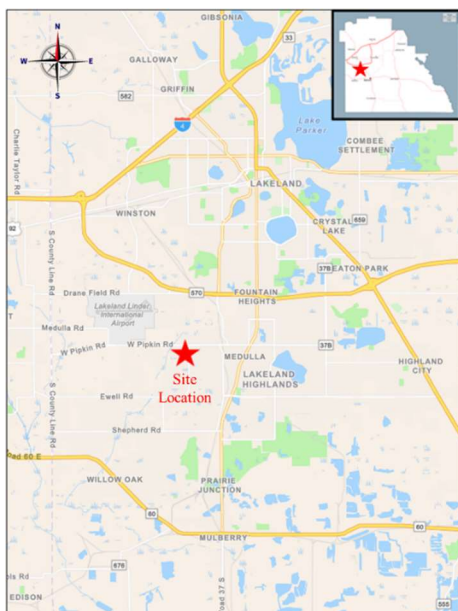


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

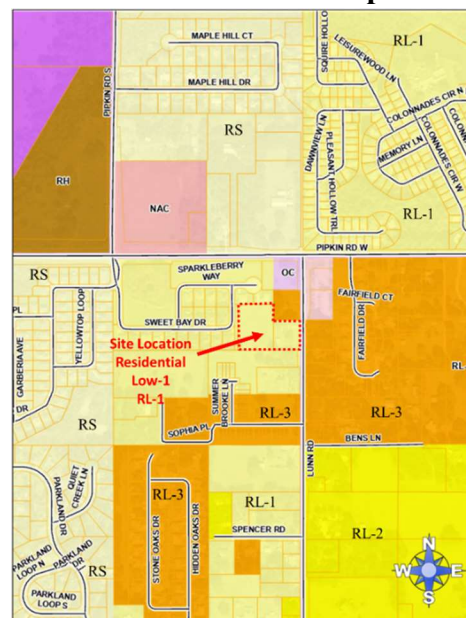
DRC Date:	November 30, 2023	Level of Review:	4
PC Date:	March 6, 2024		
	Continued from February 7, 2024	Type:	LDC Sub-District Change
BoCC Date:	March 19, 2024	Case Numbers:	LDCD-2023-10
		Case Name:	Lunn Road Sub-District Change
Applicant:	William Tower Jr.	Case Planner:	Amy Little, Senior Planner

Request:	The applicant is requesting a Sub-District Change from Residential Low-1 (RL-1) to Residential Low-3 (RL-3) on approximately 2.71 acres.
Location:	The subject property is located east of Sweet Bay Drive, south of Pipkin Road West, west of Lunn Road, north of Sophia Place, south of the City of Lakeland in Section 10, Township 29, and Range 23.
Property Owner:	Offshore Life, LLC
Parcel Number (Size):	232910-000000-021010 (+/- 1.83 Acres) 232910-000000-021030 (+/- 0.88 Acres)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

Site Location



Future Land Use Map



Summary:

The applicant requests a sub-district change from Residential Low-1 (RL-1) to Residential Low-3 (RL-3) on an approximately 2.71-acre parcel south of the City of Lakeland. The current RL-1 district requires minimum lot sizes of 40,000 sq. ft. (+/- 0.92 acres), according to Table 2.2 of the Land Development Code (LDC). Approving this change to RL-3 will reduce the minimum lot size to 10,000 sq. ft. (+/- 0.23 acres) and allow the applicant to create a proposed 9 lot subdivision.

The surrounding land use districts and land uses support this change. Abutting and adjacent lot sizes are congruent with RL-3 standards with RL-3 land use designations located to the north of the subject property and across Lunn Road to the east. Approval of this request will have minimal to no effect on utilities, schools, parks, traffic, or emergency services. No wetlands, flood zones, or surface waters are found onsite.

Staff finds this request consistent with the LDC and Comprehensive Plan and is compatible with the surrounding area and land uses. Staff recommends approval.

