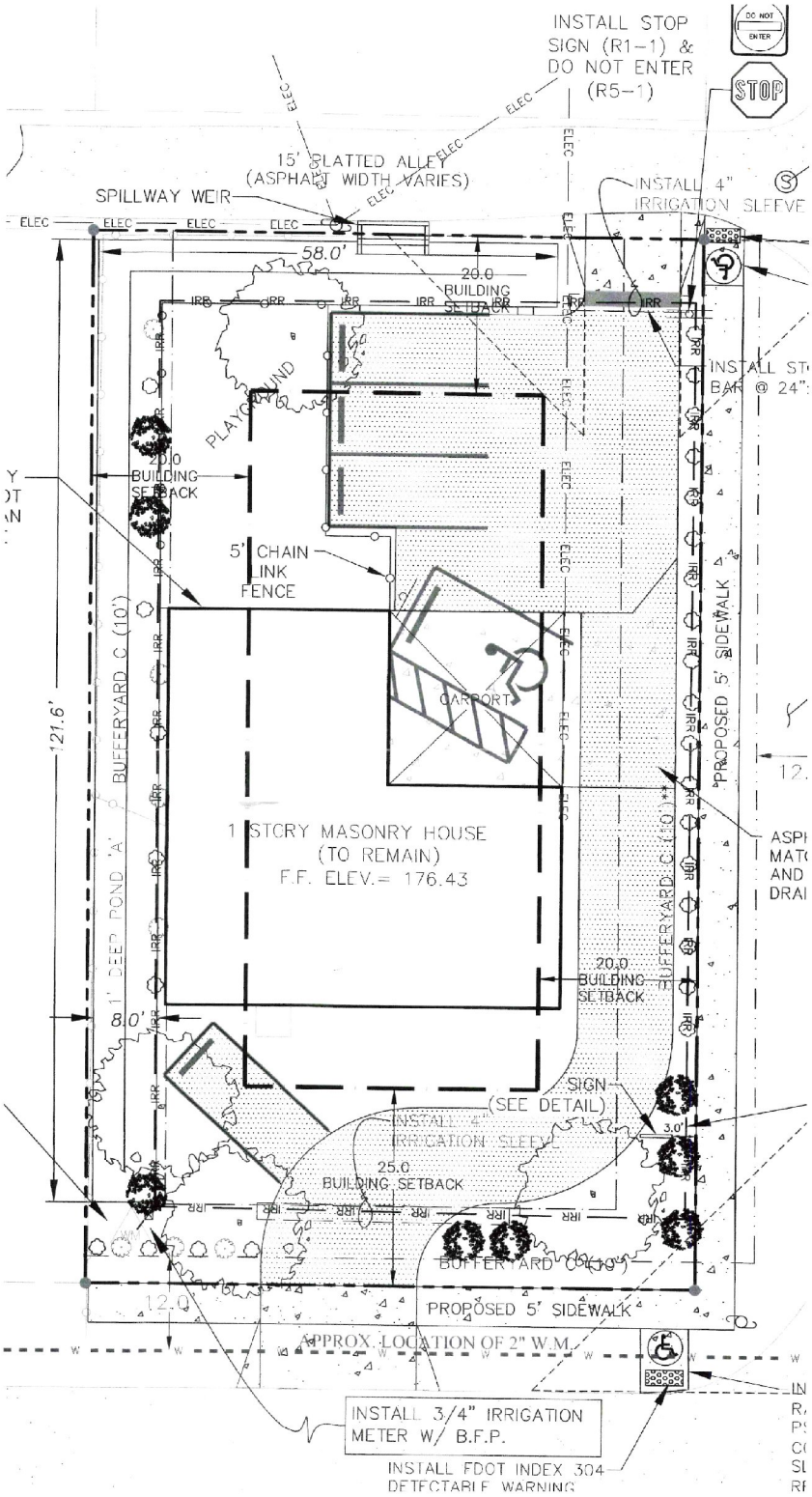
- Zoning Map
- Aerial Map
- Site Plan


P-24-11-S
Zoning Map
AVENUE K SE
AVENUE L SE
7TH ST SE
6TH ST SE
5TH ST SE
5TH ST SE
N
Legend
Subject Property
Mixed Use (MX)
Public Institutional (PI)
Residential Single Family (Minimum 6,000 sq. ft.) (R-2)
Multi-family Residential- High Density
WINTER HAVEN
THE CHAIN OF LAKES CITY
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validity of any uses of such data.

P-24-11-S
Aerial Map



Site Plan


INSTALL STOP SIGN (R1-1) & DO NOT ENTER (R5-1)
STOP
DO NOT ENTER
15' PLATTED ALLEY (ASPHALT WIDTH VARIES)
SPILLWAY WEIR
INSTALL 4" IRRIGATION SLEEVE
58.0'
20.0 BUILDING SETBACK
PLAYGROUND
20.0 BUILDING SETBACK
5' CHAIN LINK FENCE
CARPORT
1 STORY MASONRY HOUSE (TO REMAIN) F.F. ELEV.= 176.43
121.6'
BUFFERYARD C (10')
PROPOSED 5' SIDEWALK
20.0 BUILDING SETBACK
8.0'
SIGN (SEE DETAIL)
3.0'
25.0 BUILDING SETBACK
BUFFERYARD C (10')
12.0'
PROPOSED 5' SIDEWALK
APPROX. LOCATION OF 2" W.M.
INSTALL 3/4" IRRIGATION METER W/ B.F.P.
INSTALL FDOT INDEX 304 DETECTABLE WARNING

DATE: July 1, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager

SUBJECT: Case Number P-24-35: Request by V3 Haven Square Retail, LLC to amend Planned Unit Development Ordinance O-09-27 and to assign Planned Unit Development (PUD) zoning district to five (5) parcels. General Location: Sixteen (16) parcels generally located west of US Highway 17, south of Avenue R, SW, and east of the CSX Railroad tracks. The area covered by this request is 20.02± acres.

BACKGROUND

V3 Haven Square Retail, LLC, petitioner, requests the City amend Planned Unit Development (PUD) Ordinance O-09-27 and to assign PUD zoning to five (5) adjoining parcels. The area subject to this request consists of 16 parcels generally located south of Avenue R, SW, west of US Highway 17, and east of the CSX Railroad tracks. The 16 parcels total 20.02± acres and are presently vacant. The previous use of this property, for several decades, was a fertilizer processing and distribution facility which closed in 2009. The structures were demolished in 2010.

PUD Ordinance O-09-27 was adopted by the City Commission July 27, 2009, and generally allows retail, restaurant, and office uses without exterior activities on 11 of the 16 parcels. The PUD also allows for the development of up to 277 residential units. Maximum development intensity for commercial uses is controlled by the Primary Mixed Use Hub's Floor Area Ratio of 3.0 for parcels over one half acre in area. Based on 20.02 acres, 2.616 million square feet could theoretically be developed. Other items addressed by the PUD Ordinance include development standards relating to building setbacks, landscaping, sidewalks and a multi-use trail, access, limited architectural standards, lighting, and signage.

The petitioner is proposing to redevelop the property with one primary anchor site, intended for a big box retailer, and two smaller out-parcel sites. Four access points are proposed, including three on US Highway 17 and one from Avenue R, SW. The requested accesses from US Highway 17 will be subject to review and approval by the Florida Department of Transportation (FDOT). The primary anchor site is expected to contain 148,000 square feet of commercial space with an undetermined amount of commercial space on each of the out-parcels. Proposed uses are requested to follow the Commercial-Highway (C-3) zoning district.

Major modifications to the current PUD as requested by the petitioner include:

- Inclusion of five (5) adjoining parcels under the petitioner's ownership into the PUD;
- Elimination of minimum lot width and lot area requirements;
- Determining setbacks from the overall project perimeter as opposed to individual lots;
- Allowing pervious pavement materials to count as a pervious surface on the site;
- Elimination of entrance median and landscaping requirements;
- Revisions to architectural design criteria;
- Increase in the amount of permitted signage;
- Revisions to landscaping requirements to allow for impervious buffers to aid in accommodating the Soil Management Plan for this site; and
- Revisions to parking requirements to allow for smaller parking spaces and exemption from any maximum parking requirements.

Staff's review of the petitioner's requested changes has found several will be beneficial in redeveloping the subject property; however, some requested changes conflict with portions of the City's Code, will result in significant impacts to supporting infrastructure, or convey significant deviation from development standards not found elsewhere in the City. Staff has addressed this in the proposed conditions.

SURROUNDING USES

Uses surrounding the subject area include warehousing across Avenue R, SW and automotive repair to the north; the AdventHealth Fieldhouse and Conference Center to the east across US Highway 17; outdoor storage to the south across the Lake Shipp/Lake Lulu Canal; and the Blue Lake citrus packing house and vacant land to the west.

PUBLIC INFRASTRUCTURE

The current maximum development intensity of the subject area is determined by the underlying Primary Mixed Use Hub Future Land Use for commercial uses and a PUD limitation of 277 residential units. Based on the assigned Primary Mixed Use Hub Future Land Use, up to 2.616 million (20.02 acres x 43,560 square feet x 3.0 FAR) square feet of commercial space could theoretically be developed. The petitioner's request reduces the maximum development potential to 300,000 square feet of commercial space, with the potential to apply for up to 120,000 square feet in retail storage. The tables below break down potential impacts to supporting infrastructure.

Changes in Potential Demands from PUD Ordinance O-09-27

Infrastructure	Current Maximum Potential Demands	Proposed Maximum Potential Demands	Difference
	2.616 million SF Commercial and 277 units	300,000 SF Commercial & 120,000 SF Retail Storage	
Potable Water	694,736 gpd	72,000 gpd	-622,736 gpd
Sanitary Sewer	610,669 gpd	63,360 gpd	-547,309 gpd
Transportation	13,240 trips	1,506 trips	-11,734 trips

Impacts of Proposed Maximum Potential Demands on Supporting Infrastructure

Potable Water				
Current Available Capacity (June 30, 2024)		Current Vested Demands	Potential Demands	Remaining Capacity
2,570,000 gpd		1,803,100 gpd	72,000 gpd	694,900 gpd
Sanitary Sewer (WWTP 3)				
Current Available Capacity (June 30, 2024)		Current Vested Demands	Potential Demands	Remaining Capacity
2,927,000 gpd		899,100 gpd	63,360 gpd	1,964,540 gpd
Transportation (Traffic Count Data from Polk Transportation Planning Organization)				
Current Available Capacity (PM Peak Hour)		Current Vested Demands	Potential Demands	Remaining Capacity
U.S. Highway 17 (Third Street, SW)				
Northbound	874 trips	0 trips	768 trips	106 trips
Southbound	918 trips	0 trips	738 trips	180 trips

Note: Avenue R, SW is an unmonitored roadway. As an entrance is proposed from Avenue R, SW, a certain percentage trips will utilize this roadway.

At this time, sufficient potable water, sanitary sewer, and roadway capacity is available to support development on the subject property as proposed. The subject area is located within the City's Transportation Concurrency Exception Area (TCEA), and therefore not subject to transportation concurrency. As a result of being located in the TCEA, the petitioner will be required to submit a traffic study at the time of site plan review, which outlines the development's impact on the surrounding roadway network, as well as identify measures to mitigate impacts. Additionally, PUD conditions limiting the amount of permitted commercial square-footage will further mitigate impacts to the surrounding

roadway network. Final concurrency determination for required infrastructure elements will be made at the time a site plan is approved.

COMPREHENSIVE PLAN

The subject area is designated as Primary Mixed Use Hub by the 2035 Future Land Use Map. The requested changes to the PUD are consistent with the Primary Mixed Use Hub Future Land Use.

NOTIFICATION

All public notification requirements for this request were met.

CONCLUSION

Staff's review of the petitioner's request yields the following conclusions:

- The proposed uses and development intensities are consistent with the adopted Primary Mixed Use Hub Future Land Use;
- The petitioner's request will result in a reduction of potential impacts to supporting utility and roadway infrastructure, and at this time there is adequate utility capacity to serve the petitioner's request;
- The requested signage changes have some merit given the subject area's location on 6-lane, US Highway 17 and visibility issues resulting from the adjacent US Highway 17 bridge; and
- The subject area has been subject to PUD Ordinance O-09-27 for 15 years with limited inquiries regarding redevelopment. Proposed revisions to the PUD zoning on the subject area, developed by staff in consideration of the petitioner's requested changes, represent a more flexible effort to redevelop a large parcel located along one of the City's significant gateways.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request, and its forwarding to the City Commission for final action subject to the following conditions for the PUD:

A. Permitted uses.

(1) Permitted uses shall be shall be those uses permitted within the Commercial- Highway (C-3) zoning district, or its successor zoning district, except the following uses: multi-unit residential building; sales of automobiles, boats, and/or recreational vehicles; nursery; cemetery; and stand-alone parking lot.

(2) Retail plant nurseries shall be considered a permitted ancillary use.

(3) Any business providing automotive repairs shall not directly front US Highway 17 and all repairs shall be performed entirely within an enclosed building.

(4) The maximum permitted commercial square footage shall not exceed 300,000 square feet. Retail storage shall be limited to a maximum of 120,000 square feet upon receipt of special use approval from the Planning Commission.

B. Lot and building standards.

(1) There shall be no minimum lot size requirements.

(2) Building standards shall be as follows:

Lot and Building Requirement		Standard
Building Setbacks	US Highway 17 (Third Street SW)	Minimum 20 feet
	Avenue R, SW	Minimum 15 feet
	North property line excluding Avenue R, SW	Minimum 5 feet
	South property line	Minimum 10 feet
	East property line excluding US Highway 17	Minimum 5 feet
	West property line	Minimum 0 feet
Building Separation		Minimum 15 feet
Building Height		Maximum 6 floors up to 78 feet
Impervious Surface Ratio		Maximum 80 percent (See Note 1)

Note 1: Stormwater management areas and areas utilizing pervious pavement materials shall be considered in meeting pervious area requirements.

C. Architectural design standards.

(1) All exterior facades of buildings shall be constructed using an architectural theme approved by the City. Exterior facades shall be constructed out of one, or a combination of, the following:

a. Split-face concrete masonry units (CMU);
b. Poured-in-place or pre-cast concrete;
c. Brick and/or stone masonry; or
d. Stucco or stucco-like finish systems such Exterior Insulation and Finish Systems (EIFS).

The use of metal or vinyl materials shall only be permitted as building accent materials.

(2) All roof mounted equipment shall be adequately screened from view at ground level.

(3) Architectural building elevations and proposed materials shall be submitted at the time of site plan review for each building site.

(4) The use of mirrored glass shall be prohibited.

D. Landscaping.

(1) A landscape buffer, averaging 7.5 feet in width, shall be installed along the subject area's frontage with Avenue R, SW and US Highway 17 (Third Street, SW); however, no buffer shall be required adjacent to the US Highway 17 (Third Street, SW) bridge approaches. The buffer shall contain the following planting materials:

Planting Type	Plantings per 100 linear feet of frontage
Overstory Trees	2
Understory Trees	4
	6 if Overstory trees cannot be accommodated
Large Shrubs	10

a. Large shrubs may be, and are encouraged, to be planted in clusters along the subject property's frontage.

b. In accordance with the Soil Management Plan, the buffers may be allowed as an impervious surface utilizing aboveground landscape planters and/or, through an agreement with FDOT, in the US Highway 17 (Third Street, SW) right-of-way.

(2) In accordance with the Soil Management Plan, landscaping required within the parking lot areas may be placed in aboveground landscape planters. Tree canopy coverage of parking and driveway areas shall be a minimum of 20 percent.

E. Commercial Signage.

(1) A maximum of two (2) pylon signs shall be permitted. Each pylon sign shall not exceed 300 square feet of sign copy area. Each pylon sign structure shall not exceed 40 feet in height or 400 square feet in area.

(2) A maximum of five (5) monument signs shall be permitted. Each monument sign shall not exceed 80 square feet of sign copy area. Each monument sign structure shall not exceed 12 feet in height nor 120 square feet in area.

(3) Pylon and monument signs located on the same parcel shall meet a minimum 200-foot separation.

(4) Building wall signs.

a. Building wall signs for the anchor store shall be calculated at the ratio of two (2) square feet per linear foot of building frontage, which is defined as the building elevation containing the main building entrance, or one (1) square foot for each lineal foot pf lot street frontage, whichever results in a larger sign area; however, in no case shall the total building signage for the anchor store exceed 1,100 square feet in area.

b. Building wall signs for all other commercial buildings shall be calculated at the ratio of two (2) square feet per linear foot of building frontage along its primary frontage or one (1) square foot for each lineal foot of lot street frontage, whichever results in a larger sign area; however, in no case shall the total building signage for each building exceed 200 square feet in area.

(5) Internal directional/wayfinding signs shall be permitted up to a maximum of 48 square feet per sign.

(6) Sign copy area shall be measured by drawing a perimeter (such as a box, circel, or triangle) around each letter or symbol contained on the sign and totaling the corresponding area.

(7) Electronic Message Center signs shall only be permitted when it is included as part of a monument sign. Electronic Message Center signs shall be limited to a maximum of 33 percent of the total sign copy area of the sign structure within which it is located. Electronic Message Center signs shall not be animated and shall not change messages more frequently than once every 5 seconds.

F. Transportation.

(1) Access shall be provided from US Highway 17 (Third Street, SW) and Avenue R, SW. Specific access points from US Highway 17 (Third Street, SW) shall be subject to standards and requirements as set forth by the Florida Department of Transportation (FDOT).

(2) A minimum of 15 feet of right-of-way shall be dedicated along the development's frontage with Avenue R, SW.

(3) A minimum 6-foot sidewalk shall be installed along the development's frontage with US Highway 17 (Third Street, SW) and Avenue R, SW. Dedicated internal pedestrian walkways, a minimum of 5 feet in width, shall be provided from the public sidewalks to any principal building. Sidewalks shall be constructed at the time the area immediately adjacent to the right-of-way is developed.

(4) A minimum 10-foot wide easement or right-of-way for a future multi-use trail from the northern property line at Avenue R, SW to the southern property line shall be dedicated to the City of Winter Haven. The specific location of the multi-use trail shall be determined at the time of site plan review and approval and generally consistent with the located provided herein.

(5) Standard parking spaces shall be a minimum of 19.5 feet deep by 9 feet wide; however, up to twenty-five percent of the provided parking may utilize parking spaces a minimum of 18 feet in depth.

(6) Prior to the final site engineering permit's certification of completion, the Developer will provide the City a copy of Electric Vehicle (EV) charging station vendors' market research and demands study. This will include recommendations based on the data analysis and proposed technology type(s) as to the amounts and types of EV conduit and charging station by type (e.g. Level 3, Level 2, etc.), which are recommended to be installed as part of the main parcel's development program.

(7) A traffic study shall be submitted for review prior to approval of the engineering site plan. The traffic study shall identify any roadway impacted by five (5) percent of the development's projected trips, as well as any required mitigation needed to address any identified roadway which has been found to drop below its adopted level of service as a result of new trips generated by development on the subject property.

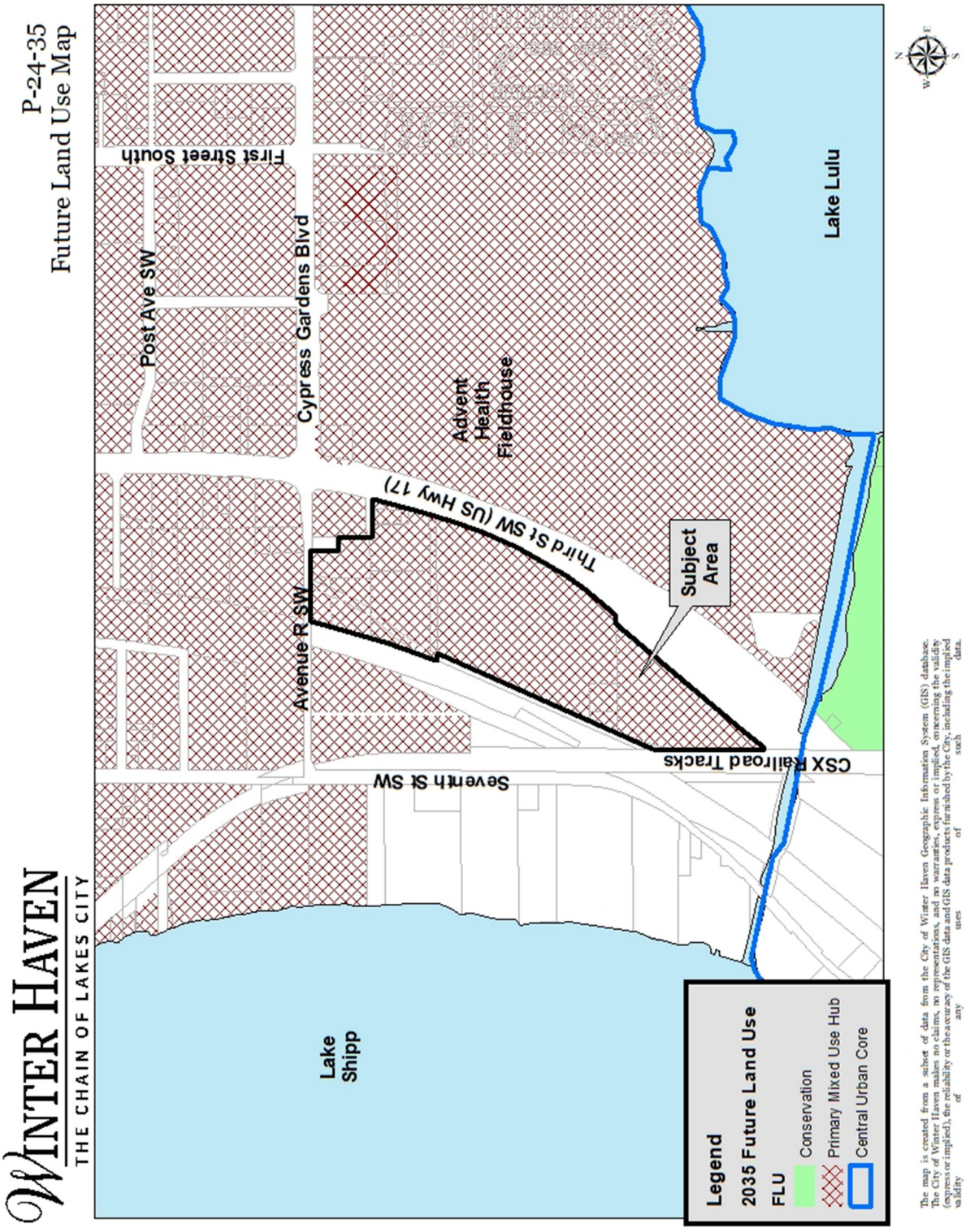
G. Development shall be in general accordance with the conceptual layout of the Property attached hereto and made a part hereof as Exhibit "B"; however, deviation from the conceptual site plan, including changes which may impact specific interior lot configuration, to address safety, design, technical, wetland, or permitting issues identified during formal site plan review may be permitted.

