

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: January 27, 2024	Level of Review: Level 3 Review
PC Date: May 1, 2024	Type: Conditional Use
BoCC Date: n/a	Case Numbers: LDCU-2023-68
Applicant: Ryan Hileman	Case Name: Sandhill Rd Self Storage

Request:	The applicant is requesting a Conditional Use approval of a Self-Storage Facility within a Professional Institutional-X (PIX) land use district.
Location:	The site is located south of Sandhill Road, west of Highway 27, east of Sandhill Point Circle, north of Holly Hill Tank Road, north of the City of Haines City, in Section 30, Township 26, Range 27.
Property Owners:	Standard Sand & Silica Co
Parcel Size (Number):	272630-708000-020230 (+/- 4.73 acres)
Future Land Use:	Professional Institutional-X (PIX), North Ridge Selected Area Plan, Green Swamp ACSC
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Haines City
DRC Recommendation:	Denial
Planning Commission Vote:	Pending Hearing

Site Location



2023 Aerial



Summary:

The applicant is requesting Conditional Use (CU) approval to locate one Self-Storage Facility on an approximately 4.73-acre lot within a Professional Institutional-X (PIX) Future Land Use District (See Exhibit 2). Chapter 4, Table 4.16 (Use Table for Standard Land Use Districts) of the Land Development Code indicates the placement of Self-Storage within a PIX land use district requires Conditional Use approval via a Level 3 Review (Planning Commission). In order to meet current development approval conditions, Self-Storage requests are subject to the standards found in Section 303 and 401.06 of the LDC. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC. As this parcel is required to go through a C3 for the Self-Storage due to the PIX future land use, the applicant must request approval from the Planning Commission. Planning Commission will review the subject site for compatibility with the surrounding area.

The subject site abuts a single-family neighborhood within a Residential Medium (RM) land use district. There are approximately 140 acres in this subject Professional Institutional-X (PIX) district on the Future Land Use Map. This site is located in a Transit Supportive Development Area (TSDA) and has 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. There are no apparent environmental limitations on the site which would hinder development.

Staff finds it difficult locating a Self-Storage facility on this site. The 3-story height, oversaturation of Self-Storage in the PIX district, and access on the abutting residential side of the project area are the main concerns. Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. The PIX district in this area is limited in size and should be protected from oversaturation of a use that is not preferred in the district. Currently approximately 34 acres out of 140 acres in the PIX district is Self-Storage. The subject site is located within 1,300 feet of two Self-Storage facilities, one to the north and one to the south. LDCU-2023-40 was also approved recently to the north for a car wash and Self-Storage facility. The subject site will have primary access on Sand Hill Road, a local road which is discouraged due to problems it can create. Loading and unloading is proposed on the residential side of the project where it is likely to create a disturbance. The site is meeting only the minimum landscape buffer requirements. The trees throughout the landscape buffer will take a significant time to mature. The Self-Storage can be intrusive and may devalue the properties in the neighborhood. Going from single family homes and then scaling into a three-story Self Storage building is intense looking like a warehouse and not gradual.

Compatibility in POLICY 2.102-A2 states if there have been provisions made which buffer incompatible uses from dissimilar uses, if incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use, and if 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 applicant does not want to change the building to have the main access for the Self-Storage facing US 27 or scale the building down from three stories to two stories. Staff would feel different if there was no access along the residential side. If the Planning Commission wishes to approve this application, staff offers conditions to require adding buffering with minimum 4" caliper dbh trees along the residential side, no loading and unloading on the west side, and only faux windows face the residential side. The Planning Commission must still evaluate the proposal for compatibility with neighboring land uses, infrastructure, and surrounding environmental resources. The request is not consistent with POLICY 2.109-A2 and POLICY 2.131-Q4.L in the Comprehensive Plan. Staff recommends denial.

Findings of Fact

- *LDCU-2023-68 is a Conditional Use (CU) request for self-storage building on Parcel No. 272630-708000-020230 (+/- 4.73 acres) within a Professional Institutional-X (PIX land use), North Ridge Selected Area Plan, Green Swamp ACSC, and in the Transit Supportive Development Area (TSDA).*
- *The Comprehensive Plan defines Compatibility in POLICY 2.102-A2 as “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 2.109-A2 of the Comprehensive Plan states that the “Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. The PI land use, generally, is approximately ten (10) acres or more with a support population of more than 2,500 people. The PI land use is only available in the adopted Selected Area Plans.”*
- *Section 401.06.E.3.T of the Land Development Code states that “Self Storage Facilities - These facilities shall not be more than ten (10) percent of the total area of the EXC or PIX district. In addition, the individual storage spaces shall not be permitted to be accessed from the outside. All users shall access the individual rented storage space through a common access. Where the facility fronts the collector road, mixed use structures (e.g., office, personal service, commercial with the self-storage above or behind), are required. Outdoor storage will only be allowed within the courtyard of the facilities, where the surrounding structure is enclosed or semi-enclosed usable space (not just a wall). The courtyard area cannot be larger than ½ the area of the footprint of the building surrounding it. Each facade of the facility shall have an office or similar appearance.”*
- *POLICY 2.131-Q4.L. of the Comprehensive Plan states that “PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional is an Activity Center designated only within this SAP that is designed to allow health related and other professional facilities and other support businesses.*
 - a. DESIGNATION AND MAPPING - Professional Institutional is designated on the North Ridge SAP Future Land Use Map.*
 - b. CHARACTERISTICS - The PIX is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIX and surrounding areas. The PIX will generally contain medical and other professional offices and support facilities including uses to support the employee population. General (approximate) characteristics of the Professional Institutional Xs are:*
 - (a) Usable Area: 10 acres or more*
 - (b) Minimum Population Support: More than 2,500 people*

