

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

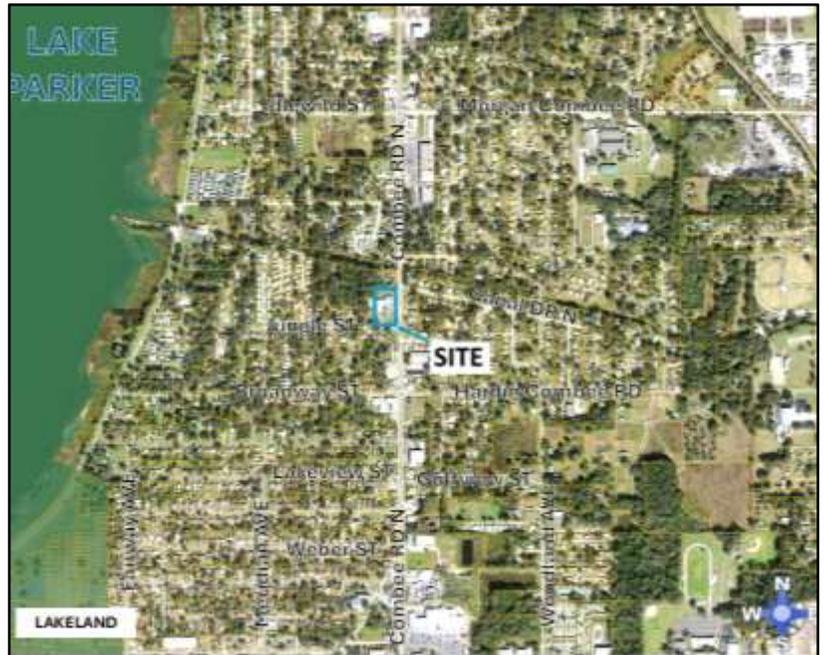
DRC Date: July 31, 2025	Level of Review: Level 3 Review
PC Date: October 1, 2025	Type: Conditional Use
BoCC N/A	Case Numbers: LDCU-2025-17
Date: N/A	Case Name: Sunrise Day Care CU
Applicant: Martha Ponguta	Case Planner: Andrew Grohowski, Planner II

Request:	The applicant requests Conditional Use approval for an Adult Day Care for aging adults and individuals with disabilities within an existing building.
Location:	The subject site is located at 1140 Combee Road North, north of Jungle Street, west of Combee Road, south of Tanglewood Street, east of Lake Parker Drive East, east of the City of Lakeland in Section 09, Township 28, Range 24.
Property Owners:	Combee LLC
Parcel Size (Number):	242809-175500-023000 (±1.57 acres)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location Map



2023 Aerial Image



Summary:

The applicant, on behalf of the property owner, is requesting Conditional Use approval for an Adult Day Care in the Residential Low-1 (RL-1) future land use district on approximately 1.57 acres off of North Combee Road. This property is use primarily as a Religious Institution with two (2) buildings (7,232 sq. ft. multipurpose building and a 4,495 sq. ft. main sanctuary hall). The property previously received Conditional Use approval from the Planning Commission to operate a Community Center for an at-risk youth program, Eckerd Connects, in the educational building back in 2019 (LDCU-2019-23). While the main sanctuary building is still being used by a religious institution, Eckerd Connects no longer operates in the secondary building.

The site is located in a Residential Low-1 (RL-1) Future Land Use district. The proposed Adult Day Care Center will operate out of the multipurpose building. The service will provide support services for seniors and adults with disabilities by offering enrichment activities, personal, care and structured supervision. Adult Day Care Centers are conditionally permitted in the RL-1 Future Land Use district following a Level 3 Review by County Staff and a public hearing before the Planning Commission.

The subject property is located within a Transit Supportive Development Area (TSDA). This property is already being serviced by the City of Lakeland for potable water with no wastewater services available. The site will utilize an existing septic and drain field on site.

The abutting uses include residential single-family homes, mobile homes, and retail. The subject property owner, Combee LLC, also owns the property directly west which has a single-family home located on it. The annex building to the former sanctuary hall is positioned on the west property line prior to the adoption of the LDC and is a legal non-conforming structure.

The site has approximately 195 feet of direct frontage along Jungle Street (840902) which is a County-maintained local residential road, according to the Polk County Road Inventory database. The site also has 350 feet of direct frontage along SR 659 (North Combee Road), which is a State-maintained Minor Arterial roadway and is tracked for concurrency by Polk County's Transportation Planning Organization (Link 7301 N/S). Per Section 708, Table 7.10, the Adult Day Care Center will require eight (8) parking spaces. Considering the request is not constructing any new buildings, the proposal could possibly require a minor level of review to ensure parking standards are being met. In accordance with Section 303 of the Land Development Code (LDC) the Adult Day Care Center has adequate road frontage on a collector road or better. This request will not generate an increase in demand on the County's school system. The site is located within acceptable distances of fire, EMS, and police services. This area is supported by a public mass transportation system with the nearest Citrus Connection Transit Route stop (Orange 1 Stop #1595) approximately 850 feet from the subject site directly north.