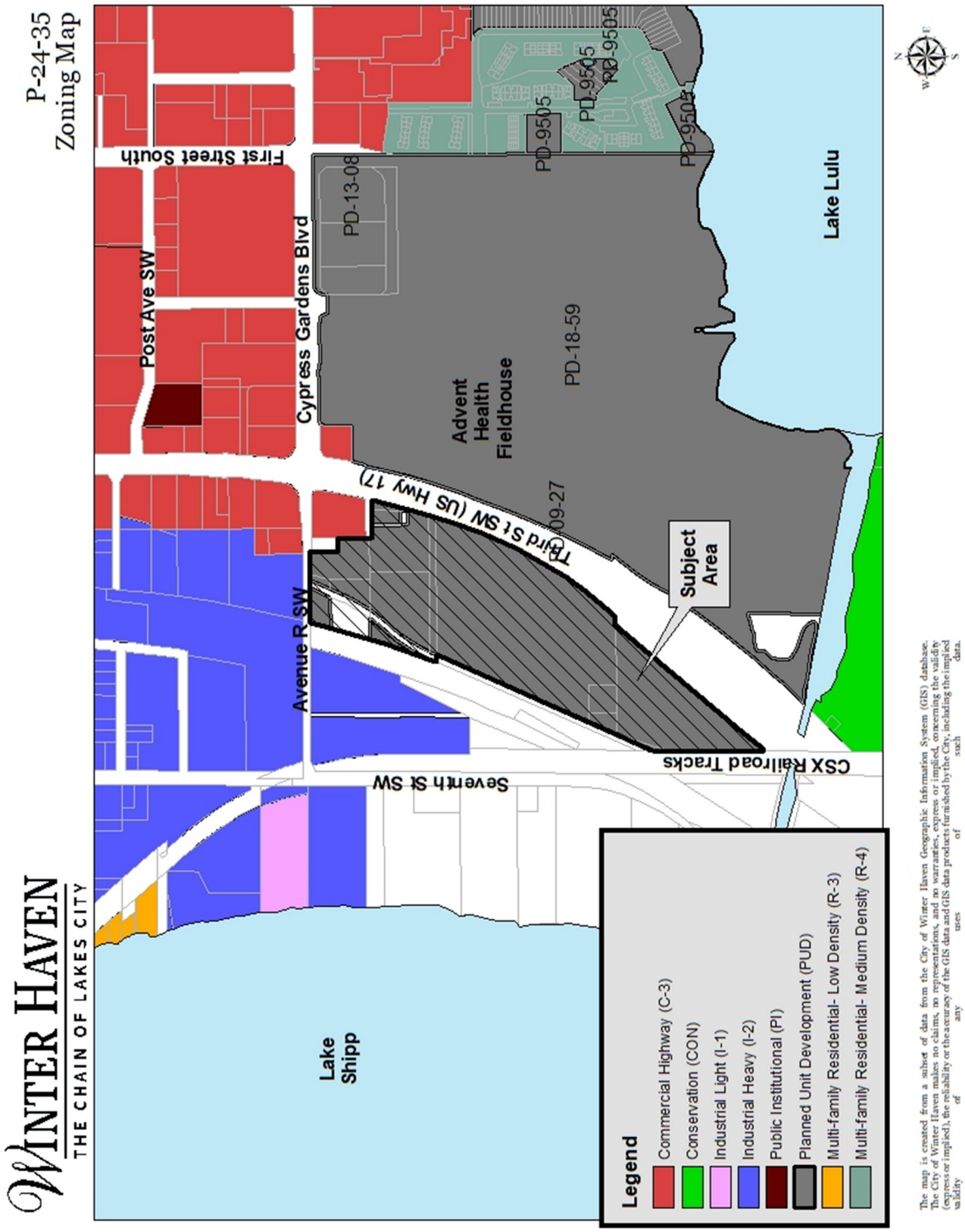
H. Where not specifically addressed in this Planned Unit Development, standards and regulations for the C-3 zoning district, or its successor zoning district, shall be followed.

I. All other code requirements not specifically addressed by this Planned Unit Development shall apply.

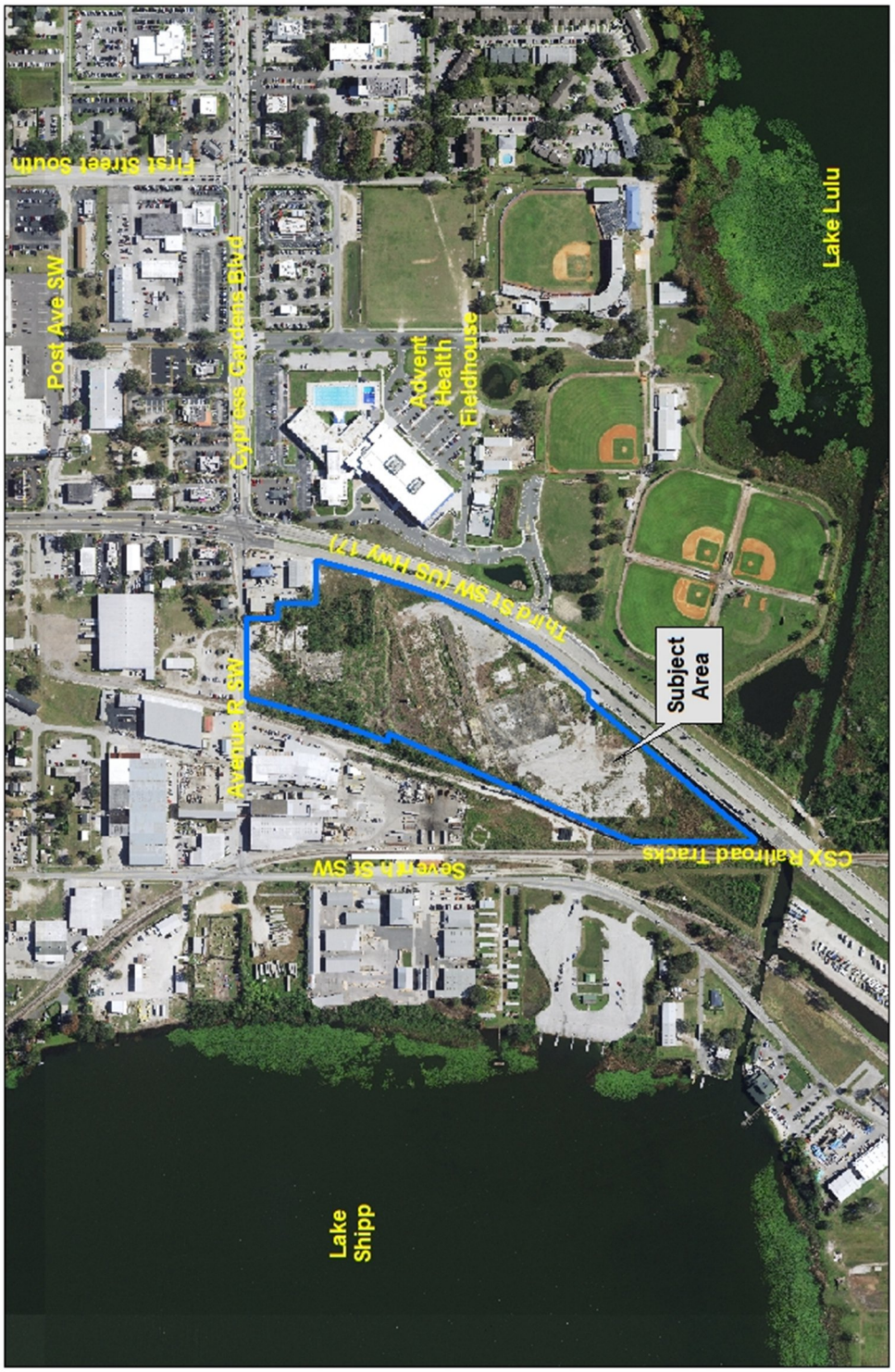
ATTACHMENTS

- Future Land Use Map
- Zoning Map
- Aerial Map
- Concept Plan


P-24-35
Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
First Street South
Post Ave SW
Cypress Gardens Blvd
Advent Health Fieldhouse
Lake Lulu
Third St SW (US Hwy 17)
Subject Area
Avenue R SW
Seventh St SW
CSX Railroad Tracks
Lake Shipp
Legend
2035 Future Land Use
FLU
Conservation
Primary Mixed Use Hub
Central Urban Core
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P-24-35
Zoning Map
First Street South
Post Ave SW
Cypress Gardens Blvd
PD-13-08
PD-9505
PD-9505
PD-9505
PD-9505
Lake Lulu
Advent Health Fieldhouse
PD-18-59
PD-09-27
Third St SW (US Hwy 17)
Subject Area
Avenue R SW
Seventh St SW
CSX Railroad Tracks
Lake Shipp
Legend
Commercial Highway (C-3)
Conservation (CON)
Industrial Light (I-1)
Industrial Heavy (I-2)
Public Institutional (PI)
Planned Unit Development (PUD)
Multi-family Residential- Low Density (R-3)
Multi-family Residential- Medium Density (R-4)
WINTER HAVEN
THE CHAIN OF LAKES CITY
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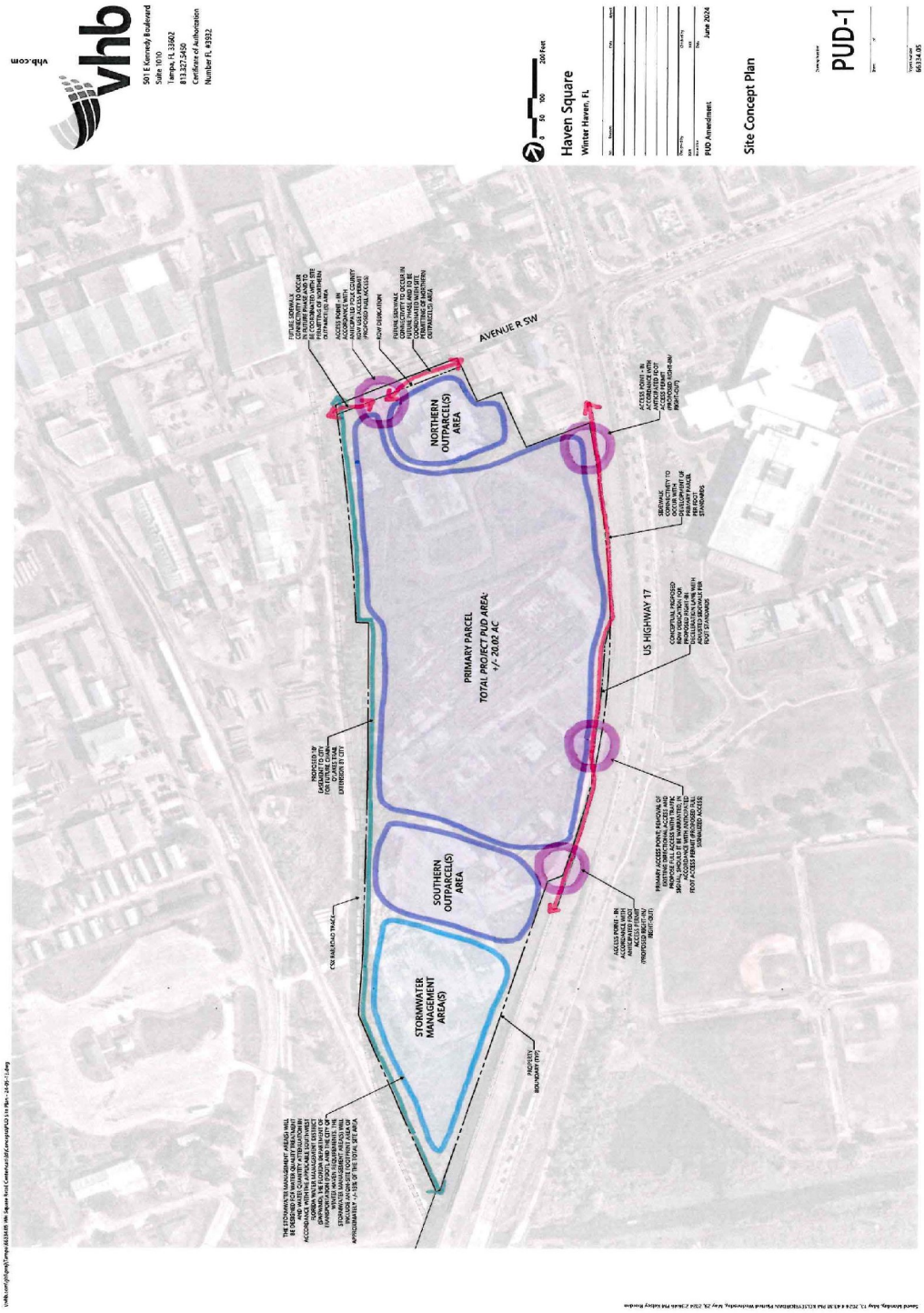
P-24-35
Aerial Map



WINTER HAVEN
THE CHAIN OF LAKES CITY

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Concept Plan



DATE: July 15, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity & Community Investment Director
Sean Byers, Planning Manager

FROM: Heather Reuter, Senior Planner

SUBJECT: Case Number P-24-36: Request by TBBP Holdings, LLC to amend the 2035 Future Land Use Map on a parcel from Neighborhood Support Future Land Use to Neighborhood Suburban Future Land Use. General Location: The parcel is generally located at the northeast corner of Buckeye Loop Road and Palm Nut Drive. The area covered by these requests is 3.68± acres; and

Case Number P-24-37: Request by TBBP Holdings, LLC to rezone a parcel from Planned Unit Development (PUD) zoning district to Multi-Family Residential- Low Density (R-3) zoning district. General Location: The parcel is generally located at the northeast corner of Buckeye Loop Road and Palm Nut Drive. The area covered by these requests is 3.68± acres.

BACKGROUND

TBBP Holdings, LLC, petitioner, requests the City amend the 2035 Future Land Use Map on a parcel from Neighborhood Support Future Land Use to Neighborhood Suburban Future Land Use, and rezone the same parcel from Planned Unit Development (PUD) zoning district to Multi-Family Residential- Low Density (R-3) zoning district. The parcel, totaling 3.68± acres, is generally located at the northeast corner of Buckeye Loop Road and Palm Nut Drive. The parcel was annexed into the City January 22, 2018 and was assigned the current designations April 25, 2022. The parcel is currently subject to PUD Ordinance O-22-20 which permits personal storage units. The parcel has remained undeveloped since the PUD zoning was assigned.

The petitioner proposes to develop the property with 32 multi-family residential units. At the maximum density of 12 dwelling units per acre allowed by the R-3 zoning district, the theoretical maximum number of units is 44.

As these requests contain a small-scale Future Land Use amendment, review by the Florida Department of Commerce and other state and local agencies is not required.

SURROUNDING USES

Uses surrounding the subject property include a Polk County Facilities Maintenance site to the north; undeveloped property mostly consisting of wetlands with single-family residential zoning to the east; Palm Nut Drive and single-family residential to the south; and Buckeye Loop Road and the Buckeye Trace

single-family subdivision to the west. Additionally, a site plan for multi-family residential has been approved on the property north of the Buckeye Trace subdivision.

INFRASTRUCTURE

The table below outlines the expected potential demands on the supporting infrastructure for the petitioner's proposed 32 multi-family residential units.

Type of Infrastructure	Available Capacity	Vested Demands	Potential Demands	Remaining Capacity
Potable Water and Sewer (as of June 30, 2024)				
Potable Water	2,570,000 gpd	1,803,100 gpd	8,064 gpd	758,836 gpd
Sewer (WWTP 3)	2,927,000 gpd	918,700 gpd	7,056 gpd	2,001,244 gpd
Transportation (Background Data from Polk TPO)				
Buckeye Loop Road *Northbound (PM Peak Hour)*	412 trips	0 trips	10 trips	402 trips
Buckeye Loop Road *Southbound (PM Peak Hour)*	429 trips	0 trips	10 trips	419 trips

Based on the numbers in the table above, supporting water, sewer, and transportation infrastructure contain sufficient capacity to support the proposed development. Additionally, there is sufficient capacity to support the maximum theoretical demands under the requested designations. However, a final concurrency determination shall be made at the time the property receives site plan approval and is developed.

Public school availability is highly variable due to frequent changes in school enrollments over the course of a year; therefore, available capacity is determined by Polk County Public Schools at the time of final platting for subdivisions or upon final site plan approval for multi-family developments. Availability can be met by having capacity at the zoned schools or an adjacent zoned school as permitted under Florida State Statute. Based on the proposed 32 multi-family units, up to 7 elementary, 2 middle, and 3 high school seats may be required.

COMPREHENSIVE PLAN

The requested Neighborhood Suburban Future Land Use is consistent with the surrounding City uses and designations. The requested R-3 zoning district is consistent with the Neighborhood Suburban Future Land Use designation and the City designations assigned to nearby properties.

NOTIFICATION

All notification requirements for these requests were met.

CONCLUSION

Staff's review of these requests yields the following conclusions:

- The proposed Neighborhood Suburban Future Land Use and R-3 zoning district is consistent with surrounding uses and designations; and

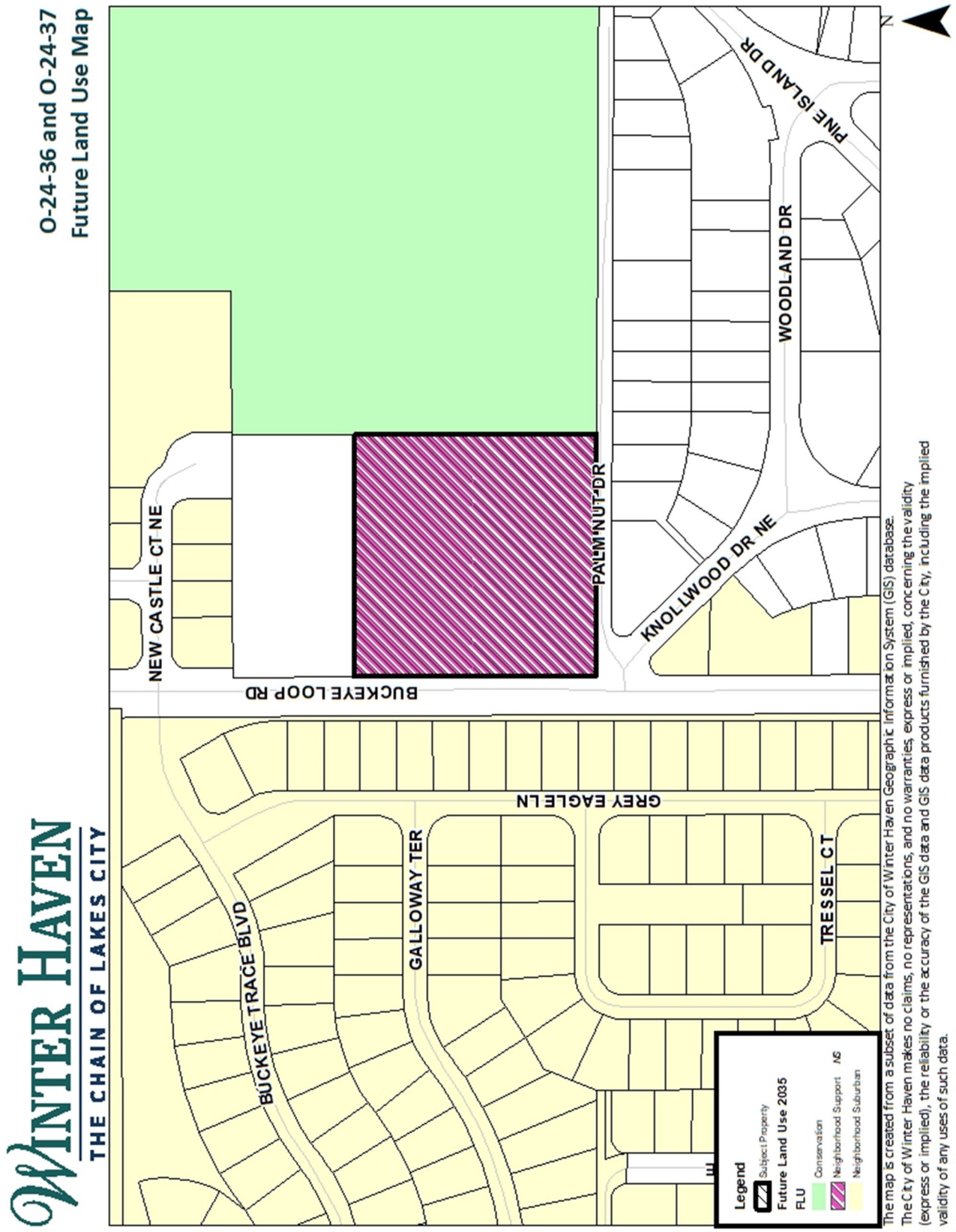
- There is sufficient public infrastructure capacity to accommodate the proposed development, as well as the maximum theoretical development, under R-3.