(c) Market-Area Radius: More than 2 miles

(d) Typical Tenants: Services to persons needing medical and other specialty services such as administrative, clerical, or professional offices, doctors offices, hospitals, pharmacies, medical supply and other specialty retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.

c. DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:

(a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New driveways to US 27 may be permitted during the Level 3 Review for the Planned Development.

(b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.

(c) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(d) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact 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.

(e) Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.

(f) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25.

(g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.”

- *The site is located in the Transit Supportive Development Area (TSDA), which is the 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,” according to POLICY 2.104-A1 of the Comprehensive Plan.*
- *There is approximately 140 acres of the subject Professional Institutional-X (PIX) district on the Future Land Use Map.*
- *Chapter 4, Section 401.06, Table 4.16 requires a Level 3 Review for “Self-Storage Facility” in the PIX District.*
- *The surrounding Future Land Use and LDC Sub-district Map districts are RM to the west and PIX south, north, and east.*
- *The property is zoned for the closest schools, which are Bella Citta Elementary (± 6.6 miles), Citrus Ridge K-8 (±9.4 miles), and Ridge Community High School (±3.8 miles).*
- *Fire and ambulance responses to this project are from Fire Station 38, 126 Cottonwood Dr, Davenport, FL 33837. The travel distance is approximately 1.3 miles.*

- *There is a fire hydrant within 200 feet of the farthest reach on the property.*
- *The site is served by the Polk County Sheriff's Office Northeast District Command Center, located at 1100 Dunson Rd, Davenport, FL 33896, approximately 4.6 miles driving distance from the site.*
- *The property is located in the Northeast Regional Water and Wastewater Service Areas. Potable water, wastewater, and reclaimed water are available to the site.*
- *Sand Hill Road is classified as a Local Road in the Polk County Roadway Inventory.*
- *There are no wetlands or floodplains on or near the site.*
- *The site is comprised of Candler Sand according to the Polk County GIS.*
- *According to the Polk County Endangered Habitat Map, the site is not located within a one-mile radius of an endangered animal species sighting (Source: Florida Natural Areas Inventory)*
- *The site is not within an airport flight path or height notification zones.*
- *This request has been reviewed for consistency with Sections 303, Section 401.06, and 906 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT;SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA); and SECTION 2.131-Q: NORTH RIDGE SAP of the Comprehensive Plan.*

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 request **IS NOT COMPATIBLE** with the surrounding land uses and general character of the area and **IS NOT CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **DENIAL of LDCU-2023-68.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends DENIAL of LDCU-2023-68. If the Planning Commission wishes to approve this case, staff recommends the following conditions:

1. LDCU-2023-68 is approved for one 35'-6" self-storage building on Parcel # 272630-708000-020230 as indicated in the site plan and staff report. [PLG]
2. Hours of operation shall be limited to 6:00 am to 9:00 pm. [PLG]
3. Building facades visible from the public right-of-way shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building and design elements. [PLG]
4. A wall with a Type "C" landscape buffer shall be required on the west of the subject site with 4" caliper dbh trees to mitigate or minimize potential nuisances such as noise, light, glare, dirt and litter, signs, parking or storage areas. [PLG]

5. The building shall be designed to have the appearance of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements. Only faux windows may be provided on the building facing the residential side to the west. [PLG]
6. No loading bays or garage openings on the west side of the building. [PLG]
7. Buildings that can accommodate two or more stories shall be designed to have the appearance of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements. For purposes of these design standards, these may consist of transparent windows, vehicular breezeways, or spandrel architectural elements may be used to further enhance facades. [PLG]
8. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2023-68, 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 Commissioners’ jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1		
Northwest: RM Single-family Residences	North: PIX Mobile Home	Northeast: PIX Vacant
West: RM Single-family Residences	Subject Property: PIX Vacant	East: PIX Vacant
Southwest: RM Single-family Residences	South: PIX Vacant	Southeast: PIX Vacant

The property is bordered by single-family dwellings. Vacant parcels are to the east.

Compatibility with the Surrounding Land Uses and Infrastructure:

The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion.”