Staff recommends approval of this request. The request is consistent with the LDC and Comprehensive Plan. This request is also compatible with the surrounding land uses.

Findings of Fact

- *This is a request for Conditional Use approval of a one-story Adult Day Care. This property is located at 1140 Combee Road North, Lakeland, FL. The subject site is approximately ±1.57 acres in the Residential Low-1 (RL-1) land use district in the Transit Supportive Development Area (TSDA).*
- *In 2019, the Planning Commission voted 7/0 to conditionally approve the property for a Community Center under LDCU-2019-23. The property subsequently received Level 2 approval in October 2019 under LDNON-2019-180.*
- *According to Table 2.1 of the Land Development Code (LDC), an “Adult Day Care” is a “C3” Conditional Use in the RL-1 district. As such, this Conditional Use request requires a Level 3 Review with a public hearing before the Planning Commission in accordance with Chapter 3, Section 303 of the LDC.*
- *The site is located in the Transit Supportive Development Area (TSDA). According to POLICY 2.104-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS – “Development within the Transit Supportive Development Areas shall conform to the following criteria consistently with the requirements of the Land Development Code:*
 - a. provide access to transit facilities;*
 - b. connect to centralized potable water and sanitary sewer systems;*
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;*
 - d. implementation of “Complete Street’ and ‘Conservation Development’ principles as established under Section 2.1251, Community Design, of this element;*
 - e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;*
 - f. provide access to civic space, parks, green areas, and open space and other amenities;*
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);*
 - h. have access to public schools;*
 - i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.*
 - j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.*
- *According to POLICY 2.120-C4: Development Criteria of the Comprehensive Plan, “Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and*

shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.”

- *Chapter 3, Section 303 of the LDC states, “The following shall apply to Adult Day Care Centers:*
 1. *Any request for an Adult Day Care Center shall comply with F.S. ch. 429.*
 2. *Adult Day Care Centers shall be designed and built to a comparable scale and intensity as surrounding residential structures, or shall provide setbacks and buffering to mitigate dissimilar scales.*
 3. *There shall be at a minimum 50 feet of road frontage, and all access points shall be on a collector road or better if any of the following conditions exist:*
 - a. *The use (including accessory uses) generates 50 or more Average Annual Daily Trips (AADT).*
 - b. *The overall Gross Floor Area (GFA) exceeds 5,400 square feet.*
- *According to Section 204 Standard Land Use District of the LDC, “The purpose of the RL-1 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with larger sized lots, a minimum of 40,000 square feet.”*
- *The subject site was first recorded on November 3, 1923, through a plat known as “LAKEWOOD PARK SUBDIVISION” according to P.B. 6, Page 33.*
- *On July 31, 1958, “Lakewood Park United Methodist Church” purchased Lot 30 and the southern half of Lot 29 through a Warranty Deed with “The Methodist Church District Board of Missions and Church Extension of Lakeland District, Incorporated” according to O.R. Book 171, Page 351.*
- *Lakewood Park United Methodist Church expanded their property and purchased Lots 31 and 32 on August 1, 1960, through a Warranty Deed with Roy A. Rice and Mary Rice according to O.R. Book 417, Page 543.*
- *On April 12, 1961, the owners dedicated additional ROW (0.040 acres) from State Road 33A (Combee Road North) through a Special Warranty Deed with the State of Florida according to O.R. Book 482, Pages 477 and 478.*
- *At some point in the 1980s, State Road 33A was renumbered to State Road 659.*
- *The subject property is at the intersection of Jungle Street and North Combee Road (SR 659) with approximately 200 feet and 350 of frontage respectively. Jungle Street (Road No. 840902) is a County-maintained Local Residential Roadway with a paved surface width of 20 feet, according to the Polk County Roads Inventory. Combee Road (SR 659, Road No. 016006) is a State-maintained arterial roadway with a posted speed limit of 40 MPH.*
- *The site will utilize existing ingress and egress access off North Combee Road tracked for concurrency by Polk County’s Transportation Planning Organization (Link #7301). The roadway link has a Level of Service (LOS) standard of “C” in eastern and western directions. According to the Polk County Transportation Planning Organization, Link 7301*

is currently operating at with about 80% of its capacity with sufficient trips available for the Adult Day Care Center. There are 159 trips available northbound and 188 trips available southbound.