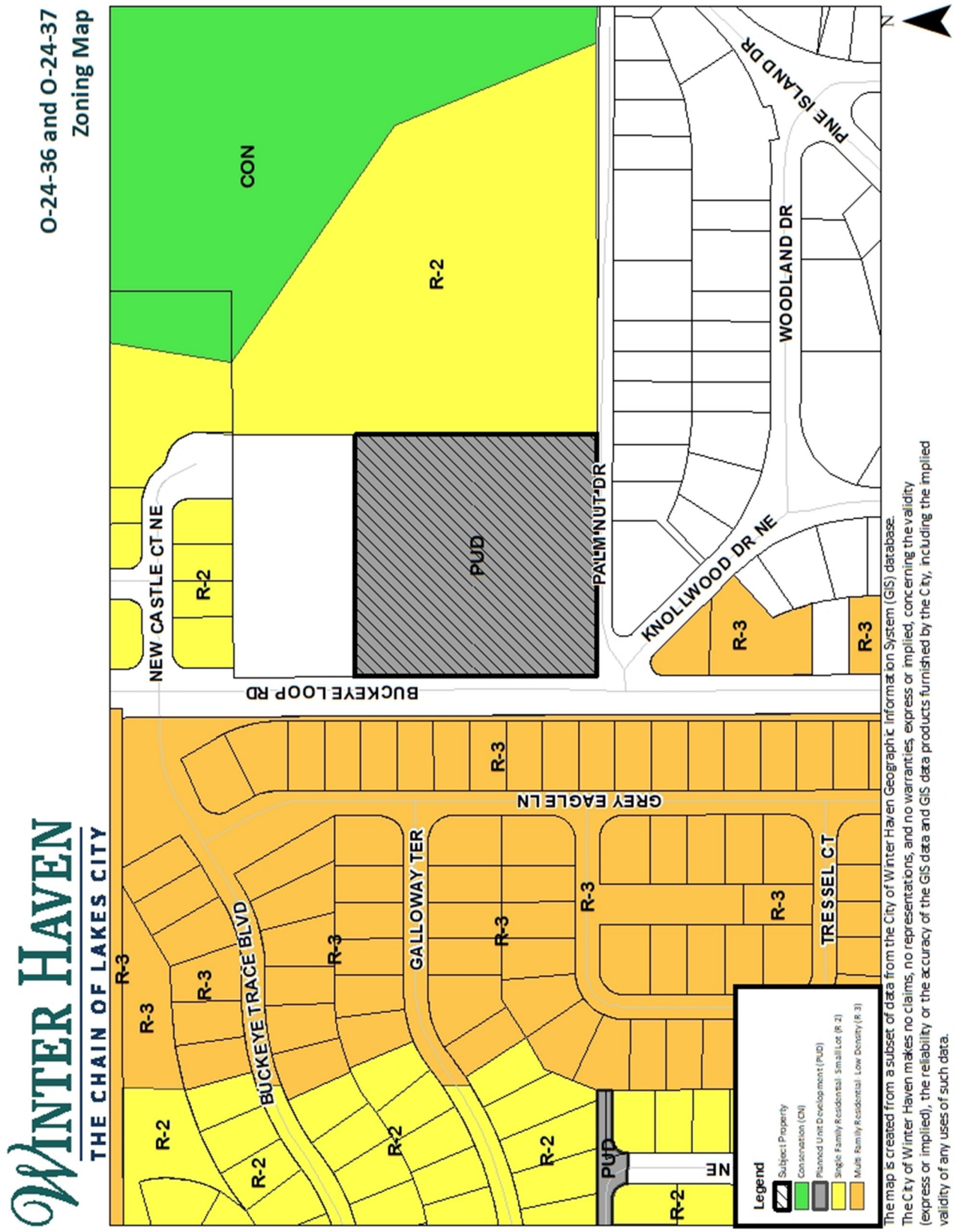
RECOMMENDATION

Staff recommends the Planning Commission recommend approval of these requests and their forwarding to the City Commission for final action.

ATTACHMENTS

- Future Land Use Map
- Zoning Map
- Aerial Map


O-24-36 and O-24-37
Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
PINE ISLAND DR
WOODLAND DR
KNOLLWOOD DR NE
PALM NUT DR
NEW CASTLE CT NE
BUCKEYE LOOP RD
GREY EAGLE LN
GALLOWAY TER
BUCKEYE TRACE BLVD
TRESSEL CT
Legend
Subject Property
Future Land Use 2035
FLU
Conservation
Neighborhood Support
NS
Neighborhood Suburban
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O-24-36 and O-24-37
Zoning Map
CON
R-2
PUD
NEW CASTLE CT NE
BUCKEYE LOOP RD
PALM NUT DR
PINE ISLAND DR
WOODLAND DR
KNOLLWOOD DR NE
R-3
GREY EAGLE LN
GALLOWAY TER
BUCKEYE TRACE BLVD
TRESSEL CT
NE
Legend
Subject Property
Conservation (CN)
Planned Unit Development (PUD)
Single Family Residential Small Lot (R-2)
Multi Family Residential Low Density (R-3)
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
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(express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied
validity of any uses of such data.

O-24-36 and O-24-37
Aerial Map



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DATE: July 3, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager

SUBJECT: Case Number P-24-38: Administrative request to amend the 2035 Future Land Use Map on 63 parcels from Traditional Neighborhood Area and Neighborhood Support Future Land Uses to Primary Mixed Use Hub Future Land Use. General Location: 63 parcels located north and south of Martin Luther King Boulevard and lying between Third Street, NE and Eighth Street, NE. The area covered by these requests is 14.94± acres.

BACKGROUND

Staff requests to amend the 2035 Future Land Use Map on 63 parcels from Traditional Neighborhood Area and Neighborhood Support Future Land Uses to Primary Mixed Use Hub Future Land Use. The parcels are generally located along Martin Luther King Boulevard, between Third Street, NE and Eighth Street, NE. The total area of the parcels is 14.94± acres. Uses of the parcels is broken down as follows:

Current Parcel Use	Number of Parcels
Single-family Residential	36
Duplex	5
Multi-family Residential	4
Commercial	5
Mixed Use	1
Institutional	1
Vacant Lot	11

Historically, prior to 2011, the area subject to this request was designated as Commercial-Retail or Commercial Office on the Future Land Use Map. In 2011, a majority of the area, excluding parcels located near the intersection with Seventh Street, NW, were designated as Traditional Neighborhood Area as part of the adoption of the *2025 Future Land Use Map*. The parcels surrounding the intersection were designated as Commercial. Upon the adoption of the *2035 Future Land Use Map* last year, the previous Future Land Use designations for this area essentially remained unchanged, with the exception of the Commercial Future Land Use category being renamed as Neighborhood Support.

In conversations with some of the property owners along this corridor, there is a desire to further encourage the development of mixed uses. While the adopted Mixed Use (MX) zoning district will allow for a mixture of uses, the underlying Traditional Neighborhood Area Future Land Use only allows for the MX's residential uses to be allowed. Furthermore, the *2022 Florence Villa CRA Plan* contains Goals and Objectives encouraging the retention and recruitment of businesses along Martin Luther King Boulevard.

Amending the Future Land Use for the subject area to Primary Mixed Use Hub will not result in any parcel losing development rights they currently enjoy today.

PUBLIC INFRASTRUCTURE

Within the subject area, 52 of the 63 parcels are presently developed; and of the 11 vacant lots, most are less than one half acre in size. Given these conditions, impacts to supporting infrastructure as a result of this request will be minimal.

NOTIFICATION

All public notification requirements for this request were met.

CONCLUSION

Staff's review of the request yields the following conclusions:

- Within the Central Urban Core of the City, Primary Mixed Use Hub Future Land Use is assigned along all of the east/west running collector and arterial roadways between First Street North/South and Sixth Street NE/SE except for along Martin Luther King Boulevard and Avenue K, NE. Each of the other corridors are generally developed with a mixture of uses;

- Prior to 2011, the parcels subject to this request had some form of commercial Future Land Use assigned to them. During this time, a handful of businesses were established on the Martin Luther King Boulevard corridor. The Primary Mixed Use Hub Future Land Use will preserve these businesses while continuing to allow the established residential uses;

- Assignment of Primary Mixed Use Hub Future Land Use will aid in implementing the *2022 Florence Villa CRA Plan* Goal 1 by enabling the retention and recruitment of businesses along Martin Luther King Boulevard; and

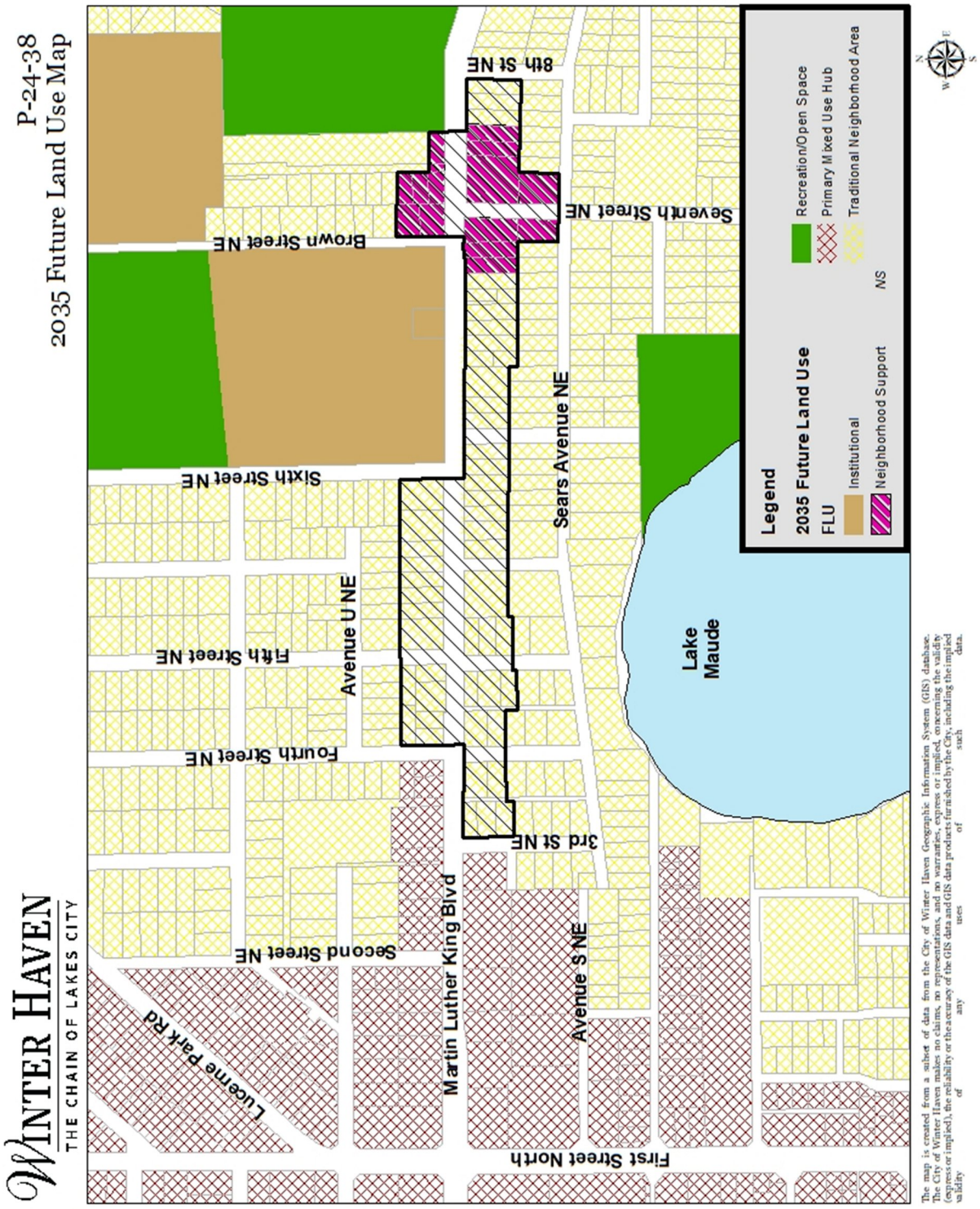
- Assignment of Primary Mixed Use Hub Future Land Use will allow the current MX zoning assigned to the subject area to be fully utilized by property owners.

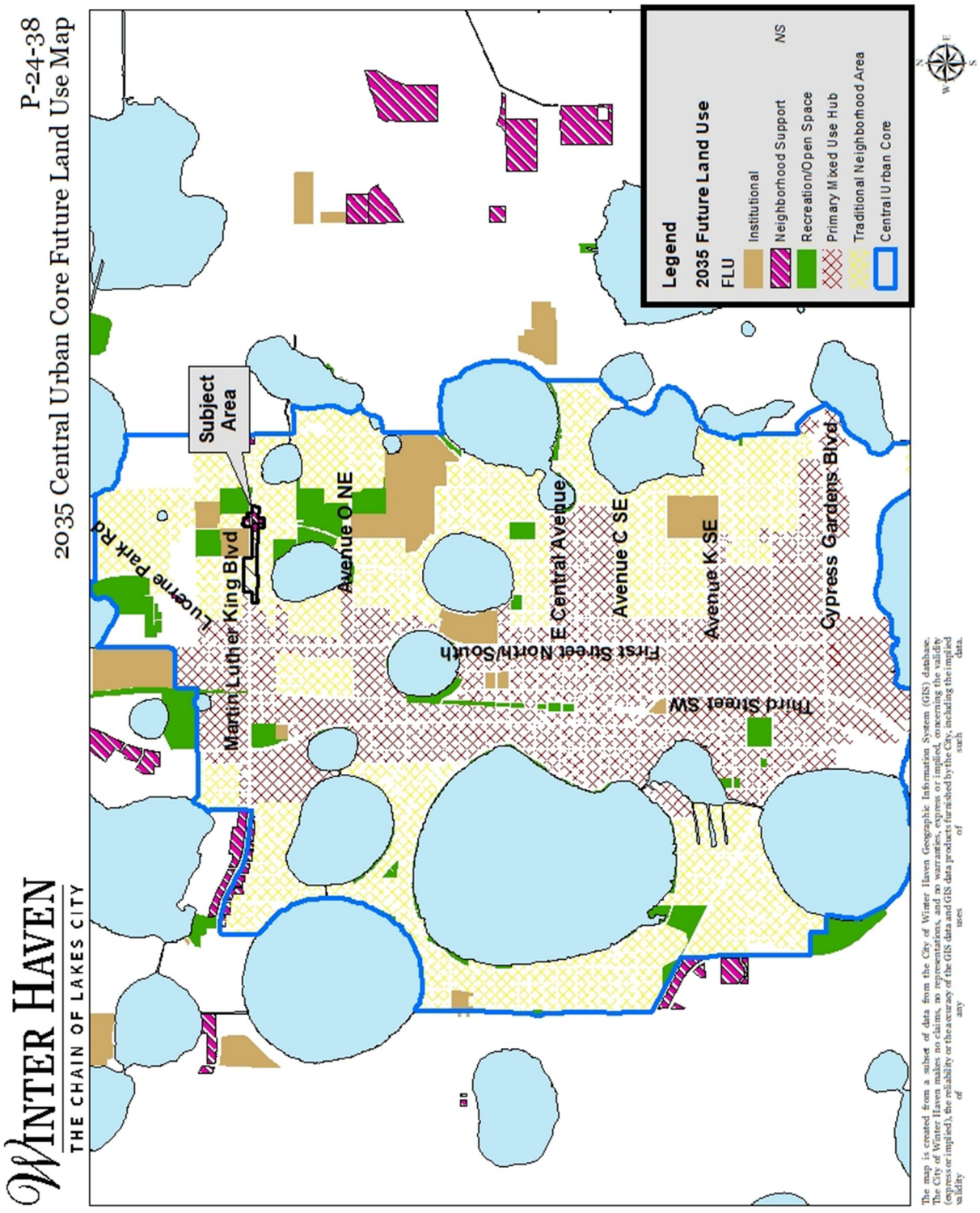
RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request, and its forwarding to the City Commission for final action.

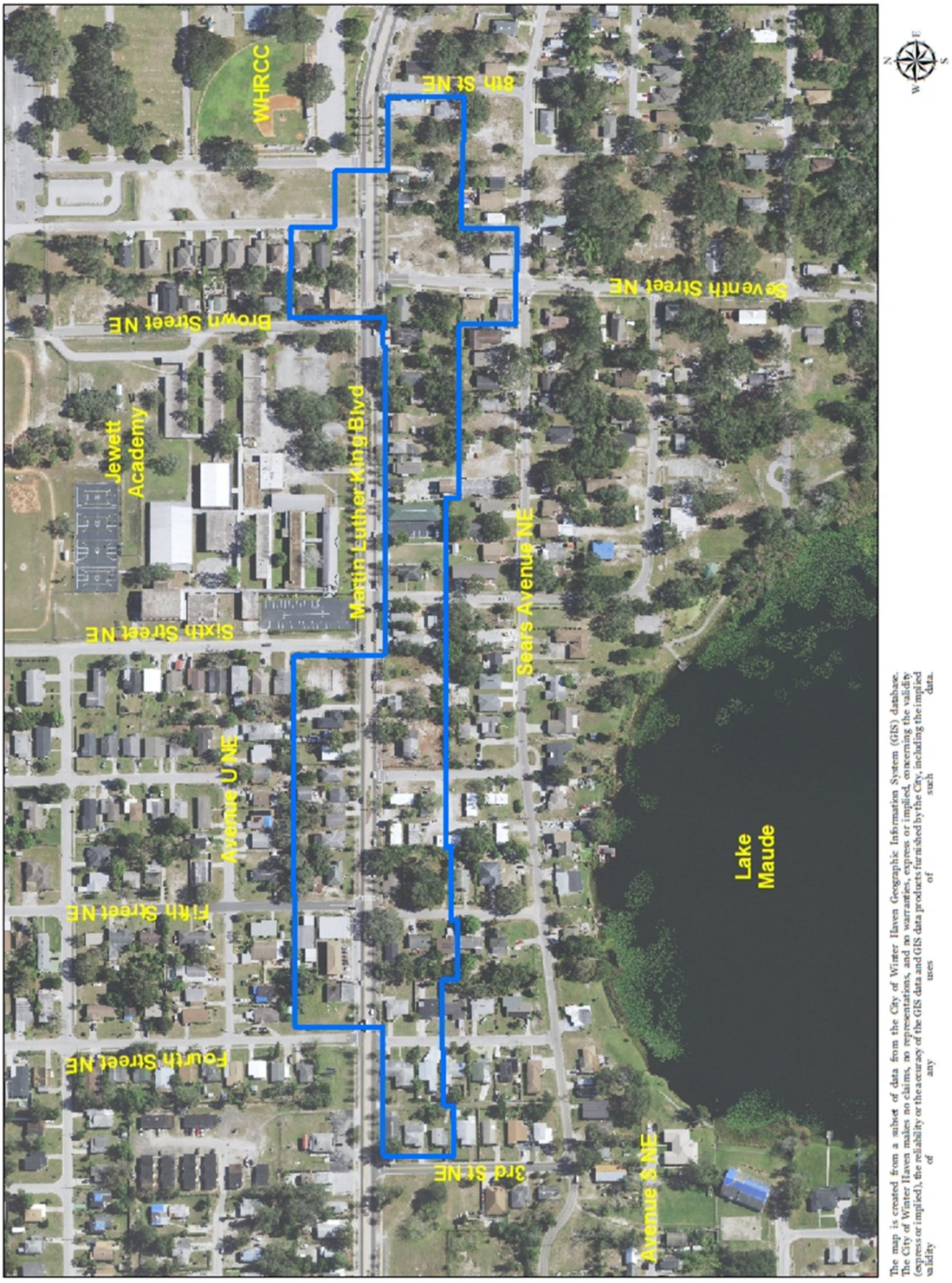
ATTACHMENTS

- Future Land Use Map
- Central Urban Core Future Land Use Map
- Aerial Map


P-24-38
2035 Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
8th St NE
Seventh Street NE
Brown Street NE
Sixth Street NE
Fifth Street NE
Fourth Street NE
Second Street NE
First Street North
3rd St NE
Sears Avenue NE
Avenue U NE
Avenue S NE
Martin Luther King Blvd
Lucerne Park Rd
Lake Maude
Legend
2035 Future Land Use
FLU
Recreation/Open Space
Primary Mixed Use Hub
Traditional Neighborhood Area
Institutional
Neighborhood Support
NS
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P-24-38
2035 Central Urban Core Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
Legend
2035 Future Land Use
FLU
Institutional
Neighborhood Support
Recreation/Open Space
Primary Mixed Use Hub
Traditional Neighborhood Area
Central Urban Core
NS
Subject Area
Martin Luther King Blvd
Lucerne Park Rd
Avenue O NE
First Street North/South
E Central Avenue
Avenue C SE
Avenue K SE
Third Street SW
Cypress Gardens Blvd
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database. The City of Winter Haven makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data.

