

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

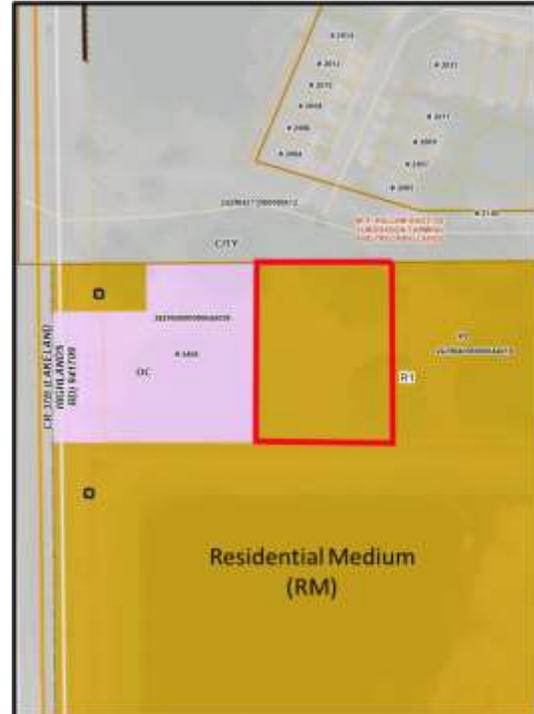
<b>DRC Date:</b> January 27, 2024	<b>Level of Review:</b> 4
<b>PC Date:</b> April 3, 2024	<b>Type:</b> Comprehensive Plan Amendment
<b>BoCC Date:</b> May 21, 2024	<b>Case Numbers:</b> LDCPAS-2023-32
	<b>Case Name:</b> Lakeland Highlands CPA (Posh Salon)
<b>Applicant:</b> Chirag Kikani, Tract Engineering	<b>Case Planner:</b> J.P. Sims, Planner II

<b>Request:</b>	A Future Land Use designation change from Residential Medium (RM) to Office Center (OC) on 0.61 +/- acres.
<b>Location:</b>	The subject property is located south of State Road 570 (Polk Parkway), east of County Road 37B (Lakeland Highlands Road), west of US Highway 98, north of Lake Miriam Drive, surrounded by the Lakeland city limits, in Sections 04, Township 29, and Range 24.
<b>Property Owner:</b>	Coy Properties LLC
<b>Parcel Size/number:</b>	0.61 +/- acres (Parcel #242904-000000-044010)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	City of Lakeland
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Public Comment:</b>	Pending
<b>Florida Commerce*</b>	N/A

**Location Map**



**Current Future Land Use Map**



## **Summary**

The applicant, Chirag Kikani, of Tract Engineering, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, Coy Properties, LLC, to change the Future Land Use Designations from Residential Medium (RM) to Office Center (OC) on a 0.61 acre portion of a two (2) +/- acres parent parcel of property in the Transit Supportive Development Area (TSDA). Site is located south of State Road 570 (Polk Parkway), west of US Highway 98, east of County Road 37B (Lakeland Highlands Road), and north of Lake Miriam Drive, surrounded by Lakeland city limits, in Sections 04, Township 29, and Range 24.

## **Compatibility Summary**

This request will be compatible with the surrounding area as County Road 37B is an Urban Collector, which promotes a diversity of uses. It has Residential Medium (RM) surrounding the subject site to the south and east, while north and west are City properties with Lakeland. There is currently nothing developed on the site, with a school to the south, apartments to the north, and a new hospital being constructed just north of the apartments just south of the Polk Parkway.

## **Infrastructure Summary**

The subject site is within the Lakeland Utilities Service Area. The site will have access to water, wastewater, and reclaimed water lines as all the surrounding sites being developed will also have access. This was confirmed by the Utilities GIS. The road with access, Lakeland Highlands Road, is an Urban Collector maintained by Polk County, where there is available capacity. Mass transit is available in the area with the Silver Line from Citrus Connection on Bartow Highway to the east, but there is not a stop directly adjacent to the site. Public safety response times are normal for this part of the County, and school capacity should not be an issue in the future as Office Center (OC) does not typically develop with residential uses. The request is compatible with the available infrastructure.

## **Environmental Summary**

The nearest neighborhood park is Peterson Park 3.4 miles northwest of the site driving, and the nearest regional Park is Banana Lake Park three (3) miles driving to the southeast of the subject site. There site is entirely comprised of Immokalee Sand. There are no wetlands or flood zone on site.

## **Comprehensive Plan**

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Policy 2.104(A1-A7): Transit Supportive Development Area (TSDA)
- Policy 2.120-D: Residential Medium
- Policy 2.113-C: Office Centers

## Findings of Fact

### Request and Legal Status

- This is an applicant-initiated request for the Future Land Use designation change from Residential Medium (RM) to Office Center (OC).
- The subject site is surrounded by City of Lakeland to the west, east, and north, with apartments, townhomes, and single-family houses developed on those land uses. The subject site is undeveloped as of now.
- This request is an expansion of the Office Center (OC) to the west approved as part of LDCPAS-2020-4.

