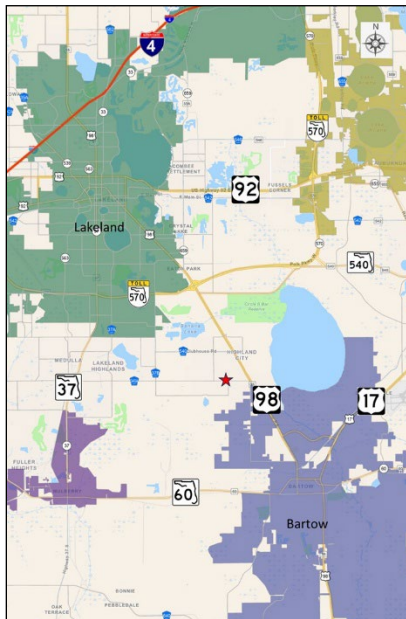
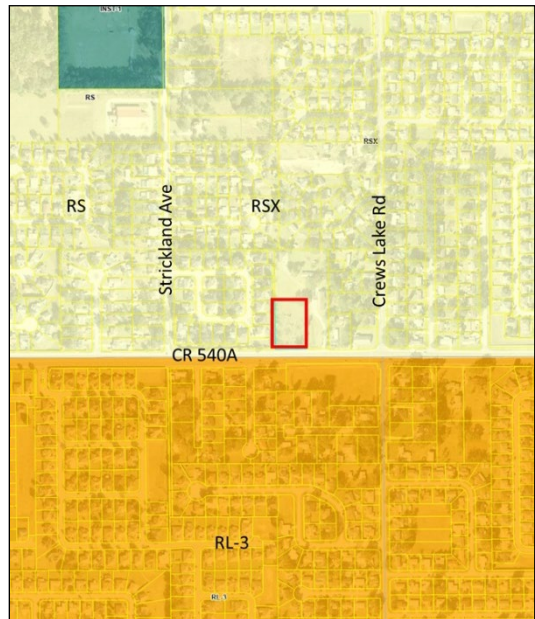


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	February 26, 2026
<b>Planning Commission Date:</b>	June 6, 2026
<b>BoCC Dates:</b>	June 16, 2026
<b>Applicant:</b>	Tim Campbell, Clark, Campbell, Lancaster, Workman, & Airth, P.A.
<b>Level of Review:</b>	Level 4 Review, Comprehensive Plan Map Amendment
<b>Case Number and Name:</b>	LDCPAS-2025-36 Hwy 540A OCX CPA
<b>Request:</b>	Small Scale Comprehensive Plan map amendment from Residential Suburban-X (RSX) to Office Center-X (OCX) on 1.35± acres in the Suburban Development Area (SDA).
<b>Location:</b>	The site is located on the north side of Hwy 540A east of Strickland Avenue, west of Crews Lake Road and south of Clubhouse Road, southeast of the City of Lakeland and northwest of the City of Bartow, in Section 14, Township 29, Range 24
<b>Property Owner:</b>	IT Land Investments LLC
<b>Parcel Size:</b>	1.35± acres (242914-282500-006006)
<b>Development Area/Overlays:</b>	Suburban Development Area (SDA) in the US 98 Selected Area Plan (SAP)
<b>Future Land Use:</b>	Residential Suburban-X (RSX)
<b>Nearest Municipality</b>	Lakeland
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Case Planner:</b>	Robert Bolton, Planner III



**Location**



**Current Future Land Use**

### **Summary of Analysis**

This is an applicant request for a Small Scale Comprehensive Plan Amendment (LDCPAS-2026-36) to change the Future Land Use Designation from Residential Suburban-X (RSX) to Office Center-X (OCX) on 1.35± acres in the Suburban Development Area (SDA) and in the US 98 Selected Area Plan (SAP). The site is located on the north side of CR 540A (Central Barn Road), approximately 0.85 feet on the north side of CR 540A (Central Barn Road), approximately 0.85 miles west of US Highway 98 S (Bartow Highway) southeast of the City of Lakeland, in Section 14, Township 29, Range 24.

### **Compatibility Summary**

The site is located on the north side of CR 540A (Central Barn Road), approximately 0.85 mile west of the intersection with US Highway 98. Approximately 15 years ago CR 540A was improved and expanded from a two-lane road to the current four-lane divided Urban Collector. The subject site is adjacent to an existing religious institution constructed in 2006. The primary non-residential support areas for the area are located at the intersections with US Highway 98 and at the intersection with Lakeland Highlands Road. The primary non-residential uses along CR 540A in this area are several different religious institutions, including the one adjacent to the site, and two (2) Office Center (OC). Non-residential development would have to meet all buffering and compatibility setbacks of the Land Development Code. The intended use is for a professional office which would require a Type B landscape buffer and a 50-foot compatibility setback from the residential district to the west. The requested Office Center Future Land Use requested will allow for the site to be developed with a professional office building that is a compatible use within an area that has a high concentration of residential development fronting a four-lane divided Urban Collector road.

### **Infrastructure and Urban Services Summary**

The subject site fronts and will have access to CR 540A. The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. The subject site is located within the City of Lakeland water and wastewater serve area. There are no wells on the subject site.

### **Environmental Conditions Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features in the area. The subject site is not located within the one-mile radius of a protected animal and plant species sighting and has no surface water, wetlands or flood zones. The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. The project site is not located within an Airport Impact District and is not associated with any historical or archeological sites.