P-24-38
Aerial Map



WINTER HAVEN
THE CHAIN OF LAKES CITY

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DATE: July 11, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager
Heather Reuter, Senior Planner

SUBJECT: Case Number P-24-39: Administrative request to make a City-wide update of the Official Zoning Map for consistency with the 2035 Winter Haven Comprehensive Plan.

BACKGROUND

The City adopted the *2035 Winter Haven Comprehensive Plan* and corresponding *2035 Future Land Use Map* in August 2023. Most properties in the City retained their same Future Land Use from the *2025 Future Land Use Map*; however, some properties were remapped for various reasons including matching long-term existing uses or smoothing of boundaries. In an effort to bring the City's Official Zoning Map into consistency with the adopted *2035 Future Land Use Map*, staff has undertaken an exercise to identify those parcels which have zoning conflicts with the adopted Future Land Use.

In addition to addressing conflicts with the Future Land Use Map, staff rezoned some parcels for the following reasons:

- Smoothing of zoning boundaries with a focus on following streets, alleys, and mid-blocks;
- Rezoning to reflect the historical use of a property, provided the use is consistent with the adopted Future Land Use;
- Rezoning old or obsolete Planned Unit Developments (PUD) with standard zoning in cases where a standard zoning district aligned with lot sizes, uses, or other development requirements;
- Rezoning old or obsolete PUDs where development conditions have been met. These typically involve those PUDs where specific infrastructure improvements were required. Additionally, in most instances these PUDs did not provide any lot specific development standards or uses.

- Assigned zoning to properties which never received a zoning district at the time they were annexed into the City. In some cases, the properties have been in the City for over 20 years without a zoning designation.

In no case, did staff recommend a rezoning which results in a "downzoning," where the permitted uses are reduced from the current zoning.

INFRASTRUCTURE

As this request mostly addresses developed parcels, there will be minimal immediate impact to the City's supporting utility and transportation systems. For those parcels developed or redeveloped in the future, they will be subject to concurrency requirements at the time they are developed or redeveloped.

NOTIFICATION

All public notification requirements for this request have been met.

CONCLUSION

- Proposed revisions to the Official Zoning Map will bring several parcels into compliance with the adopted *2035 Future Land Use Map*;

- Proposed revisions will smooth boundaries of zoning districts, allowing for more consistency between adjacent property owners; and

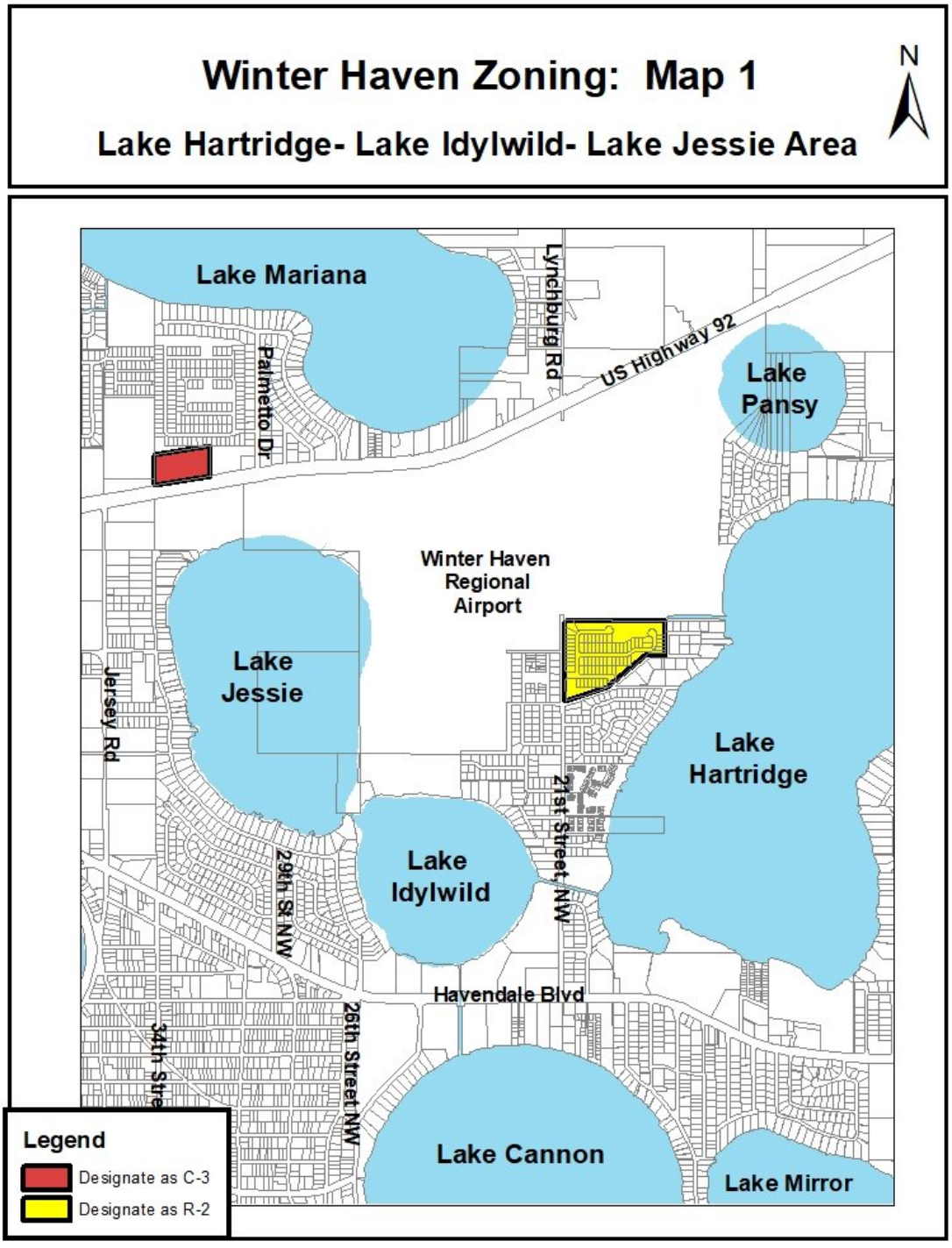
- Proposed revisions will not reduce the number of permitted uses for any parcel.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request and its forwarding to the City Commission for final action.

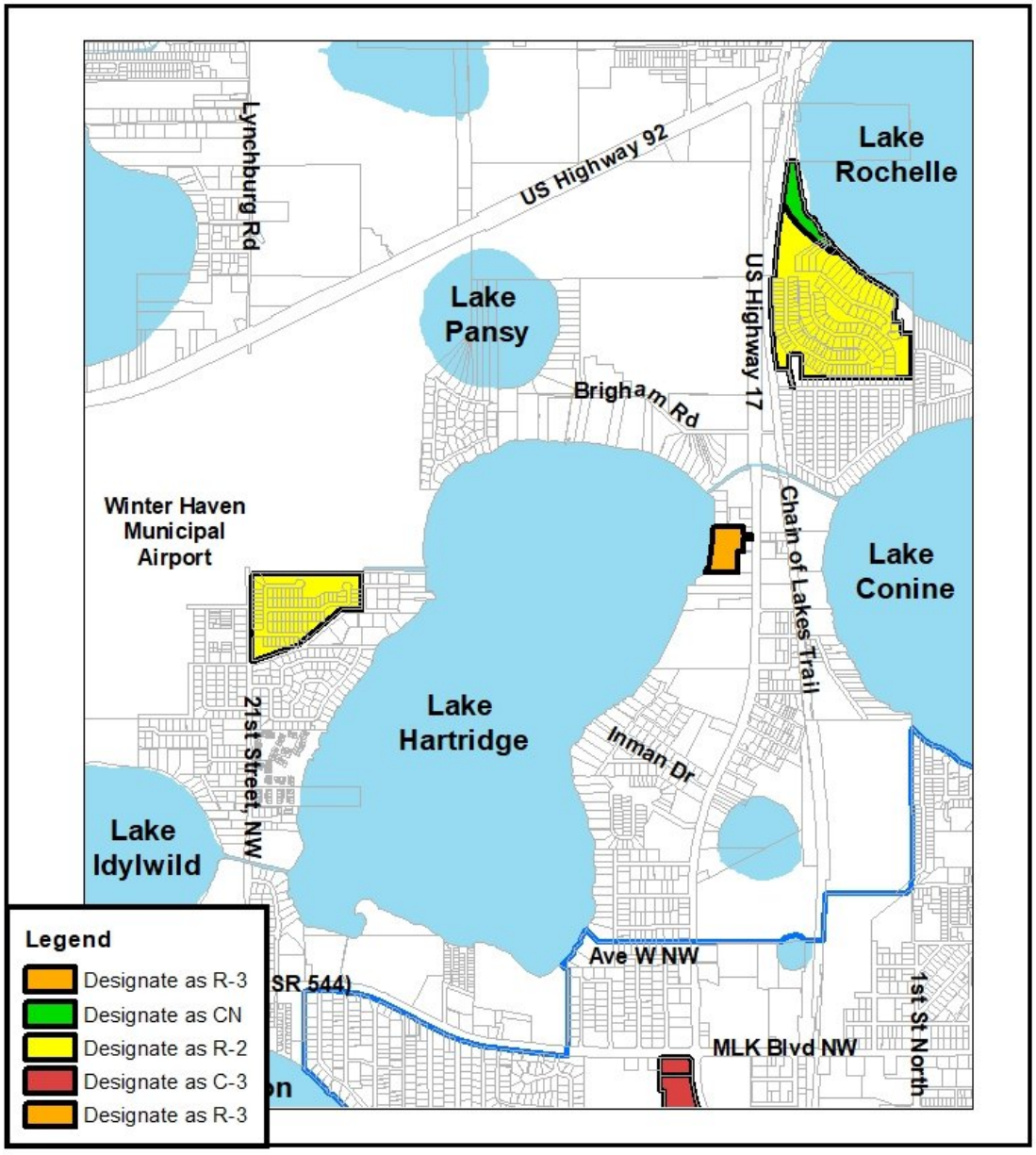
ATTACHMENT

- Zoning Maps with Proposed Changes


Winter Haven Zoning: Map 1
Lake Hartridge- Lake Idylwild- Lake Jessie Area
N
Lake Mariana
Lynchburg Rd
US Highway 92
Lake Pansy
Palmetto Dr
Winter Haven Regional Airport
Lake Jessie
Jersey Rd
Lake Hartridge
21st Street NW
Lake Idylwild
29th St NW
Havendale Blvd
26th Street NW
34th Stre
Lake Cannon
Lake Mirror
Legend
Designate as C-3
Designate as R-2