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

This request is for a three story Self Storage building. Staff finds the request to be incompatible with the neighborhood to the west. The height, oversaturation of self-storage in the PIX district, and **access on the residential side** are the main concerns. The purposed building is next to the Sand Hill Point Neighborhood. Going from single family homes and then scaling into a three-story Self Storage building is intense and is not gradual. Adding loading zones on the residential side

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.”



makes it intolerable. The residences will be negatively impacted from Self Storage **loading and unloading zones** on the west. The dominant surrounding use is single-family, and site-built homes are located to the west. Staff would feel different if there was no access along the residential side. Section 401.06.E.3.t of the Land Development Code requires Self-Storage to meet higher design standards on a collector road,

Sand Hill Road is a local residential road.

Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. Refer to Exhibit 12 on permitted and conditional uses in the PIX district. The PI land use, generally, is approximately ten (10) acres or more with a support population of more than 2,500 people. The PI land use is only available in the adopted Selected Area Plans. The PIX district in this area is limited and should be protected from oversaturation of a use. The subject site is located within 1,300 feet of two Self-Storage facilities, one to the north and one to the south. LDCU-2023-40 was also approved recently to the north for a car wash and Self-Storage facility.

B. Infrastructure:

The site is located in the TSDA within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. Water, reclaimed, and wastewater is abundant and

connectable to the site. There is a fire hydrant nearby and all public safety services are within three miles or less. Schools have adequate capacity, and there are community and regional parks nearby.

Nearest and Zoned Elementary, Middle, and High School

The closest schools are Bella Citta Elementary (\pm 6.6 miles), Citrus Ridge K-8 (\pm 9.4 miles), and Ridge Community High School (\pm 3.8 miles). These schools are operating at a high capacity; however, as this is a non-residential use, the request will not have an impact on school capacity.

Nearest Sheriff, Fire, and EMS Station

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

This property is served by the Polk County Sheriff’s Office’s Northeast District substation located at 1100 Dunson Rd, Davenport, FL 33896. The response times for the NE District for February 2024 were: Priority 1 – 11:16 & Priority 2 – 28:07. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, Sheriff’s response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District (1100 Dunson Rd, Davenport, FL 33896)	4.6 \pm miles	P1 – 11:16 P2 – 28:07
Fire	Station 38 (126 Cottonwood Dr, Davenport, FL 33837)	1.3 \pm miles	5 minutes
EMS	Station 38 (126 Cottonwood Dr, Davenport, FL 33837)	1.3 \pm miles	5 minutes

Source: Polk County Sheriff’s Office and Public Safety

*Response times are based from when the station receives the call and not from when the call is made to 911.

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

This site is located in a TSDA which requires connection to County water, wastewater, and reclaimed water. The demand on these utilities from a self-storage facility is negligible. The site will be reviewed for concurrency at the Level 2 Review per the requirements of Section 703 of the LDC.

B. Available Capacity:

The property is located in the Northeast Regional Water and Wastewater Service Areas. An 8-inch potable water main is located adjacent to the property in the northern right-of-way of Sand Hill Road. A 4-inch wastewater gravity main is also located north of the property with connections available. A reclaimed water main is located to the north. The proposed facility will not create undue burdens on these utilities as demand will be limited.

The Northeast Utility Service Area is permitted for 13,940,000 GPD of water capacity. Current flow is at approximately 8,116,000 GPD. There is approximately 4,754,000 GPD allocated to projects with entitlements leaving 1,071,000 GPD in uncommitted capacity. The system growth rate is approximately 682 gallons and 2.3 equivalent residential connections per day. At the current rate of growth there is approximately 4.3 years of potable water capacity remaining.

The Northeast Wastewater Treatment Plant is permitted to treat 6,000,000 GPD. Current flow is approximately 3,786,000 GPD. There are 1,771,000 GPD of committed capacity to entitled projects leaving 2,214,000 GPD of uncommitted capacity. The system growth rate is approximately 314 gallons and 2.4 equivalent residential connection per day. At the current rate of growth there is 3.9 years of wastewater treatment capacity remaining without the programmed improvements.

Reclaimed water capacity is not tracked for concurrency. The capacity to serve reclaimed water is directly proportional to the amount of wastewater treatment. As more homes are connected to wastewater service, more are connected to reclaimed water for irrigation. This reduces demand on the potable water system which extends the capacity of the potable water facilities.

C. Planned Improvements:

There are ongoing improvements being made to both the water and wastewater system in the northeast in the next five years, but none of them will result in added potable water capacity; only system performance and efficiency. An additional well is planned at the abutting Holly Hill Water Treatment plant. This second upper Floridan aquifer well will operate in alternating sequence with the current well and will provide system redundancy. Wastewater improvements to reach six (6) MGD recently been completed. This provides over 20 years of capacity.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (850 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest

hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

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

A. Estimated Demand:

Self-storage facilities do not generate the levels of traffic that other commercial uses would in a PIX district. Utilizing ITE Code 151 (Mini-Warehouse), self-storage facilities generate 1.45 Annual Average Daily Trips (AADT) and 0.15 Peak PM Trips per 1,000 sq. ft. With the proposed use (141,375 sq. ft.), this equals approximately 204 AADT and 21 Peak PM Trips. Since the AADT exceeds 50 trips, a Minor Traffic Study will be required of this facility at the Level 2 Review.

