

SELF STORAGE – CR 540A PLANNED DEVELOPMENT (PD)

Narrative, Justification & Impact Assessment Statement Polk County Planned Development Application

Introduction

On behalf of the Property Owner, Devine Highlands, LLC (“Owner”), Stein Investment Group, Peterson Myers, P.A. and Bowman Consulting Group, Ltd. (collectively the “Applicant”) respectfully request your approval of this application for a Planned Development (“PD”) for a property located in unincorporated Polk County, Florida (“Request”). The ±3.31-acre (144,274 SF) subject property (Parcel ID: 24-29-21-000000-033050) is located along the south side of E County Road 540A (“E Highway 540A”) approximately 500 feet east of Lakeland Highlands Rd. (“Property”). The Applicant seeks to establish the property as a Transitional Area Development (TAD) and develop the Property as a self-storage facility to support the surrounding commercial and residential uses. In order to establish the TAD on this property, the proposed development requires approval as a Planned Development, which is a Class IV Conditional Use.

Currently, the subject property has a Future Land Use designation of Office Center (OC), is within the Transit Supportive Development Area (TDSA) and is vacant.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	Existing Future Land Use
Subject Property	Vacant	OC
North	Right-of-way & Medical Office (E Highway 540A & The Watson Clinic)	OC
*South	Vacant (Approved for Single-Family Residential under PD 06-30)	RL-1
*East	Vacant (Approved for Single-Family Residential under PD 06-30)	RL-1
West	Utilities (City of Lakeland Electrical Power Substation)	INST-1

*Subject to pending Comp. Plan Amendment proposing a change to RH.

Request

The Applicant is requesting a Planned Development (PD) under the provisions of Section 2.125-M(d) of the Polk County Comprehensive Plan (“Plan”) in order to establish a Transitional Area Development (TAD) on the property pursuant to Policy 2.125-C of the Plan to allow a self-storage facility within an Office Center (OC) future land use designation. The proposed Site Development Plan seeks to establish both the TAD and PD on the property in order to achieve the desired intensity for the self-storage use. As part of this Planned Development application, the Applicant is requesting a Floor Area Ratio (FAR) of 0.69, which is allowed under the recently approved Land Development Code text amendment to Policy 2.109-A1 which permits a maximum Planned Development FAR of up to 0.75 for self-storage in the OC land use in a Transitional Area.

Transitional Area Development (TAD) Establishment

The Applicant is requesting a Transitional Area Development (TAD) be established on the Property to allow a self-storage facility, which is an appropriate transition or ‘step-down’ use from the high intensity utilities on the west side of the Property to the vacant residential lands to the south and east of the Property. A Land Development Code text amendment was recently approved to Chapter 2, Section 205, Table 2.1 – Use Table for Standard Land Use Districts, to allow Transitional Area Development (TAD) uses as Level 4 Conditional Uses (C4) within the Office Center (OC) standard land use district. Therefore, TADs can be established within the OC land use designation. According to the Polk County Comprehensive Plan, TRANSITIONAL AREAS are non-mapped areas to provide for the lessening of impacts between dissimilar uses by providing for transitional or “step-down” uses between intensive-use activities and low-density residential uses. This definition essentially defines a Transitional Area as “less than intensive uses” yet, “more intensive than low-density residential uses”.

These Transitional Areas are intended to act as a buffer between the intensive uses and low-density residential uses like single-family. The Transitional Area uses allowed in the Comprehensive Plan are medium and high density residential, office and self-storage. If appropriately designed and well planned, as demonstrated by the Applicant, the self-storage use may be one of the best Transitional Area uses allowed, as it can truly act as a buffer between intensive non-residential uses and residential. In fact, this request is consistent with the County’s Plan Policy 2.125-C3(c), which allows for FAR increases with an approved Planned Development associated with a self-storage facility as a Transitional Area Development (TAD). This application seeks Planned Development approval in accordance with the associated Site Development Plan.

Planned Development (PD)

The Applicant is requesting a Planned Development (PD) in order to establish a Transitional Area Development (TAD) on the property to allow a self-storage facility within an Office Center (OC) future land use designation. The proposed Site Development Plan demonstrates an FAR of 0.69, which is consistent with the recently approved Land Development Code text amendment to Policy

2.109-A1. The proposed PD is also consistent with the recently approved Policy 2.125-C3(c) which allows for FAR increases in Office Center (OC) land use designations. This Policy was also part of a recently approved Comprehensive Plan Text Amendment.

