

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	August 14, 2025
Planning Commission Date:	December 3, 2025
BoCC Dates:	N/A
Applicant:	Matthew Johnson
Level of Review:	Level 3 Review, Suburban Planned Development (SPD)
Case Number and Name:	LDSPD-2025-7 (Skyview Drive SPD)
Request:	Proposing a Suburban Planned Development to develop sixty single-family lots on approximately 20 acres.
Location:	South of Skyview Drive, west of Reynolds Road, east of the city of Lakeland in Section 27, Township 28, Range 24.
Property Owners:	Jolly A Babu
Parcel Number (Size):	242827-243500-000134 242827-243500-000160 242827-000000-013003 242827-000000-013021 (+/- 20 acres)
Development Area:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS)
Case Planner:	Aleya Inglima, Planner II
Planning Commission Vote:	Pending Hearing

Location



Aerial Image



Summary of Analysis:

The applicant is requesting approval of a Suburban Planned Development to develop sixty single-family lots on approximately 20 acres within a Residential Suburban (RS) land use district. SPDs require Level 3 Reviews in RS, according to Table 2.1 of the Land Development Code (LDC). The subject site is approximately 20 acres, and the proposed density is 3.0 dwelling units per acre (DU/AC) with achieving 32 locational points, which is the maximum allowed in the RS. This site is one of many vacant properties along Skyview Drive. Local residential uses include generational site-built homes and individual mobile homes are located nearby.

Single-family homes are located to the north, west, and east. Skyview Estates is located to the west of the subject site. The proposed site plan will add sixty additional single-family homes to the area. Lots sizes range from 7,700 square feet to 8,055 square feet. The site is down the road from Crystal Lake Elementary/Middle and Saddle Creek Park & Campground, making it a prime location to live. 30% of the site is dedicated to open space at about +/- 6.18 acres. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This site is located in a Suburban Development Area (SDA), and the services found within this development area include utilities, schools, transportation, parks, and emergency services. The site is situated along Skyview Drive. Skyview Drive is an urban collector roadway that runs west-east. It connects Combee Road (SR 659) to Reynolds Road. No environmental issues are located on the site which would hinder development.

In short, the number of units requested create no compatibility issues, as defined in Chapter 10 of the LDC and prescribed in Policy 2.102-A2 of the Comprehensive Plan. To the west is Skyview Estates, which consists of mobile homes on lots ranging from approximately 5,000 to 8,000 square feet. To the east, the lots are larger but are developed with duplexes and triplexes. Sixty single-family homes will not have adverse effects on public infrastructure. This development adds a bit more housing to the area and should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs. Staff recommends approval.

Findings of Fact

- *LDSPD-2025-7 is a Suburban Planned Development (SPD) to develop sixty single-family lots on Parcel No. (242827-243500-000134), (242827-243500-000160), (242827-000000-013003), (242827-000000-013021) (+/- 20 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA).*
- *Minimum principal structure setbacks will be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks will be five (5) feet from the sides and ten (10) feet at the rear. Front yard setback will be 20 feet from the right of way and 40 feet from centerline.*
- *This property is located in a Residential Suburban (RS) land use district. Section 204.A.3 of the LDC states, "The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities."*
- *According to Table 2.1 of the LDC, "Suburban Planned Development" is a "C3" conditional use in RS land use districts requiring a Level 3 Review approval from Polk County's Development Review Committee and a public hearing before the Planning Commission.*
- *Direct ingress/egress to the development is proposed on Skyview Drive. Skyview Drive (Road Number 842706) is a County-maintained Urban Collector roadway with a paved surface width of 22 feet. It is tracked for concurrency by Polk County's Transportation Planning Organization.*
- *Per Table 2.2 of the LDC, the RS district allows a maximum density of one (1) dwelling units per five (5) acres (du/ac). Interior side setbacks within RS are ten (10) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are fifteen (15) feet for principal structures and ten (10) feet for accessory structures. Setbacks from Local roadways are 20 feet from the right-of-way and 40 feet from the centerline.*
- *Table 3.4 SPD Density Conversion Table of the LDC, states that 28 points can achieve a density up to 3.0 (DU/AC).*
- *Per Section 303 of the LDC, Suburban Planned Developments (Revised 9/26/01 - Ord. 01-70)*