### **Comprehensive Plan Policies Considered**

- Section 2.102 – General Growth Management policies
- Section 2.106 – Suburban Development Areas (SDA) policies
- Section 2.113 – Office Center policies

## Findings of Fact

### Request and Legal Status

- This is an applicant-initiated request to change the Future Land Use (FLU) designation from Residential Suburban-X (RSX) to Office Center-X (OCX) in the Suburban Growth Area (SGA) on 1.35± acres.
- The site is located on the north side of CR 540A (Central Barn Road), a four-lane divided Urban Collector road.
- The subject site is within the City of Lakeland's Utility Service Area for potable water and wastewater.
- There are sidewalks along the north and south sides of the entirety of Katheen Road from US Highway 98 (Bartow Highway) to the east to Highway 39 (S. Florida Avenue) to the west.
- LDCPAL-2026-1 was transmitted to Florida Commerce on April 21, 2026 by the Board of County Commissioners to amend the Location Criteria for Office Center (Policy 2.113-C3) to allow isolated Office Center (OC) designations when adjacent to legally established non-residential uses. The Adoption Hearing is scheduled for June 2, 2026.

### Compatibility

- The subject's surrounding uses are as follows:
  - North – RSX, Church
  - East – RSX, Church, church access
  - South – RL3, Polk County Stormwater & Residential Subdivision
  - West – RL3, Residential Subdivision
- The site is located on the north side of CR 540A (Central Barn Road), a four-lane divided Urban Collector road.
- Adjacent to the north and east is a religious institutional use offices are considered a transitional use between residential use and non-residential uses ( Section 2.125-C).
- The Land Development Code Development Standards sets conditions for buffering and compatibility setbacks for the residential district to the west.
- The south side of CR 540A (Central Barn Road) is a County stormwater pond for CR 540A (Central Barn Road), and residential developments.

### Infrastructure

- The zoned schools for the site are Highland City Elementary, Bartow Middle School, and Bartow High School.

- First responder Fire and EMS response is from Polk County Fire Rescue Station 28, 4101 Clubhouse Road, Lakeland with a travel distance of 1.5+/- miles and an anticipated average response time of six (6) to eight (8) minutes.
- The subject site is within the Southwest District Commend Area for the Sheriff's office which is located at 4120 US 98 South, Lakeland.
- The subject site is within the City of Lakeland's Utility Service Area for potable water and wastewater.
- There are sidewalks along the north and south sides of the entirety of CR 540A (Central Barn Road) from US Highway 98 (Bartow Highway) to the east to Highway 37 (S. Florida Avenue) to the west.
- CR 540A (Central Barn Road), a four-lane divided urban collector that connects US 98 (Bartow Highway) on the east to US 37 (South Florida Avenue) to the west.
- CR 540A (Central Barn Road) between US 98 and Yarborough Lane has a PCI condition rating that ranges between Poor and Fair. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.
- The nearest Citrus Connection route is the Silver Line Express, Stop 701, approximately 1 mile east on US Highway 98 (Bartow Highway).
- The nearest park to the site is Highland City Park. The closest environmental site is the Circle B Bar Reserve.

### **Environmental**

- The area is relatively flat with the highest points located along the northwest border at an elevation of approximately 292 feet, with the lowest parts of the property located along the southern boundary, fronting Hwy 540A with an elevation of approximately 124 feet.
- There are no wetlands or floodplains on the subject site.
- According to the soil survey by the United States Department of Agriculture the subject site is made up of two (2) different soil types: Tavares fine sand, 0 to 5 percent slopes, and Smyrna and Sparr sand, 0 to 5 percent slopes. Future development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observed a protected animal species sighting (Source: Florida

Department of Environmental Protection, 2015). However, the applicant will be required to submit a biological walk-over as part of the Level-2 review process.

- The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.
- Approximately 2.75 miles west of the site, on the north side of the CR 540A (Central Barn Road) is a 99± acre Conservation Easement recorded in a portion of the W F Hallam & Co's Club Colony Tract, OR Book 4149, Page 0792.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The subject site is not within a Wellfield Protection district. The nearest public Wellfield is approximately 0.14 mile south of the site.

### **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 - 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 2.106-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within the Suburban Development Areas:
  - a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
  - b. **RESIDENTIAL:** Residential-Suburban.
  - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- **POLICY 2.106-A5: DEVELOPMENT CRITERIA** - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:
  - a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;
  - b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;
  - c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;
  - d. provide access to civic space, parks, green areas, and open space and other amenities;
  - e. be supported by public safety (i.e., fire, EMS and law enforcement);
  - f. have access to elementary schools;
  - g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and
  - h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.
  
- **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; or
  - b. Along a collector or arterial roadway adjacent to an existing developed or undeveloped Activity Center, Commercial Enclave; Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institution, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center; or
  - c. Adjacent to existing legally established non-residential development;

- d. When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to the following:
  1. maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1;
  2. minimize the routing of office traffic through residential areas;
  3. The amount of existing office uses within a two mile radius.
- **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. 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;
  - c. 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
  - d. 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 and personal service businesses.