Chapter 3 of the Polk County Land Development Code establishes the Planned Development process as a mechanism for increasing densities and intensities which may be permitted under certain circumstances or using innovative design techniques. Planned Development may also be used to gain project design flexibility and to attach conditions were warranted. Planned Development exist under different names in certain districts and are approved as a Class 3 Conditional Use. Although not all the criteria for Planned Developments will apply to this application, below are the relevant standards:

- Planned Development may include the permitted and conditional uses shown on Table 2.1, 4.1, 4.3, 4.8, 4.12, or 4.14 depending upon the location of the parcel for the underlying land use district provided that compatibility with surrounding uses, development intensity and design scale can be demonstrated. The uses, conditions and performance standards provided in Table 2.1, 4.1, 4.3, 4.8, 4.12, 4.14 shall be considered minimum requirements for such uses included in Planned Development. Land Use districts and uses not shown shall be prohibited.

Response: The proposed SELF STORAGE – 540A PD will be developed as a TAD use in accordance with Table 2.1 – Use Table for Standard Land Use Districts per the Polk County Land Development Code. Once the TAD is established it will allow for the self-storage use under Section 2.125-C.

- Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage nonresidential strip development along streets. The following standards shall be utilized in evaluating requests and establishing conditions for Planned Developments:
 - a. The site shall be suitable, or it shall be possible to make the site suitable for development in the manner proposed without negative impact to persons or property, on or off the property. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of use intended. Erosion, flood hazard and damage to natural resources shall be avoided.

Response: The proposed PD is suitable for development and will support the self-storage needs of the surrounding communities. The topography of the existing site does not allow for a wide range of development opportunities, especially adjacent to an electrical power substation. Adequate 10-foot landscape buffers are being provided along the south and east that will alleviate any negative impacts to any future residential development. It should be noted that there is a proposed Comprehensive Plan Map Amendment from

Residential Low Density (RL) to Residential High Density (RH) on the property to the south and east. Six-foot buffers are being provided along the north and west property lines. The conditions of soil, ground water level, drainage and topography are all appropriate for the self-storage use intended. Erosion, flood hazard and damage to natural resources will be avoided.

- b. Planned Development shall be so located in relation to transportation systems, sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations that services can be available at the time of request for Certificate of Concurrency.

Response: The Property is located along an Urban Collector (E Highway 540A) and the project is within the Southwest Regional water and wastewater service area. Adequate public facilities and services are in place and capacity is available to serve the proposed PD.

- c. Planned Development, where appropriate because of the size or intensity of the proposed project, shall be so located with respect to expressways arterial and collector streets or mass transit facilities. Planned Development shall be designed to provide access to and from its location without creating excessive traffic along minor streets in residential neighborhoods outside the Planned Development.

Response: The proposed PD is appropriately positioned on the south side of E Highway 540A, an Urban Collector, 500 feet east of Lake Highlands Rd. Access will be directly off E Highway 540A with a shared driveway with property to the east. Furthermore, the self-storage use is a very low traffic generator. The typical 100K SF self-storage facility generates approximately 12-15 actual customers per day.

- d. Planned Development shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise, or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.

Response: The Property and proposed self-storage are uniquely located to act as a transitional use from the high intensity utility use to the west, to the lower intensity (future) residential lands to the south and east. Self-storage can be a great neighbor to adjacent low-density residential because it is quiet, a very low traffic generator, and has limited hours of operation, and further it is not an obnoxious use. Therefore, no negative impacts are expected as a result of this PD.

- e. Planned Development shall be responsive to the character of the area. When located in an area where land use types, intensities, or densities vary, Planned Development shall be designed in such a manner as to provide for gradual changes in intensity or

density.

Response: The Property is appropriate for TAD designation due to its location between the higher intensity utility use and highly traveled E Highway 540A corridor, to the future lower intensity residences to the south and east. The proposed self-storage building will provide an adequate transition of uses and intensity.

- f. All Planned Development proposing specific approval of requirements for development under standard district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested.

Response: The proposed PD will comply with this provision as the OC property development regulations will be applied according to the Site Development Plan.