### Compatibility

- The existing uses surrounding the site are:
  - North – CITY; multifamily townhomes
  - West – OC; vacant. CITY across Lakeland Highlands Road, detached single family residential.
  - East – RM; undeveloped and CITY; multifamily apartments.
  - South – INST-2; Highlands Grove Elementary

### Infrastructure

- The zoned schools for the site are Highlands Grove Elementary, Crystal Lake Middle, and George Jenkins High School.
- Polk County Fire Rescue Station 28 will be the response unit for fire and EMS for this site. It is located at 4101 Clubhouse Road in Highland City, with an approximate travel distance of 3.8 miles.
- The subject site is within the Sheriff Department's Southwest District. The Southwest District Office is located at 4120 US Highway 98 South in Lakeland.
- The subject site will be serviced by City of Lakeland's Utility Service Area for potable water and wastewater. This is confirmed by the Utilities GIS.
- Lakeland Highlands Road has sidewalks west of the subject site along its entirety from north to south.
- The closest mass transit route is the Silver Line with Citrus Connection. The closest bus stop to the subject site is on US Highway 98 near the Sanlan Ranch entrance.
- The nearest neighborhood park is Peterson Park 3.4 miles northwest of the site, and the nearest regional Park is Banana Lake Park three (3) miles to the southeast of the subject site.

## **Environmental**

- The subject site is relatively flat with a high elevation of 116 feet on the west side of the site and a low of 114 feet on the east side of the site.
- There are no wetlands or flood zone on site.
- The soil type for the site is 100% Immokalee Sand.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.

## **Comprehensive Plan Policies**

- POLICY 2.102-A1 Development Location states that 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.
- POLICY 2.102-A2 Compatibility states that 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.
- POLICY 2.102-A3 Distribution states that 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.
- POLICY 2.102-A4 Timing states that 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.

- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
  - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
  - b. nearness to agriculture-production areas;
  - c. distance from populated areas;
  - d. economic issues, such as minimum population support and market-area radius (where applicable);
  - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
    1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
    2. sanitary sewer and potable water service;
    3. storm-water management;
    4. solid waste collection and disposal;
    5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
    6. emergency medical service (EMS) provisions; and
    7. other public safety features such as law enforcement;
    8. schools and other educational facilities
    9. parks, open spaces, civic areas and other community facilities
  - f. environmental factors, including, but not limited to:
    1. environmental sensitivity of the property and adjacent property;
    2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
    3. wetlands and primary aquifer recharge areas;
    4. soil characteristics;
    5. location of potable water supplies, private wells, public well fields; and
    6. climatic conditions, including prevailing winds, when applicable.
- POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:
  - a.be those areas 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;
  - b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;
  - c.be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan

and the connecting circulator routes, in order to increase mobility and travel options;

- d. include development criteria that:1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;2.improve access to employment areas, schools, shopping and recreational opportunities;
- POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.
- POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria
  - ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
  - RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.
  - OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.
  - Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.
- POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.
- POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:
  - provide access to transit facilities;
  - connect to centralized potable water and sanitary sewer systems;
  - incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
  - implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
  - integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
  - 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);
  - have access to public schools;
  - provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.

- 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.
- POLICY 2.104-A6: GENERAL INCENTIVES - Polk County shall encourage and promote compact, mixed-use by allowing:
  - increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and
  - increased densities for affordable or workforce housing subject to Policy 2.104-A7.
- POLICY 2.104-A7: DENSITIES AND INTENSITIES - To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:
  - Transit Corridor - an area within ¼ mile of fixed route transit service;
  - Transit Center - an area within a one mile radius of the point of access for transit services; and
  - Transit Center Core - an area within ¼ mile of the point of access for transit services.
  - Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).
- POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

- POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."
- POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.
- POLICY 2.113-C1: CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.
  - Usable Area: 10 acres or less
  - Gross Leasable Area (GLA): 1,000 to 30,000 square feet
  - Minimum Population Support: 2,500 people
  - Service-Area Radius: 2 miles or more
  - Typical Leading Tenant: Professional offices
  - Other Typical Tenants: Medical offices
- POLICY 2.113-C2: DESIGNATION AND MAPPING - Office Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Office Centers" (OC).
- POLICY 2.113-C3: LOCATION CRITERIA - The establishment of a new Office Center designation shall be located according to the following:
  - a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads;
  - b. along a collector or arterial roadway adjacent to an existing Activity Center that contains 10% or less in land area developed with professional offices;
  - c. Policy 2.404-A1; and
  - d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met:
    - 1.the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed

- with less than 10 percent (10%) of the land area developed as professional office uses; or
  - 2.the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building-permit application) or have a valid CU/PD approval; or
  - 3.when item b above is met.
- When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1. Polk County shall seek to minimize the routing of office traffic through residential areas.
- POLICY 2.113-C4: DEVELOPMENT CRITERIA - Development within an Office Center shall conform to the following criteria:
  - a. Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;
  - b. Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;
  - c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic;
  - d. Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and
  - e. Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses.
- POLICY 2.113-C5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, 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, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2023-32**.

**Planning Commission Recommendation:** On April 3, 2024, in an advertised public hearing, the Planning Commission voted ?? to **recommend ?? of LDCPAS-2023-32.**

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

*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: 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.*

**Analysis**

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

**Surrounding Uses**

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

<b>Northwest</b> CITY; low density detached single family residential	<b>North</b> CITY; medium density townhomes, Village at Lake Highland	<b>Northeast</b> CITY; medium density apartments, Village at Lake Highland
<b>West</b> OC; undeveloped and CITY; low density detached single family residential	<b>Subject Site</b> RM; undeveloped	<b>East</b> RM; undeveloped and CITY; medium density apartments, Village at Lake Highland
<b>Southwest</b> CITY; low density detached single family residential	<b>South</b> INST-2; Highlands Grove Elementary	<b>Southeast</b> CITY; medium density apartments, Village at Lake Highland

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

**Compatibility with the Surrounding Uses**

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “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; and 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.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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.”