B. Available Capacity:

This project is not expected to have a significant influence on the capacity of the nearest relevant road links. Access to the site will be from Sand Hill Lane, a local roadway leading to US 27. There is ample capacity available on Sand Hill Road.

Sand Hill Road is not tracked for concurrency by Polk County TPO. Table 3, below, provides a generalized look at the capacity available on each link of this roadway. As noted above, the proposed self-storage facility is anticipated to generate approximately thirteen trips leaving the site during Peak PM hours.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8408 E	Heller Brothers Blvd From FDC Grove Road to US 27	C	1,498	D
8408 W	Heller Brothers Blvd From FDC Grove Road to US 27	C	1,492	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database October 13, 2023

According to this information, Sand Hill Road has capacity to serve the proposed use. When discussing the light impact on the roadway network self-storage facilities create, the number of actual trips is low, but the time customers spend on the road to reach these facilities is also worth consideration, too. By siting this use in close proximity to residential uses, this curtails the drive time one must spend on travel between home and storage, easing the burden on the roadway system.

C. Roadway Conditions:

Sand Hill Road (Road ID 673002) is classified as a local roadway with 20 feet of pavement. The speed limit is 30 MPH.

D. Sidewalk Network:

Sidewalks are located along Sandhill Road.

E. Planned Improvements

There are no planned improvements by the County in the vicinity of the parcel.

F. Mass Transit

The nearest mass transit route is 20X – Haines City/Davenport Express that runs along US Highway 27, with the closest stop located at Posner Park approximately 3 miles to the north. Given the volume of recent residential development near this site, it is conceivable that mass transit routes could better serve this location.

Park Facilities and Environmental Lands:

Northeast Regional Park is located near the subject property. Environmental lands are located to the west. The nature of this project will create little-to-no impact on the parks.

A. Location:

Northeast Regional Park is located approximately 12 miles from the subject site at 50901 US 27, Davenport.

B. Services:

The amenities at Northeast Regional Park include basketball, racquetball and tennis courts, fields for soccer, football, baseball and softball, a playground, a boat launching site, a dog park, bank/pier fishing, a picnic area, and walking paths/trails.

C. Multi-use Trails:

Northeast Regional Park includes walking paths and trail and ADA accessible trails.

D. Environmental Lands:

The Hilochee Wildlife Management Area is located north of Dean Still Road and west of US 27. This land is managed by the Florida Fish and Wildlife Conservation Commission. The Hilochee Wildlife Management Area consists of cypress swamps of variable quality and some disturbed uplands. Most of the uplands, formerly sandhills and flatwoods, have been converted to citrus and pasture lands. The citrus has mostly died from frost and disease, but small orchards still persist. This area plays a part of the overall ecosystem of the Green Swamp.

Environmental Conditions

There are no environmental limitations with the development of this property for a self-storage building. There are no wetlands or floodplains near the site. The proposed development will be connected to public water and wastewater services. Protected species and airports are not a concern.

A. Surface Water

There are no surface water ponds on or near the subject property.

B. Wetlands/Floodplains:

There are no wetlands or flood hazard areas onsite. The closest wetland system is over 300 feet northwest. The closest Flood Hazard area is also over 300 feet northwest. However, the base flood elevation is approximately 163 -151 according to LIDAR information of the County’s GIS system.

C. Soils:

The entire site is comprised of Candler sands, according to the U.S. Department of Agriculture, Soil Conservation Service. Candler sand does not have any limiting property as it relates to development and septic tanks, according to the U.S. Department of Agriculture, Soil Conservation Service, and Polk County Survey.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Candler Sand	Slight	Slight	100%

Source: Soil Survey of Polk County, Florida, GIS

D. Protected Species

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

E. Archeological Resources:

According to the Secretary of State’s Department of Historical Resources, the Florida Master Site File lists no historical or archaeological sites on the subject property.

F. Wells (Public/Private)

This site is not within any of the County’s Wellhead Protection Districts. No private wells have been noted onsite.

G. Airports:

The site is not within the buffer zone of any municipal airport. The closest aviation facility is the Heart of Florida Hospital Helistop +/- 0.38 miles to the south. The site is not located within any Airport’s flight path or height restriction buffer zones.

Economic Factors:

When located correctly, Self-Storage facilities are complementary in nature to residential developments, especially those catering towards an older demographic who are in the process of down-sizing homes. The recent housing trend towards smaller lots also encourages these businesses throughout Polk County. Self-storage facilities tend to be land intensive but do not create intense use on infrastructure. Staff has primary concerns of opportunity costs. The PIX is intended for medical uses which are financially difficult to locate and slow to develop compared to retail uses. There is a possible for a more intense use, but the public expectation is for PIX uses.