- g. Planned Development shall include additional screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.

Response: The proposed PD is adequately buffered along all sides by providing 10-foot buffers along the south and east property lines and 6-foot buffers along the west and south property lines. The Property and proposed self-storage building are uniquely located to act as a transitional use and buffer from the high intensity utility use to the west, to the lower intensity (future) residential lands to the south and east.

- h. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Accel/decel lanes or medians shall be required where existing or anticipated traffic flows indicate need.

Response: The PD has been designed to take advantage of an existing shared access driveway on the south side of the property points along E Highway 540A where there is an existing median opening. At this time and based on the trips generated by the self-storage use, no decel/accel lanes are anticipated.

- i. Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and uses. Uses shall be grouped to minimize internal vehicular movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. All public and private streets shall address, at a minimum, the following design considerations:

- i. Safe vehicular travel;

- ii. The manner in which pedestrians, including the physically handicapped, can traverse the Planned Development;
- iii. Structural stability of all construction materials;
- iv. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;
- v. Horizontal and vertical sight distances;
- vi. Traffic safety requirements;
- vii. Emergency vehicle maneuverability and access; and
- viii. Logical future extension of inter neighborhood ties.

Response: All of the internal driveways, shared access driveway, parking and loading areas will provide safe and convenient access to the building. All the items above have been considered in this proposed PD and will be demonstrated with more detail at the Level 2 Site Plan process.

- j. Planned Development shall provide internal or external walkways where pedestrian circulation requires them. The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent to the site, with a minimum of conflicts with vehicular traffic.

Response: Internal pedestrian sidewalks will connect parking spaces with building and to the public right-of-way in a safe manner and the proposed access road is designed for safe vehicular and delivery access. The Applicant will provide more detailed plans during the Level 2 Site Plan process.

- k. Planned Development shall be designed to preserve the natural features such as wetlands, wildlife and plant species. Project design shall address protection of well fields, flood plains, surface water, and archaeological and historic sites, as much as possible.

Response: To date, no wetlands or endangered species/wide life or archeological and historic resources have been identified on the Property. The proposed PD will attempt to preserve in-place and to the extent possible any existing trees within planned opens spaces areas and buffers.

- l. Density or intensity shall not exceed maximums established in the Comprehensive Plan. Planned Development densities/intensities shall be established after consideration of the Comprehensive Plan criteria and limits, neighborhood compatibility, transitions, and site design.

Response: The proposed PD will be within the established TAD parameters within the OC Future Land Use designation and therefore limited to 0.75 FAR and a maximum 70% impervious surface area. These property development regulations will be measured using the overall gross site area of 3.31 acres and applied across the overall Planned Development.

- m. Height in a Planned Development shall be determined after review of the surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed.

Response: The proposed height of the buildings will be determined at Level 2 site planning but no building in the proposed PD is anticipated be above 3 stories or 50 feet as permitted in Table 2.2 for OC in the Polk County LDC.

- n. Fences, walls, or vegetative buffers shall be provided where appropriate to protect occupants from undesirable views, lighting, noise or other off site influence, or to protect occupants of adjoining properties from similar adverse influences.

Response: Adequate 10-foot landscape buffers are being provided along the south and east that will alleviate any negative impacts to the adjacent residential property. Further, the north and west property lines will provide 6-foot buffers.

- o. Yard and setback requirements shall promote general health, safety, welfare, design excellence and neighborhood compatibility in each Planned Development. All setbacks within a Planned Development shall be measured from property lines and shall be shown on the development plans in either graphic or tabular form.

Response: The proposed PD Plan shows the projected building footprint, adequate (exceeding minimum) setbacks, and landscape buffers along the exterior property lines.

- p. All central refuse, trash, and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development.

Response: The proposed PD will comply with this provision and details for trash collection will be provided at Level 2 Site Plan.

- q. The provisions of the Planned Development approvals may be more restrictive, as necessary to meet the other standards contained in this Section but not less restrictive than required in Section 760.

Response: All proposed signage will meet the standards in Section 760 Signs and details for signage will be provided at Level 2 Site Plan.

- r. Landscaping shall be equal to or exceed the standards stipulated under Section 720, Landscaping and Buffering.