#### A. Land Uses

The purpose of TSDA's 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. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The request is a Future Land Use designation that is compatible with the surrounding area. In Section 2.113-C of the Land Development Code, development adjacent to an Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space. To the north and east of the subject site is an apartment complex in Residential Medium land use. To the south is Highlands Grove Elementary in an Institutional 2 land use. Both of these are compatible uses with Office Center.

The nearest Office Center (OC) future land use to the subject site is over two (2.23) miles away on County Road 540A where the Watson Clinic Highlands location is and is listed at 6.98 +/- acres.

#### B. Infrastructure

The subject site will be serviced by City of Lakeland's Utility Service Area for potable water and wastewater. The Utilities GIS confirms that these lines run adjacent to the west end of the subject site. The site is adjacent to County Road 37B (Lakeland Highlands Road), an Urban Collector, while also having close access to State Road 570 (Polk Parkway), a Principal Arterial. There is available transportation capacity on both roads. Public safety response times are normal for this part of the County. While there is capacity within the schools, this area has many approved projects currently in development which could alter that capacity. The request is compatible with the available infrastructure.

## Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Highlands Grove Elementary School	1 student	86%	0.06 miles
Crystal Lake Middle School	1 student	83%	4.9 miles
George Jenkins High School	1 student	100%	2.3 miles

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

It is important to note that the Office Center (OC) use does allow for multifamily development with a Level 4 Review. However, most OC development does not involve residential use, so the numbers of anticipated demand are a maximum level buildout.

## Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff 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 Public Safety Information

	Name of Station	Distance Response Time*
<b>Sheriff</b>	<b>Southwest District Command Unit</b> (4120 US Highway 98 South, Lakeland, FL)	4 +/- miles Priority 1 – 8:38 Priority 2 – 18:23
<b>Fire/ EMS</b>	<b>Station #28</b> (4101 Clubhouse Road, Highland City, FL)	3.8 +/- miles

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for February 2024.

## Water and Wastewater

### A. Estimated Demand

The subject site is within the City of Lakeland’s Utility Service Area for potable water and wastewater. The proposed OC has the potential to require more water and generate more wastewater than with the current land use.

Table 4 Estimated Water and Sewer Impact Analysis

<b>Permitted Intensity</b>	<b>Maximum Permitted in Existing Land Use RM</b>	<b>Maximum Allowable in Proposed OC</b>
<b>0.61 +/- acres</b> <b>26,572 sq ft</b>	<b>0.61 +/- acres</b> <b>X</b> <b>10 du/ac =</b> <b>6 du</b>	<b>0.61 +/- acres = 26,572 sq ft</b> <b>X</b> <b>0.3 FAR =</b> <b>7,972 sq ft</b>
<b>Potable Water Consumption</b>	<b>6 du</b> <b>X</b> <b>198 GPD =</b> <b>1,188 GPD</b>	<b>7,972 sq ft</b> <b>X</b> <b>0.24 =</b> <b>1,913 GPD</b>
<b>Wastewater Generation</b>	<b>6 du</b> <b>X</b> <b>180 GPD =</b> <b>1,080 GPD</b>	<b>1,913 GPD</b> <b>X</b> <b>80% =</b> <b>1,530 GPD</b>

Source: Concurrency Manual: RM for multifamily residence is 198 GPD for water and 180 GPD for wastewater, Office Center uses General Offices FAR of 0.3, 0.24/sf, and 80% of water for wastewater.

**B. Service Provider**

The subject site is within the City of Lakeland’s Utility Service Area for water and wastewater. There is a Distribution Main Line for water and wastewater that runs north to south on the west side of the subject property along County Road 37B (Lakeland Highlands Road).

**C. Available Capacity**

Information is not available for capacity as the water and wastewater is handled by City of Lakeland Utilities.

**D. Planned Improvements**

There are no improvements planned at this time.

**Roadways/Transportation Network**

**A. Estimated Demand**

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The Future Land Use change may result in higher trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RM	Maximum Allowable in Proposed OC
<b>0.61 +/- acres</b>	<b>0.61 +/- acres</b>  <b>X</b>  <b>10 du/ac =</b>  <b>6 du</b>	<b>0.61 +/- acres = 26,572 sq ft</b>  <b>X</b>  <b>0.3 FAR =</b>  <b>7,972 sq ft / 1,000 = 8 du</b>
<b>Average Annual</b>	<b>6 du</b>  <b>X</b>  <b>6.74 AADT =</b>  <b>41 Trips (100% New Trips)</b>	<b>8 du</b>  <b>X</b>  <b>11.07 AADT =</b>  <b>89 Trips (100% New Trips)</b>
<b>PM Peak</b>	<b>6 du</b>  <b>X</b>  <b>0.51 PM Peak (100% New Trips) =</b>  <b>4 Trips</b>	<b>8 du</b>  <b>X</b>  <b>1.3 PM Peak (100% New Trips) =</b>  <b>11 Trips</b>

Source: Concurrency Manual and Table for Minor Traffic Study –Residential Medium (RM) Multifamily Housing (Low-Rise) at 6.74 AADT and 0.51 PM Peak Hours (100% new trips), and Office Center Office Park at 11.07 AADT and 1.3 Peak Hours (92% new trips).