**Development Review Committee (DRC) Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC 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 DRC recommends **APPROVAL of LDCPAS-2025-36.**

**Planning Commission Decision:** On May 6, 2026, in an advertised public hearing, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCPAS-2025-36.**

*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: 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.*

*NOTE: Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County Commissioners purview. A Level 2 Review (engineered plans) will be required for all site development and shall implement 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.*

## Surrounding Land Use Designations and Current Land Use Activity

**Table 1: Surrounding Uses**

<p><b>NW</b> RSX Residential Subdivision Strickland Manor</p>	<p><b>N</b> RSX Church Iglesia Bautista La Promesa</p>	<p><b>NE</b> RSX Church Iglesia Bautista La Promesa</p>
<p><b>W</b> RSX Residential Subdivision SunnyWood</p>	<p><b>Subject Property</b> RSX Vacant</p>	<p><b>E</b> RSX Church Iglesia Bautista La Promesa</p>
<p><b>SW</b> RL-3 Residential Subdivision</p>	<p><b>S</b> RL-3 Polk County Stormwater &amp; Residential Subdivision</p>	<p><b>SE</b> RL-3 Polk County Stormwater &amp; Residential Subdivision</p>

Source: Site Visit and Polk County GIS Data Viewer

Compatibility is often regarded as a subjective term used to express one's opinion or feeling about the appropriateness of locating different uses adjacent to each other rather than being based upon facts or evidence to support those opinions or feelings. The American Planning Association (APA) defines compatibility as “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.” Some elements affecting compatibility include (but are not limited to): height, scale, mass and bulk of structures, pedestrian or vehicular traffic, landscaping, lighting, noise, odor, or whether or not something is aesthetically pleasing (Source: A Planner’s Dictionary; American Planning Association).

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.

The definition of Compatibility in the Comprehensive Plan is as follows:

*COMPATIBILITY: 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.*

The subject site is 1.36± acres in the Residential Suburban-X (RSX) Future Land Use (FLU) requesting a change to Office Center-X (OCX). The site is located on the north side of CR 540A (Central Barn Road), approximately 0.85 mile west of the intersection with US Highway 98. Over the past 25+ years the CR 540A area has been experiencing continuous residential growth with limited non-residential development. Approximately 15 years ago CR 540A was improved and expanded from a two-lane road to the current four-lane divided Urban Collector. The primary non-

residential support uses for the area are located at the intersections with US Highway 98 and at the intersection with Lakeland Highlands Road. The primary non-residential uses along CR 540A in this area are several different religious institutions, including the one adjacent to the site. There are two (2) Office Center (OC) Land Use districts in this area. One of the OC's is part of a larger residential parcel and represents the road frontage for this residence and is not developed. The other is located near the Valleyview Elementary School and is fully built out and operated as a hair salon. The Office Center-X (OCX) Future Land Use district allows for a limited range of commercial type of uses, See Exhibit 7 for a full list of uses. The site fronts and will only have access to CR 540A. Non-residential development would have to meet all buffering and compatibility setbacks of the Land Development Code. The intended use is for a professional office which would require a Type B landscape buffer and a 50-foot compatibility setback from the residential district to the west. This area has been a very consistent growth markets within Polk County. The requested Office Center Future Land Use requested will allow for the site to be developed with a professional office building that is a compatible use within an area that has a high concentration of residential development fronting a four-lane divided Urban Collector road.

#### **Compatibility with the Surrounding Land Use:**

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 adopted definition for compatibility states it is "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."

The subject site is currently located within the Suburban Development Area (SDA). The subject site has access to and availability of the infrastructure and is considered to be compatible and consistent with the surrounding area.

#### **Nearest Elementary, Middle, and High School:**

The schools zoned for the subject property, as shown in Table 2, include Highland City Elementary, Bartow Middle School, and Bartow Senior High. The requested Office Center-X (OCX) is intended for non-residential development and is not intended for residential development. Residential development within the OC would require a Level 3 Planning Commission approval for multi-family development.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Highland City Elementary	0 students	75%	1.2± miles
Bartow Middle School	0 students	79%	6.6± miles
Bartow Senior High	0 students	66%	6.1± miles

Source: Polk County School Board

**Nearest Sheriff, Fire, and EMS Station:**

The nearest Sheriff District office is located approximately 7.3 miles from the subject site. Response times vary depending on where the nearest sheriff’s deputy patrol car is located rather than the district office. The nearest EMS station is approximately 5.6 miles and Fire station is approximately 4.0 miles EMS station is approximately 2.9 miles from the subject site.

Table 3: Public Safety

	Name of Station	Distance/Response Time*
<b>Sheriff</b>	<b>Southwest District Command</b> (4120 US 98 South., Lakeland)	Priority 1 – 8:58 min Priority 2 – 22:54 min
<b>Fire/EMS</b>	<b>Polk County Fire Rescue Station 28</b> 4101 Clubhouse Rd, Lakeland	1.5 ± miles / 6-8 min

Source: Polk County Sheriff’s Office and Public Safety. Response times for April 2026. \*Response times are based from when the station receives the call, not from when the call is made to 911.

**Water and Sewer Capacity and Service Provider:**

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within Polk County’s Northwest Service Area for water and wastewater.

A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RSX	Maximum Permitted in Proposed OCX
1.35± acres RL	1.35± acres RS X 5du = 6 du	1.35± acres (58,806 sf) X 0.30 FAR = 17,642 sf
<b>Potable Water Consumption</b>	6 du X 250 gpd = <b>1,500 GPD</b>	17,642 sf X 0.25 = <b>4,411 GPD</b>
<b>Wastewater Generation</b>	6 du X 200 gpd = <b>1,200 GPD</b>	4,411 GPD X 80% = <b>3529 GPD</b>

B. Service Provider:

The subject site is located in the City of Lakeland Service Area for water and wastewater. There is a 6” potable water main on the north side of CR 540A. The City of Lakeland has not responded with wastewater availability or capacity for potable water.

C. Available Capacity:

At this time, the City of Lakeland has not responded with potable water and wastewater availability and capacity.

**Roadways/Transportation Network:**

A. Estimated Demand:

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the RSX Peak hour trip rate. The proposed Future Land Use designation change to OCX, at maximum density, will generate more than the current combination of the RS land use.