Findings of Fact

- *The applicant is requesting to change the Future Land Use Designation on ±2.71 acres (Parcels #232910-000000-021010 and 232910-000000-021030) from Residential Low-1 (RL-1) to Residential Low-3 (RL-3).*
- *According to Section 204.A.6 of the Land Development Code (LDC), “The purpose of the RL-3 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 10,000 square feet.”*
- *According to Table 2.2 of the LDC, the residential density in RL-3 is three dwelling units per acre (3 DU/AC.) Side setbacks are seven (7) feet; rear setbacks are ten (10) feet; accessory setbacks are five (5) feet; the right-of-way setback from Lunn Road is 35 feet.*
- *Per Section 202.A of the LDC, “The purpose of TSDAs is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDAs are where there exists the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.”*
- *According to Comprehensive Plan POLICY 2.119-A2: LOCATION CRITERIA, “Residential land use categories shall be established throughout the County with consideration being given to the following criteria:*
 - a. Access to county-maintained roads or roads constructed to County standards.*
 - b. Proximity to Activity Centers.*
 - c. Adequacy of water and sewage disposal systems (public and private).*

- d. Adequacy and response time for public safety services - fire, police, and emergency medical service.*
- e. Adequacy of recreation facilities.*
- f. Proximity of incompatible land uses.*
- g. Development limitations, and,*
- h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.”*

- *According to Table 2.104.1 of the Comprehensive Plan, residential densities in Residential Low districts should be at a minimum of 3 DU/AC and reach 7 DU/AC.*
- *The subject property is served by the Polk County Sheriff’s Northwest District substation located at 1045 Wedgewood Estates Blvd, Lakeland.*
- *Fire/EMS response is from PCFR Station 2, located at 2523 Ewell Road, Lakeland.*
- *The subject property is within the Southwest Regional Utility Service Area for potable water and wastewater. A 8-inch water main and 10-inch force main are available on Lunn Road opposite of the property.*
- *The subject site has frontage on Lunn Road (Road No. 932201). This is an Urban Collector roadway with a paved surface width of 20 feet and a right-of-way width of 60 feet.*
- *The zoned public schools are Medulla Elementary; Southwest Middle School; and George W. Jenkins Senior High School.*
- *The Christina Park is located to the east. Loyce E. Harpe Park is located to the southeast. Fuller Heights Park is located to the south.*
- *The subject parcel is comprised of Tavares Fine Sand and Adamsville Fine Sand, according to the USDA Natural Resources Conservation Service GIS Database.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.*
- *There are no known historical or archeological resources onsite, according to the Secretary of State’s Department of Historical Resources Florida Master Site File.*
- *There are no surface water features on or immediately abutting the subject property.*
- *There are no wetlands or flood hazard zone on the property.*
- *The site is within Height Notification Zones and In-Flight Visual Interference Zone for the Lakeland Linder Regional Airport.*
- *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.”

- *This request has been reviewed for consistency with Comprehensive Plan SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA); POLICY 2.119-A2; and SECTION 2.120-C –RESIDENTIAL LOW.*
- *This request has been reviewed for consistency with Section 907 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code; therefore, the DRC recommends **APPROVAL of LDCD-2023-10**.

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 4 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 near the subject site.

Table 1		
Northwest: RL-1 Single-Family Home Lot 18, Ashwood East +/- 0.24 acres	North: RL-3 Single-Family Home +/- 0.88 acres	Northeast: CC Commercial Plaza
West: RL-1 Single-Family Home Lot 11, Ashwood East +/- 0.24 acres	Subject Property: RL-1 Single-Family Home	East: RL-3 Single-Family Home +/- 0.88 acres
Southwest: RL-1 Single-Family Home Lot 10, Ashwood East +/- 0.27 acres	South: RL-1 Common Area for Summer Brooke Townhomes	Southeast: RL-3 Single-Family Homes +/- 0.42 acres

The subject property abuts residential land use districts and uses on all sides. To the northeast of the site is a commercial plaza within a Convenience Center land use district. To the immediate west, Ashwood East is within a RL-1 district with similar lot sizes to the proposed future parcels. No incompatibility between this request and the existing land use districts is readily apparent or expected.

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with surrounding land use districts and the uses found upon them. 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.”

A. Land Uses:

This property is currently in a RL-1 land use district which allows minimum lot sizes of 40,000 sq. ft. This request to change the site to RL-3 will reduce the minimum lot size requirement to 10,000 sq. ft. To the west of the site are developments that are within a RL-1 district with similar lot sizes to the subject parcels. To the north and east are larger lots just under 1 acre despite the underlying land use district of RL-3.

The purpose of TSDAs is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDAs are where there exists the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.

Additionally, according to Table 2.104.1 of the Comprehensive Plan, residential densities in Residential Low districts should be at a minimum of 3 DU/AC and reach 7 DU/AC in the TSDA. The proposed density is 3.32 DU/AC, which is at the lower end of the range expected in Residential Low districts.