Suburban Planned Developments (SPDs) are conditional uses in the RS land use district. SPDs may contain single-family detached and duplex units at a gross density of up to, and including, three dwelling units per acre based upon a Locational Eligibility Score as determined by Tables 3.3 and 3.4 under Planned Developments.

1. For purposes of this Code, an SPD is:

a. Land to be planned as a whole;

- b. *To be built in a single phase or a programmed series of phases; and,*
 - c. *To include uses and development substantially related to the character and purposes of the land use category.*
 - 2. *A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects, in addition to Locational Criteria in Table 3.3, the following factors shall indicate whether it is premature:*
 - a. *If the condition and adequacy of the collector and arterial road network is deficient;*
 - b. *The availability of urban services, including but not limited to, police, fire, and EMS;*
 - c. *If there is considerable displacement of ongoing economically viable agricultural activities; and,*
 - d. *The degree of existing development surrounding the proposed SPD.*
 - 3. *All SPDs shall:*
 - a. *Be adjoining (touching) the right-of-way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of service standards*
 - b. *Be connected to public or a franchised water system which meets LOS standards established within this Plan.*
 - c. *Meet Open Space and recreation standards for Planned Developments in Section 303.*
- *This subject property is located in the Suburban Development Area (SDA). According to POLICY 2.106-A1 of Polk County's Comprehensive Plan, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services".*

- *Fire and EMS Response is from Polk County Fire Rescue Station 39, located at 3325 E Main St, Lakeland, FL 33801. This is located approximately 1.7 miles from the subject site with a response time of five (5) minutes.*
- *The subject property is served by the Polk County Sheriff's Southwest District, located at 4012 US 98 South, Lakeland.*
- *The development is zoned for Oscar J. Pope Elementary, Crystal Lake Middle, and George W. Jenkins Senior High. The site is 2 miles from Oscar J. Pope Elementary; 1.2 miles from Crystal Lake Middle; and 7.2 miles from George W. Jenkins Senior High.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *The property is composed of Arents, Myakka-Immokolee-Urban land complex, Arents-Water complex, and Smyrna and Myakka fine sands soils.*
- *The property has wetlands and flood hazard AE zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *There is a Citrus Connection mass transit stop at the front of the property.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
- *Crystal Lake Park is approximately 0.9 miles from the subject site.*
- *This request has been reviewed for consistency with Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREA (SDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDSPD-2025-7**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDSPD-2025-7 with the following Conditions:

1. LDSPD-2025-7 is approved for sixty single-family detached lots on Parcel # 242827-243500-000134, 242827-243500-000160, 242827-000000-013003, 242827-000000-013021 as indicated in the site plan and staff report. Minimum lot sizes shall be 7,700 square feet. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDSPD-2025-7, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
3. The open space shown on the site plan is binding. [PLG]
4. Minimum principal structure setbacks shall be five (5) feet from the sides and ten (10) feet from the rear. Streetside setbacks shall be fifteen (15) feet. Front yard setback shall be 20 feet from the right of way and 40 feet from centerline. Garage setbacks shall be 25 feet. [PLG]
5. The applicant shall provide a 25' wide undisturbed vegetative buffer along the western property boundary. [Applicant]
6. No docks or access onto Lake Blue shall be permitted from the subject property. [Applicant]

GENERAL NOTES

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

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

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

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: Skyview Estates Mobile Homes Residential Suburban (RS)	North: Mobile homes Residential Suburban (RS)	Northeast: Mobile Homes Residential Suburban (RS)
West: Skyview Estates Mobile Homes Residential Suburban (RS)	Subject Property: Vacant Residential Suburban (RS)	East: Duplexes Residential Suburban (RS)
Southwest: Skyview Estates Mobile Homes Residential Suburban (RS)	South: Vacant Residential Suburban (RS)	Southeast: Duplexes Residential Suburban (RS)

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

According to aerial photos and satellite images available on Polk County's Data Viewer, this property has always been vacant. To the west, north, and east are single-family homes. Some of these homes have been in the area since the 1960s. To the west is Skyview Estates. The west is buffered by ponds and vegetation.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure.