*Table 5: Estimated Transportation Impact Analysis*

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RSX	Maximum Permitted in Proposed OCX
<b>1.35± acres RL</b>	1.35± acres RS X 5du = 6 du	1.35± acres (58,806 sf) X 0.30 FAR = 17,642 sf
<b>Average Annual Daily Trips (AADT)</b>	6 du X 7.81 AADT = <b>47 Trips</b>	17.642 X 6.74 AADT X 92% <b>119 Trips</b>
<b>PM Peak Hour Trips</b>	6 du X 1.00 AADT = <b>6 Trips</b>	17.642 X 1.18 AADT X 92% = <b>21 Trips</b>

*Source: Concurrency Manual: Single-family @ 7.81 AADT per du and 1.00 AADT PM Peak Hour, OC @ General Office 7.83 AADT per 1,000 sf, 1.18 AADT per 1,000 sf PM Peak Hour,*

B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for CR 540A (Central Barn Road). It is anticipated that CR 540A (Central Barn Road) will have sufficient capacity for maximum buildout.

*Table 6: Roadway Link Concurrency*

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
4162W	CR 540A (Central Barn Road)	4D*	C	759	D	C
4162E	CR 37B (Lakeland Highlands) to US 98	UC		759		

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. \*4D means four-lane divided, UC means Urban Collector*

C. Roadway Conditions:

CR 540A (Central Barn Road), a four-lane divided urban collector that connects US 98 (Bartow Highway) on the east to US 37 (South Florida Avenue) to the west, an approximate six-mile stretch. Within the subject site’s location, the road has a 90-foot right-of-way width and pavement width of 70 feet without shoulders. There are sidewalks on both sides of the road east and west of the site. CR 540A (Central Barn Road) between US 98 and Yarborough Lane has a PCI condition rating that ranges between Poor and Fair.

In general, all the roadways in the area are in adequate condition and have enough capacity to support the potential increase in trips. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.

**D. Sidewalk Network:**

Currently there are sidewalks along the north and south sides of the entirety of CR 540A (Central Barn Road) from US Highway 98 (Bartow Highway) to the east to Highway 39 (S. Florida Avenue) to the west.

**E. Planned Improvements:**

There are no road improvements currently planned for this area.

**F. Mass Transit:**

The nearest Citrus Connection route is the Silver Line Express, Stop 701, approximately 1 mile east on US Highway 98 (Bartow Highway).

**Environmental Conditions:**

Any impact to surface water, wetlands, and storm water management will be in accordance with the requirements of the Comprehensive Plan and Land Development Code.

**A. Surface Water:**

There are no wetlands on the subject site. The area is relatively flat with the highest points located along the northwest border at an elevation of approximately 292 feet, with the lowest parts of the property located along the southern boundary, fronting Hwy 540A with an elevation of approximately 124 feet.

**B. Wetlands/Floodplains:**

According to the Polk County Data Viewer the subject site does not indicate any flood zones or wetlands.

**C. On-Site Soils:**

The subject site is comprised of one (1) soil type: Candler sand, 0 to 5 percent slopes. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.

*Table 7*

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Candler sand, 0 to 5 percent slopes	Slight	Slight	100+/-%
Source: USDA Web Soil Survey			

**D. Wells (Public/Private):**

The applicant did not indicate any wells located on the property. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection District is approximately 0.14 miles south of the site.

E. Protected Species:

According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission (2015), the subject site is located within a one-mile radius of endangered animals. The applicant will be required to submit a biological walk-over as part of the Level-2 review process.

F: Polk Green Districts and Conservation Easements:

The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2.75 miles west of the site, on the north side of the CR 540A (Central Barn Road) is a 99± acre Conservation Easement recorded in a portion of the W F Hallam & Co's Club Colony Tract, OR Book 4149, Page 0792.

G. Archeological Resources:

There are no known historical or archeological resources onsite according to the Secretary of the State's Department of Historical Resources Florida Master File.

H. Airports:

The subject site is not located within an Airport Impact District (AID) and Airport Height Notification Zone.

**Park Facilities:**

The proposed land use change is not anticipated to have a significant impact on the park facility demand or function. The nearest parks are Fort Frasier Trail, Highland City Park, and Highland City Senior Field. The closest environmental site is the Circle B Bar Reserve.

A. Location:

Highland City Park is located at 3930 Ball Park Road, Lakeland, approximately 1.1 miles north of the site. Fort Frasier Trail runs along the east side of US 98 between Bartow and SR 540 (Winter Lake Road).

B. Services:

All of the parks current hours of operation are from 5 a.m. to 10 p.m. Fort Frasier Trail offers approximately 8 mile of walking/ bicycling trails that connect Bartow and the Circle B Bar Reserve. Highland City Park offers basketball courts, pavilions, picnic tables, playground, sports leagues and rest rooms. Highland City Senior Field offers baseball fields, and leagues, softball fields and picnic tables.

C. Multiuse Trails:

The closest free hiking trails are the Fort Frasier Trail and the Circle B Bar Reserve.

D. Environmental Lands:

The Circle B Bar Reserve is located west of Lakeland and is comprised of 1,267 acres of natural Florida lands and wetland with walking trails, cycling, nature center, picnic areas, restrooms and wildlife viewing.

E. Planned Improvements:

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

## Consistency with the Comprehensive

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County’s Comprehensive Plan is provided.