The proposed sub-district change does not present any readily apparent incompatibilities and will help the applicant achieve their goal of constructing single-family residences on the subject parcels.

B. Infrastructure:

The site is located within an area that has adequate levels of urban infrastructure and services with capacity to serve it. There is available capacity on all major roadways near the subject property. Public safety facilities and services are at urban levels. This property could be considered infill as development surrounds the site and services are available to serve it.

Nearest Zoned Elementary, Middle, and High School

The zoned public schools are Medulla Elementary; Southwest Middle School; and George W. Jenkins Senior High School.

Schools in this area of the County have capacity. According to a 2022/23 School Utilization report produced by the Polk County School Board, Medulla Elementary is operating at 64% capacity; Southwest Middle at 73%; and George Jenkins Senior High at 92%.

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all of unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire and EMS responses are from PCFR Station 2, located at 2523 Ewell Road, Lakeland. The travel distance is approximately 1.8 miles with a response time of three (3) minutes. Fire hydrants are located approximately 80 feet to the northeast of the subject property on Lunn Road.

Table 3

	Name and Address of Station	Distance	Response Time*
Sheriff	Polk County Sheriff's Northwest District 1045 Wedgewood Estates Blvd, Lakeland	12.8± miles	Priority 1 – 12:39 Priority 2 – 25:14
Fire/EMS	PCFR Station 2 2523 Ewell Road, Lakeland	1.8 ± miles	3 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based from when the station receives the call and not from when the call is made to 911.*

The subject property is served by the Polk County Sheriff's Northwest District substation located at 1045 Wedgewood Estates Blvd in Lakeland. The estimated response times for December 2023 were as follows:

Priority 1 Calls – 12:39

Priority 2 Calls – 25:14

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. At any rate, 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.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are more spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

The subject property is located within the Southwest Regional Utility Service Area for water and wastewater services. Both services are adjacent to the site. With only nine proposed units and the nearest wastewater line available a force main, the applicant is proposing onsite wastewater treatment on each lot. However, potable water connection is required for lots less than 40,000 square feet and is proposed by the applicant.

A. Estimated Demand and Service Provider:

The site is located within a Transit Supportive Development Area (TSDA) where centralized water and sewer services typically exist. The service provider in this area is Polk County Utilities.

With this approval, the residential density will change from 1 DU/AC to 3 DU/AC. Table 4, to follow, compares the water consumption and wastewater generation between each level of residential development. Single-family units are anticipated to consume 360 gallons per day (GPD)

of potable water and generate 270 GPD of wastewater. This table will also show what the maximum utilities demands would be if this property was built to its full residential density potential of 7 DU/AC, which is permitted within residential low designations in the Transit Supportive Development Area, although this is not the stated intention of the applicant.

Table 4

Subject Property	Demand as Currently Permitted RL-1 (1 DU/Acre)	Proposed Plan RL-3 (3 DU/Acre)	Maximum Allowed RL-3 (7 DU/AC) in TSDA
± 2.71 acres RL-1			
Permitted Intensity	2 Single-Family Units	9 Single-Family Units	18 Multi-Family Units
Potable Water Consumption	720 GPD	3,240 GPD	6,480 GPD
Wastewater Generation	540 GPD	2,430 GPD	4,860 GPD

No matter the type of development, the acreage available is not large enough to create a significant demand upon either potable water or wastewater services.

B. Available Capacity:

A 8-inch potable water main is located in the eastern right-of-way of Lunn Road. The Southwest Regional Utility Service Area is permitted for 6,780,200 GPD of potable water. Current flow is at approximately 3,796,912 GPD (56%) for 2,983,288 GPD of available flow capacity today. Of this, there are approximately 183,000 GPD allocated to projects with entitlements leaving 2,800,288 GPD in uncommitted capacity. The system growth rate (173 GPD/day) is such that it will take over 20 years before capacity is reached.

A 10-inch wastewater force main is located in the eastern right-of-way of Lunn Road. The Southwest Regional Wastewater Collection System has a working permit limit of 4,000,000 GPD. The current flow is 2,120,000 GPD with 53% of that flow used today, leaving 1,727,000 GPD in available capacity. With a system growth rate of 112 GPD, it will be more than 20 years before capacity is reached.

In short, for a property of this size and its proposed use, there is ample potable water and wastewater capacity available. With only nine proposed units, and the nearest wastewater line a force main, the applicant is proposing onsite wastewater treatment. The lots will be required to connect to potable water, as both lots are less than 40,000 square feet.