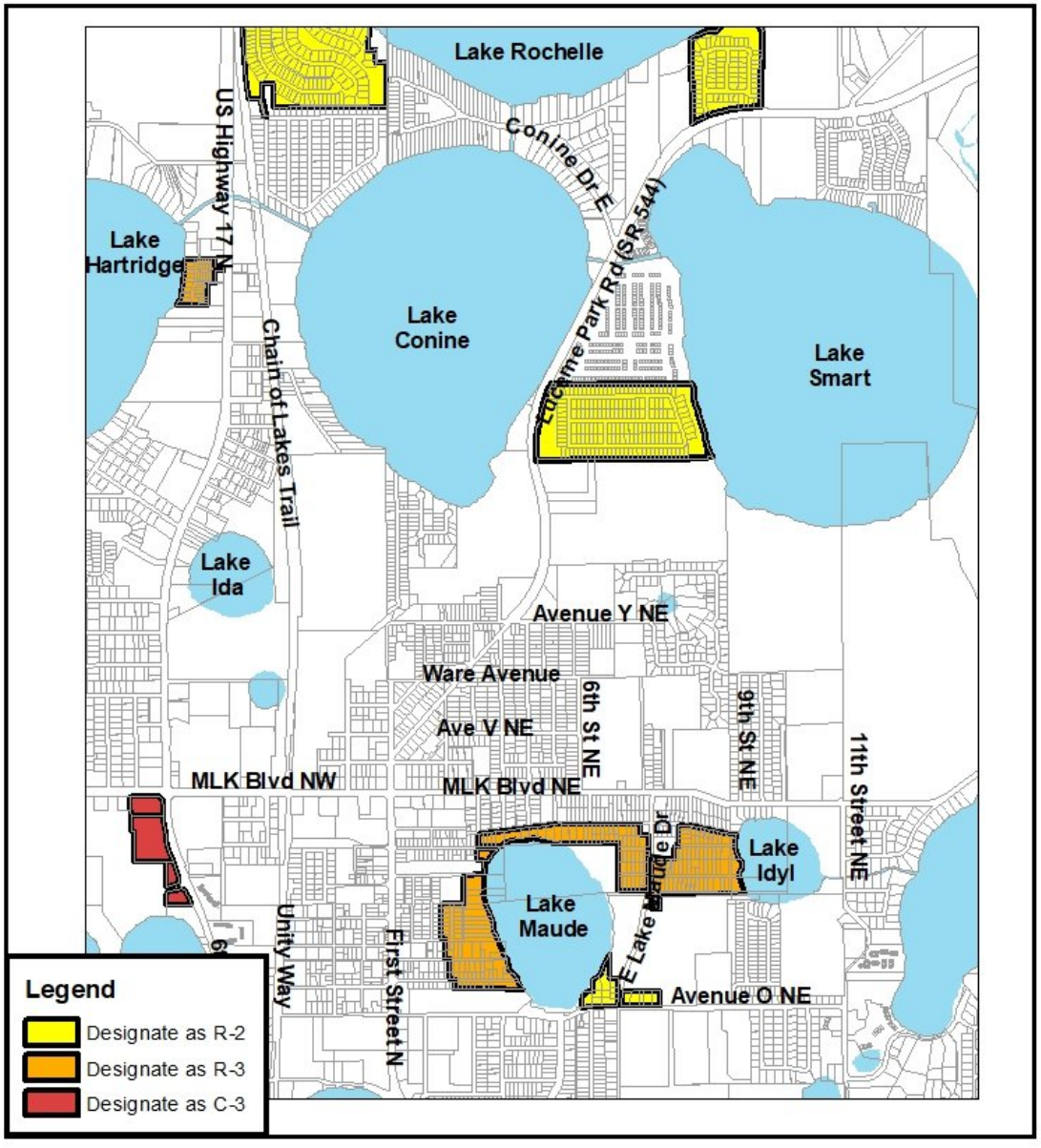
Winter Haven Zoning Map 2

US 17 North- East Lake Hartridge Area



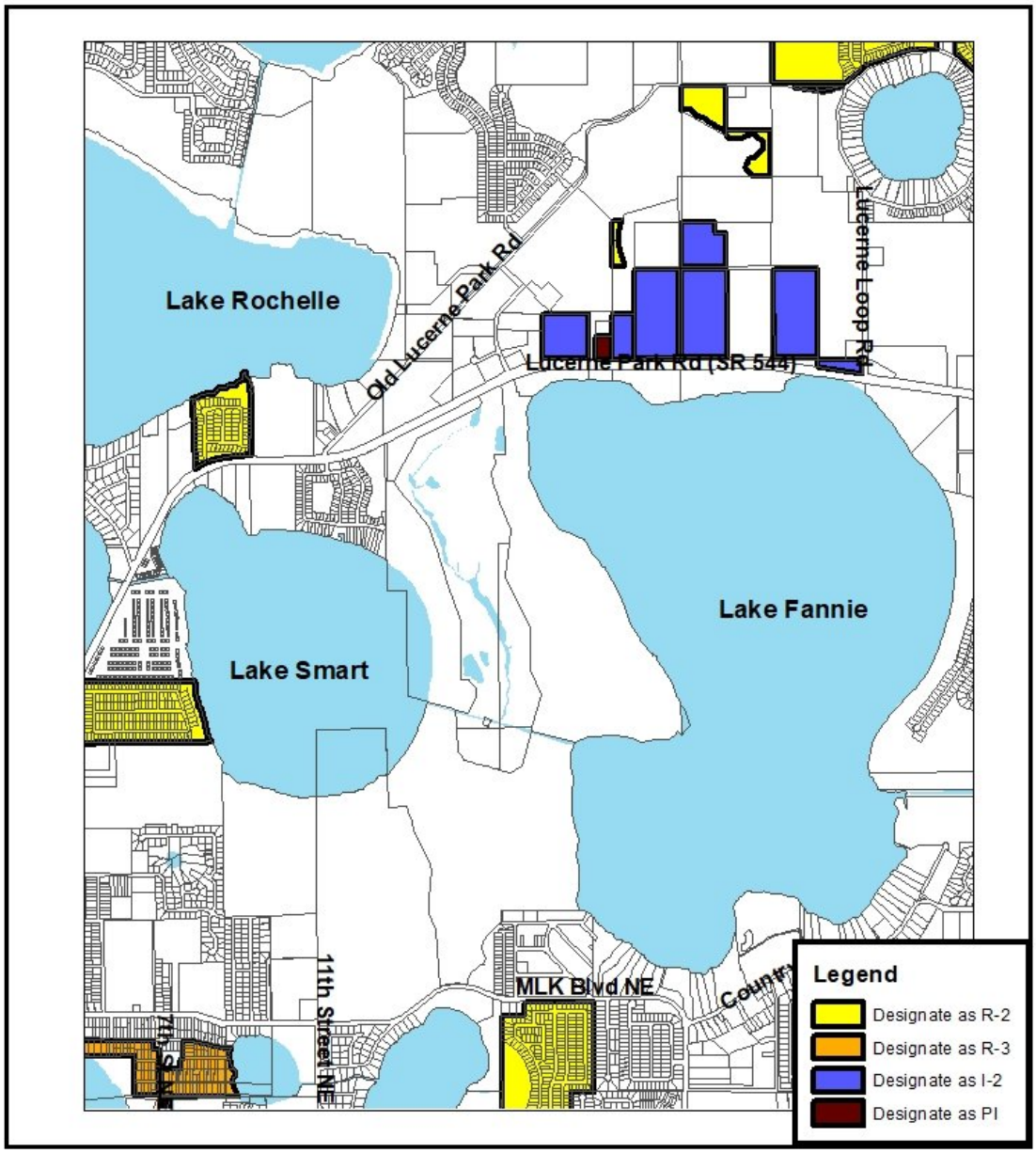
Winter Haven Zoning Map 3

Florence Villa- Lake Conine Area



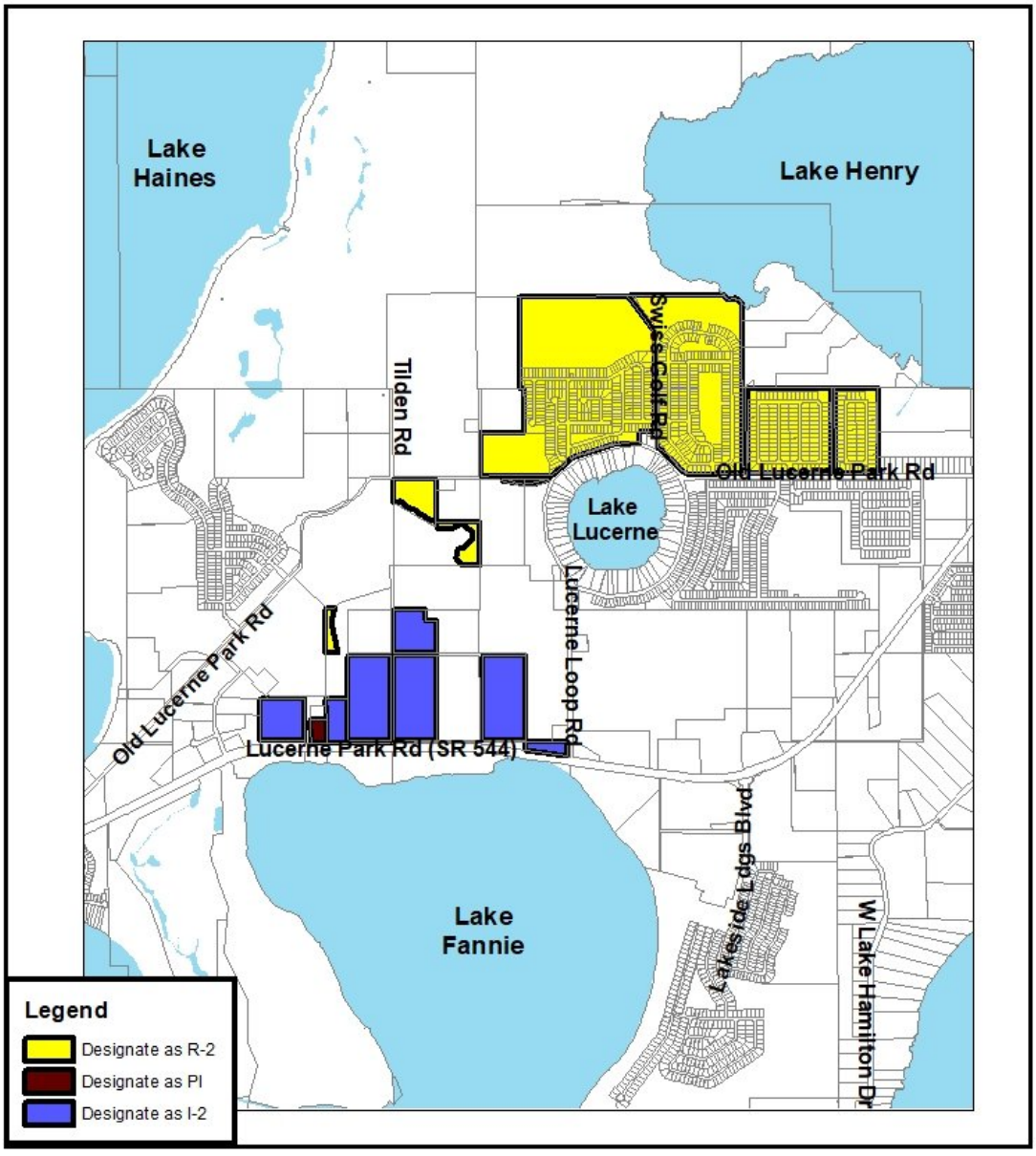
Winter Haven Zoning Map 4

Lake Smart- Lake Fannie- Willowbrook Area



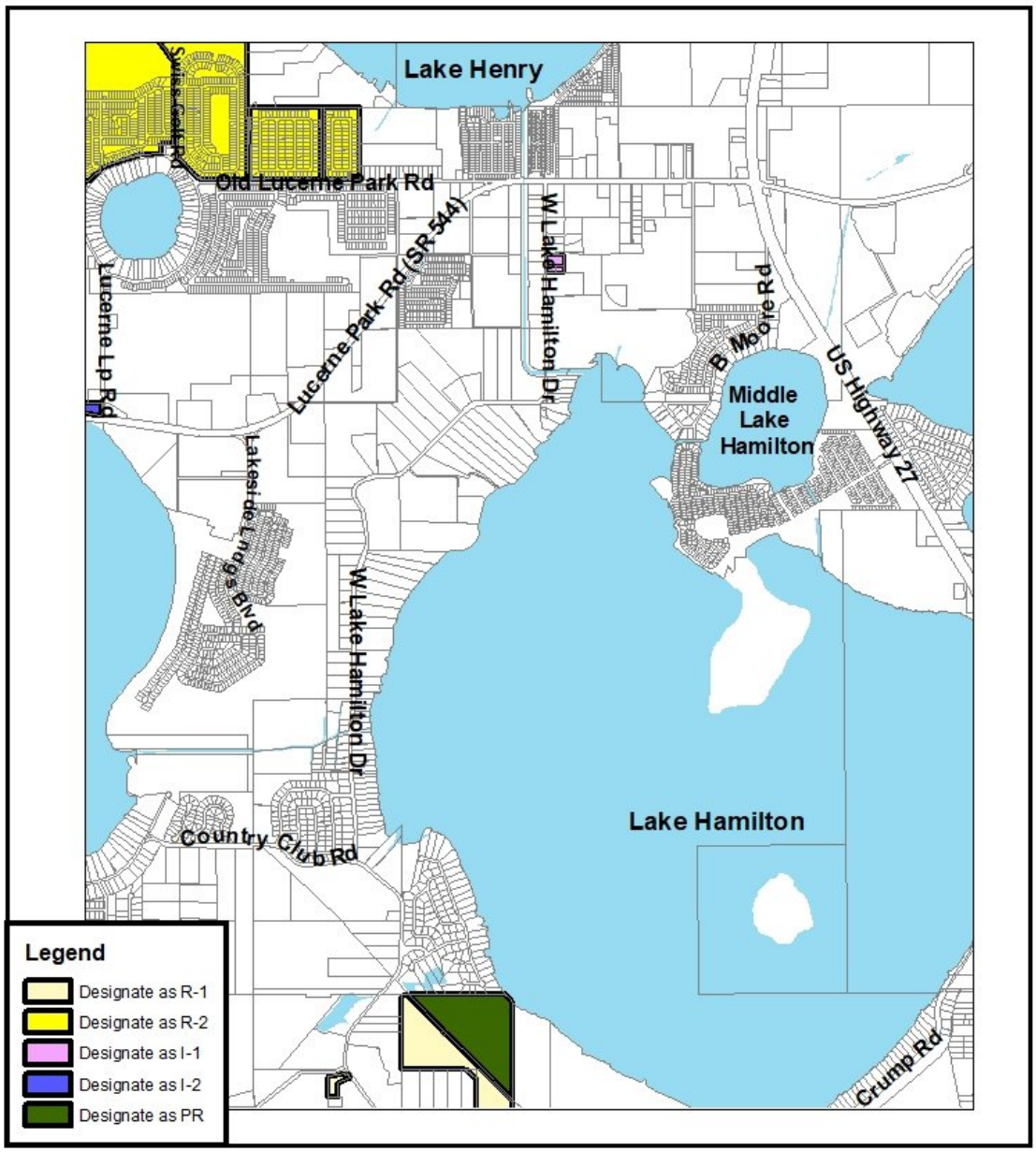
Winter Haven Zoning Map 5

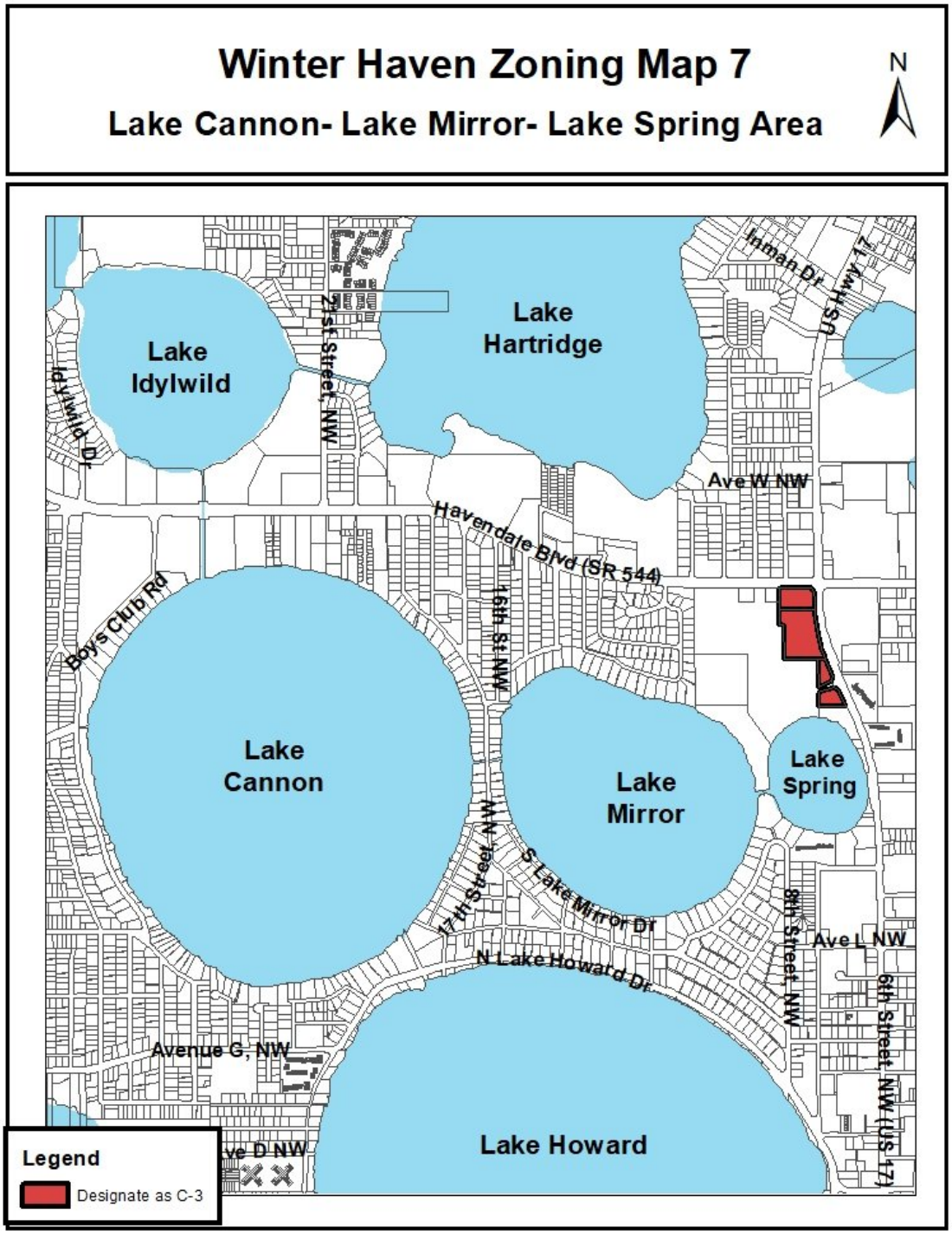
Lake Haines- Lake Lucerne- Lake Henry Area



Winter Haven Zoning Map 6

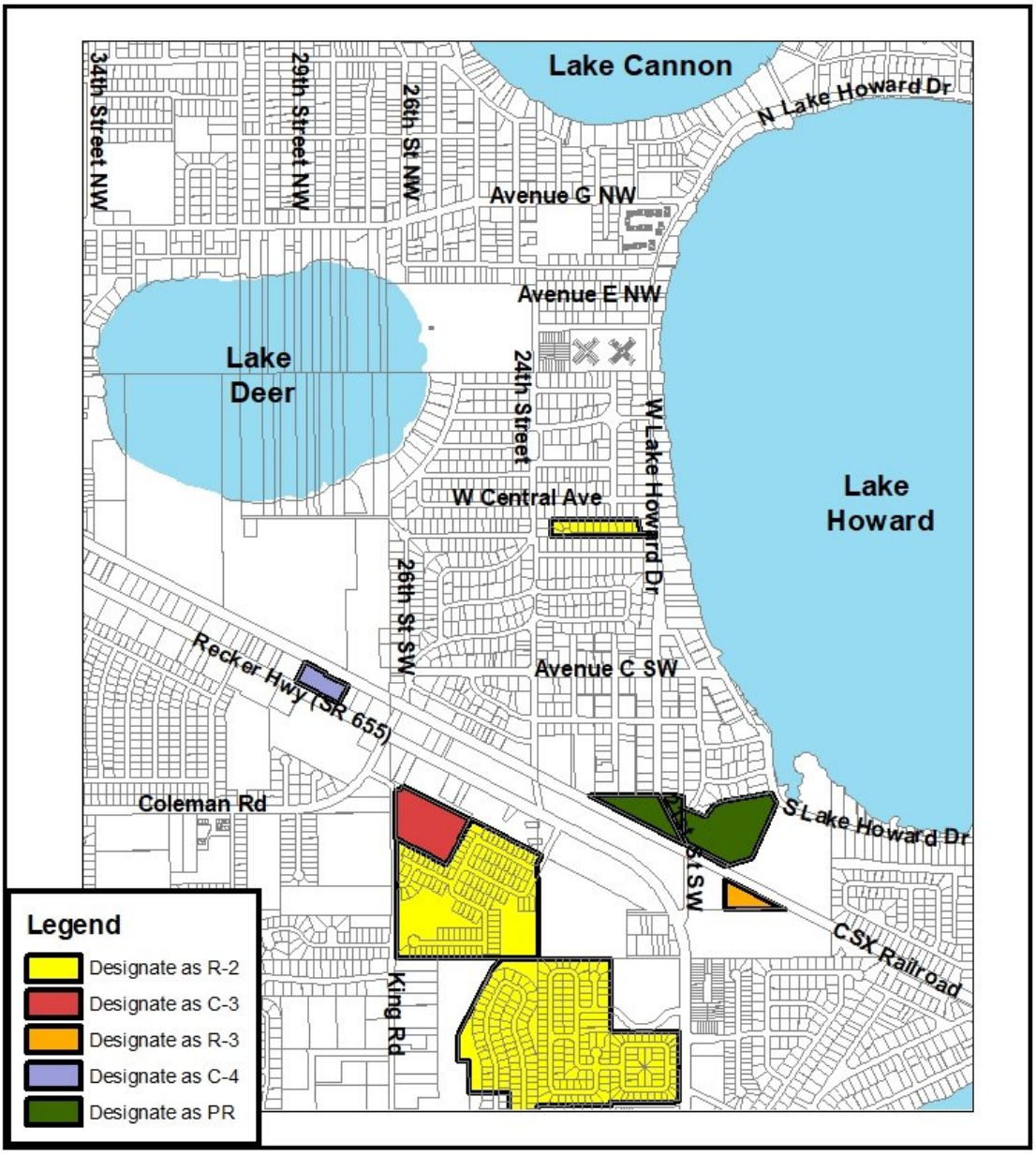
West Lake Hamilton- US Highway 27 Area

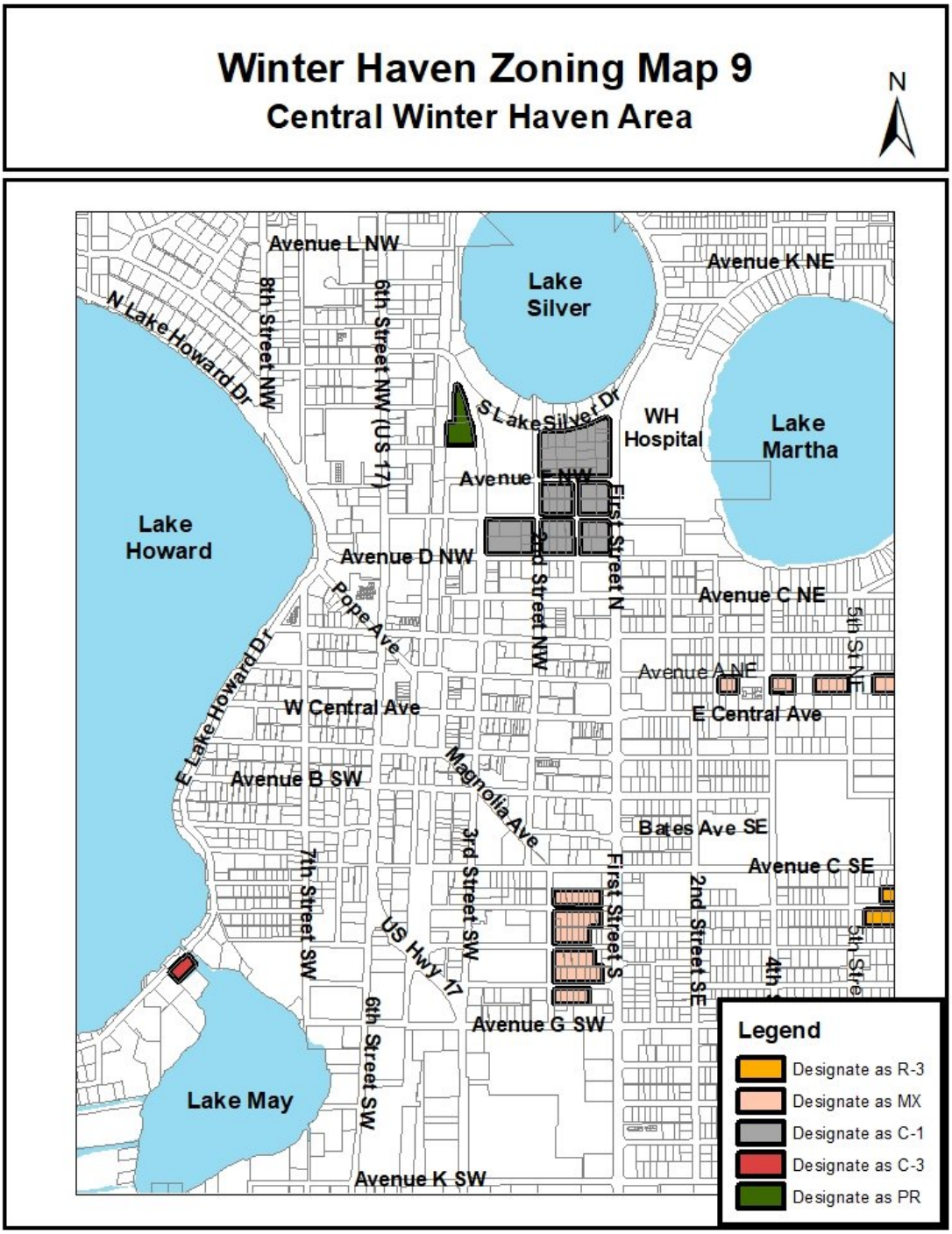



Winter Haven Zoning Map 7
Lake Cannon- Lake Mirror- Lake Spring Area
N
Lake Idylwild
Lake Hartridge
Lake Cannon
Lake Mirror
Lake Spring
Lake Howard
Idylwild Dr
21st Street, NW
Inman Dr
US Hwy 17
Ave W NW
Havendale Blvd (SR 544)
Boys Club Rd
16th St NW
17th St NW
S Lake Mirror Dr
8th Street, NW
Ave L NW
N Lake Howard Dr
6th Street, NW (US 17)
Avenue G, NW
Legend
Designate as C-3