Consistency with the Comprehensive Plan and Land Development Code:

The site is located in the Transit Supportive Development Area (TSDA), which is the 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” according to POLICY 2.104-A1 of the Comprehensive Plan. There are public water and wastewater services available to the proposed development. There is a mass transit facility within less than 3 miles and sidewalks connecting the site to them. There is adequate traffic capacity on the affected roadways. Public safety facilities are at urban service levels and within close proximity. The subject site is not compatible with the surrounding land uses and general character of the area.

The Comprehensive Plan defines Compatibility in POLICY 2.102-A2 as “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.”

The applicant did not want to change the building to have the main access for the Self-Storage facing US 27 or scale the building down from three stories to two stories. Staff would feel different if there was no access along the residential side.

This request is not a given or it would not require Level 3 Review. The Planning Commission must still evaluate the proposal for compatibility with neighboring land uses, infrastructure, and surrounding environmental resources. Table 9, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 9

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>Self-storage relies on nearby residential uses. The scale of this self-storage next to the neighborhood is not compatible due to POLICY 2.109-A2 and POLICY 2.131-Q4.L in the Comprehensive Plan. This is an area of growth in northeast Polk County in both residential and commercial 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>There is adequate infrastructure available to support the development. This is an area of growth with hundreds of new single-family residences and multi-family apartment complexes.</p>

Comprehensive Plan Policy	Consistency Analysis
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.	The proposed development is consistent with services available in the Transit Supportive Development Area (TSDA).
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.	The site is located within an area that has a significant amount of transportation infrastructure and services with ample capacity to serve it. The impact on services from this project will be minimal.
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).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 4 in accordance with Section 906.D.7 of the LDC.