C. Planned Improvements:

According to the Polk County Community Investment Program (CIP) database, no nearby improvements are projected that will directly impact this property.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour

traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

A. Estimated Demand:

The residential density will change from 1 DU/AC to 3 DU/AC with this approval. Single Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 PM Peak Hour trips per unit (ITE Code 210). Table 5, below, shows the minimal impacts this approval will potentially have on traffic. This table will also show what the maximum traffic demands would be if this property was built to its full residential density potential of 7 DU/AC. At this level, though, single-family detached units are impractical. Multi-family developments (ITE Code 220) create 6.74 AADT and 0.51 Peak PM Trips per unit.

Table 5

Subject Property			
2.71 ± RL-1	Demand as Currently Permitted RL-1 (1 DU/Acre)	Proposed Plan RL-3 (3 DU/Acre)	Maximum Allowed RL-3 (7 DU/AC) in TSDA
Permitted Intensity	2 Single-Family Unit	6 Single-Family Units	18 Multi-Family Units
Average Annual Daily	15	21	121
PM Peak Hour Trips	2	6	18

As the table indicates, any development at this site will place minimal burden on the local roadways. The applicant has indicated their desire with the sub-district change is to build nine single-family residences, which will have little impact to the roadways.

B. Available Capacity:

Lunn Road (8027 N/S) is tracked for concurrency by Polk County’s Transportation Planning Organization (TPO). Table 6, below, summarizes the generalized capacity on the most affected transportation links. Ample capacity is available on this roadway.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8027 N	Lunn Road Ewell Road to Pipkin Road W	C	543	D
8027 S	Lunn Road Ewell Road to Pipkin Road W	C	533	D

Source: TPO Roadway Network Database, October 13, 2023

C. Roadway Conditions:

The subject site has frontage on Lunn Road (Road No. 932201). This is an Urban Collector roadway with a paved surface width of 20 feet and a right-of-way width of 60 feet. This does not meet the standards set for two-lane Urban Collector roadways set in Table 8.2 of the LDC; however, the minimal anticipated annual daily trips for the proposed two single-family residences will not require the applicant to provide any dedication of right-of-way.

D. Planned Improvements:

West Pipkin Road is currently under construction to widen the roadway from two lanes to four lanes from Medulla Road to Old Highway 37. West Pipkin Road from Old Highway 37 to South Florida Avenue will go from two lanes to three. Construction is expected to be completed November 2024.

E. Mass Transit

The subject property has no direct access to public transit. The nearest Citrus Connection stop is found on Shepherd Road near the Publix Super Market at Imperial Lakes, approximately 2.6 miles to the south by foot. This stop is for the 21X Lakeland/Bartow/Lake Wales route and provides a ride to over 40 stops from Mulberry, Bradley Junction, Bartow, and Lake Wales.

F. Sidewalks

There are no sidewalks along the frontage of the subject parcels. There is an incomplete sidewalk system along Lunn Road to the south. The applicant will be required to provide sidewalks along the frontage of their property at the time of Level 2.

Park Facilities:

The closest public park facilities are Christina Park to the east and Loyce E. Harpe Park to the southeast. Numerous small community parks are within a five-mile radius. Environmental lands with public access include Alafia River Reserve to the southeast and Lakeland Highland Scrub to the east.

A. Location

Christina Park is located is at 625 County Road 540A, Lakeland. It is approximately 2.9 miles by vehicle from the subject site. Loyce E. Harpe Park is located at 300 W. Carter Road, Mulberry, approximately 4.6 miles by vehicle to the southeast.

B. Services

Christina Park includes softball and baseball fields, pavilions and picnic shelters, a playground, walking paths and restroom facilities. Loyce E. Harpe Park includes baseball and softball fields, a skate park, a disc golf course, multi-purpose fields, a dog park, playgrounds, picnic shelters, mountain biking trails, and walking trails.

C. Multi-use Trails:

Both Christina Park and Loyce E. Harpe Park provide multi-use trails for walking and mountain biking.

D. Environmental Lands:

Lakeland Highlands Scrub is a 551-acre conservation area home to one of the largest undeveloped scrub properties on the Lakeland Ridge, one of a series of elevated sandy ridges along the backbone of an area known as “peninsular Florida.” The facility includes multi-use trails for walking and hiking, picnic shelters, and restroom facilities. It is located 6.7 miles by vehicle from the subject site.