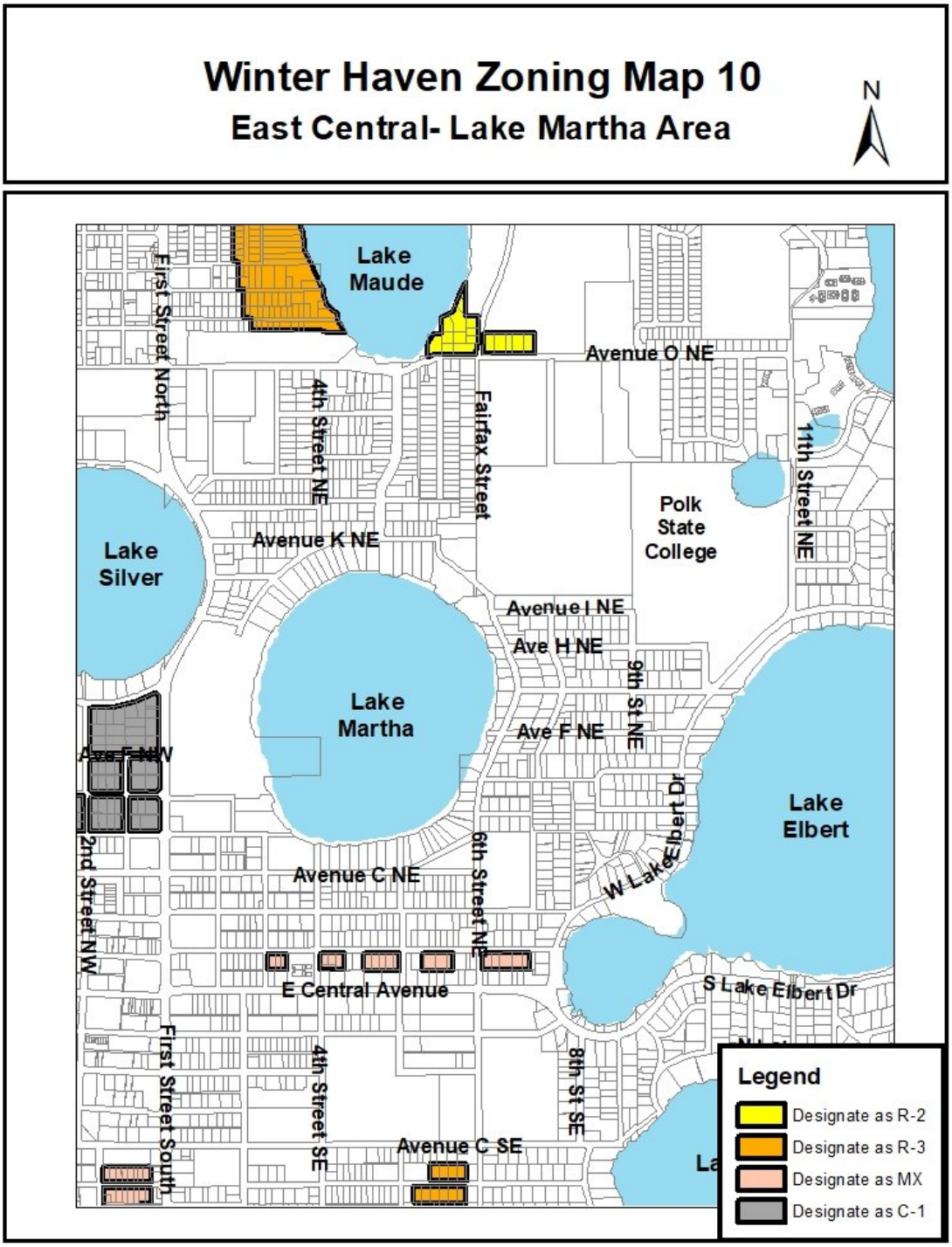
Winter Haven Zoning Map 8

West Lake Howard- West Winter Haven Area



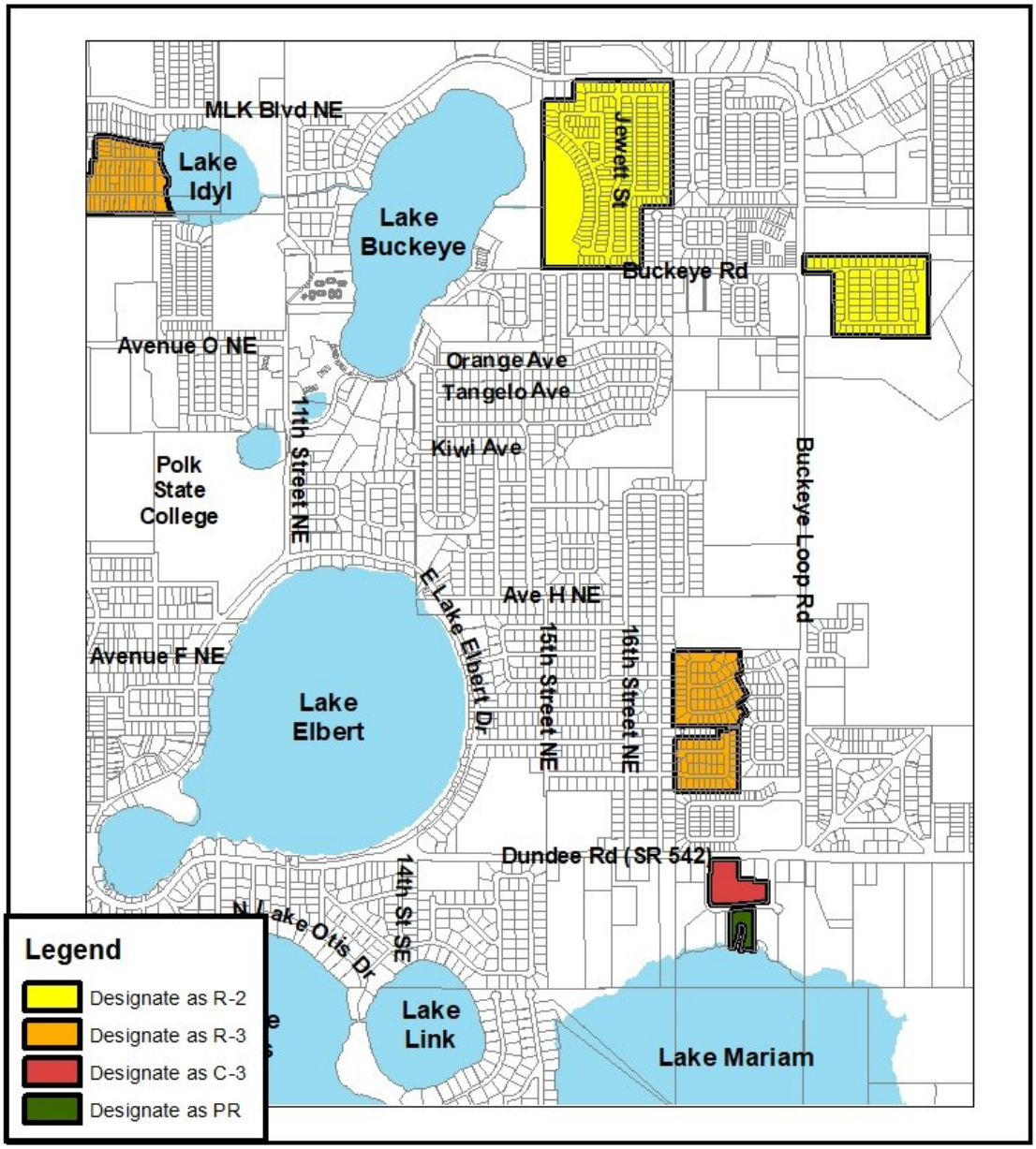

Winter Haven Zoning Map 9
Central Winter Haven Area
N
Avenue L NW
8th Street NW
6th Street NW (US 17)
N Lake Howard Dr
Lake Silver
Avenue K NE
S Lake Silver Dr
WH Hospital
Lake Martha
Avenue E NW
First Street N
2nd Street NW
Lake Howard
Avenue D NW
Pope Ave
Avenue C NE
5th Street
E Lake Howard Dr
Avenue A NE
W Central Ave
E Central Ave
Avenue B SW
Magnolia Ave
Bates Ave SE
Avenue C SE
3rd Street SW
First Street S
2nd Street SE
7th Street SW
US Hwy 17
4th
Avenue G SW
6th Street SW
Lake May
Avenue K SW
Legend
Designate as R-3
Designate as MX
Designate as C-1
Designate as C-3
Designate as PR

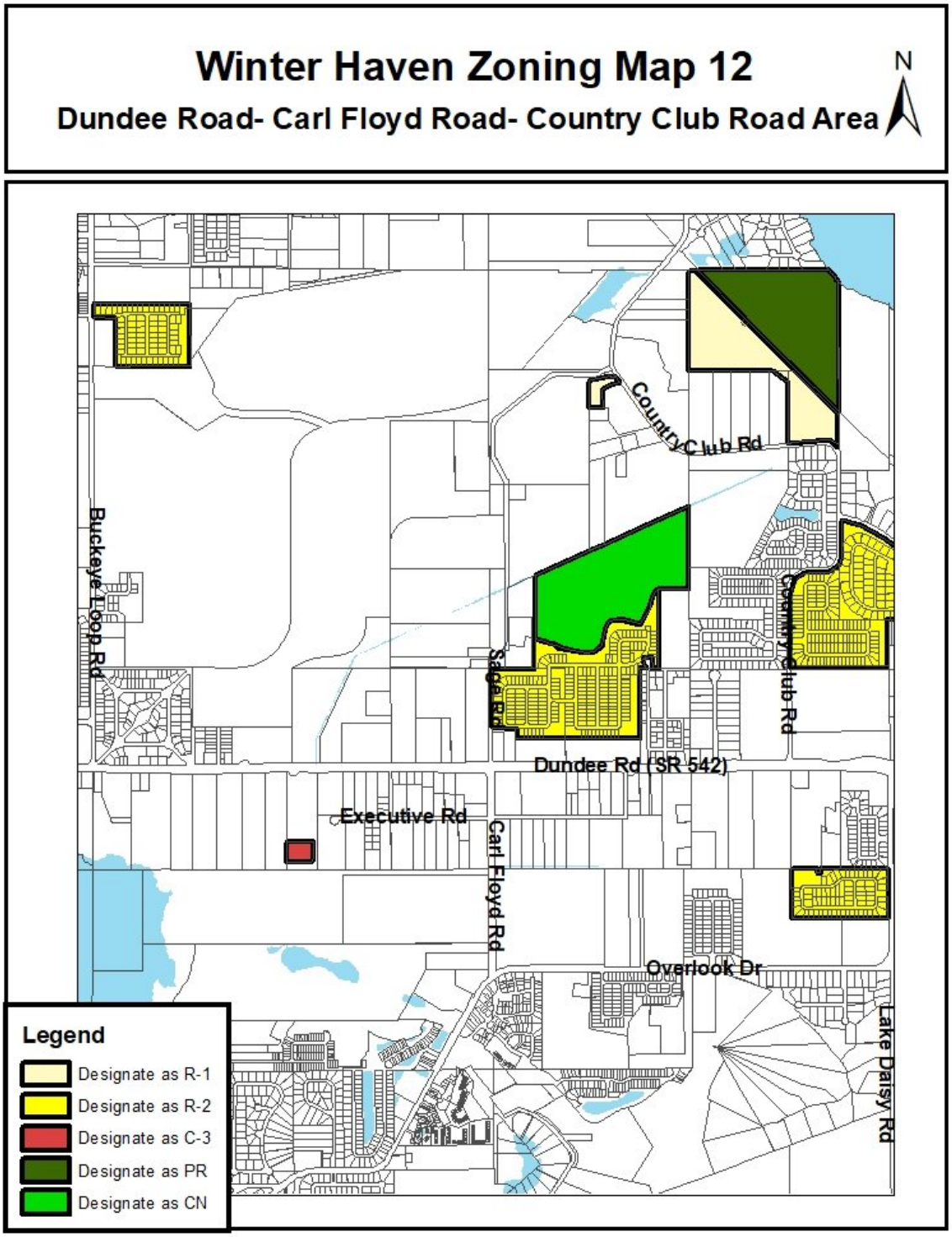
Winter Haven Zoning Map 10
East Central- Lake Martha Area



Winter Haven Zoning Map 11

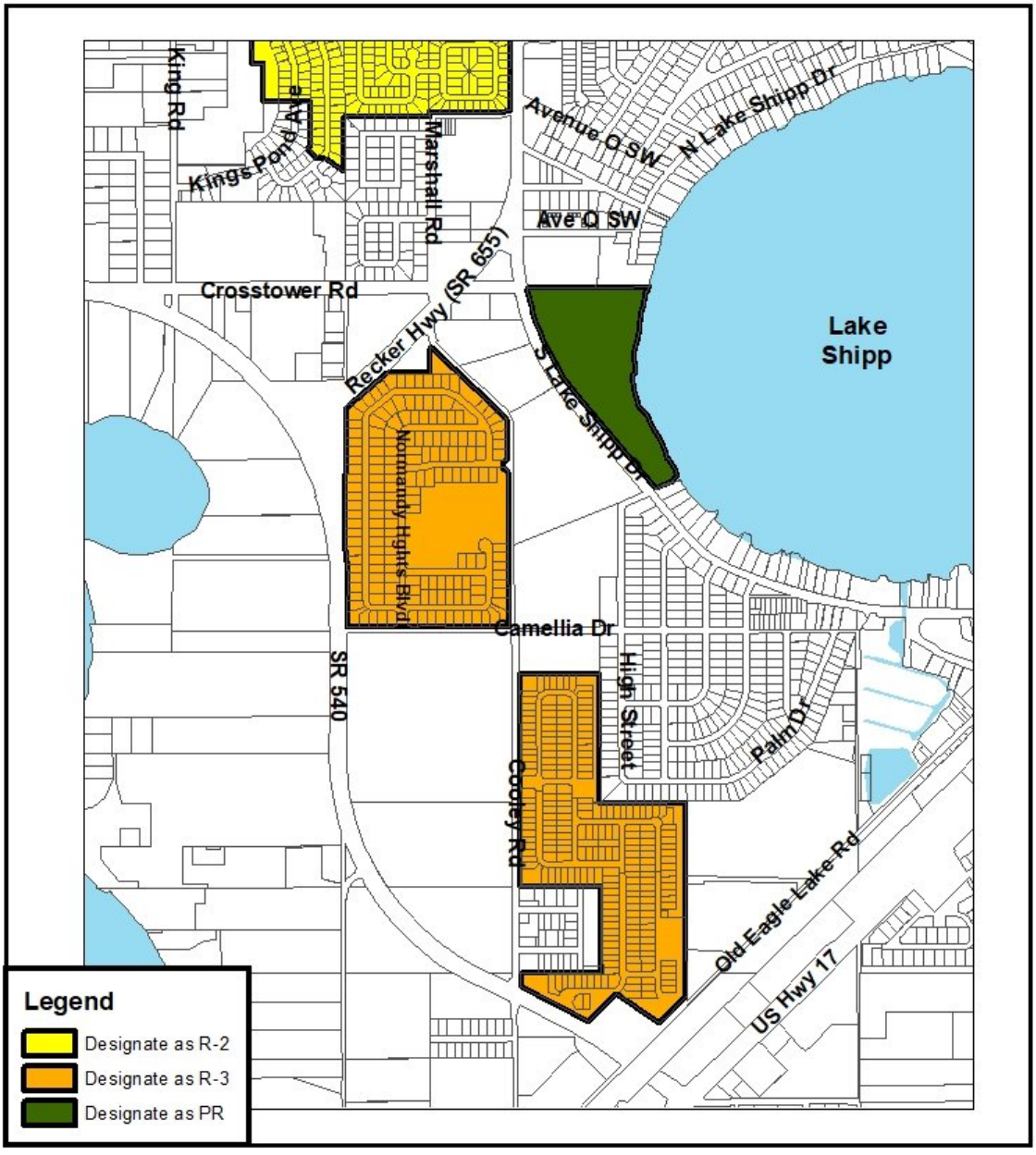
East Lake Elbert- Lake Link- Buckeye Road Area




Winter Haven Zoning Map 12
Dundee Road- Carl Floyd Road- Country Club Road Area
N
Country Club Rd
Buckeye Loop Rd
Sage Rd
Dundee Rd (SR 542)
Executive Rd
Carl Floyd Rd
Overlook Dr
Lake Daisy Rd
Legend
Designate as R-1
Designate as R-2
Designate as C-3
Designate as PR
Designate as CN