B. Available Capacity

The roads surrounding the subject site have sufficient PM Peak capacity available for a professional office development. There is currently nothing developed on the site. The road directly accessing the site, County Road 37B (Lakeland Highlands Road) has available capacity. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
4163N	CR 37B (Lakeland Highlands Road)	C	910	E	C
4163S		C	873	E	C

Source: Polk Transportation Planning Organization, Roadway network Database 2023

### C. Roadway Conditions

County Road 37B is an Urban Collector with available capacity in both directions. County Road 37B has a PCI rating of Good on this Road Link. The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development.

### D. Sidewalk Network

There are sidewalks running north and south along the east side of County Road 37B, directly abutting the subject site.

### E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

### F. Mass Transit

The closest mass transit route is the Silver Line with Citrus Connection, with the closest stop being on US Highway 98 at the Sanlan Ranch intersection, 2.9 miles to the northeast of the site.

### **Park Facilities:**

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Peterson Park 3.4 miles driving northwest of the site and the nearest regional Park is Banana Lake Park three (3) miles driving to the southwest of the subject site.

#### A. Location:

The nearest neighborhood park is Peterson Park 3.4 miles driving northwest of the site on County Road 37A (Cleveland Heights Boulevard) and the nearest regional Park is Banana Lake Park three (3) miles to the southwest of the subject site on Tillery Road.

#### B. Services:

Peterson Park has a baseball complex, playground, hiking trails, a boat ramp, and open pavilion space. Banana Lake Park has picnic areas, a playground, a walking trail, boat ramp, and a fishing pier.

#### C. Multi-use Trails:

The closest free hiking trail is in the Peterson Park Trail which is 3.4 +/- miles to the northwest of the subject site. Banana Lake Park has a trail, but it is a very short walking trail, and doesn't quantify as hiking.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site is the Circle B Bar Reserve which is 2.23 +/- miles to the west of the subject site.

E. Planned Improvements:

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

**Environmental Conditions**

The site is entirely composed of Immokalee Sand, which is suitable for building.

A. Surface Water:

There is no surface water on the subject site.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the subject site. There is Flood Zone A to the north of the subject site along Lake Highland Boulevard.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil is 100% Candler Sand which is suitable for most construction.

**Table 8**

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
<b>Immokalee sand (21)</b>	Severe; wetness	Severe: wetness.	100%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service \*Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water from City of Lakeland Utilities. The closest Well site is 2.41 miles to the southwest of the subject site.

G. Airports:

The site is not within an Airport Impact District.

**Economic Factors:**

There are no known economic factors that would impact the development of this site.

**Consistency with the Comprehensive Plan**

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

*Table 8 Comprehensive Plan and Land Development Code*

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 Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Office Center (OC) would be compatible with the surrounding area, as OC is figured to access Urban Collector roads, and can abut Residential Medium and Institutional uses.</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 lands surrounding the subject site are already detached single family homes to the west, apartments to the north and east, and an elementary school to the south. City of Lakeland Utilities are readily available in this area for water and wastewater. This request is consistent with this policy.</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>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> <li>9. parks, open spaces, civic areas and other community facilities,</li> </ol> <p>f. environmental factors, including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. environmental sensitivity of the property and adjacent property;</li> <li>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</li> <li>3. wetlands and primary aquifer recharge areas;</li> <li>4. soil characteristics;</li> <li>5. location of potable water supplies, private wells, public well fields; and</li> <li>6. climatic conditions, including prevailing winds, when applicable.</li> </ol>	<p>The timing is consistent with the growth in the area as the surrounding sites are already being used for apartments, an elementary school, and housing. There is a hospital being constructed to the north of the apartments. There is ample connectivity to water, wastewater, and electricity. Fire and Sheriff are close by with low response times. Two of the three schools that are zoned for the site are not at capacity, with George Jenkins High School being the exception. The overall parcel does not contain wetlands or floodplains. The site is undeveloped and is surrounded by compatible uses.</p>
<ul style="list-style-type: none"> <li>• POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria: <ul style="list-style-type: none"> <li>o a. be those areas 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;</li> </ul> </li> </ul>	<p>Office Center is an allowable use in the TSDA. There is ample infrastructure available in the area to support this land use with connections to water and wastewater. Sidewalks run north to south along the west side of the subject site along County Road 37B. County Road 37B is an Urban Collector road with available capacity. There are emergency services, parks, education, mass transit, and higher density residential development closeby. The subject site sits</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>o b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</li> <li>o c.be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;</li> <li>o d. include development criteria that:1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;2.improve access to employment areas, schools, shopping and recreational opportunities;</li> </ul> <ul style="list-style-type: none"> <li>• POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.</li> <li>• POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria <ul style="list-style-type: none"> <li>o ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</li> <li>o RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</li> <li>o OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</li> </ul> </li> <li>o Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.</li> <li>• POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.</li> </ul>	<p>within the Transit Corridor Center which allows for higher density developments.</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>• POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code: <ul style="list-style-type: none"> <li>o provide access to transit facilities;</li> <li>o connect to centralized potable water and sanitary sewer systems;</li> <li>o incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</li> <li>o implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;</li> <li>o integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</li> <li>o provide access to civic space, parks, green areas, and open space and other amenities;</li> <li>o be supported by public safety (i.e., fire, EMS and law enforcement);</li> <li>o have access to public schools;</li> <li>o provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</li> <li>o 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.</li> </ul> </li> <li>• POLICY 2.104-A6: GENERAL INCENTIVES - Polk County shall encourage and promote compact, mixed-use by allowing: <ul style="list-style-type: none"> <li>o increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and</li> <li>o increased densities for affordable or workforce housing subject to Policy 2.104-A7.</li> </ul> </li> <li>• POLICY 2.104-A7: DENSITIES AND INTENSITIES - To promote energy efficient land use patterns and compact mixed-use development, the</li> </ul>	