- *The proposed use is estimated to generate 344 Average Annual Daily Trips (AADT). According to Section 709.A of the LDC, the applicant will be required to provide a minor traffic study and paved parking.*
- *According to Table 7.10 of the LDC, Adult Day Care Centers require one (1) space per five (5) clients permitted, plus one (1) space per employee. According to the applicant, the request anticipates three (3) employees and twenty-three (23) clients. At least eight (8) paved parking spaces are required given this request.*
- *The surrounding land use districts are comprised of RL-1 to the west (Lakewood Park), north (Lakewood Park), east (Rawls Park Unit 2), and Linear Commercial Corridor to the south.*
- *The adjacent properties consist of single-family detached subdivisions and a mobile home park (Gifford Mobile Home Park LLC).*
- *The subject property is zoned for Phillip O'Brien Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. This requested use will not generate any additional demand on school capacity.*
- *This property is served by the Polk County Sheriff's Office's Southwest District substation located at 4120 US 98 South, Lakeland, FL 33801. The response times for the SW District for July 2025 were: Priority 1 – 9:40 & Priority 2 – 22:13.*
- *Both Fire and Ambulance response are from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is about 1.8 miles and travel time is estimated to be between six to eight minutes.*
- *There is a fire hydrant directly northeast of the subject property within the right-of-way of Canal Drive N approximately 90 feet from the subject property's northeast corner.*
- *The site lies within the City of Lakeland Utilities Service Area. Per discussions with City Utilities, wastewater services are not available to the site. The use will utilize an existing septic and drain field on the property.*
- *On the eastern portion of the property, there is a sidewalk located within the right-of-way off of Combee Road North.*
- *The closest park to the subject property is Lake Parker Eastside Pak, which is approximately ± 0.60 miles directly east which consists of a covered pavilion area and a dock.*

- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the property is comprised 100% of Myakka-Immokolee-Urban land complex soil. The soil has severe limitations for septic tank absorption fields and for small buildings.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a protected animal and plant species sighting along with natural communities.*
- *The general topography of the subject is relatively flat with elevations varying from 137 feet to 136 feet according to the Polk County GIS data viewer.*
- *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 wetlands or flood hazard areas on the property. The property is not located in a Wellfield Protection District.*
- *The site is not located within any airport flight path or height notification zones.*

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; therefore, the DRC recommends **APPROVAL of LDCU-2025-17.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-17** with the following Conditions:

1. This Conditional Use (CU) approval shall be for an Adult Day Care on ±1.57 acres located within an existing building on the subject site. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-17, 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]

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 Commission's 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

<p>Northwest: Residential Low-1 (RL-1) Mobile Home ± 578 acres</p>	<p>North: Residential Low-1 (RL-1) Mobile Home ± 0.29 acres</p>	<p>North: Residential Low-1 (RL-1) Single-family residence ± 0.36 acres</p>
<p>West: Residential Low-1 (RL-1) Single-family residence (Combee LLC) ± 0.62 acres</p>	<p>Subject Property: Residential Low-1 (RL-1) Religious Institution (Combee LLC) ± 0.57 acres</p>	<p>East: Residential Low-1 (RL-1) Five (5) single-family residences ± 0.22 - 0.77 acres</p>
<p>Southwest: Residential Low-1 (RL-1) Single-family residence ± 0.19 acres</p>	<p>South: LCC Beauty Shop ± 0.30 acres</p>	<p>Southeast: Residential Low-1 (RL-1) Minnesota Addition Subdivision ± 2.97 acres</p>

The subject site is considered Lots 30, 31 and 32 of the Lakewood Park subdivision platted in 1924 (PB 6, PG 33) with residences constructed soon thereafter in the 40s and 50s. The subject site has served as a religious institution since at least 1958. The main 3,389 sq. ft. sanctuary building expanded a few years later to include a 7,232 sq. ft. multipurpose building. According to the applicant, this was originally used as an educational building for Sunday school. The property directly to the west is owned by the same owners and contains a 1,232 sq. ft. single family residence constructed in 1951.

The site is situated in a predominantly residential area which is conducive with the applicant’s intent for the proposed CU. The adjacent area is comprised of the Country Club Estates Subdivision, Lakewood Park community, Country Club Gardens and subset Gardens. In addition, the site can be accessed via Combee Road North and US 92 which is just south of the site. The Linear Commercial Corridor (LCC) begins just to the south of the property and extends south to US 92 where it expands to a Commercial Activity Center (CAC).

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with the surrounding area as the property previously served as a religious institution, and according to the applicant, the main sanctuary hall will continue to function in this role. Similar to the Community Center, the Adult Day Care Center will operate

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.”

out of a one story annex from the main sanctuary hall. A portion of this annex building encroaches onto the parcel directly west which the owner also owns. Adult Day Cares function to provide caretaking and supervision services to local and adjacent communities. Like the previous use, this request operates as a similar intensity and functional use, with the annex building being adaptively reused to continue to serve the surrounding community. The site already has existing landscape buffers along the roadway frontage from the previous Community Center (LDCU-2019-23) and will require paved parking to accommodate both clientele and employees. The property is currently being served by the City of Lakeland's Utility services for potable water. An existing connection to onsite septic is proposed as no wastewater services are available.

A. Land Uses:

The property has a Future Land Use designation of RL-1. The requested CU is conditionally permitted following a Level 3 review by County staff and approval by the Planning Commission in a public hearing. In 2019, a Community Center was approved by the Planning Commission in the same building (LDCU-2019-23). Subsequently, the Community Center received Level 2 approval in October 2019 under LDNON-2019-180. Per Section 708, Table 7.10 of the LDC, Adult Day Care Centers require one (1) space per five (5) clients permitted, plus one (1) space per employee. According to the applicant, the request anticipates three (3) employees and twenty-three (23) clients. At least eight (8) paved parking spaces are required given this request. Given the preliminary traffic analysis, a minor traffic study will be required. Parking waivers may be requested under different circumstances with Administrator Approval. Since the property has undergone Level 2 approval in the past, the applicant may be permitted to submit minor conditional approval at the time of submission. The property has a main sanctuary hall and a single story annex building. The surrounding Future Land Use designations consist of varying degrees of residential density and some commercial to the south of the property, as noted in Table 1. It is sited well to serve as a compliment to surrounding residential uses.