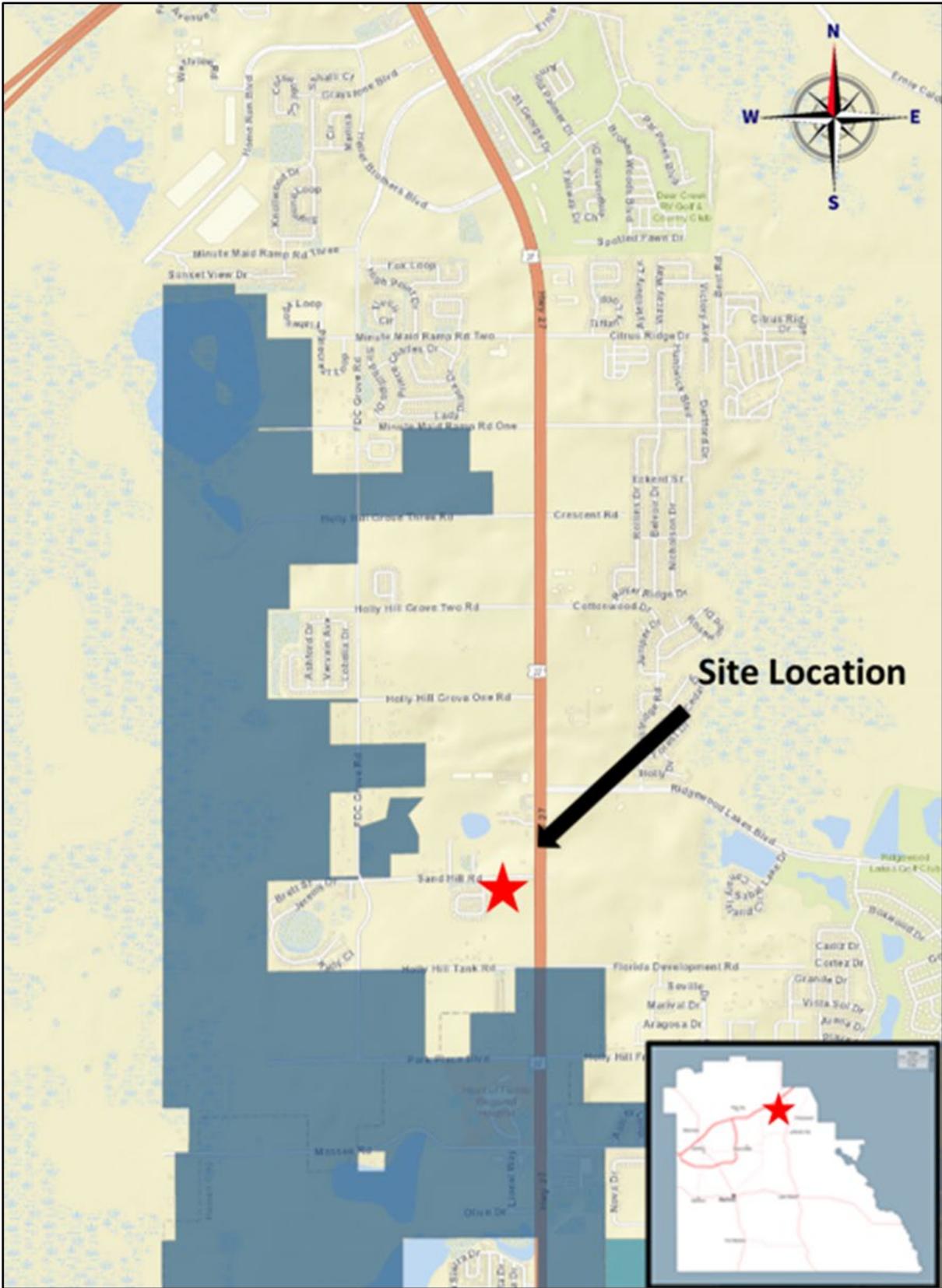
Table 4

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes this request is consistent with the LDC, specifically Sections 303 and 401.06. Development within this site will have to adhere to these sections.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>No, this request is not consistent with the Comprehensive Plan, as reviewed above.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>No, the request is not compatible with surrounding uses and the general character of the area. See Pages 5-7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See Pages 7-10 of this staff report for data and analysis.</i>