Comprehensive Plan Policy	Consistency Analysis
<p>TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:</p> <ul style="list-style-type: none"> <li>o Transit Corridor - an area within ¼ mile of fixed route transit service;</li> <li>o Transit Center - an area within a one mile radius of the point of access for transit services; and</li> <li>o Transit Center Core - an area within ¼ mile of the point of access for transit services.</li> <li>o Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).</li> </ul>	
<ul style="list-style-type: none"> <li>• POLICY 2.113-C1: CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.</li> <li>o Usable Area: 10 acres or less</li> </ul>	<p>The site is big enough to support the Office Center use and necessary parking. There is sufficient population support within a 2 mile radius of the site. The site directly accesses an Urban Collector in County Road 37B, and feeds into State Road 570, a Principal Arterial Road. Both have available capacity. Medium Density Residential and Institutional land uses are adjacent to the subject site. The</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>o Gross Leasable Area (GLA): 1,000 to 30,000 square feet</li> <li>o Minimum Population Support: 2,500 people</li> <li>o Service-Area Radius: 2 miles or more</li> <li>o Typical Leading Tenant: Professional offices</li> <li>o Other Typical Tenants: Medical offices</li> <li>• <b>POLICY 2.113-C3: LOCATION CRITERIA</b> - The establishment of a new Office Center designation shall be located according to the following: <ul style="list-style-type: none"> <li>o a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads;</li> <li>o b. along a collector or arterial roadway adjacent to an existing Activity Center that contains 10% or less in land area developed with professional offices;</li> <li>o c. Policy 2.404-A1; and</li> <li>o d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met: <ul style="list-style-type: none"> <li><input type="checkbox"/> 1.the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed with less than 10 percent (10%) of the land area developed as professional office uses; or</li> <li><input type="checkbox"/> 2.the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building-permit application) or have a valid CU/PD approval; or</li> <li><input type="checkbox"/> 3.when item b above is met.</li> </ul> </li> <li>o When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1. Polk County shall seek to minimize the routing of office traffic through residential areas.</li> </ul> </li> </ul>	<p>closest Office Center (OC) to the subject site is over two (2.23) miles away to the south on County Road 540A with the Watson Clinic Highlands location. Since there is no OC within two miles of the subject site, the two mile radius should not present itself as an issue.</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>• POLICY 2.113-C4: DEVELOPMENT CRITERIA - Development within an Office Center shall conform to the following criteria: <ul style="list-style-type: none"> <li>o a. Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;</li> <li>o b. Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;</li> <li>o c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic;</li> <li>o d. Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and</li> <li>o e. Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses.</li> </ul> </li> <li>• POLICY 2.113-C5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.</li> </ul>	
<p>POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.</p>	<p>The subject site is currently designated as Residential Medium (RM), which is also an allowable use in the TSDA and abuts appropriate land uses. Since only part of the parcel is going to be converted to OC, the remainder will remain RM which would</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."</p> <p>POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p> <p>POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.</p>	<p>allow multifamily to be developed on this site in the future.</p>

## Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

**Table 9 Urban Sprawl Criteria**

<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Sections where referenced in this report</b>
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