E. Planned Improvements

There are no further recreation improvements scheduled for this quadrant of the County at this time.

Environmental Conditions:

There are no wetlands or flood hazard zone on the property, according to the Polk County Data Viewer. No threatened or endangered species are found onsite. The site presents few limitations to residential development.

A. Surface Water:

There are no surface water features on the subject parcel or within a one-mile radius.

B. Wetlands/Floodplains:

There are no wetlands or flood plain on the property, according to the Polk County Data Viewer.

C. Soils:

The subject parcel is comprised of Tavares Fine Sand and Adamsville Fine Sand, according to the USDA Natural Resources Conservation Service GIS Database. Both soil types present slight limitations for a single-family residence and severe limitations for septic tank absorption fields. Potable and sanitary sewer connections are available, although the applicant has indicated they intend to use onsite wastewater treatment. They will need to construct any onsite treatment system to the standard set forth by the Polk County Health Department.

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.

E. Archeological Resources:

There are no protected archeological resources, according to the Florida Department of State, Division of Historical Resource.

F. Wells (Public/Private)

This project is not within a Wellfield Protection District. No private wells are noted onsite.

G. Airports:

The site is within Height Notification Zones for the Lakeland Linder Regional Airport. Development is subject to LDC Section 641. The Airport Impact District (AID) overlay is established to ensure that land uses and activities are compatible with the existing operations of public-use airports and the planned operations of those with adopted Airport Master Plans.

Economic Factors:

The subject property is located in an area intended for residential use. The development surrounding this site occurred from the mid-1980s through the mid-2000s. According to Zillow.com, site-built homes adjacent the to the property range from the high-200K to nearly \$400K. The addition of nine homes to the area will not have a large impact on the local economy.

Consistency with the Comprehensive Plan:

The following polices have been found to be the most relevant to the proposed request. In this case, the request is consistent with the Comprehensive Plan. The proposed change to the Future Land Use Designation from RL-1 to RL-3 is on par with the type of development and uses found in the surrounding area.

Table 7

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 change to RL-3 is compatible with neighboring properties, and there is adequate infrastructure to support it. The intensity of the uses surrounding the subject property are similar, if not identical, to what the applicant is proposing.

Comprehensive Plan Policy	Consistency Analysis
<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 where public services are abundantly available. This is a parcel surrounded by single-family residential uses approximate in density to what the RL-3 district will provide.
<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>	Any development allowed with the RL-3 land use district will be consistent with public services available in the Transit Supportive Development Area.
<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 Service requirements and the County's concurrency management system.</i>	The site is located within an area that has the appropriate public services available for the type of development proposed.
<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 an adequate level of public safety services as identified in the staff report.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 8 in accordance with Section 906.D.7 of the Land Development Code.

Table 8

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. Residential Low land use districts are to be found in TSDAs. Please refer to the Findings of Fact.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed in the table above.</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. See Pages 5 & 6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>Any development on this site will require a minor traffic study, school capacity determinations, and utilities concurrency. The potential impact on public services can be found in the analysis found on Pages 6-10 of the staff report.</i>

The BoCC, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 907.D.10 of the Land Development Code.