*Table 8 Comprehensive Plan Policy*

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:</p> <ol style="list-style-type: none"> <li>a. there have been provisions made which buffer incompatible uses from dissimilar uses;</li> <li>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</li> <li>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.</li> </ol>	<p>Adjacent to the north and east is a religious use property, providing scaling and a stepdown to the residential use to the north and east. Adjacent to the west is a residential development that the Land Development Code provides both buffering and compatibility setbacks that would be met for development. To the south is a four-lane divided Urban Collector road and a stormwater retention pond for CR 540A.</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 request fronts the northern side of CR 540A a four-lane Urban Collector road. The site size is 1.35± acres and is not suitable for RS residential development, fronting an Urban Collector road.</p>
<p>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.</p>	
<p>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.</p>	<p>The request is for OCX within an area with very little remaining vacant land. There are only two (2) non-residential Land Use districts between US 98 and Lakeland Highlands Road.</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: 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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>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</p>	
<p>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; or b. Along a collector or arterial roadway adjacent to an existing developed or undeveloped Activity Center, Commercial Enclave; Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institution, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center; or c. Adjacent to existing legally established non-residential development; d. When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to the following: 1. maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1; 2. minimize the routing of office traffic through residential areas; 3. The amount of existing office uses within a two mile radius.</p>	<p>The requested OC has frontage along a collector road adjacent to an existing developed existing legally established non-residential development to the north and east of the site.</p>

## Urban Sprawl Analysis

Polk County’s Comprehensive Plan *Policy 2.102-A10* establishes review criteria intended to discourage the proliferation of urban sprawl. Specific characteristics of urban sprawl have been examined throughout this staff report and are summarized in Table 7 (below). Based on the findings of fact and analysis conducted, the proposed request does not meet the criteria to be considered as urban sprawl.

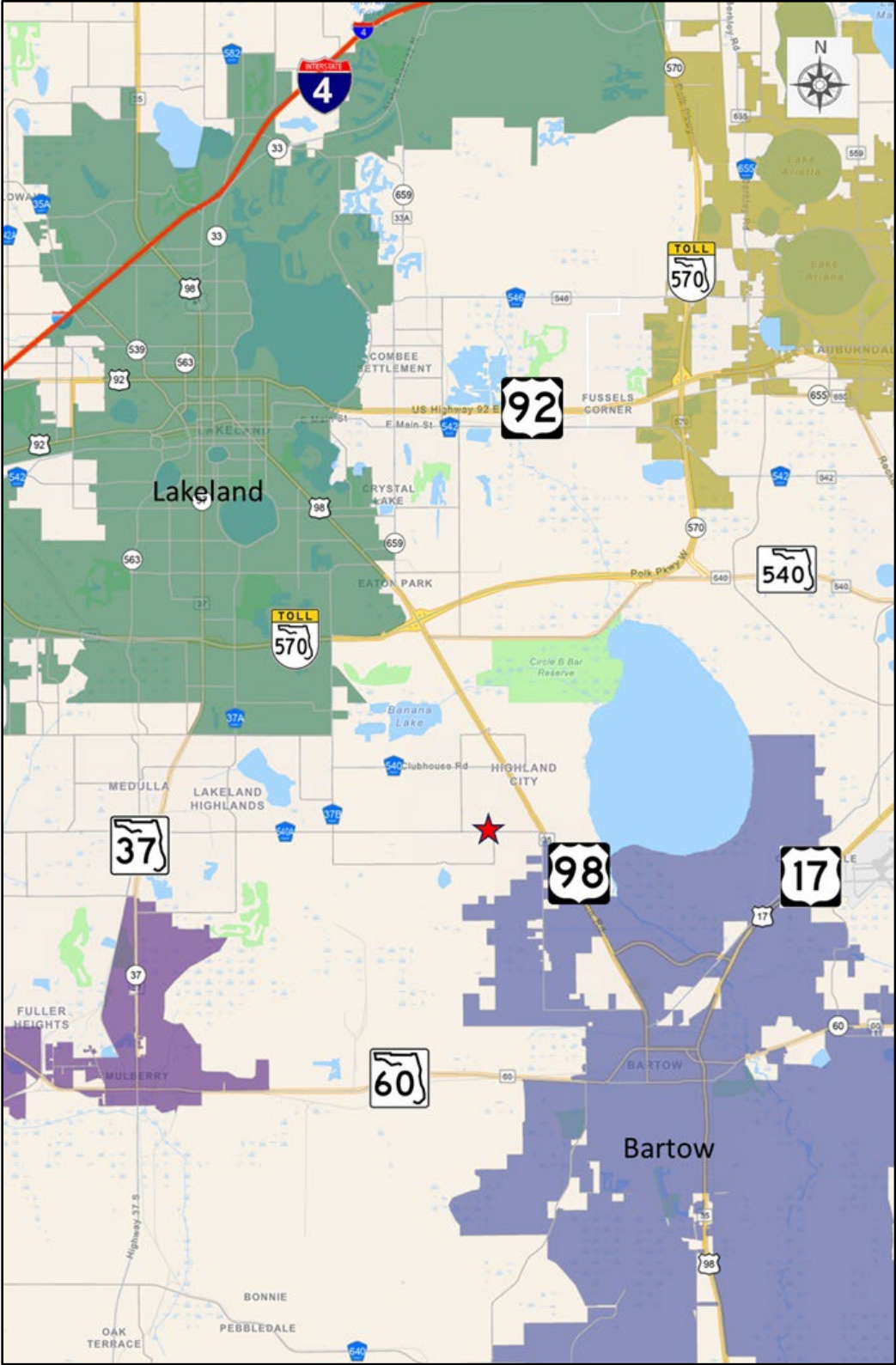
**Table 7: Urban Sprawl Criteria**

<b>Rule 9J-5 Urban Sprawl Criteria</b>	<b>Page(s) within report</b>
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Surrounding Land Uses Section
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Surrounding Land Uses Section
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Surrounding Land Uses Section
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Environmental Conditions
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Surrounding Land Uses Section
f. <i>Fails to maximize existing public facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
g. <i>Fails to minimize the need for future facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Surrounding Land Uses Section
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Surrounding Land Uses Section
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Surrounding Land Uses Section
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Surrounding Land Uses Section
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Surrounding Land Uses Section
m. <i>Results in the loss of a significant amount of open space.</i>	Surrounding Land Uses and Environmental Conditions Sections
Source: The following criteria are the primary indicators of urban sprawl per Rule 9J-5 of the Florida Administrative Code.	