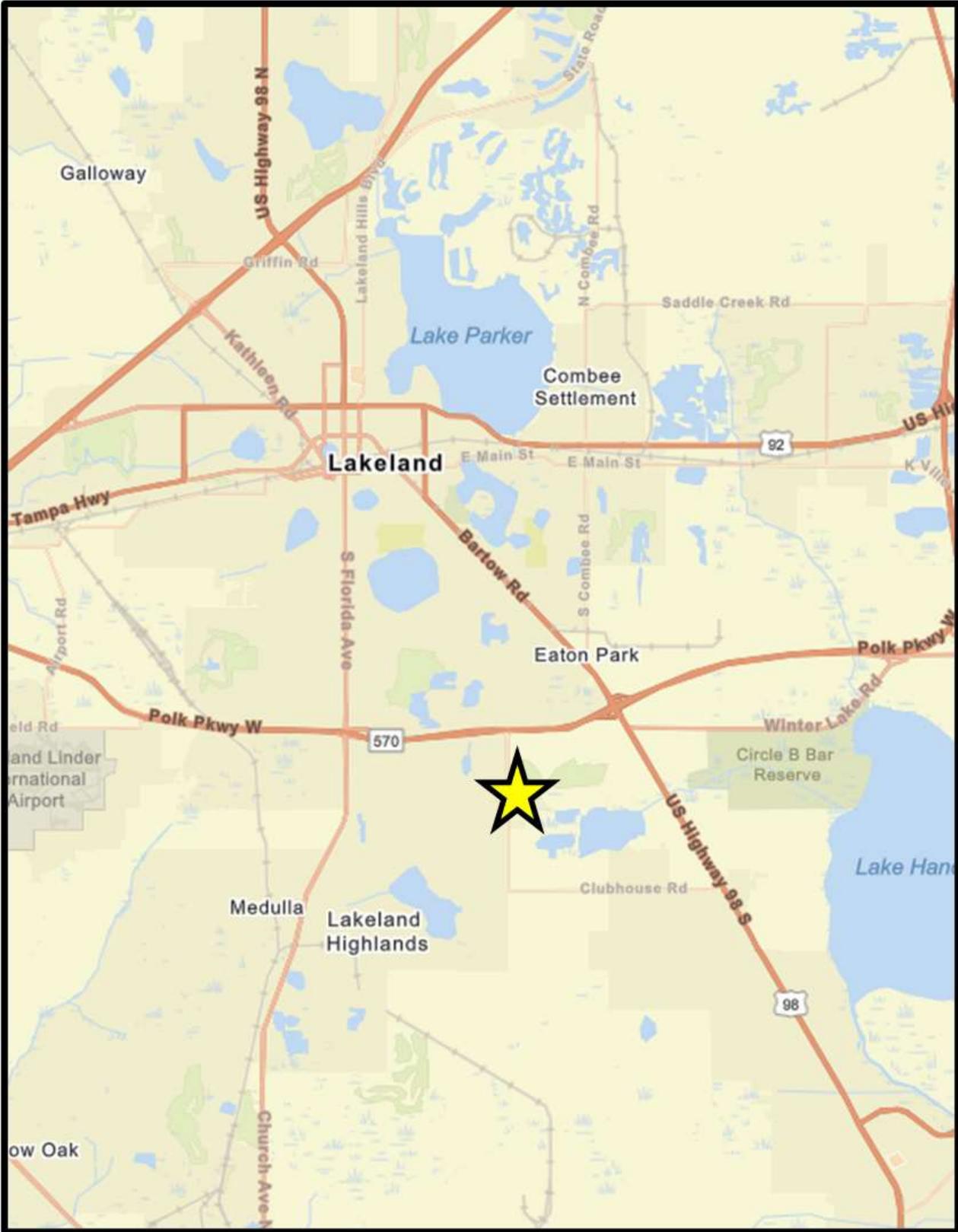
## Comments from other agencies

No comments

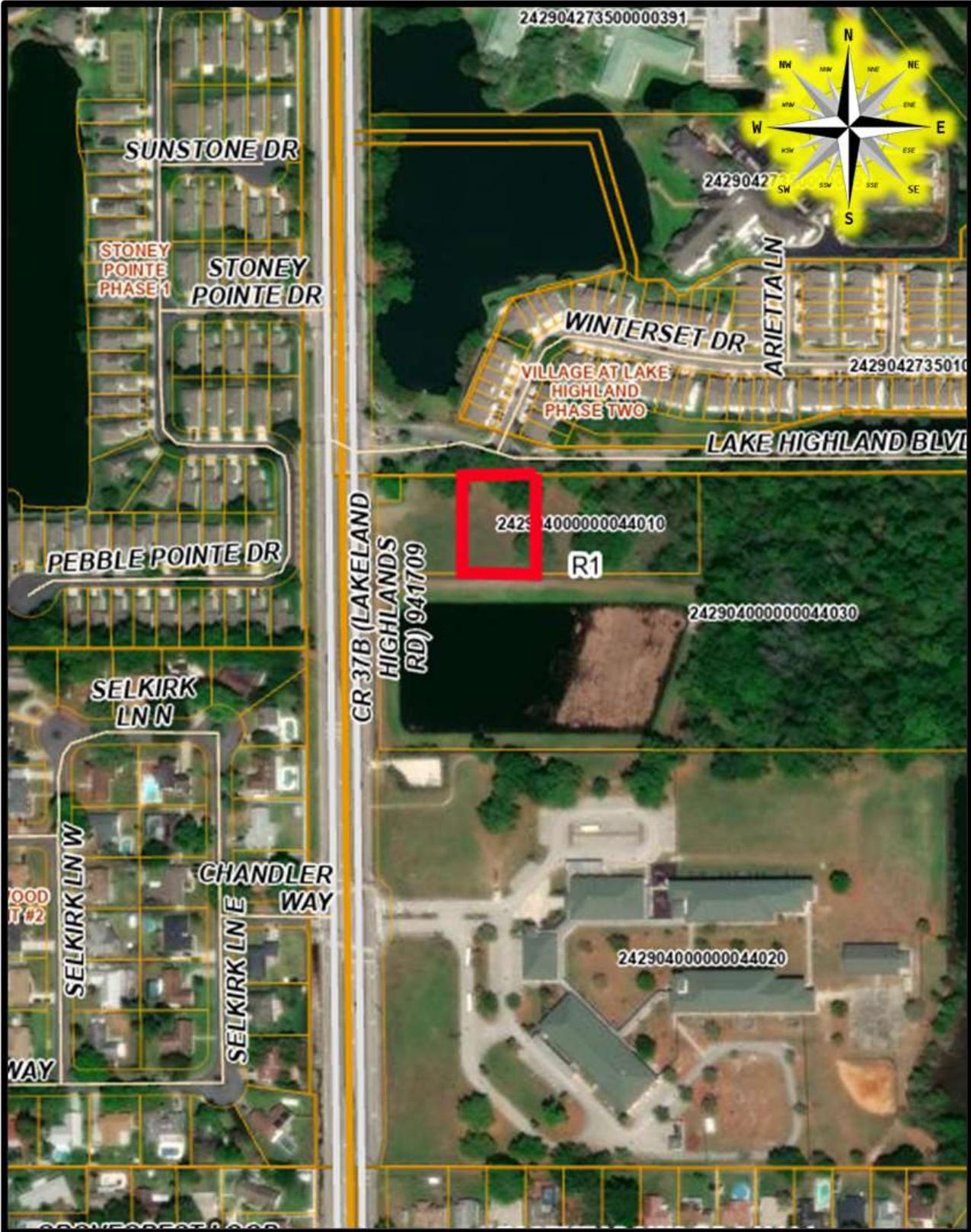
**Exhibits:**

- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6a RM Permitted and Conditional Uses
- Exhibit 6b OC Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