B. Infrastructure:

The proposed Conditional Use is located in the Transit Support Development Area. This area has services which one would expect to find in a developed urban area. The surrounding area is serviced by the City of Lakeland Utilities for potable water. Correspondence with City Utilities indicates there are no wastewater services available and the applicant will need to submit a potable water capacity application to the City for review. This Conditional Use will not generate any students. There is an adequate sidewalk network which runs along both sides of North Combee Road and US 92. Lake Parker Eastside Park and Aliden Combee Park are located within a mile of the subject property. There is a mass transit available, with a Citrus Connection stop approximately 850 feet north of the subject site.

Nearest and Zoned Elementary, Middle, and High School

The subject property is zoned for Phillip O'Brien Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. The closest school is Crystal Lake Middle School (\pm 2.4 miles). This is a non-residential use and will not have an impact on school capacity. The project is located an adequate distance away from surrounding schools so as not to impact the zoned Polk County schools or the bussing of students to and from school.

Table 2

Name of School	Annual Estimated Demand	% Capacity (inc. port) 2018-2019 School Year	Average driving distance from subject site
Phillip O'Brien Elementary School	0 Students	92%	± 3 miles driving distance
Crystal Lake Middle School	0 Students	71%	± 2.4 miles driving distance
Tenoroc High School	0 Students	60%	± 3.9 miles driving distance

Source: Polk County School Board, Tischler & Associates Study, GIS

Nearest Sheriff, Fire, and EMS Station

Both Fire and Ambulance response will be from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is 1.8 miles with an average response time of 6-8 minutes. There is a fire hydrant directly northeast of the subject property within the right-of-way of Canal Drive North, approximately ±90 feet from the subject property’s northeast corner.

Sheriff’s response to the site is served by the Southwest (SW) District, located at 4120 US 98 South, in Lakeland. The response times for the SW District for July 2025 were: P1 – 9:40 minutes; P2 – 22:13 minutes. 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	Southwest District Command (4120 US 98 South, Lakeland)	±6.9 miles	P1: 9:40 P2: 22:13
Fire	Station #39 (3325 East Main Street, Lakeland)	±1.8 miles	6-8 minutes
EMS	Station #39 (3325 East Main Street, Lakeland)	±1.8 miles	6-8 minutes

Source: Polk County Sheriff’s Office Response Times for July 2025 Polk County Fire Rescue Response Times for August 2025

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The property is currently being served with potable water by the City of Lakeland with a 6” master water meter that serves both 1132 and 1140 N Combee Road. While main sewer distribution lines run along the property, the City has no wastewater service available to the site. The request will rely on a private on-site septic tank & drain field. According to filed permits, the property plans to install a fire sprinkler system as well as a backflow assembly for cross-connection protection.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-1	Maximum Permitted in the District RL-1	Proposed Plan
1.57 ± acres RL-1			
Permitted Intensity	One (1) single-family dwelling	7 single-family dwelling units	Adult Day Care Center
Potable Water Consumption (GPD)	360 GPD	2,520 GPD	500 GPD
Wastewater Generation (GPD)	270 GPD	1,890 GPD	400 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

B. Available Capacity:

According to the City of Lakeland Utilities, the applicant will need to file a capacity application for review and approval.

C. Planned Improvements:

There are currently no planned improvements to this area and wastewater service from the City of Lakeland is not anticipated to be expanded.

Roadways/ Transportation Network

The surrounding roadway network is comprised of North Combee Road (SR 659), Jungle Street and US 92. North Combee Road (SR 659) is a State maintained Minor Arterial roadway (Link # 7301). US 92 is a state-maintained Principal Arterial roadway (Link #s 5305 & 5306). Jungle Street (Road No. 840902) is a County-maintained Local Residential Roadway. The traffic in and out of the requested CU is not likely to cause any disruption. Due to the estimated Average Annual Daily Trips (AADT), the proposed adult day care will require a minor traffic study as well as paved parking alongside Level 2 submittal.

A. Estimated Demand:

Based on the ITE Trip Generation Manual, religious institutions (ITE Code 565) generate 47.62 Annual Average Daily Trips (AADT) and 11.12 Peak PM Trips per 1,000 square-feet of floor area. The proposed use will operate out of an existing 7,232 sq. ft. multipurpose building. Table 5, to follow, shows the traffic that is projected for the Conditional Use development versus, what would be permitted by right and what the maximum could be with a planned development, according to Section 303 of the LDC. The hypothetical maximum includes the property directly to the west under same ownership.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-1	Maximum Permitted in the District RL-2	Proposed Plan
1.57 ± acres RL-2			
Permitted Intensity	1 single-family dwelling units	7 single-family attached dwelling units	Day Care Center
Average Annual Daily Trips (AADT)	8	55	344
PM Peak Hour Trips	1	7	80

Source: Polk County Concurrency Manual

The proposed plan is to have one access point onto SR 659. Appendix C of the LDC requires all developments generating more than 50 average daily trips to conduct a minor traffic study. Conditional Use is projected to produce, on average, 344 trips a day and 80 trips during peak hours. A minor traffic study will be required as a result of the anticipated trips to identify if any offsite improvements are required. A key fact is that drop off and pick up times will be concentrated at the beginning of the day and later in the afternoon.