Response: The proposed PD landscaping and buffering will meet or exceed the

standards in Section 720 Landscaping and buffering and will be further detailed at Level 2 Site Plan.

- s. Stormwater Management facilities shall adhere to the requirements of Section 740, Stormwater Management and the Technical Manual.

Response: All stormwater management facilities will adhere to the requirements of Section 740 Stormwater Management, as well as the Technical Manual.

- t. A Planned Development shall not be approved if it is inconsistent with the Comprehensive Plan.

Response: This proposed PD is consistent with Polk County Comprehensive Plan, specifically the Policies and elements related to TADs, Planned Developments and the OC future land use designation as demonstrated in this justification statement.

As referenced in LDC Section 903.F Conditional Uses – All Conditional Uses shall prepare a Final Development Plan.

Response: Please see attached SELF STORAGE – 540A Site Development Plan.

According to LDC Section 903.G.1, Planned Developments shall require a Level 3 Review through the Development Review Committee and the Planning Commission. A Preliminary Plan and Impact Statement shall be required.

Response: Please see Level 3 Review Standards below, the attached SELF STORAGE – 540A Site Development Plan and Impact Assessment Statement also below.

Section 906 Level 3 Review

The Planning Commission shall determine whether the proposed development complies with the standards of this Code and the Comprehensive Plan regarding the following issues:

1. The compatibility of non-residential uses near or adjacent to residential land uses or vacant land designated as residential;

Response: The proposed PD will establish a Transitional Area Development (TAD) on the Property. The proposed self-storage will provide a transition or "step-down" use between intensive-use activities (existing utility adjacent to the west) and low-density residential uses (vacant proposed multi-family). If designed and well planned, the self-storage use may be one of the best Transitional Area uses allowed, as the building can truly act as a buffer between intensive non-residential uses and low-density residential. In this case it will additionally act as a buffer from the highly traveled E Highway 540A right-of-way. Therefore, the proposed PD will be

compatible with the adjacent residential land.

2. The compatibility of proposed residential uses in proximity to existing residential densities of a significantly different density;

Response: There are no residential uses being proposed as part of this PD.

3. Where there are specific characteristics of the proposal which may result in potential adverse off-site impacts. Site characteristics such as a dumpster, driveway, drive-through window, or buffer will be reviewed to determine compatibility and possible mitigation of impacts not deemed compatible;

Response: There will be no adverse potential off-site impacts expected from the proposed PD. The self-storage use proposed is intended to service the surrounding commercial and residential uses by providing good, clean and secure Class A self-storage space. The self-storage use is a low intensity use that generates on average only 82 trips per day (Average 7 trips AM/PM peak hour) based on the average 60,000 square-foot facility (Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition). Any off-site impacts from uses proposed will be addressed at Level 2 Site Plan when more detailed development plans are prepared and submitted.

4. The effects of noise, vibration, air pollution, glare and odor may adversely impact the use of adjacent properties shall be reviewed, and if such effects can be mitigated and conditions for mitigation imposed;

Response: No adverse noise, vibrations, air pollution, glare and/or odors are expected from the proposed PD. Self-storage is also a great neighbor to adjacent low-density residential because it is quiet, a low traffic generator, and has limited hours of operation, and further it is not an obnoxious use.

5. Whether the requested development meets minimum development standards as stated in this Code, and other County development regulations; and

Response: The proposed PD will meet or exceed all minimum development standards of the Polk County LDC, as well as other County development regulations.

6. A development plan which mitigates impacts as outlined in an Impact Assessment Statement which has been prepared pursuant to Section 910.

Response: Please see the PD Impact Assessment Statement below.

Impact Assessment Statement

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

Response: The Property is suitable for both TAD and a PD because of its location as the proposed self-storage use will provide a transition from high intensity utility to lower intensity residential. The Property is further suitable for a PD due to its frontage along E Highway 540A and its proximity to existing public services.