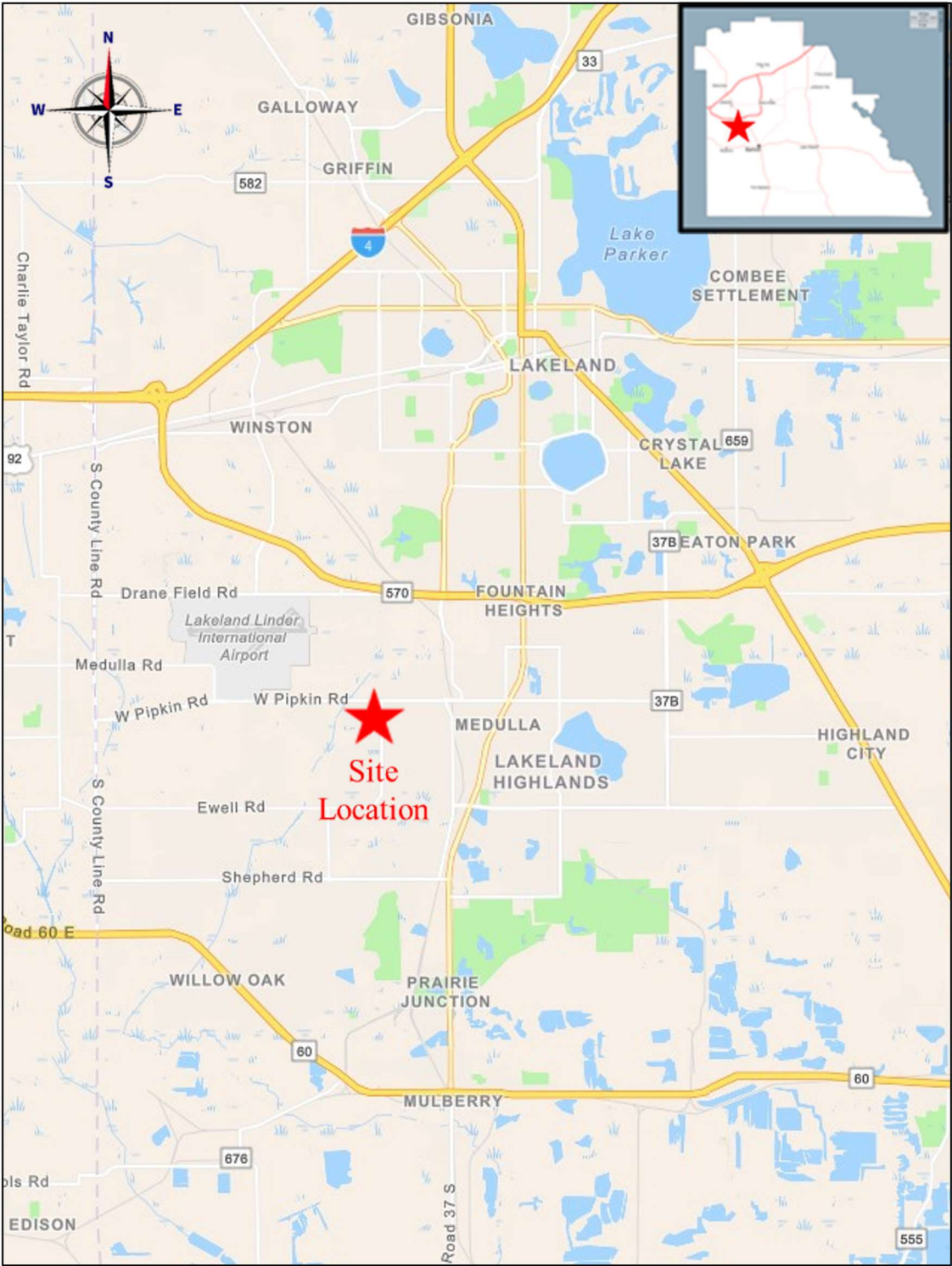
Table 9

The BoCC, in the review of development plans, shall consider the following factors in accordance with Section 907.D.10 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. Residential Low land use districts are to be found in TSDAs. Please refer to the Findings of Fact.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed in the table above.</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. See Pages 6-10 of this staff report for data and analysis on surrounding uses and compatibility.</i>
Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.	<i>The proposed development is minimal in that it will not require a traffic study, school concurrency, or a site plan review by County staff. The potential impact on public services can be found in the analysis found on Pages 6-10 of the staff report.</i>