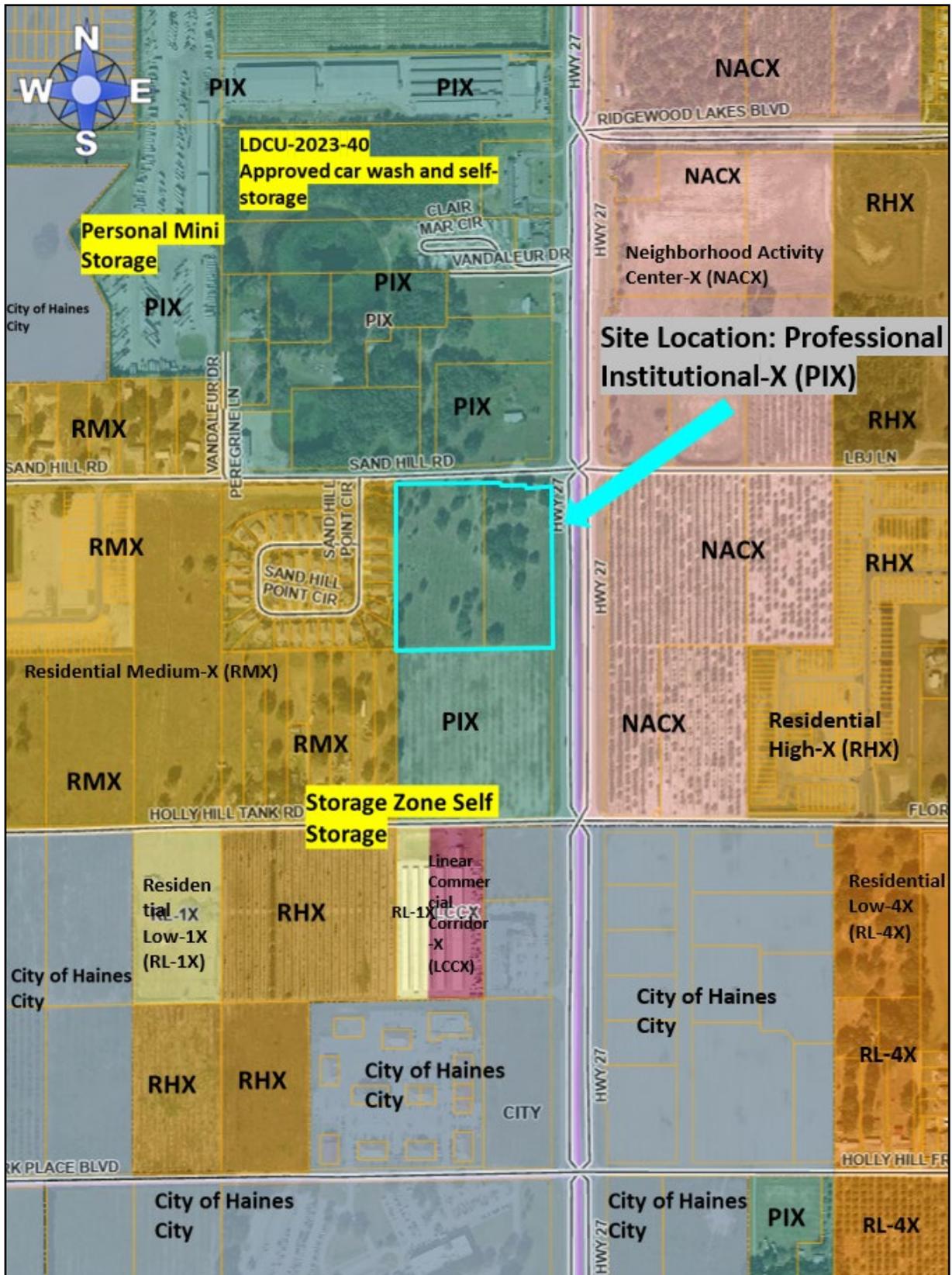
Comments from other Agencies: None

Exhibits

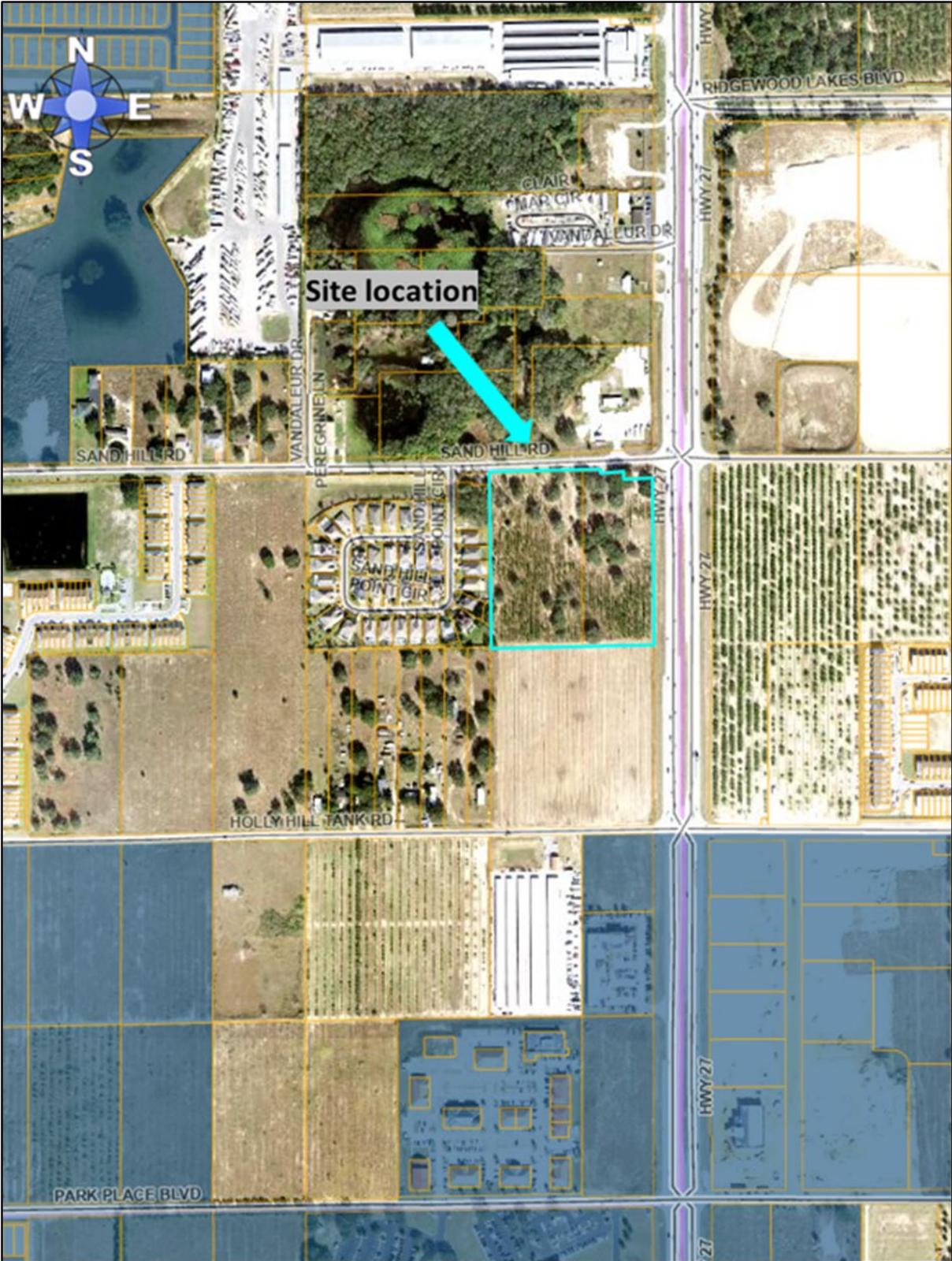
- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Uses
- Exhibit – 3 2023 Satellite Photo (Context)
- Exhibit – 4 2023 Satellite Photo (Close-up)
- Exhibit – 5 Site Plan
- Exhibit – 6 Self-Storage Nearby
- Exhibit – 7 Self-Storage in City of Winter Haven
- Exhibit – 8 Self-Storage in City of Winter Haven
- Exhibit – 9 Self Storage Plan
- Exhibit – 10 Self Storage Plan
- Exhibit – 11 View from 50 FT
- Exhibit – 12 Permitted and Conditional Uses in PIX