A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed development is one of many vacant properties along Skyview Drive. The dominant surrounding use is single-family homes. Single-family homes are interspersed north, west, and east of the property. To the west is Skyview Estates. Please refer to Exhibit 5

for the layout of the single-family homes in relation to the surrounding area. Landscaping, street lighting, and sidewalks will be required for this development. Each home will be required to have a tree and 25-foot garage setback. The development meets the open space that is required. There will be no lake access and there will be a 25-foot buffer along the western property line. The development was able to achieve 32 locational points for the sixty single-family lots based on its location (Exhibit 6). RS is not really the appropriate future land use given lot sizes and utilities in the area. It should be RL which makes this density appropriate. To the west is Skyview Estates, which consists of mobile homes on lots ranging from approximately 5,000 to 8,000 square feet. To the east, the lots are larger but are developed with duplexes and triplexes.

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

B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. There is available capacity for zoned schools. The subject property is located within the City of Lakeland service area for potable water and wastewater.

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

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board's website, the zoned schools are Oscar J. Pope Elementary (± 2 miles), Crystal Lake Middle (± 1.2 miles), and George W. Jenkins Senior High (± 7.2 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 60 additional single-family homes and available capacity for each school based on the 2025-26 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2025-2026 School Year	Average driving distance from subject site
Oscar J. Pope Elementary	9 students	61%	± 2 miles driving distance
Crystal Lake Middle	5 students	76%	± 1.2 miles driving distance
George W. Jenkins Senior High	7 students	89%	± 7.2 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 39, located at 3325 E Main St, Lakeland, FL 33801. This is located approximately 1.7 from the subject site with a response time of five (5) minutes.

This property is served by the Polk County Sheriff's Office's Southwest District substation, located at 4012 US 98 South, Lakeland. The response times for the Southwest District for September 2025 were: Priority 1 – 9:14 & Priority 2 – 24:39. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time *
Sheriff	PCSO Southwest District Substation 4012 US 98 South, Lakeland	±3.1 miles	P1: 9:14 P2: 24:39
Fire	Polk County Fire Station 39 3325 E Main St, Lakeland, FL 33801	±1.7 miles	5 minutes
EMS	Polk County Fire Station 39 3325 E Main St, Lakeland, FL 33801	±1.7 miles	5 minutes

Source: Polk County Sheriff's Office and Public Safety

*Response times are based from when the station receives the call, not from when the call is made to 911.

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for Planned Developments in Residential Suburban land use districts within the Suburban Development Area is three (3) dwelling units/acre with 32 points achieved. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property		
±20.5 acres – RS (1 DU/ 5AC)	Maximum Permitted (SPD)	Proposed Plan (3.0 DU/AC)
Permitted Intensity	60 Single-Family Home	60 Single-Family Homes
Potable Water Consumption (GPD)	21,600 GPD	21,600 GPD
Wastewater Generation (GPD)	16,200 GPD	16,200 GPD

B. Available Capacity:

The site will be using the City of Lakeland for potable water and wastewater. There are water and wastewater lines along the frontage of this development. The City has stated that there is capacity to support this development. Applicant will need to demonstrate capacity at Level 2 review.

C. Planned Improvements:

The site has no planned improvements.

Roadways/ Transportation Network

The surrounding roadway network is more than suitable for the proposed project. The roadway conditions are adequate, and there is ample available capacity.