B. Available Capacity:

SR 659 (Combee Road North), between US 92/98 to CR 546 (Saddle Creek Road) has a capacity of 880 PM Peak hour vehicle trips in two separate links in each direction. Combee Road North has seen an increase in AADT by about 1,900 trips since the last Conditional Use approval in 2019. According to the Polk County Transportation Planning Organization (TPO) approximately 700 vehicles travel that portion of the roadway each day on average, with approximately 721 northbound vehicles and 692 southbound vehicles passing through the segment each day. This road link is currently operating with about 20% capacity left. The current level of service (LOS) is operating above the minimum County standard.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
7301N	SR 659 (Combee Road North) From: US 92 To: CR 546 (Saddle Creek Road)	C	159	D
7301S	SR 659 (Combee Road North) From: US 92 To: CR 546 (Saddle Creek Road)	C	188	D
5305E	US 92/98 (Memorial Boulevard East) From: Lake Parker Avenue North To: SR 659 (Combee Road North)	C	663	D
5305W	US 92/98 (Memorial Boulevard East) From: Lake Parker Avenue North To: SR 659 (Combee Road North)	C	715	D
5306E	US 92/98 (Memorial Boulevard East) From: SR 659 (Combee RD N) To: SR 655 (Recker Highway)	C	670	D
5306W	US 92/98 (Memorial Boulevard East) From: SR 655 (Recker Highway)To: SR 659 (Combee Road North)	C	616	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 2025

Based on the estimated demand and the estimated capacity shown in Table 4, the expansion is not expected to have a significant influence on the capacity on the immediate roadway network.

C. Roadway Conditions:

According to Polk County’s Road Inventory, Jungle Street (Road No. 840902) is a County-maintained Local Residential road approximately 0.55 miles in length with a 1.5 ton truck restriction and a paved surface width of 20’ and ROW width of 60’. Combee Road (SR 659, Road No. 016006) is a State-maintained arterial roadway with a posted speed limit at 40 MPH.

D. Sidewalk Network

There are sidewalks along both sides of SR 659 which allows pedestrian traffic to reach the nearby retail shops and the Phillip O’Brian Elementary School.

E. Planned Improvements

There are currently no planned County improvements along SR 659 or Jungle Street.

F. Mass Transit

The nearest Citrus Connection Transit Route stop (Orange 1 Stop #1595) is approximately 850 feet from the subject site directly north, and there are sidewalks that allow for safe pedestrian access. The Orange line provides access with multiple stops between Southeastern University, Lakeside Village and downtown Lakeland.



Park Facilities and Environmental Lands:

The closest park to the subject property is Lake Parker Eastside Park, which is approximately ±0.60 miles directly east, and consists of a covered pavilion area and a dock. There are no environmental lands abutting the site. The closest environmental site is Saddle Creek County Park.

A. Location:

The closest park to the subject property is Lake Parker Eastside Park at 1222 Lake Parkers Drive East, which is approximately ±0.60 miles directly east.

B. Services:

Lake Parker Eastside Park consists of a covered picnic table and a dock.

C. Multi-use Trails:

The East Lake Parker is designated as a multi-use trail under the TPO 2035 Multimodal Plan. The route is shown to from the Lake Mirror Promenade, south along Lake Parker and eventually connects into the Tenoroc Trail.

D. Environmental Lands:

The Saddle Creek County Park is the closest environmental land to the property and is 0.90 miles east. This land is owned and maintained by Polk County. Saddle Creek Park is located on reclaimed phosphate lands, most of this park consists of lakes and surrounding uplands vegetated by natural communities such as oak hammock. Cypress strand occurs along Saddle Creek which runs through the uplands. Approximately 20% of the park is devoted to a maintenance facility, gun range, and baseball field.

E. Planned Improvements:

There are no further recreational improvements scheduled for this area by the County.

Environmental Conditions

There are no environmental limitations on this property that will likely impede the Conditional Use as requested. There is adequate positive drainage outfall from this property and no further improvements are proposed. There are no wetlands or floodplains on or near the property according to County viewers. The entire site is comprised of Myakka-Immokolee-Urban land complex soil (100%) according to the U.S. Department of Agriculture, Soil Conservation Service. According to the Florida Natural Areas Inventory Matrix (FNAI), the CU is not located within one (1) mile of any document endangered flora or fauna. The site is not within any public airport flight paths or buffer zones. The closest aviation facility is the Lakeland Linder Airport ± 7.32 miles to the southwest.