LOCATION MAP



FUTURE LAND USES



2023 SATELLITE PHOTO (Context)



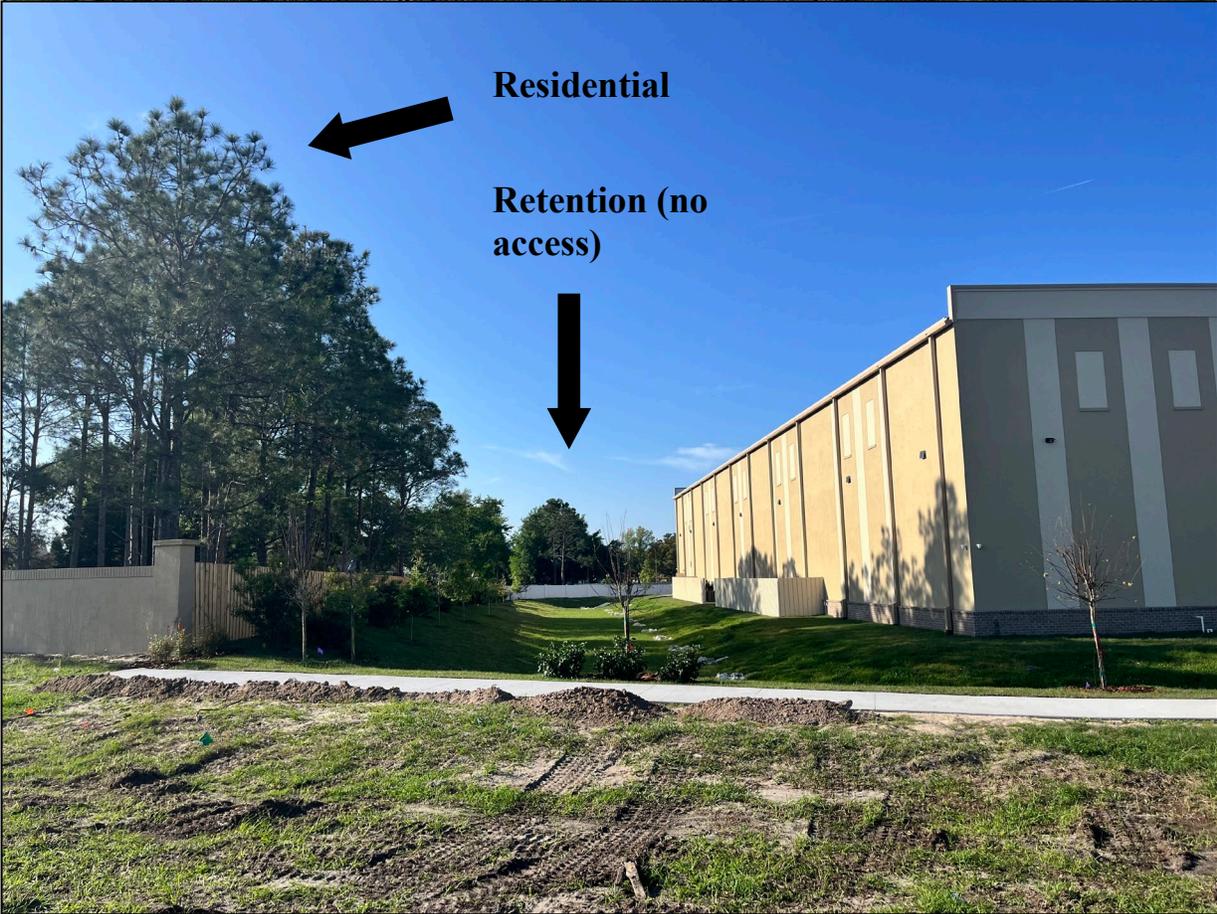
2023 AERIAL PHOTO (Close-up)



SELF-STORAGE NEARBY



SELF-STORAGE IN CITY OF WINTER HAVEN



SELF-STORAGE IN CITY OF WINTER HAVEN



SELF-STORAGE PLAN



SELF-STORAGE PLAN



VIEW FROM 50 FT

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
PIX	Clinics & Medical Offices, Cultural Facility, Hospitals, Hotels and Motels, Lodges and Retreats, Research & Development, Utilities, Class I, Utilities, Class II	Group Living Facility, Multifamily, Adult Day Care Center, Alcohol Packaged Sales, Car Wash Incidental, Childcare Center, Communication Tower Monopole, Emergency Shelter Large, Financial Institution, Financial Institution Drive Through, Funeral Home & Related Facilities, Gas Station, Golf Course, Heliports, Helistops, Medical Marijuana Dispensaries, Nursing Home, Office, Office Park, Personal Service, Recreation High Intensity, Recreation Low-Intensity, Recreation Passive, Recreational Camping, Restaurant Drive-thru/Drive-in, Restaurant Sit-down/Take-out, Retail Less than 5000 sq. ft., Retail 5,000 - 34,999 sq. ft., Retail 35000 - 64,999 sq. ft., School Leisure/Special Interest, School Technical/Vocational Trade & Training, Transit, Facility, Veterinary Service	Mobile Home Park, Planned Development, Government Facility, Mining non-phosphate, Religious Institution, School, High School, University/College, Self-storage Facility, Utilities, Class III

LIST OF PERMITTED AND CONDITIONAL USES IN PROFESSIONAL INSTITUTIONAL (PIX)