2. Provide a site plan showing each type of existing and proposed land use;

Response: A SELF STORAGE – 540A Site Development Plan has been provided. A more detailed and engineered site plan will be provided later at Level II Site Plan Review.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

Response: The Applicant is sensitive to the vacant residential land adjacent to the south and east of the Property. Adequate 10-foot landscape buffers are being provided that will alleviate any negative impacts to these future residential areas. The proposed PD will establish a Transitional Area Development (TAD) on the Property. The proposed self-storage will provide a transition or "step-down" use between intensive-use activities (existing utility adjacent to the west) and low-density residential uses (vacant proposed multi-family). If designed and well planned, the self-storage use may be one of the best Transitional Area uses allowed, as the building can truly act as a buffer between intensive non-residential uses and low-density residential. In this case it will additionally act as a buffer from the highly traveled E Highway 540A right-of-way. Therefore, the proposed PD will be compatible with the adjacent residential land.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

Response: There has been a steady trend of increased residential and commercial development in this area along E Highway 540A. The proposed PD and Transitional Area will likely continue that trend and allow residential uses to be developed to the south. Therefore, this is an appropriate use and establishment of a Transitional Area Development (TAD) to help buffer the future residential uses (south) from the utility to the west and the highly traveled E Highway 540A corridor immediately to the north.

5. Describe each of the uses proposed in a Planned Development and identify the following:

Response: The Applicant is proposing self-storage on the Property in conjunction with this PD application. The self-storage use is a low intensity use that generates on average only 82 trips per day (Average 7 trips AM/PM peak hour) based on the average 60,000 square-foot facility (Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition). Self-Storage is no longer limited to industrial type land use categories or zoning districts. With the increase in building aesthetics, enhanced security, and minimal intensity, the self-storage use is typically allowed in commercial and mixed-use land use categories and zoning districts as a permitted and/or conditional use. By definition, consumer self-storage is additional space to store one's personal goods. Therefore, today's self-storage facilities are serving a personal need for nearby residents, making the use more associated with personal services than the industrial use characterization seen in older iterations of code. Self-storage is also a great neighbor to adjacent residential because it is quiet, low traffic/intensity and it is not a noxious use. A detailed and engineered site plan will be presented to the County at time of Level II Site Plan Review.

- a. The density and types of residential dwelling units;

Response: No residential is proposed as part of the Request.

- b. The type of commercial and industrial uses;

Response: The Applicant is proposing self-storage on the Property in conjunction with this PD application. A detailed and engineered site plan will be presented to the County at time of Level II Site Plan Review.

- c. The approximate customer service area for commercial uses; and

Response: A detailed and engineered site plan will be presented to the County at time of Level II Site Plan Review.

- d. The total area proposed for each type of use, including open space and recreation.

Response: The Applicant is only proposing self-storage on the Property in conjunction with this PD.

B. Access to Roads and Highways

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;
Response: Daily: ITE Average Rate = 2.5 trips per ksf = 248 daily trips
PM Peak Hour: ITE Average rate = 0.26 trips per ksf = 13 PM peak hour trips
(It should be noted that the average 100K SF self-storage facility generates approximately 12-15 actual customers per day.)
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
Response: The proposed planned development includes one (1) driveway off E Highway 540A which will use the existing shared curb cut. The existing curb cut and driveway immediately to the west will be closed.
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;
Response: The proposed PD requires 3 spaces; 4 spaces are being provided with one being an ADA space.
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and
Response: The Property has direct frontage and the proposed method of access to the planned development will be through the existing shared access driveway off E Highway 540A (Urban Collector) at the northeast corner of the Property.
5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.
Response: A sidewalk as well as a bike lane are present along the frontage of the Property along E Highway 540A which could allow walking and biking trips to the. The Applicant is unaware of any rail or transit service in the vicinity of the Property.

C. Sewage

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;
Response: Utility design has not been contemplated at this time and plans and details for wastewater will be presented to the County at time of Level II Site Plan Review.
2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;
Response: N/A. Polk County is the service provider.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

Response: The proposed sewage system will be designed and constructed in accordance with the standards and specifications of the State of Florida and the Polk County Utilities Division.

4. Identify the service provider; and

Response: Polk County is the service provider.

5. Indicate the current provider's capacity and anticipated date of connection.

Response: It is understood that Polk County Utilities Division has adequate capacity to serve this project and the anticipated date of connection is the fall of 2023.

D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall: 6. Indicate the proposed source of water supply and, the type of treatment;

1. Identify the service provider;

Response: Polk County is the service provider.

2. Calculate the estimated volume of consumption in gallons per day (GPD); and

Response: Utility design has not been contemplated at this time and plans and details for water service will be presented to the County at time of Level II Site Plan Review.