A. Surface Water:

There is no natural surface water feature on the subject parcel. The closest natural body of water is Lake Parker which is $\pm 2,194$ feet to the west. The site is relatively flat and the topography of the subject property slopes from the north to the south. Elevations vary from 135 feet to 138 feet.

B. Wetlands/Floodplains:

There are no wetlands or floodplain areas on the subject site.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site is comprised of Myakka-Immokolee-Urban land complex soil (100%). Myakka-Immokolee-Urban land complex soil has various limitations and properties as it relates to development and septic tanks absorption fields. While the soil type is listed as presenting severely limited challenges, it should be noted that the existing septic and building has been onsite for an ample period of time.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Myakka_Immokolee-Urban land complex soil	Severely Limited	Severely Limited	100

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species:

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a protected animal and plant species sighting along with natural communities.

E. Archeological Resources:

There are no known archaeological or historical sites on the proposed development according to the Secretary of State’s Department of Historical Resources Florida Master Site File.

F. Wells (Public/Private):

The subject site is not located within a wellhead protection area.

G. Airports:

According to the Polk County Airport Impact Districts Map, the subject property is not located within any Airport Buffer Zones for flight path and height restriction. The closest aviation facility is the Lakeland Linder Airport ±7.32 miles to the southwest.

Economic Factors:

The property was previously part of a Conditional Use approval as a Community Facility in the form of a youth rehabilitation center. The proposed Conditional Use will be similar in its use as a Community Facility and will be an adaptive reuse of an existing structure. Whenever possible, the reuse of existing structures are more financially advantageous compared to having to construct new facilities. The applicant has stated that the intent of the Conditional Use is to provide services which will provide daily supervision, therapeutic activities, and personal care support for seniors and adults with disabilities. The property is located in an area that has mass transportation service stops and is located near commercial retail businesses.

Consistency with the Comprehensive Plan and Land Development Code:

The site is located in a Transit Supportive Development Area (TSDA), which is an area “where 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, promotes and supports the location of higher density and intensity compact, mixed use development,” according to POLICY 2.104-A of the Comprehensive Plan.

There are centralized water and sewer services available that will service the proposed development. There are mass transit services available in the area as well as sidewalks that connect the residents to both shopping and recreational uses within a comfortable walking distance.

The site is located in the East Lake Parker/ North Combee Redevelopment District according to the County viewers. According to Section 2.101A, the long-term goal of for land use programs and activities are “To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, while encouraging the efficient use of land, community infrastructure and protecting and managing the community’s natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner.”

Table 9, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan. Staff finds this proposed CU accomplishes all of these requirements and recommends approval.

Table 9: Consistency with the Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	<p>The proposed Conditional Use is compatible with neighboring properties and there is adequate infrastructure to support it as well. The existing land uses abutting and adjacent to the property are Residential Low.</p>
<p>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.</p>	<p>The site will be reusing an existing structure and will not create an increase in public services.</p>
<p>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.</p>	<p>The proposed Conditional Use is consistent with services available in the Transit Supportive Area (TSDA). The design of the project is in an area that contains adequate community and public safety services.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	<p>The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it.</p>
<p>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).</p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.</p>