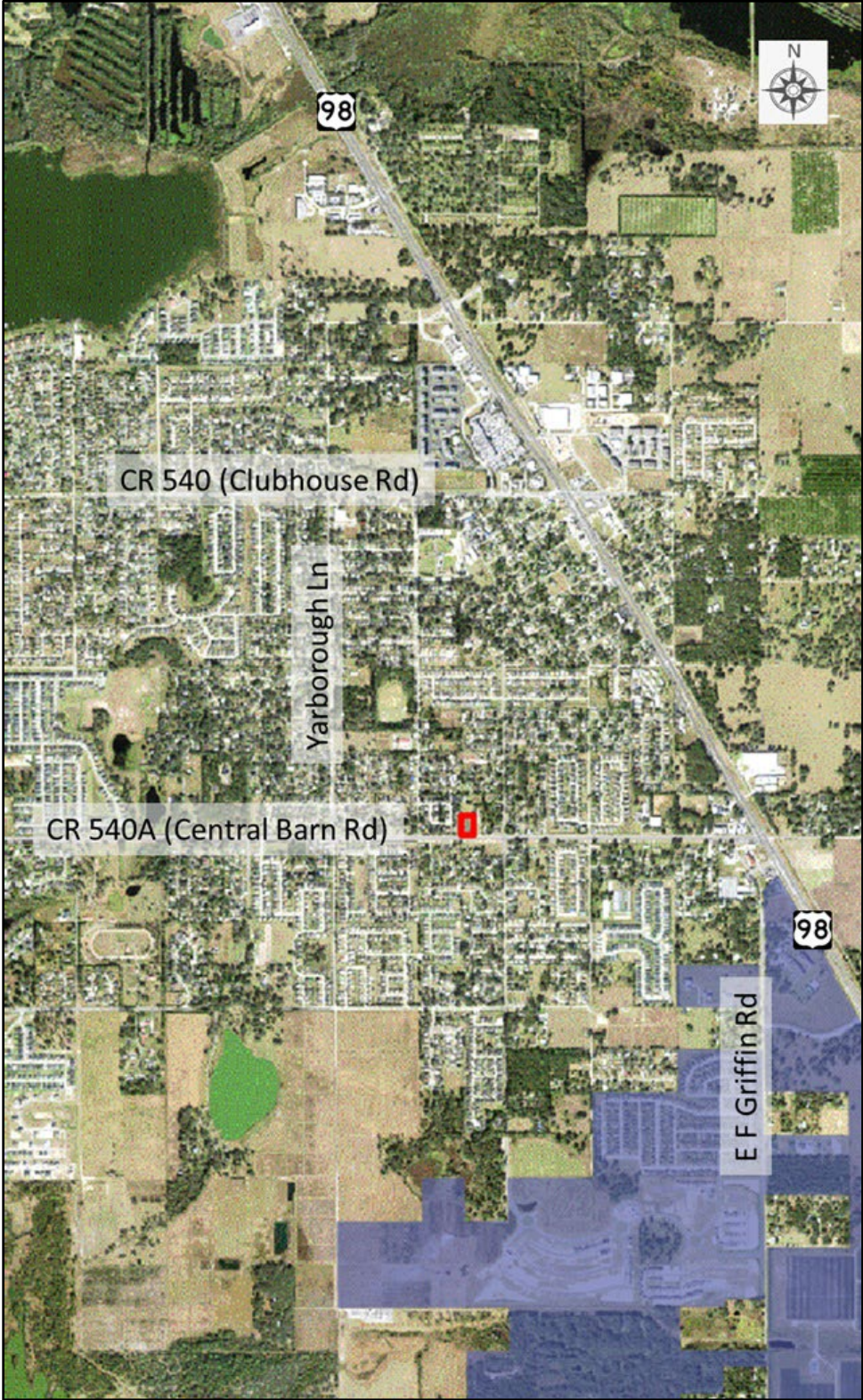
**Comments from Other Agencies:** None.