A. Estimated Demand:

Single-family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 210). The proposed sixty single-family homes will equate to 469

AADT and 60 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed sixty single-family homes versus what the maximum could be with a Planned Development, according to Section 303 of the LDC.

Table 5

Subject Property		
±20.5 acres – RS (1 DU/ 5AC)	Maximum Permitted (SPD)	Proposed Plan (3.0 DU/AC)
Permitted Intensity	60 Single-Family Home	60 Single-Family Homes
Average Annual Daily Trips (AADT)	469	469
PM Peak Hour Trips	60	60

Generally, there will be approximately sixty vehicles exiting the site during the peak hour. The addition of sixty single-family homes to the subject site will require a Minor Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 50 trips.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. Development of this size has negligible impacts on the roadway system or function of traffic. Table 6, to follow, displays the generalized capacity on the adjacent transportation links. Direct ingress/egress is from Skyview Drive.

Table 6

Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
SKYVIEW DR (4146E) From SR 659 (COMBEE ROAD S) to REYNOLDS RD	C	525	D
SKYVIEW DR (4146W) From SR 659 (COMBEE ROAD S) to REYNOLDS RD	C	514	D

These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

The subject site has access through Skyview Drive. Skyview Drive is a County-maintained urban collector roadway. According to the 2025 Roadway Network Database, Skyview Drive (4146E) has approximately 525 available PM Peak Hour trips; Skyview Drive (4146W) has approximately 514 available PM Peak Hour trips. Skyview Drive current Level-of-Service (LOS) is “C” with an adopted LOS standard of “D”.

D. Sidewalk Network

A sidewalk is located nearby along Skyview Drive. This development will be required to add a sidewalk along their frontage.

E. Planned Improvements:

This proposed development will not depend upon any upcoming transportation system improvements, and none are currently found in the area.

F. Mass Transit

The site has a Citrus Connection Transit stop at the front of the property for the Green line.

Park Facilities and Environmental Lands:

Environmental lands and multi-use trails are located within a reasonable distance of the property.

A. Location:

Saddle Creek Park is off Saddle Creek Park Road approximately 4.4 miles southwest of the subject site.

B. Services:

Saddle Creek Park features a playground, picnic tables and picnic shelters, softball field, walking trails and a gun range. In addition, it also offers a campground with water, electricity and restrooms, there are also boat launch sites and bank/pier fishing. This park is owned by Polk County.

C. Multi-use Trails:

Saddle Creek has multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands of Saddle Creek are near the subject site. Saddle Creek Park is a 740-acre park located between Winter Haven and Lakeland in Polk County, Florida. It is on the site of three main lakes and a great many other abandoned phosphate pits, providing a large area of fishable shoreline.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based

upon the proposed request (*See Table 4, below*). The parcel has flood hazard AE zones. The subject site is not located within any of the County's identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed mostly of Arents soils. The soil is not such that it would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from southwest to northeast with contour elevations ranging from 140 to 137. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Height Notification or In-Flight Visual Interference Zones.

A. Surface Water:

There are surface water ponds on the subject property. The subject property has contour elevations of 140 to 137 for the proposed location of the homes.

B. Wetlands/Floodplains:

There are wetlands and flood zone AE on the property.

C. Soils:

The property is composed mostly of Arents soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Arents	Severe: wetness	Severe: wetness	70.4%
Arents-Water complex	Severe: wetness	Severe: wetness	16.5%
Smyrna and Myakka fine sands	Severe: wetness	Severe: wetness	2.9%
Myakka-Immokolee-Urban land complex	Severe: wetness	Severe: wetness	0.9%

The subject property is level with a slight slope from the northeast to southwest with contour elevations ranging from 140 to 137. The proposed development will meet all requirements from the LDC.

