

BOARD OF COUNTY COMMISSIONERS, POLK COUNTY FLORIDA

FINAL ORDER

(Level 4 reviews)

Case Number: LDPD-2022-32 (540-A Self Storage TAD)

Applicant: Shelton Rice, Peterson & Myers

Property Owner: Divine Highlands, LLC

Hearing Date: March 21, 2023

I. Request:

The applicant is requesting a Transitional Area Development for a Self-Storage Facility with a Floor Area Ratio of 0.70 in an Office Center (OC) land use district.

II. Planning Commission Recommendation:

On March 1, 2023, the Planning Commission held a public hearing on the Application and voted 5-2 to recommend approval of the Application.

III. Findings:

The Board hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 907D.10 of the Polk County Land Development Code, the Board shall, in the review of the Application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 907 and 303.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.
4. The Application is compatible with surrounding uses and the general character of the area.

IV. Incorporation of Record

The record is hereby incorporated by reference into this order and is on file with the County Clerk. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, the Planning Commission's recommendation, and all testimony and evidence presented at the hearing.

V. Board's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report. This decision becomes final on the date rendered to the Clerk.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 21st day of March, **2023**, by the Polk County Board of County Commissioners.

**Polk County Board of
County Commissioners**

**ATTEST: Stacy M. Butterfield, Clerk
and Auditor to the Board**

By: _____
George Lindsey, III, Chairman

By: _____
Deputy Clerk

Date rendered to the Clerk: _____

Exhibits to Board's Order

Exhibit A-Staff Report and Exhibits