**Attachments:**

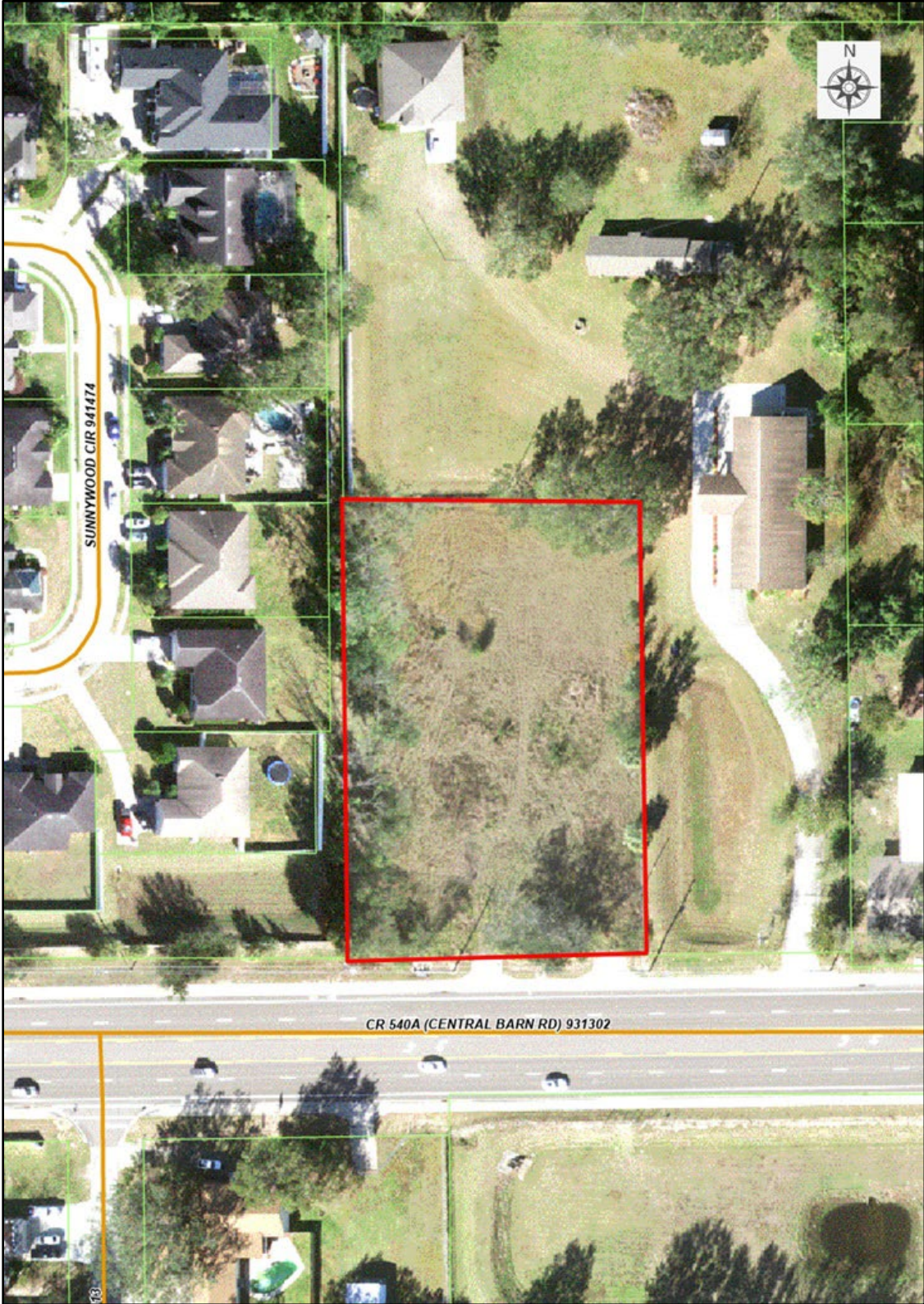
- Exhibit 1 – Location Map
- Exhibit 2 – 2023 Aerial Context Map
- Exhibit 3 – 2023 Aerial Close-up Map
- Exhibit 4 – Current Future Land Use Map
- Exhibit 5 – Proposed Future Land Use Map
- Exhibit 6 – Current Permitted and Conditional Uses
- Exhibit 7 – Proposed Permitted and Conditional Uses