D. Protected Species

According to the Florida Natural Area Inventory (FNAI) Biodiversity Matrix, this site is not within one mile of a documented endangered species sighting.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

The property is not located within the Wellfield Protection District.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

This area of Polk County has mostly single-family homes. Urban level services make this area an attractive place to live. Demand for housing has come from two main markets: retirement and commuters. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. This site is infill development where utilities are available. The Comprehensive Plan directs higher density to those areas.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Comprehensive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<i>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</i>	The proposed development is compatible with neighboring properties.
<i>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</i>	The site is located in an area planned for suburban development. No environmental concerns are found on this property.
<i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</i>	Services are available such as parks and schools for the subject site. The proposal is along Skyview Drive.
<i>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of</i>	The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.

Comprehensive Plan Policy	Consistency Analysis
<i>Service requirements and the County's concurrency management system.</i>	
<i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i>	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

Consistency with the LDC:

This request is consistent with the LDC. Development criteria for planned developments are detailed under Section 303 of the LDC. This section will be applied during the Level 2 Review. The proper landscaping has been proposed and will be constructed as set forth by Chapter Seven of the LDC.

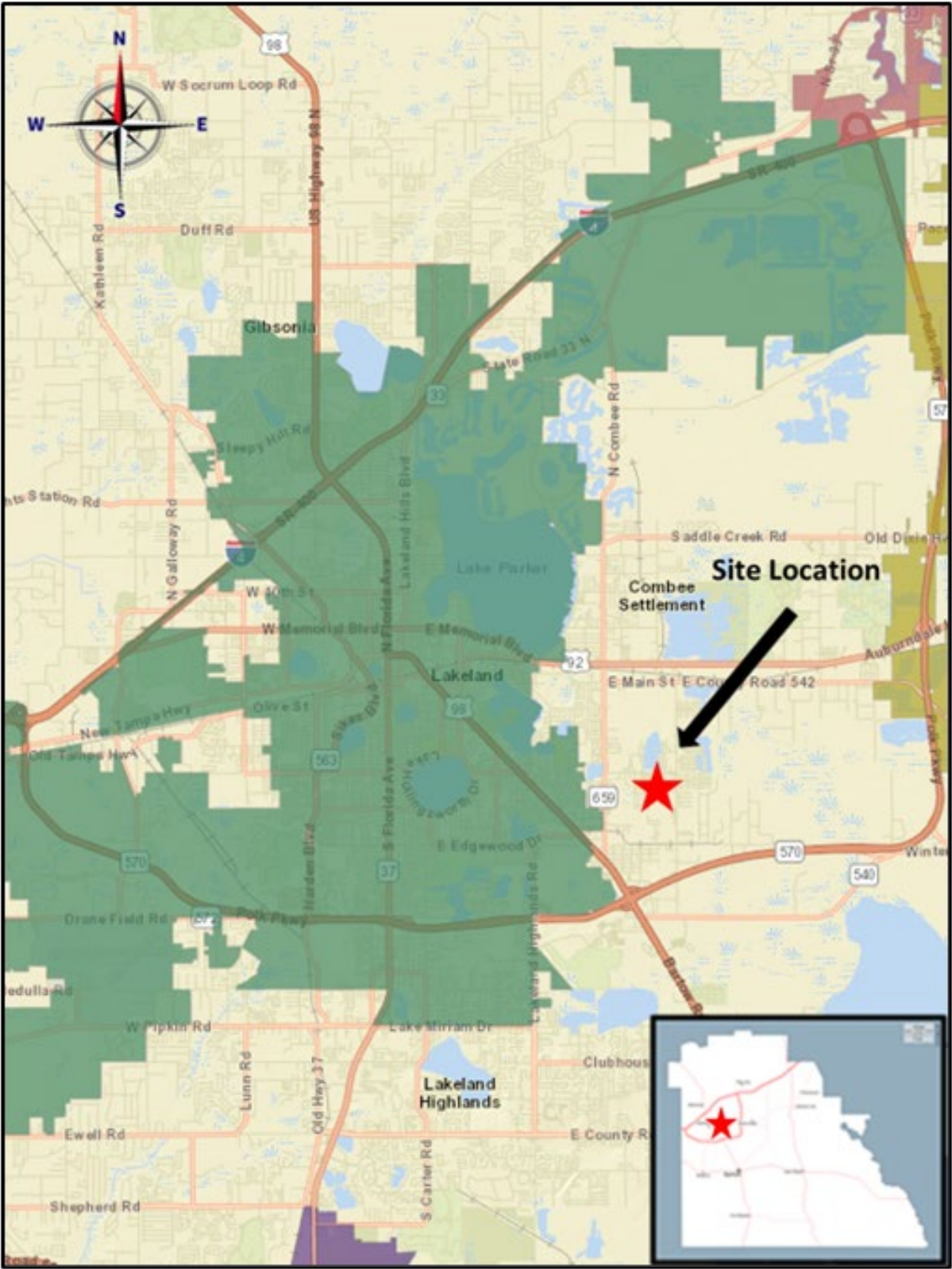
Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.</i>