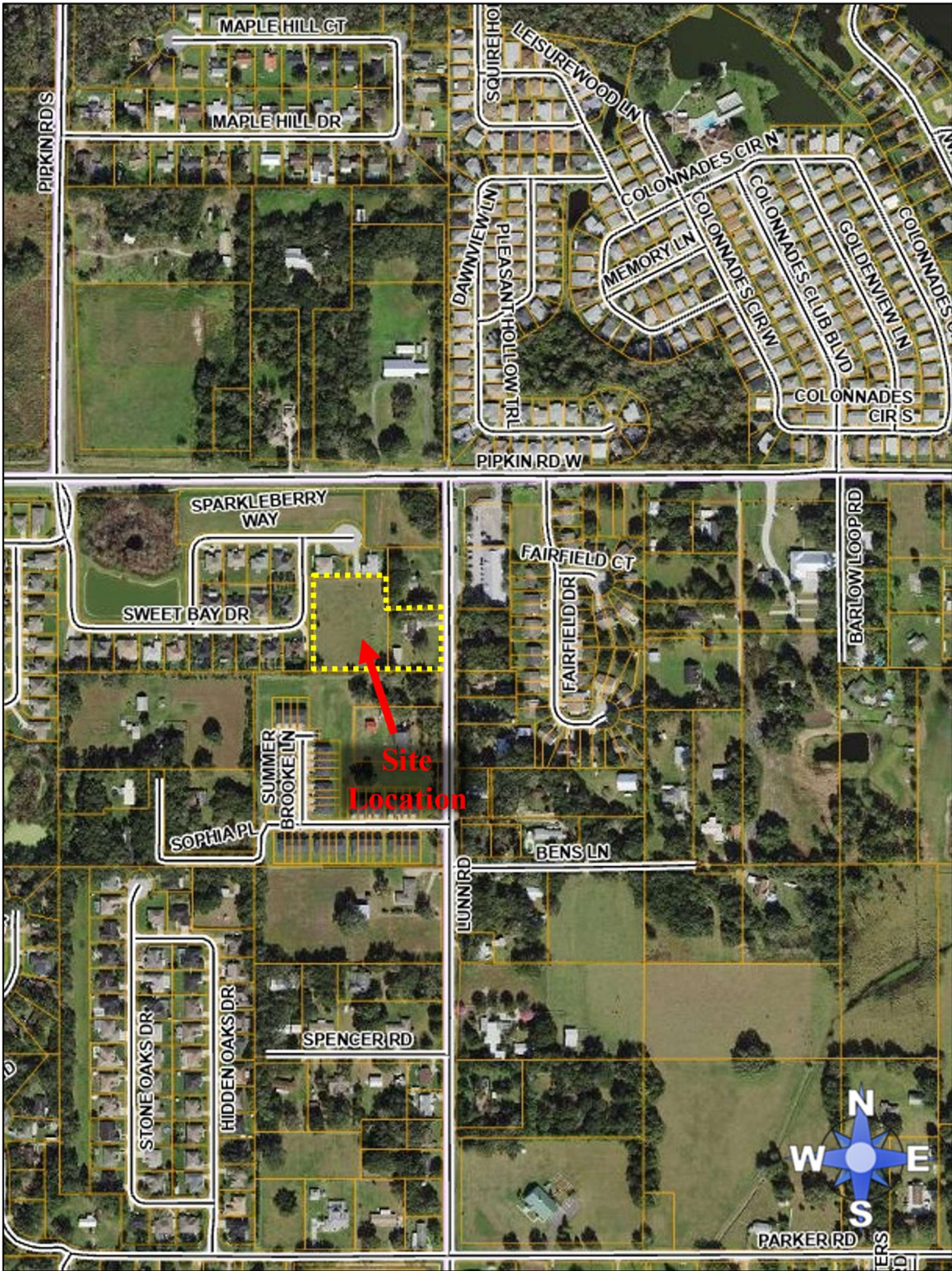
Comments from other Agencies: None.