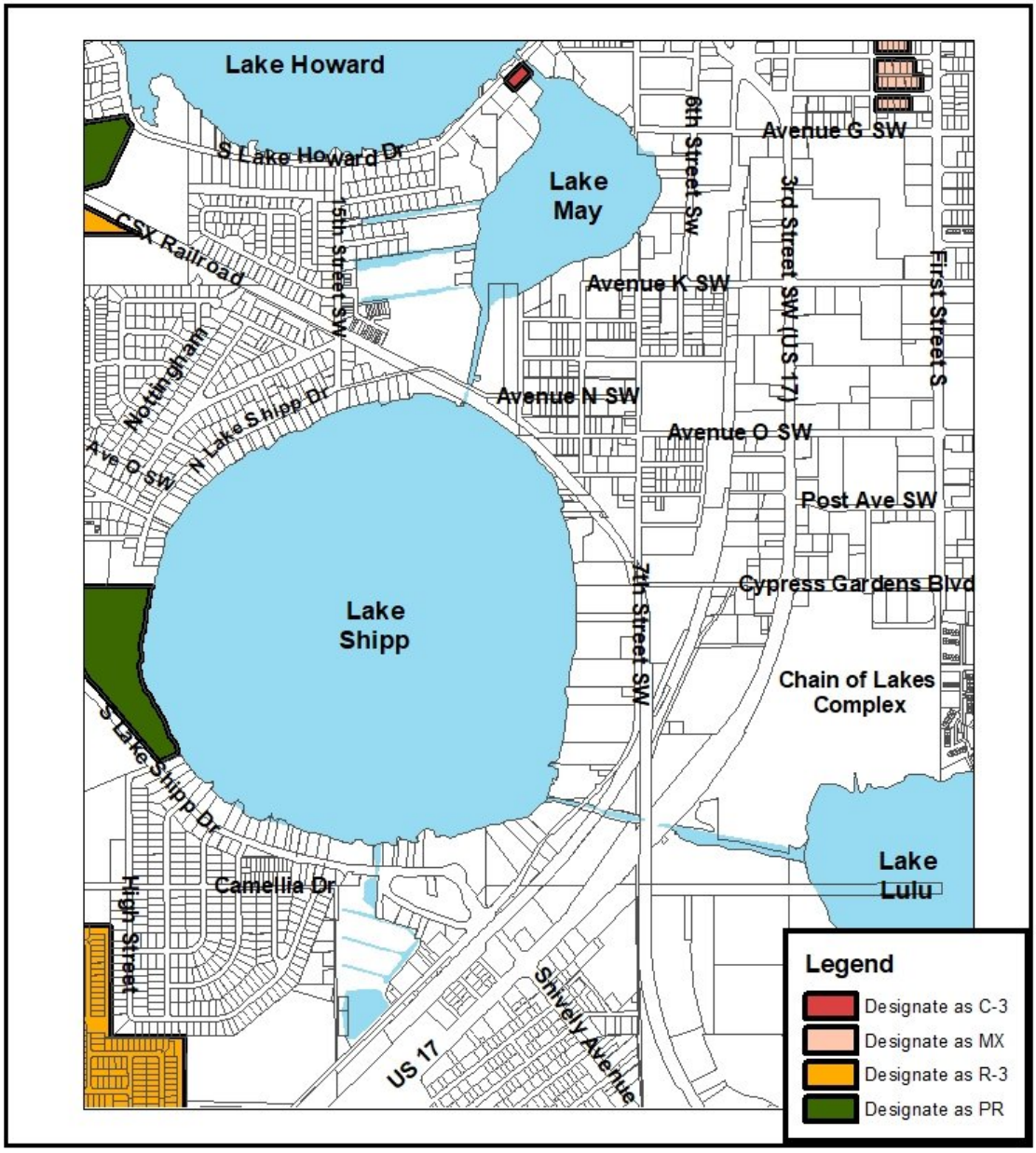
Winter Haven Zoning Map 13

Southwest- Recker Highway- South Lake Shipp Area



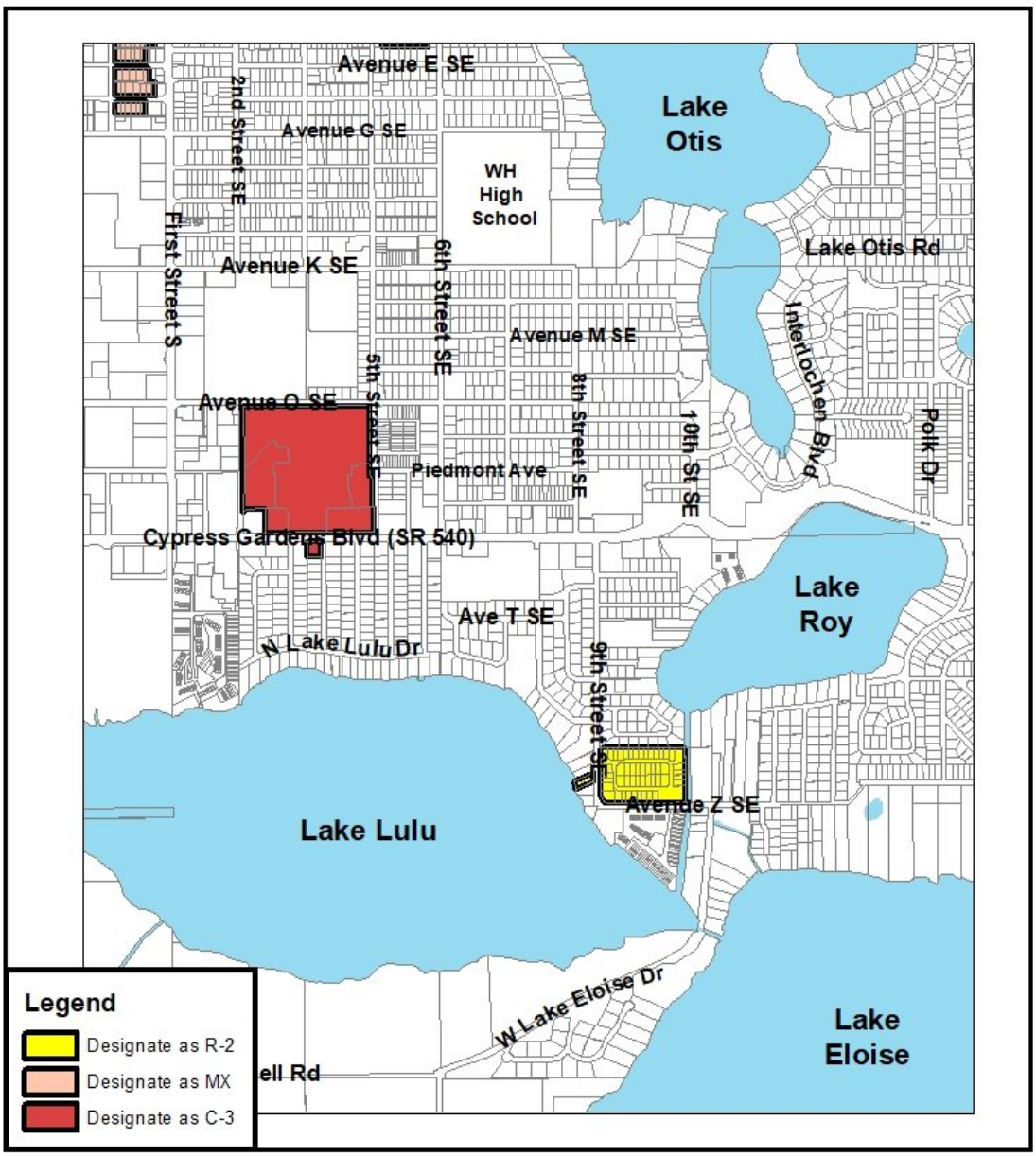
Winter Haven Zoning Map 14

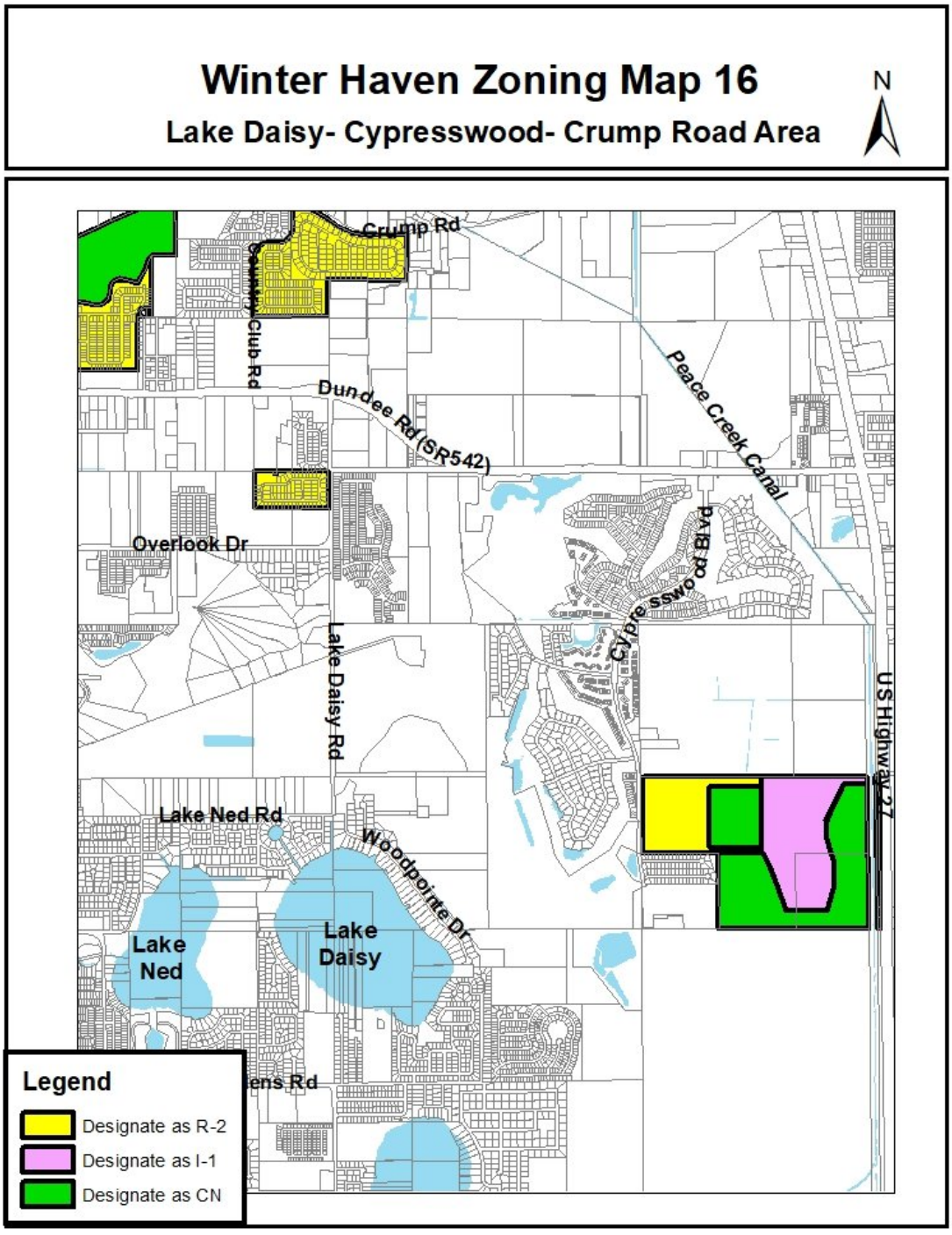
Southwest- Lake May- 7th Street SW Area



Winter Haven Zoning Map 15

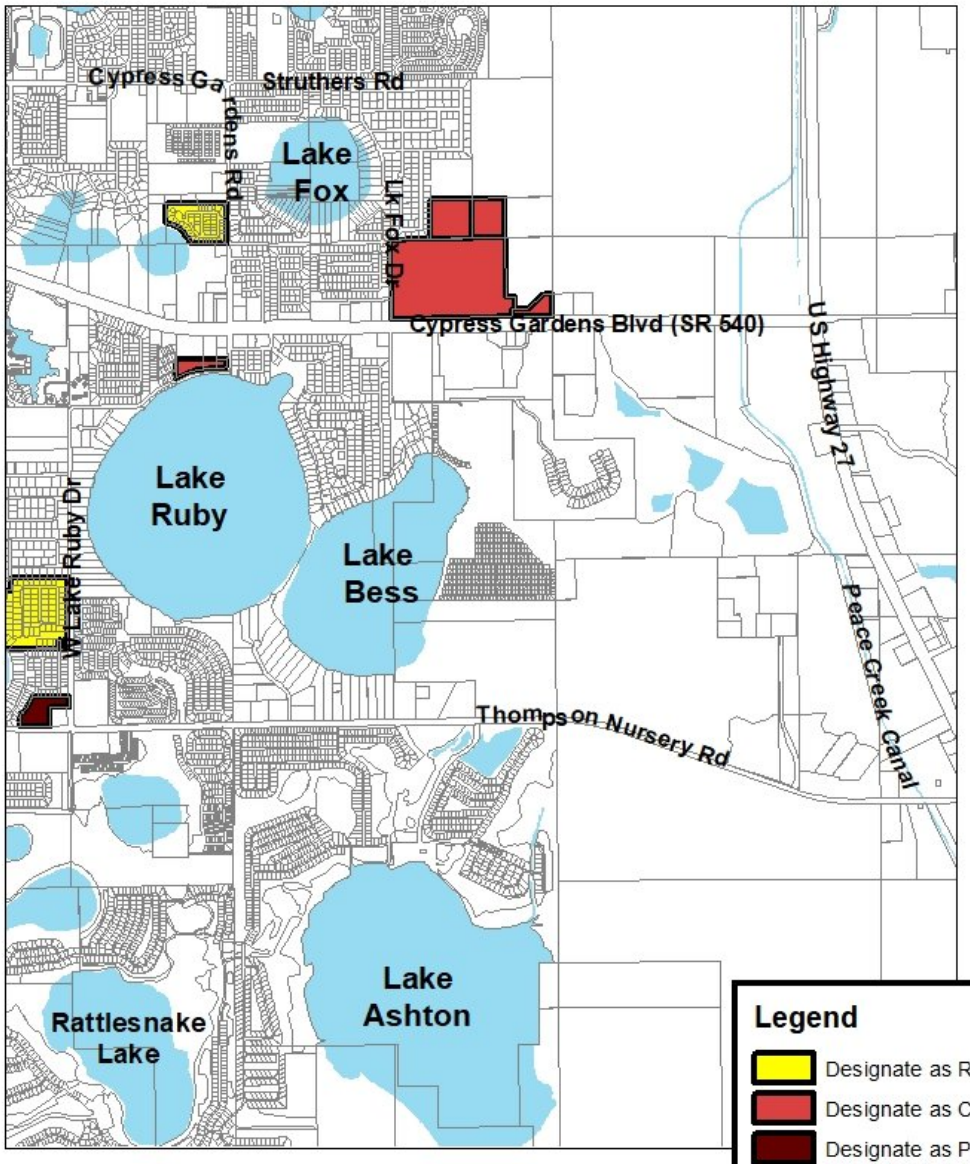
Lake Lulu- Lake Roy- Lake Otis Area




Winter Haven Zoning Map 16
Lake Daisy- Cypresswood- Crump Road Area
N
Crump Rd
Country Club Rd
Dundee Rd (SR542)
Peace Creek Canal
Overlook Dr
Lake Daisy Rd
Cypress Blvd
US Highway 27
Lake Ned Rd
Woodpointe Dr
Lake Ned
Lake Daisy
Legend
Designate as R-2
Designate as I-1
Designate as CN

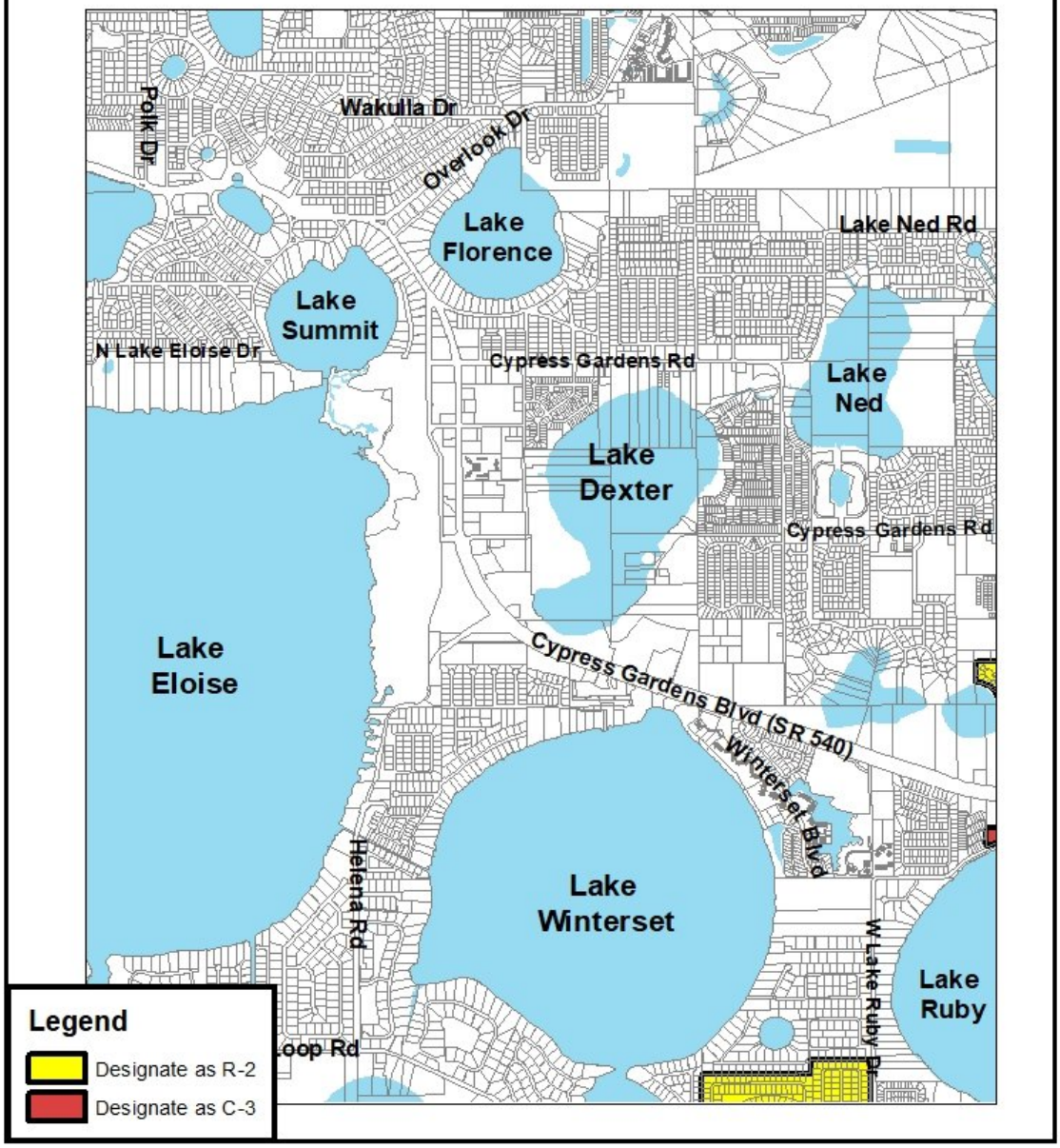
Winter Haven Zoning Map 17

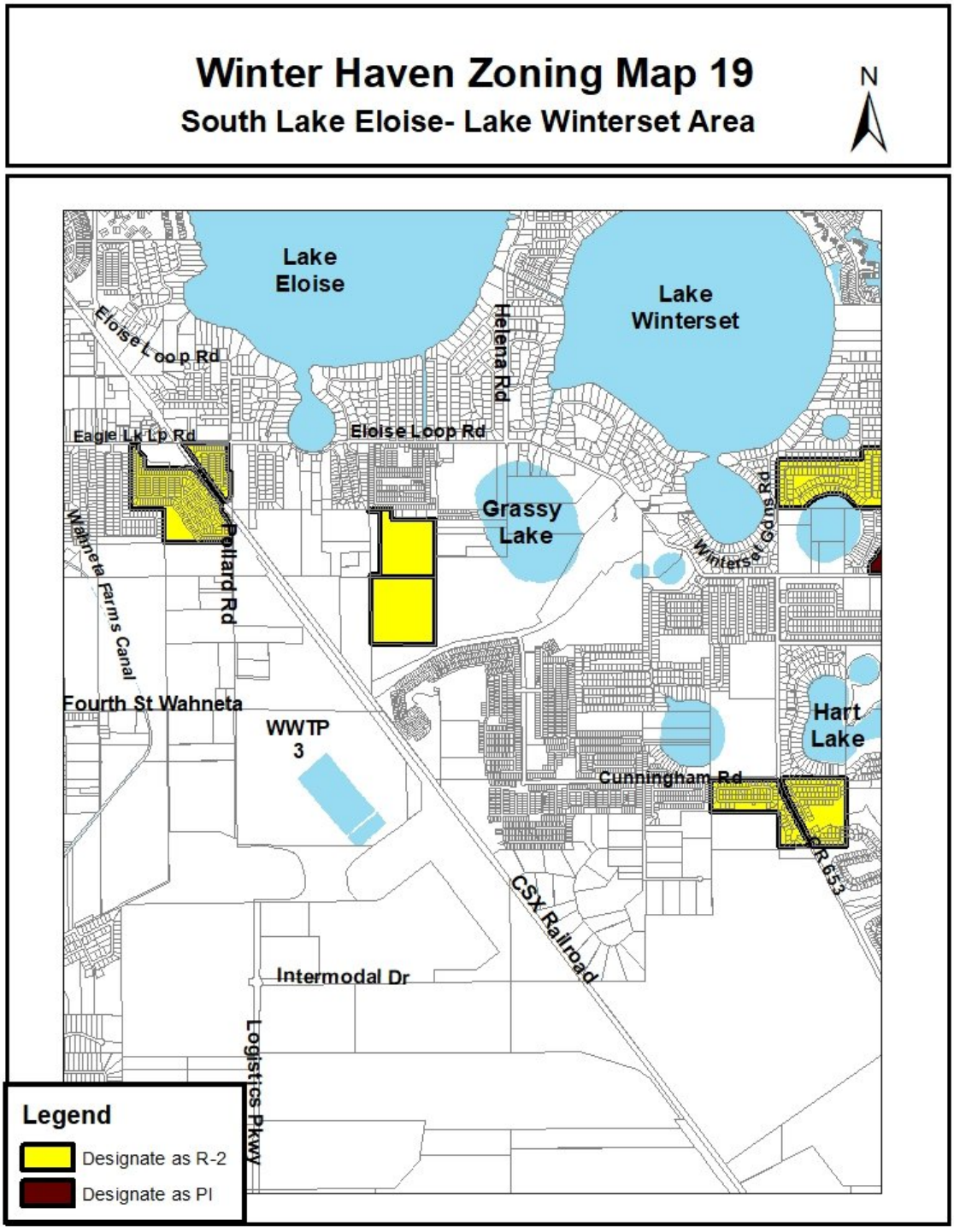
Lake Fox- Lake Ruby- Lake Bess Area



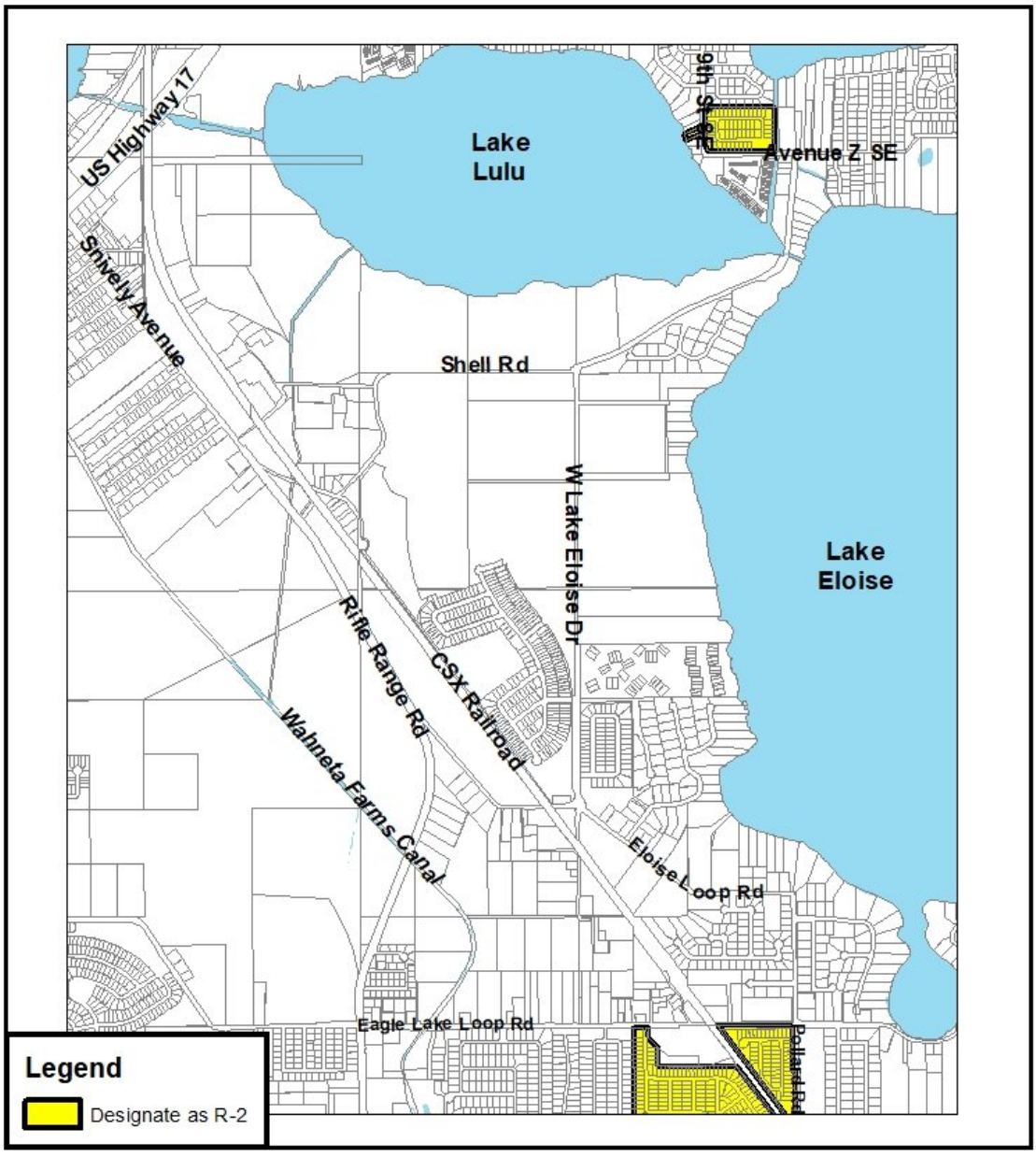
Winter Haven Zoning Map 18

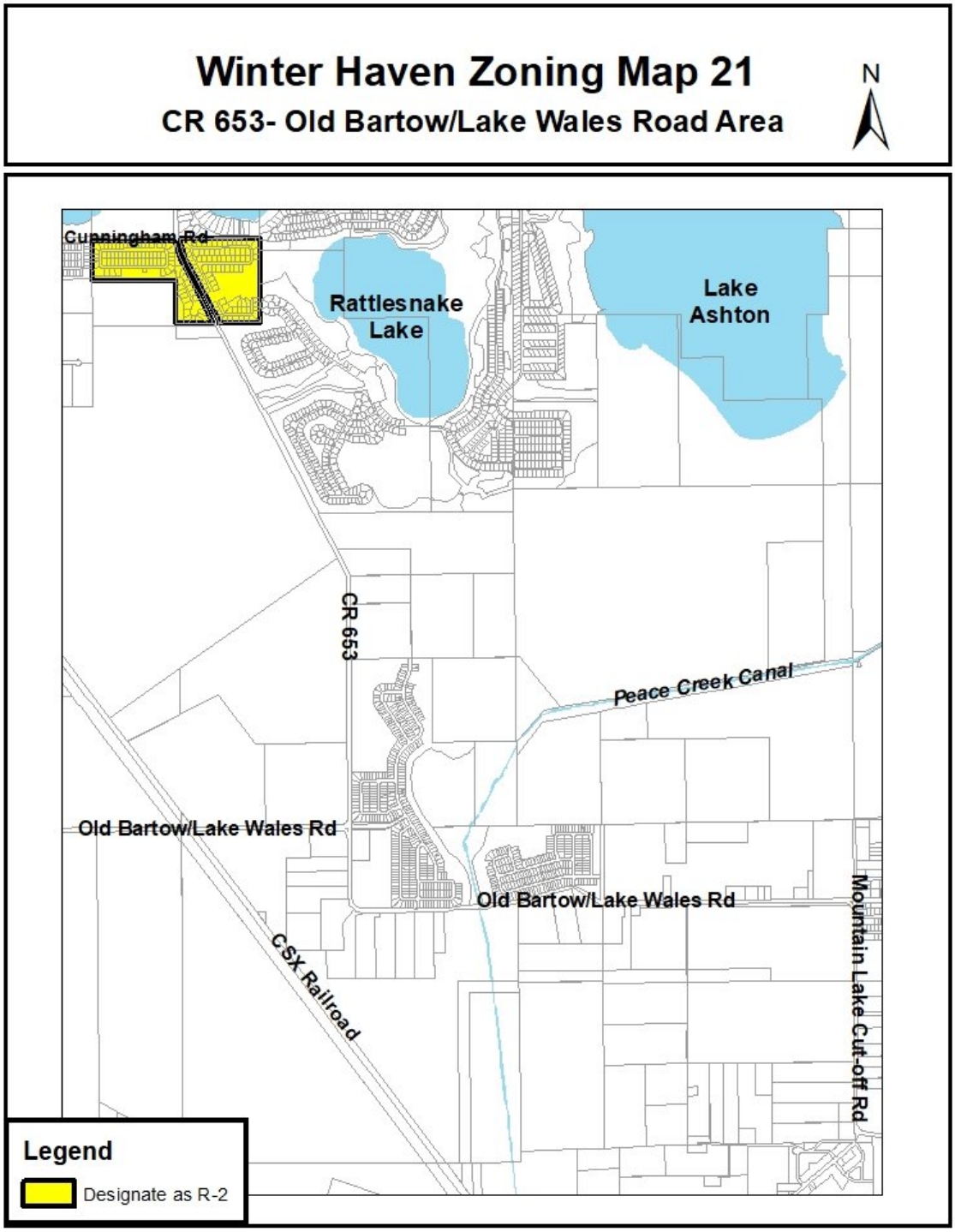
Lake Dexter- Lake Eloise- Lake Winterset Area