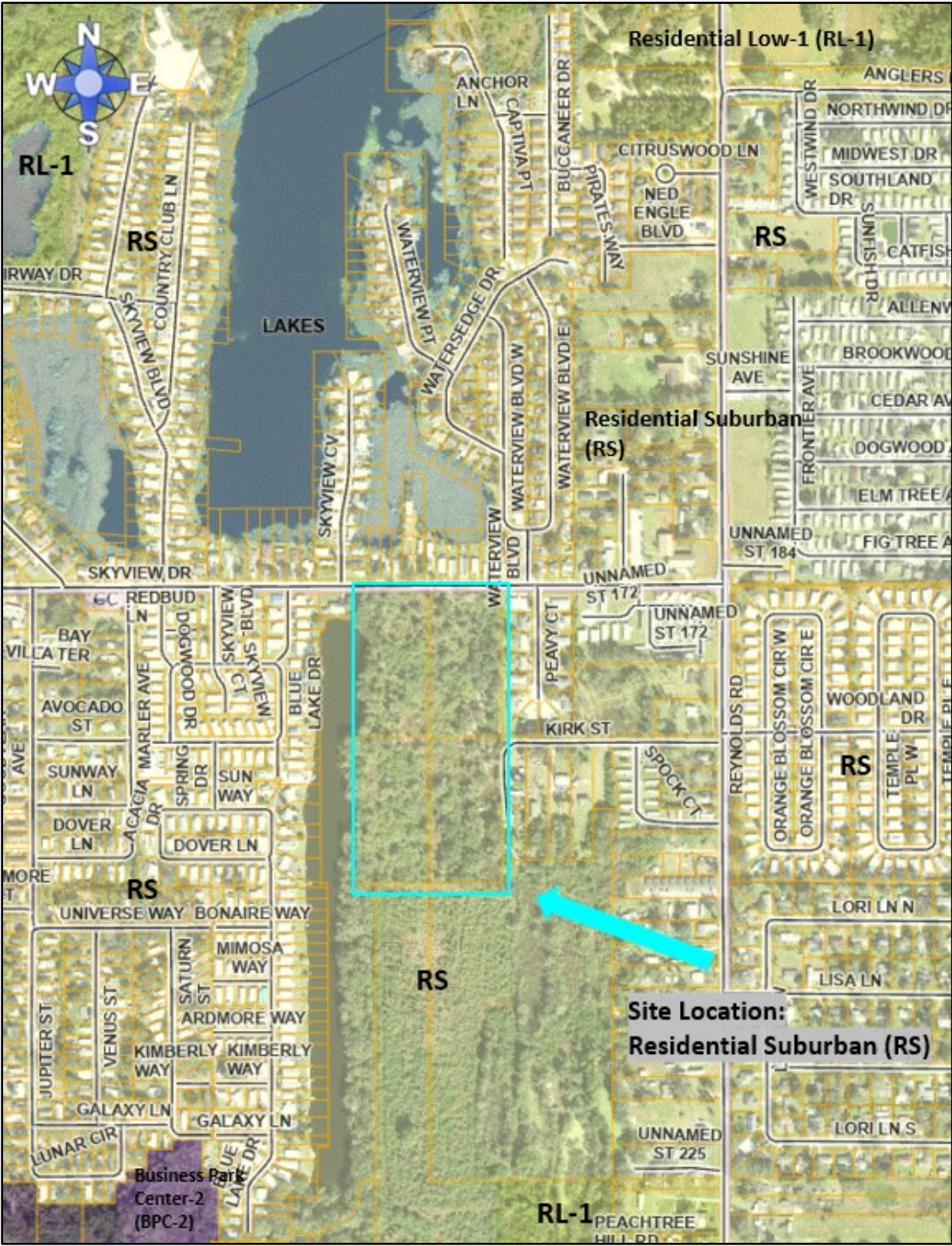
Comments from other Agencies: None

Exhibits:

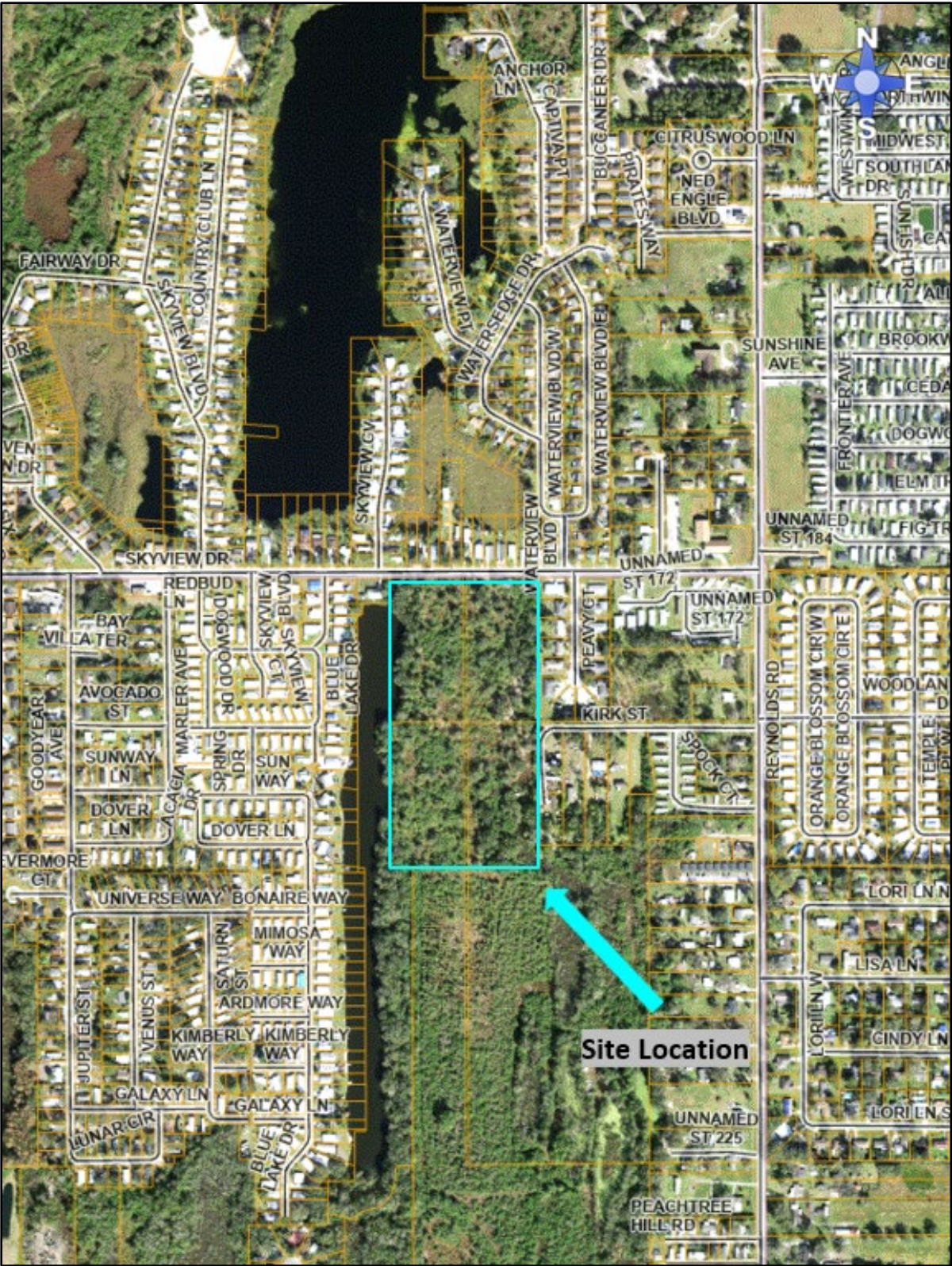
Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Photograph (context)
Exhibit 4	Aerial Photograph (close-up)
Exhibit 5	Site Plan
Exhibit 6	Density Bonus Table