Exhibits

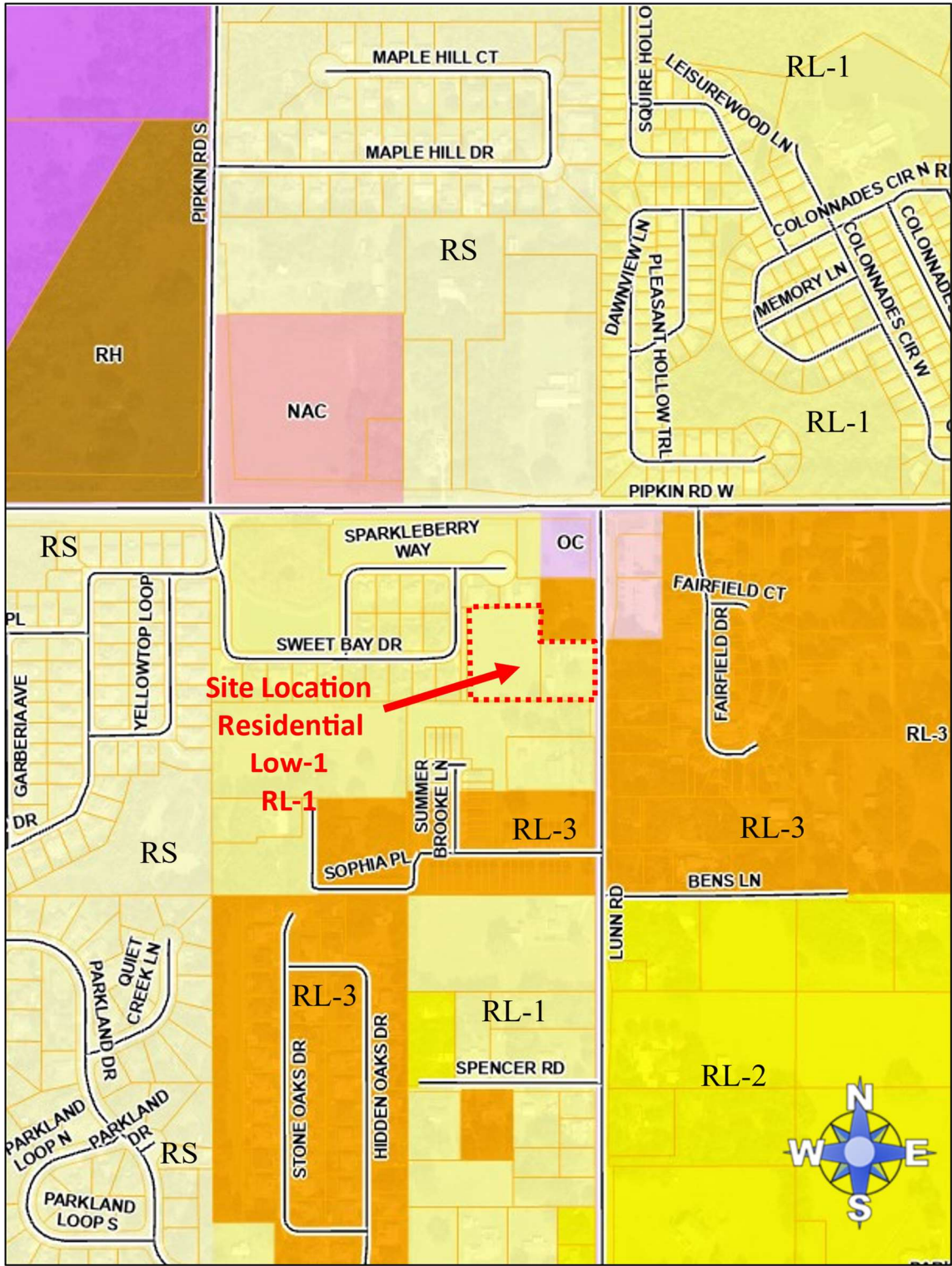
- Exhibit 1 Site Location
- Exhibit 2 Aerial Image - Context
- Exhibit 3 Future Land Use Map
- Exhibit 4 Aerial Image – Close
- Exhibit 5 Comparison of Permitted and Conditional Uses



Site Location



Aerial Image - Context



Future Land Use Map



Aerial Image – Close

Comparison of Permitted and Conditional Uses

(differences indicated in bold font)

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-1 <i>Residential Low-1</i>	Single-family Detached Home & Subdivision 40,000 SF min lot size General Farming Class 1 Utilities	Small Group Home (<or=6 residents) Individual Mobile Homes Residential Infill Development Intensive Animal Farm Livestock Auction Nurseries and Greenhouses Small Emergency Shelter (<or=6) Regulation Golf Course Passive Recreation Low Intensity Recreation Elementary School Middle School Class 2 Utilities	Group Living Facility (15+residents) Mobile Home Park Multi-family Residential Short Term Rental Unit Planned Development Adult Day Care Center (7+ clients) Off Site Agricultural Support Bed and Breakfast Childcare Center Cultural Facility Emergency Shelter, Large (15+) Government Facility Helistops Non-Phosphate Mining High Intensity Recreation Vehicle Oriented Recreation Religious Institution Riding Academies High School Leisure Special Interest School Class 3 Utility
RL-3 <i>Residential Low-3</i>	Single-family Detached Home & Subdivision 10,000 SF min lot size General Farming Class 1 Utilities	Small Group Home (<or=6 residents) Individual Mobile Homes Residential Infill Development Small Emergency Shelter (<or=6) Regulation Golf Course Passive Recreation Low Intensity Recreation Elementary School Middle School Class 2 Utilities	Duplex, Two-family Attached Group Living Facility (15+residents) Mobile Home Park Multi-family Residential Short Term Rental Unit Planned Development Adult Day Care Center (7+ clients) Bed and Breakfast Childcare Center Cultural Facility Emergency Shelter, Large (15+) Government Facility Helistops Non-Phosphate Mining High Intensity Recreation Vehicle Oriented Recreation Religious Institution High School Leisure Special Interest School University Class 3 Utility