Winter Haven Zoning Map 19
South Lake Eloise- Lake Winterset Area
N
Lake Eloise
Lake Winterset
Eloise Loop Rd
Helena Rd
Eagle Lk Lp Rd
Eloise Loop Rd
Grassy Lake
Winterset Gdns Rd
Wahneta Farms Canal
Pollard Rd
Fourth St Wahneta
WWTP 3
Hart Lake
Cunningham Rd
CR 653
CSX Railroad
Intermodal Dr
Logistics Pkwy
Legend
Designate as R-2
Designate as PI

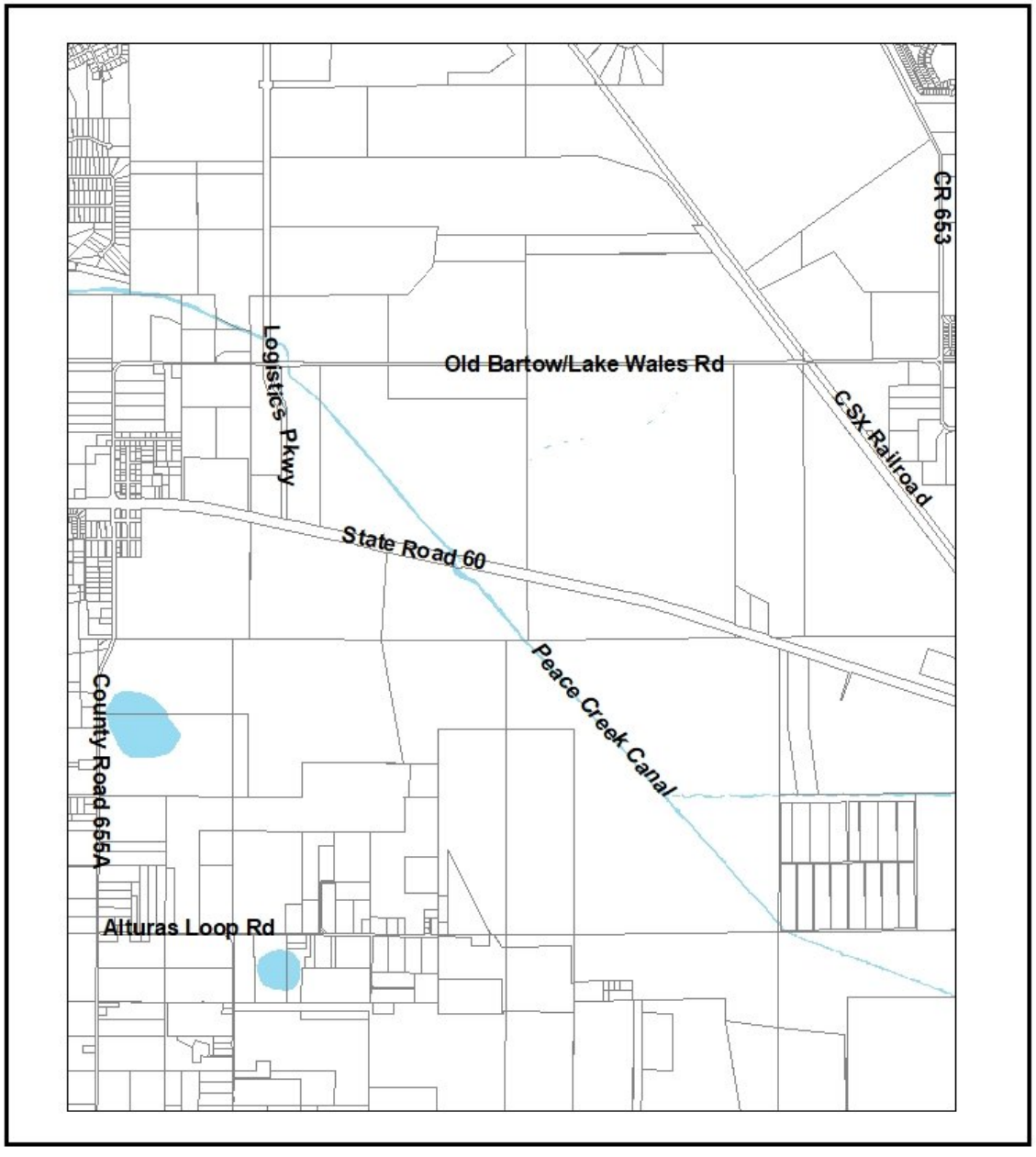
Winter Haven Zoning Map 20
South Lake Lulu Area




Winter Haven Zoning Map 21
CR 653- Old Bartow/Lake Wales Road Area
N
Cunningham Rd
Rattlesnake Lake
Lake Ashton
CR 653
Peace Creek Canal
Old Bartow/Lake Wales Rd
Old Bartow/Lake Wales Rd
CSX Railroad
Mountain Lake Cut-off Rd
Legend
Designate as R-2

Winter Haven Zoning Map 22

Pollard Road/SR 60 Area



DATE: August 2, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager

SUBJECT: Case Number P-24-48: Administrative request to amend the Potable Water Sub-element of the 2035 Winter Haven Comprehensive Plan for the purpose of revising Policy 1.1.2 relating to potable water Level of Service (LOS) standards and to amend Sanitary Sewer Sub-element Policy 1.1.2 relating to sanitary sewer LOS standards.

BACKGROUND

The *2035 Winter Haven Comprehensive Plan* was adopted by the City Commission August 28, 2023. The Comprehensive Plan consists of eleven Elements including: Future Land Use, Housing, Neighborhood Preservation, Transportation, Infrastructure, Public Schools, Recreation and Open Space, Conservation, Intergovernmental Coordination, Capital Improvements, and Private Property Rights.

Within the Infrastructure Element, there are five sub-elements which address the provision of public infrastructure in the City. Each of these sub-elements establishes Level of Service (LOS) standards which form the basis of concurrency management in the City. In the Potable Water Sub-element, there two types of LOS standards with one addressing conservation and usage, and the second addressing water system design. In the Sanitary Sewer Sub-element, no specific design standard LOS for the collection and treatment system has been established.

Based on a study of the utility system commissioned by the City's Water Department, it was found the LOS standard contained in Potable Water Sub-element Policy 1.1.2, addressing water system design, can be reduced from 350 gallons per person per day to 275 gallons per person per day. Likewise, the study has determined the design LOS standard for the sanitary sewer system, as addressed by Sanitary Sewer Sub-element Policy 1.1.2, should be 250 gallons per person per day. These determinations were made through an analysis of per capita water consumption and wastewater treatment over the past several years.

The current 350 gallons per person per day LOS standard remained unchanged from the *2025 Winter Haven Comprehensive Plan* adopted in 2011. Prior to adoption of the *2025 Winter Haven Comprehensive*

Plan, the LOS standard was 250 gallons per person per day, which was based on data and analysis from the 1990s. The 350 gallons per person per day standard was based on observed consumption rates in the 2000s, prior to current water conservation measures being enacted.

NOTIFICATION

All public notification requirements for this request were met.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request, and its forwarding to the City Commission for final action.

ATTACHMENTS

- Revised Potable Water Sub-element
- Revised Sanitary Sewer Sub-element

Revised Potable Water Sub-element

New language underlined in red and deleted language is ~~stricken through~~ in red.

GOAL ONE: Ensure that safe and adequate supply of public potable water is available to meet the needs of the City's potable water customers.

Objective 1.1: Establish and maintain level of service standards for the provision of potable water to the City's residents and utility customers.

Policy 1.1.1: Continue to work to reduce per capita consumption of potable water resources within the City. Average per capita daily consumption Level of Service shall be as follows:

Year	Current	By 2025	By 2030	By 2035
Potable Water LOS (gallons/person/day)	115.0 gallons	110.0 gallons	105.0 gallons	100.0 gallons

Policy 1.1.2: Water system capacity design Level of Service is ~~350~~ 275 gallons per day per housing unit for the purpose of establishing the basis for impact fees for all new development.

Policy 1.1.3: Water distribution mains shall be a minimum of eight (8) inches in diameter. A branch serving a fire hydrant shall be a minimum of six (6) inches in diameter.

Policy 1.1.4: For increased system-wide reliability, all water distribution systems shall be looped.

Policy 1.1.5: Minimum fire flows per fire hydrant shall be as follows:

Use of Land	Minimum Fire Flows (gallons per minute)
Single-family	500
Multi-family less than 6 units/acre	500
Multi-family 6.0 or more units/acre	1,500
Commercial	1,500
Industrial	1,500
Institutional	1,500

Objective 1.2: The City shall ensure sufficient water treatment plant and storage capacity to meet future demands prior to, or concurrent with, the impacts of development.

Policy 1.2.1: Maintain the City's Water Use Permit for the withdrawal of groundwater from the aquifer. Ensure that the permit allows for the withdrawal of adequate quantities of water to meet projected population growth through 2035.

Policy 1.2.2: Update and expand the City's water treatment plants and water storage facilities, as needed, to maintain the adopted water system level of service standards. Projects that are required to maintain adopted level of service standards, shall be planned for, and included, in the 5-year Schedule of Capital Improvements.

Policy 1.2.3: Coordinate the siting of new water treatment plants and wells with the adopted Future Land Use Map to ensure land use compatibility, environmental sensitivity, wellhead protection, and overall efficiency of the system.

Policy 1.2.4: Annually monitor water produced by the City's water treatment plants for compliance with standards contained in the Florida Safe Drinking Water Act (F.S. 403.850).

Policy 1.2.5: Continue to prioritize improvements to the potable water system based on the findings and recommendations of the most recently adopted *Winter Haven Utility Master Plan*. Periodically review, and update as necessary, the *Master Plan* to ensure it continues to reflect the needs of the City and the water system.

Objective 1.3: The City shall extend potable water service throughout the City Limits and Utility Service Area, in a manner that enhances a compact urban growth pattern.

Policy 1.3.1: All new development in the Winter Haven Utility Service Area.

Policy 1.3.2: Coordinate the extension of water lines and other facilities to meet future demand, prior to, or concurrent with the impact of development.

Policy 1.3.3: Require all new development to construct and dedicate public water distribution facilities to the City.

Policy 1.3.4: Water service shall be extended at the same time as sewer service is extended, if public water is not already provided.

Policy 1.3.5: Undertake a continuous fire hydrant installation and maintenance program throughout the planning period.

Policy 1.3.6: Enter into an inter-local agreement with Polk County to coordinate all new development proposals in, or adjacent to, the Winter Haven Utility Service Area. Require the exchange of detailed information on each development proposal between Polk County's Planning and Utility Departments, and the City's Economic Opportunity & Community Investment and Water Departments; in order to prevent development of private, potable water systems.

Policy 1.3.7: Coordinate the locations of water line extensions with the objectives and policies contained in the Future Land Use and Conservation Elements.

Policy 1.3.8: Coordinate water line extensions within the unincorporated portion of the City's Utility Service Area with the Polk County Comprehensive Plan.

Policy 1.3.9: To achieve economies of scale, coordinate water line rehabilitation and expansion projects with major roadway construction or resurfacing projects.

Policy 1.3.10: Maintain the Franchise Agreement with Polk County that establishes the geographic service area for the exclusive provision of water and sewer service.

Objective 1.4: The City shall take direct actions to conserve potable water resources.

Policy 1.4.1: Continue to enforce Building Code Regulations requiring the use of water conservation fixtures in all new development.

Policy 1.4.2: Undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.

Policy 1.4.3: Adopt the conservation standards established by the Southwest Florida Water Management District (SWFWMD) for the Southern Water Use Caution Area for per capita, per day consumption. Coordinate with SWFWMD on developing a standardized per capita measurement with the appropriate adjustments and deductions.

Policy 1.4.4: Continue to coordinate with SWFWMD on the enforcement of water restrictions.

Policy 1.4.5: To reduce public demand for potable water, the City shall require the use of reclaimed wastewater for irrigation, within its utility service area, for all properties located within 500 feet of a reclaimed water line.

Policy 1.4.6: The City shall maintain and implement Land Development Regulations (LDRs) requiring all development within its utility service area to connect to the City's reclaimed water system, install dry lines for connection to the City's reuse system when it becomes available to the development site, and/or payment of a fee in lieu of connection where reuse is not available to the development site.

Revised Sanitary Sewer Sub-element

New language underlined in red and deleted language is ~~stricken through~~ in red.

GOAL ONE: Ensure adequate sanitary sewer treatment capacity and facilities are available to meet the needs of the City's wastewater customers.

Objective 1.1: Sanitary sewer facilities shall operate at Level of Service standards appropriate for efficient operation of the system and provision of capacity needed to meet future demands.

Policy 1.1.1: The Level of Service for sanitary sewer treatment shall be as follows:

Year	Current	By 2028	By 2035
Wastewater LOS (gallons/person/day)	100.00 gallons	95.0 gallons	85.0 gallons

Policy 1.1.2: ~~The City shall supply sufficient sanitary sewer capacity to meet future demand prior to, or concurrent with, the impact of development~~ Sanitary Sewer system collection and treatment capacity design Level of Service is 250 gallons per day per housing unit for the purpose of establishing the basis for impact fees for all new development.

Policy 1.1.3: Annually assess the City's wastewater treatment plant capacities and projected population growth to plan for capital improvements to expand facilities. Projects that are required to maintain the adopted level of service standard shall be included in the 5-year Schedule of Capital Improvements.

Policy 1.1.4: Continue to prioritize improvements to the sanitary sewer collection system and wastewater treatment plants based on the findings and recommendations of the most recently adopted *Winter Haven Utility Master Plan*. Periodically review, and update as necessary, the *Master Plan* to ensure it continues to reflect the needs of the City, the sanitary system collection system, and wastewater treatment plants.

Objective 1.2: The City shall extend sanitary sewer service throughout the City Limits and Utility Service Area in a manner that enhances a compact urban growth pattern.

Policy 1.2.1: All new development shall be connected to sanitary sewer.

Policy 1.2.2: Continue the practice of requiring all new development to construct and dedicate public sewer collection facilities to the City.

Policy 1.2.3: Update, maintain, and enforce existing ordinances requiring connection to the public sewer system of all residences residential, commercial, industrial, and institutional uses where gravity, pressure, or vacuum sewer service is located within 200 feet of the nearest property line.

Require any new residential, commercial, industrial, or institutional use located on a parcel immediately adjacent to a force main to connect to the force main unless there is a City-approved engineering challenge to making the connection. Furthermore, require all new multi-family developments and residential subdivisions proposing a net density of 1.0 unit per acre and greater, to connect to the nearest force main or gravity sewer line, regardless of the subdivision's distance from the force main or gravity sewer line.

Policy 1.2.4: Extend water service at the same time sewer service is extended, if public water is not already provided.

Policy 1.2.5: Continue to coordinate the City's Franchise Agreement with Polk County that establishes the geographic service area for the provision of water and sewer service.

Policy 1.2.6: Coordinate the locations of sewer line extensions with the objectives and policies contained in the Future Land Use and Conservation Elements, as well as current City of Winter Haven Engineering Standards and Specifications.

Policy 1.2.7: To achieve economies of scale, coordinate sewer line rehabilitation and expansion projects with major roadway construction or resurfacing projects.

GOAL TWO: Highly restrict the use of on-site wastewater treatment systems in and around the City.

Objective 2.1: To reduce the potential for environmental damage to the City's lakes and other hydrologic features, limit the installation of new and replacement septic systems and package wastewater treatment plants.

Policy 2.1.1: The City shall coordinate the extension of sewer lines and other facilities to meet future demand prior to, or concurrent with, the impact of development in areas with soils unsuitable for septic tanks.

Policy 2.1.2: Coordinate all new development proposals adjacent to the Winter Haven Utility Service area. Require the exchange of detailed information on each development proposal between Polk County's Planning and Utility Departments, adjacent municipalities, and the City's Economic Opportunity & Community Investment and Utility Departments, in order to prevent new development from using private septic systems or package treatment plants.

Policy 2.1.3: Require any existing septic system which requires septic tank or drain field replacement to connect to any gravity, pressure, or vacuum wastewater line located immediately adjacent to the property or within 200 feet of the nearest property line.

Policy 2.1.4: Require any new septic system be setback a minimum of 150 feet from the regulatory high water elevation. In no case, shall new septic systems be located within the 100-year floodplain.

Policy 2.1.5: Any permitted septic system shall be designed to allow for future connection to the City's sanitary sewer system when gravity or pressure lines are installed adjacent to the property served by the septic system.

Policy 2.1.6: To help prevent installation of new septic systems, and to facilitate conversion of existing septic systems, study and evaluate alternative sewer systems as low-cost options for connection to the City's wastewater system. Adopt standards allowing the use of vetted alternative sewer systems into the City's Code or Engineering Design Standards and Specifications.

Objective 2.2: Identify and maintain maps of areas with high concentrations of existing septic systems, both inside the City and in the surrounding Utility Service Area located in unincorporated Polk County, and develop a cost feasible plan to convert identified septic systems to the City's sanitary sewer system.

Policy 2.2.1: Prepare and maintain a Septic to Sewer Master Plan which is updated, at a minimum, every five (5) years. The Septic to Sewer Master Plan shall be adopted as an Exhibit to the *2035 Winter Haven Comprehensive Plan*.

Policy 2.2.2: Maintain as part of the Sanitary Sewer Sub-element, maps illustrating the locations, both inside the City limits and outside of the City limits in the Utility Service Area, where high concentrations of septic systems are located. These maps shall be updated periodically to reflect changing conditions.

Policy 2.2.3: Ensure the City's wastewater treatment plants provide sufficient treatment capacity to accommodate flows from identified areas with high concentrations of septic systems and wastewater package plants located within the City's Utility Service Area.

Policy 2.2.4: Strive to annually fund capital projects in support of converting areas with high concentrations of septic systems to the sanitary sewer system. These projects should include line extensions, wastewater treatment plant upgrades, and lift-stations.

Policy 2.2.5: In conjunction with Polk County, seek grants to aid in connecting septic systems located in residential neighborhoods within the City's Utility Service Area to the sanitary sewer system.

Policy 2.2.6: Require owners/operators of package wastewater treatment plants that are located within the City's Utility Service Area to connect to the City's sanitary sewer system.

Policy 2.2.7: Maintain a program to assist existing residential and commercial customers to pay the Sewer Connection Fee associated with connection to the City's sewer system.