3. Indicate the current provider's capacity and anticipated date of connection.

Response: It is understood that Polk County Utilities Division has adequate capacity to serve this project and the anticipated date of connection is the fall of 2023.

E. Surface Water Management and Drainage

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

Response: The stormwater management system for the proposed PD site will be designed to meet regulatory requirements that will ensure adequate BMPs are provided. Stormwater design has not been contemplated at this time and plans and details for surface water management will be presented to the County at time of Level II Site Plan Review.

2. Describe the alteration to the sites natural drainage features, including wetland, that would

be necessary to develop the project;

Response: There are no state or federal jurisdictional wetland or surface water features located within the Property.

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and

Response: As referenced above, there are no state or federal jurisdictional wetland or surface water features or other bodies of open water located within the Property. Additionally, there are no known remnant, native habitat assemblages on the Property.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

Response: Stormwater design has not been contemplated at this time and plans and details for surface water management will be presented to the County at time of Level II Site Plan Review.

F. Population

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

Response: No residential uses are being proposed as part of this proposed Planned Development. Therefore, no increase in population is anticipated.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Response: At this time the total number of employees for the self-storage has not been contemplated. However, the employment pool will likely be within a 15-mile radius with a range of minimum wage to management level employees. Details of the employees generated by the proposed self-storage use will be provided at the Level II Site plan submittal.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

Response: No residential uses are being proposed as part of the proposed Planned Development. Therefore, no increase in population is anticipated.

4. Describe the proposed service area and the current population thereof.

Response: Details of the service area and population will be provided at the Level II Site plan submittal.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

Response: There has been a steady increase in demand for good, clean, climate-controlled, and secure self-storage throughout the State of Florida. With New Florida residents transitioning from mid-Atlantic and northeast U.S. States, the need for quality self-storage has and will continue to rise. Existing Florida residents wanting to downsize their homes, or those relocating to assisted living or residential care facilities, have the need for storage as well. In Florida, Homeowner Associations (HOAs) have also driven up the demand for self-storage. HOAs throughout Florida have various restrictions and covenants causing the need for addition self-storage space. Some examples of these restrictions are requirements to park your vehicle in the garage; restrictions on accessory buildings like sheds; restrictions on parking RVs or boats on residential property; limit on number of vehicles parked in a driveway; and no parking of commercial or work trucks within the Association. Therefore, residents look for alternative places to store items away from their home to avoid HOA liens and fines. Additionally, most Florida homes do not have basements, with limited or no attic space, so residents need the additional space nearby to store their personal goods.

2. Discuss the demand on the provision for the following services:

- a. Parks and Recreation;

Response: No residential uses are being proposed as part of the Request.

- b. Educational Facilities (preschool/elementary/middle school/high school);

Response: No residential uses are being proposed as part of the Request.

- c. Health Care (emergency/hospital);

Response: No residential uses are being proposed as part of the Request.

- d. Fire Protection;

Response: Highland City Fire Department Station 13 is located +/- 3.3 miles from the Property, located at 4101 CLUBHOUSE ROAD, Highland City, FL 33846.

- e. Police Protection and Security; and

Response: Polk County Sheriff's Office Southwest Command is located +/- 5.5 miles from the Property, located at 4120 US-98, Lakeland, FL 33801.

- f. Electrical Power Supply

Response: We do not have this information available at this time, but all utility information including the ability to serve, and capacity will be provided at time of Level II Site Plan Review.

H. Maps

- 1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

- 2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

- a. Map A: A location map showing the relationship of the development to cities, highways, and natural features;

Response: See attached Aerial Map – E-2.

- b. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

Response: See attached Topographical Map – E-5.

- c. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

Response: See attached Future Land Use Map – E-4.

- d. Map C-1: A Land Use and Land Use District Map showing the proposed land use designation as part of this future land use map amendment for the Property;

Response: N/A. No future land use change is being requested.

- e. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

Response: See attached USGS Map – E-3.

- f. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

Response: See attached Location/Traffic Circulation Map.

- g. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

Response: N/A. This map is not required for the future land use map amendment. A site plan will be submitted at time of Level II review.

- h. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

Response: See attached FEMA Flood Map – E-6. A site plan will be submitted at time of Level II review showing proposed drainage areas.