Location Map



Future Land Use Map



Aerial Image (Context)



Aerial Image (Close)

SITE DATA

PARCEL INFORMATION

PARCEL ID: 242827-243500-000134
242827-243500-000160
242827-000000-013003
242827-000000-013021

FUTURE LAND USE: RS

DEVELOPMENT INFORMATION

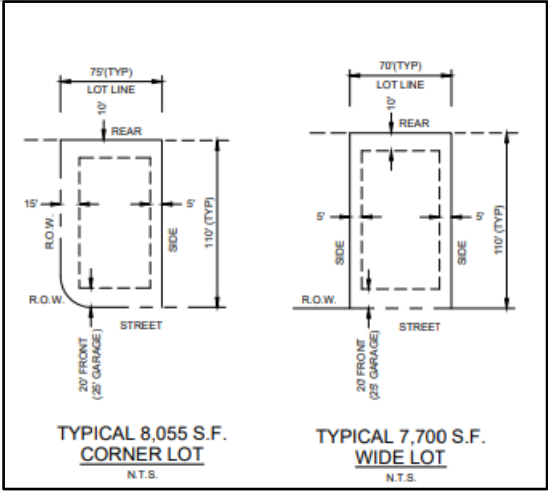
PROJECT AREA: ± 20.5 ACRES
TOTAL UNITS: 60 UNITS
PROJECT DENSITY: 3.0 DU/AC
OPEN SPACE ACREAGE: 6.18 AC.
OPEN SPACE PERCENTAGE: 30%

SETBACKS

FRONT: 20'
GARAGE: 25'
REAR: 10'
SIDE: 5'
STREETSIDE: 15'

UTILITY INFORMATION

WATER: CITY OF LAKELAND
SEWER: CITY OF LAKELAND
ELECTRIC: CITY OF LAKELAND



HATCH LEGEND	
	PROPOSED ASPHALT PAVEMENT AREA
	PROPOSED LOT AREA
	PROPOSED SIDEWALK
	PROPOSED OPEN SPACE

Site Plan

<u>DENSITY BONUS TABLE</u>	
<u>INFRASTRUCTURE:</u>	<u>BONUS POINTS:</u>
COLLECTOR ROAD	3
SIDEWALK CONNECTION TO RETAIL COMMERCIAL	2
SIDEWALK CONNECTION TO TRANSIT STOP	2
>6" POTABLE WATER LINE	1
>4" SANITARY SEWER LINE	1
FIRE STATION	2
EMERGENCY MEDICAL CARE	2
ELEMENTARY SCHOOL	1
MIDDLE SCHOOL	3
HIGH SCHOOL	1
COLLEGE/UNIVERSITY	2
CC DISTRICT	1
GENERAL MERCANTILE	2
REGIONAL PARK	1
EMPLOYER > FTE	2
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO ADVERSE WETLAND DISTURBANCE	1
PEDESTRIAN CONNECTIONS	1
TOTAL POINTS:	32

Density Bonus Table