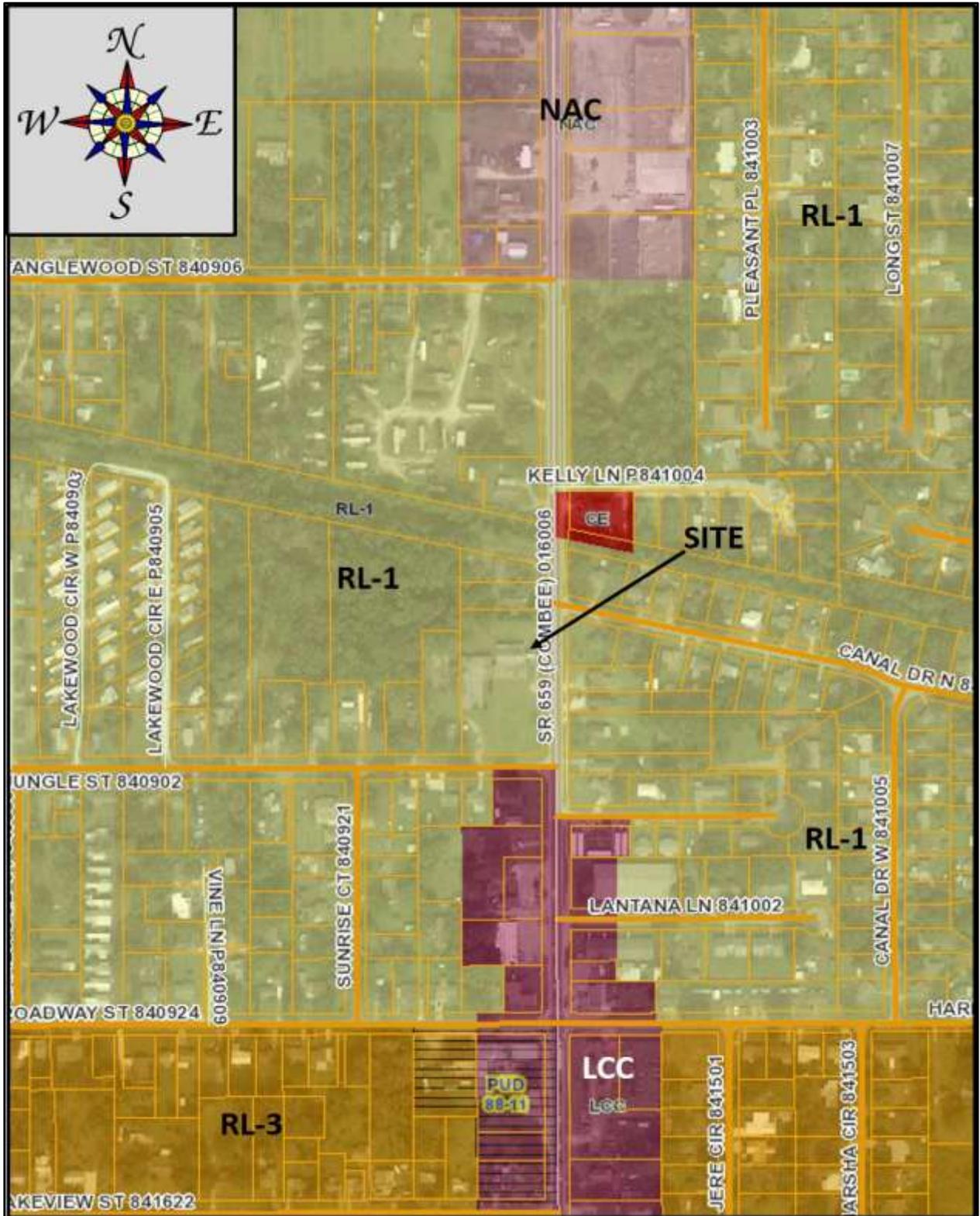
Comments from other Agencies:

City of Lakeland, Water Utilities

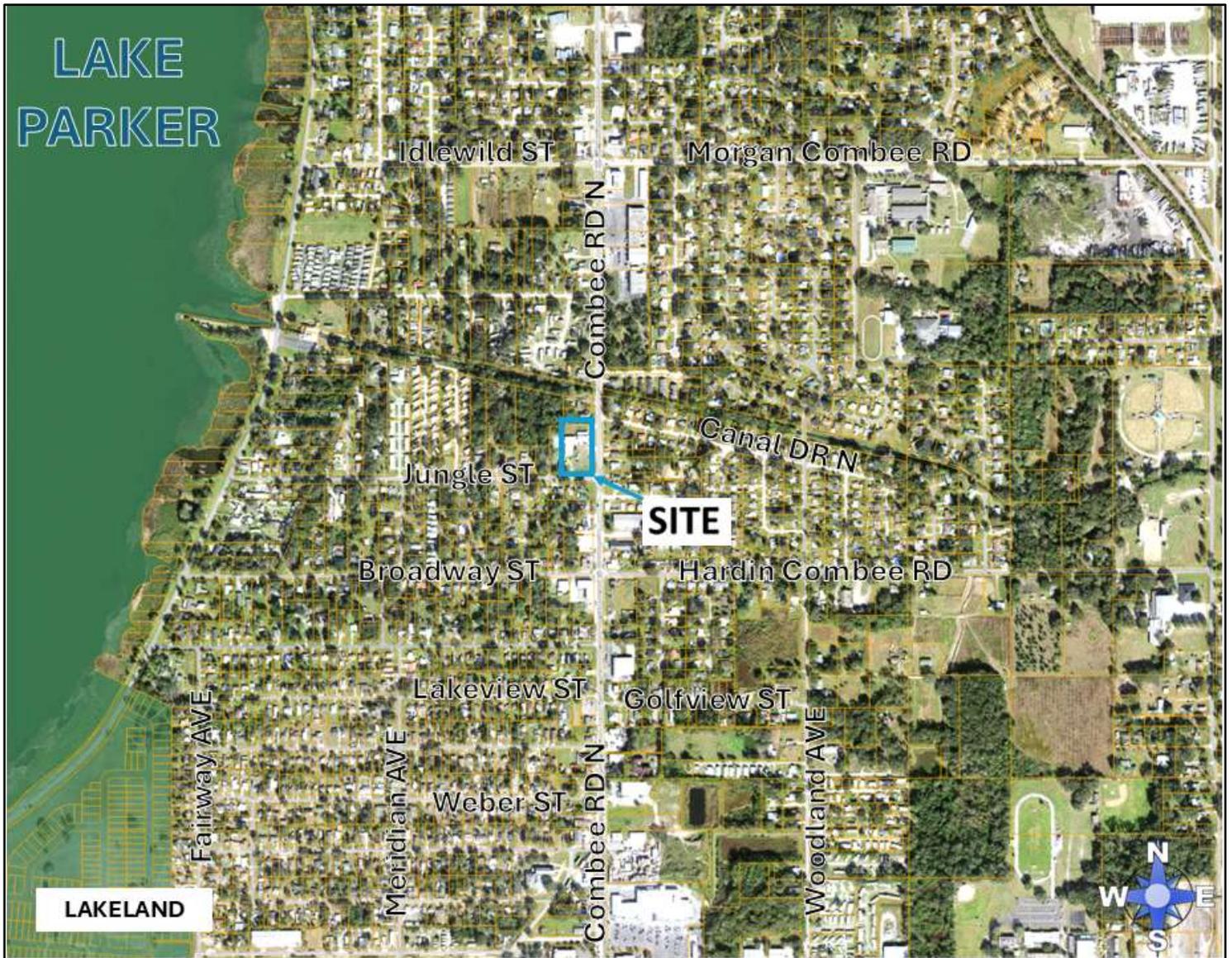
In order to proceed with potable water service, the applicant will be required to submit a capacity application to the City for further review.