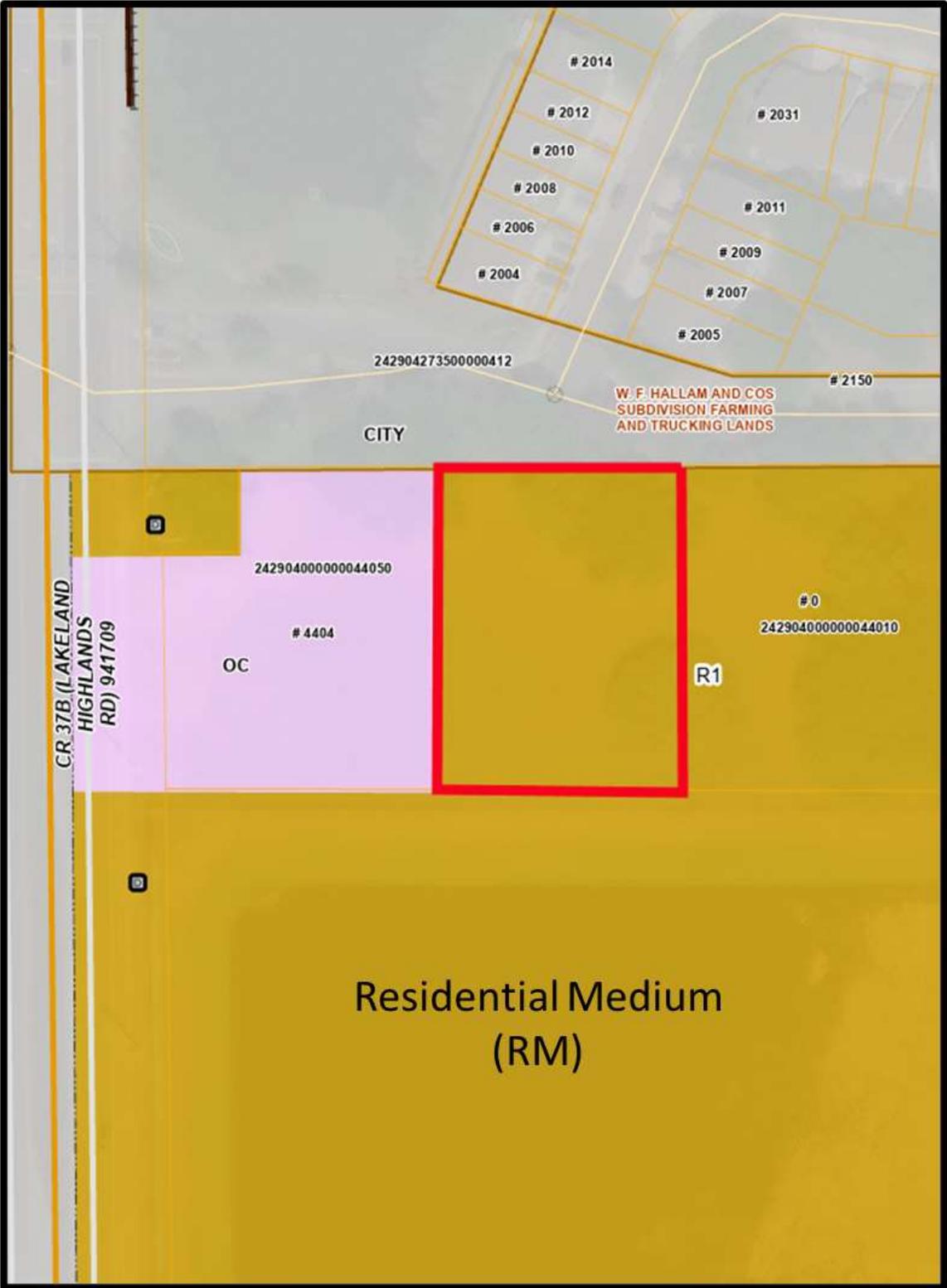
# LOCATION MAP



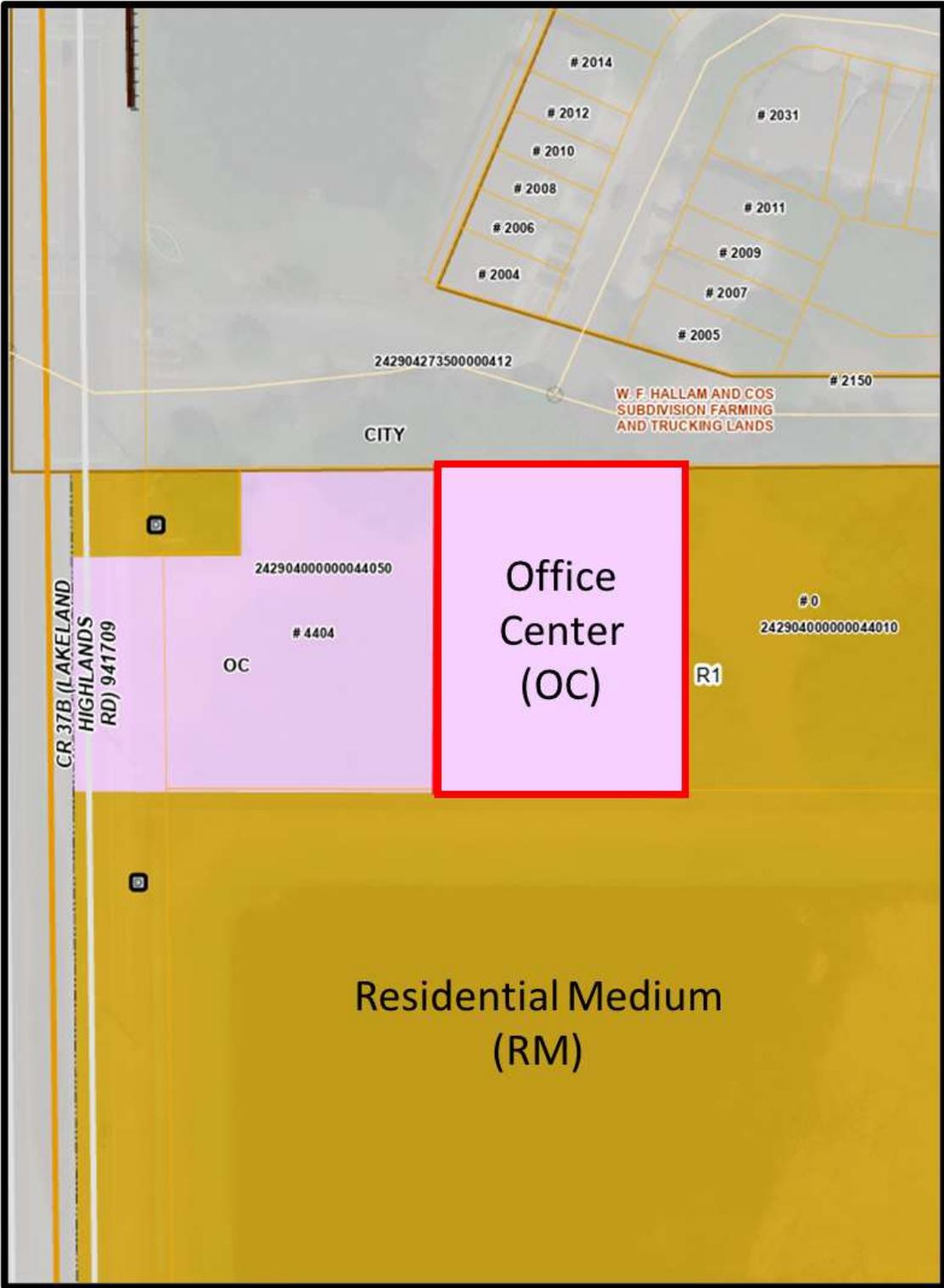
# 2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



# CURRENT FLUM Residential Suburban (RM)



# PROPOSED FLUM Residential Medium (OC)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>RM</b>	Duplex- Two-family Attached, Multi-family, Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Large (7-14 residents), Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Medium (7-14 residents), Emergency Shelter- Small (6 or less residents), Recreation- Passive, Utilities- Class II, Bed and Breakfast, Nursing Home, Recreation- Low Intensity, School- Elementary, School- High, School- Middle	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Golf Course, Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- Leisure/Special Interest, School- University/College, Utilities- Class III

## Residential Suburban (RM) PERMITTED AND CONDITIONAL USES

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>OC</b>	<b>Clinics &amp; Medical Offices, Farming General, Office, Studio- Production, Utilities- Class I</b>	<b>Recreation- Passive, Utilities- Class II, Community Center, Cultural Facility, Financial Institution, Office Park, Personal Service, Printing &amp; Publishing, Religious Institution, School- Technical/Vocational/Trade &amp; Training, Veterinary Service</b>	<b>Multi-family, Planned Development, Agricultural Support- Off-Site, Childcare Center, Financial Institution- Drive Through, Government Facility, Helistops, Hospitals, Medical Marijuana Dispensaries, Mining- Non-phosphate, Research &amp; Development, Retail- 10- 000 – 34-999 sq. ft., Retail- Less than 10-000 sq. ft., School- Leisure/Special Interest, Utilities- Class III</b>

**Residential Medium (OC)**  
**PERMITTED AND CONDITIONAL USES**