Exhibits:

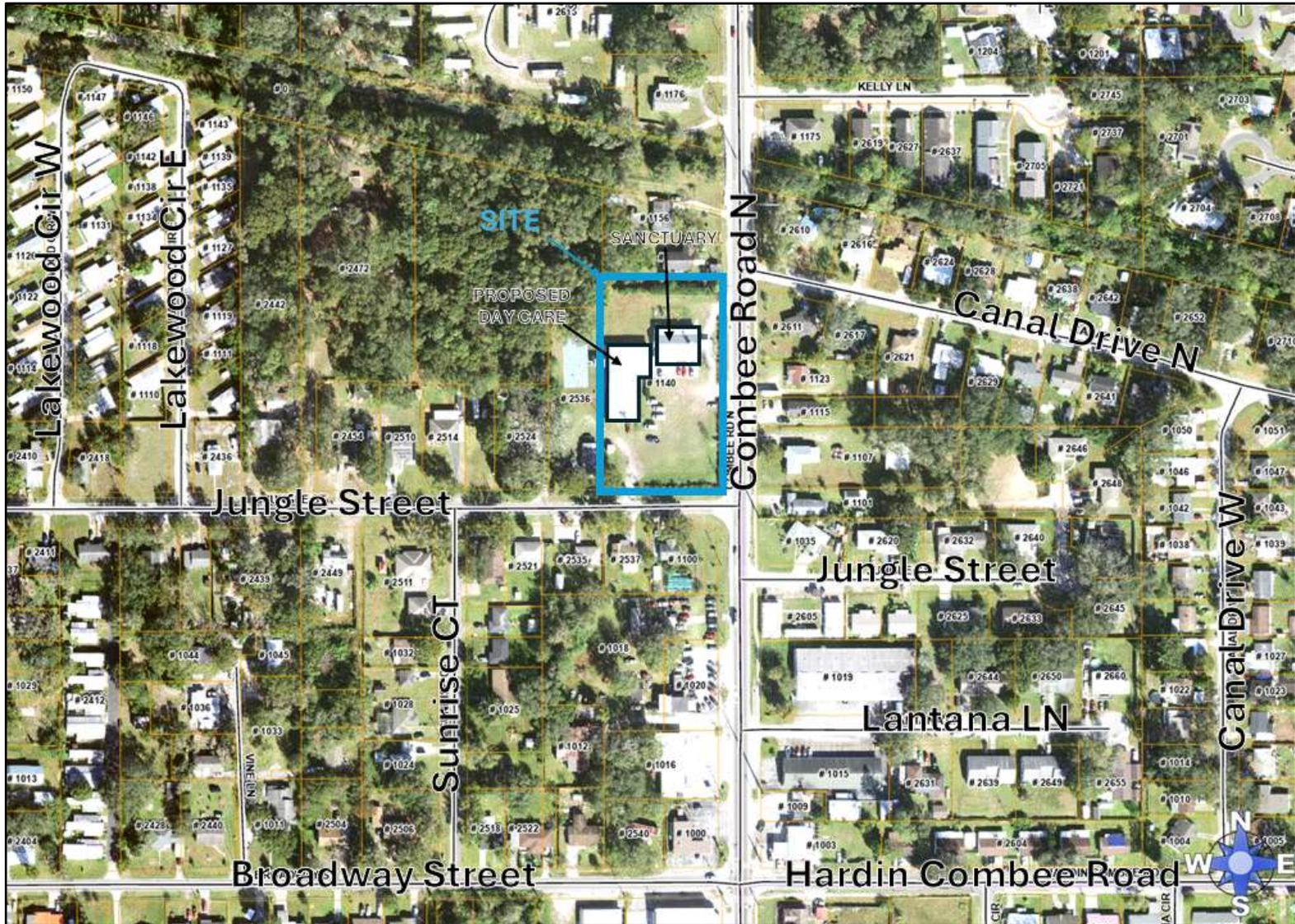
- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – 2023 Aerial Photo (Context)
- Exhibit 4 – 2023 Aerial (Close-up)
- Exhibit 5 – Site Plan



Future Land Use Map



2023 Aerial Photo (Context)



2023 Aerial Photo (Close-up)