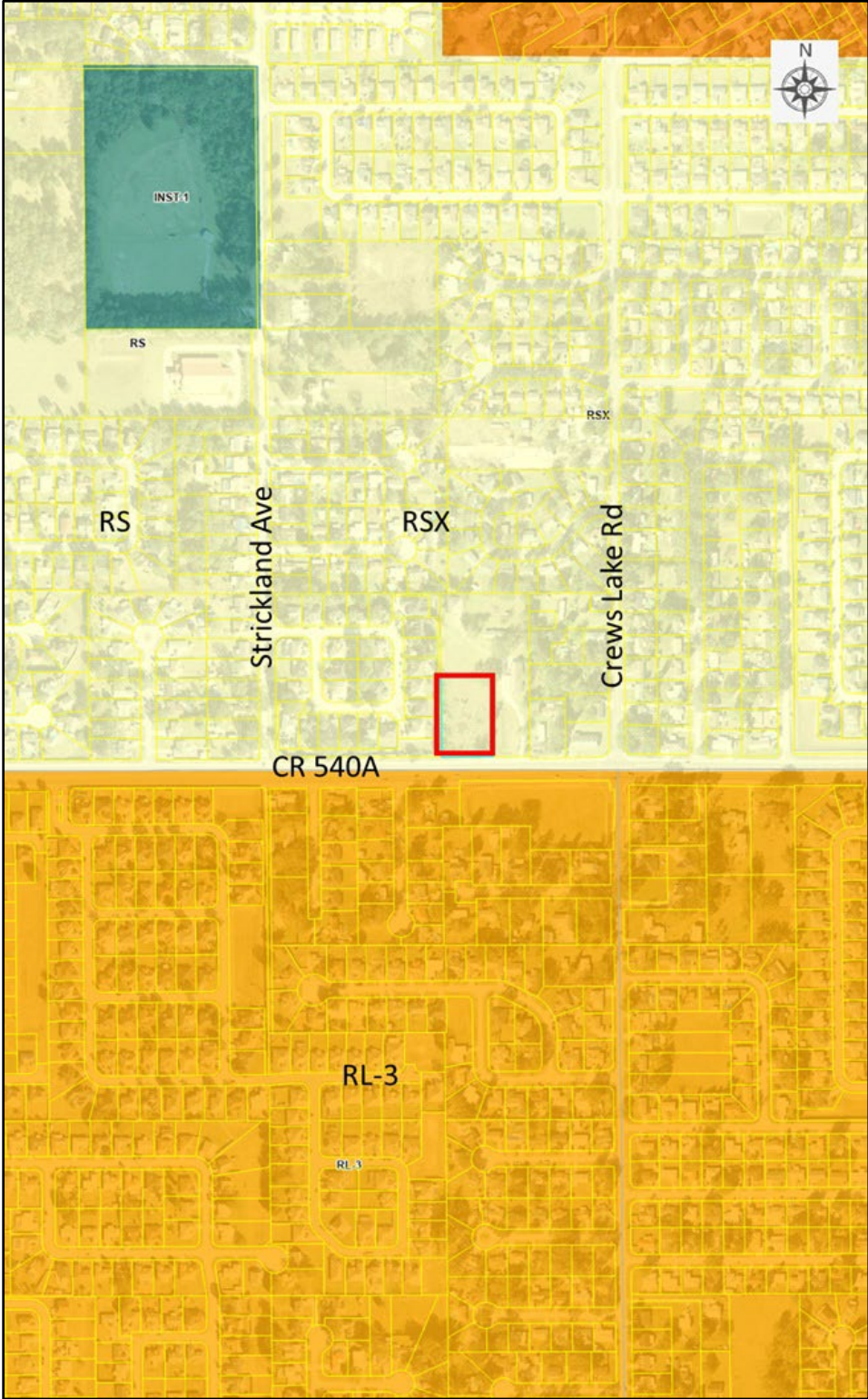
# LOCATION MAP



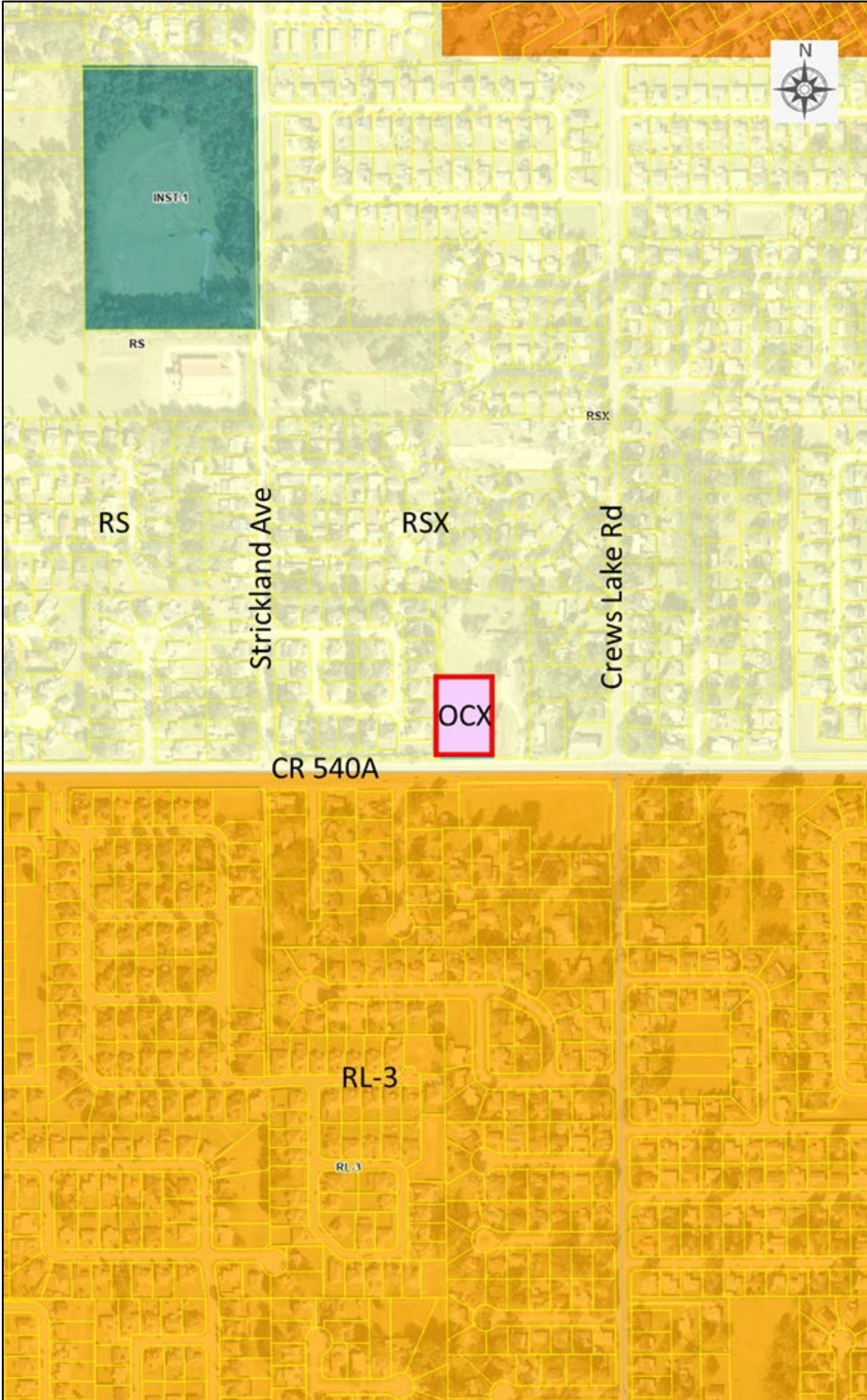
# 2023 AERIAL CONTEXT MAP



**2023 AERIAL CLOSEUP MAP**



# CURRENT FUTURE LAND USE RESIDENTIAL SUBURBAN-X (RSX)



# PROPOSED FUTURE LAND USE OFFICE CENTER-X (OCX)

Residential Suburban (RS)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
<b>Residential Uses:</b>	Family Farm, C1	<b>Residential Uses:</b>	Duplex, C3
	Group Home, Small (6 or less residents), C1		Fly-in Community, C3
	Farm Worker Dormitory, Apartment Style, C2		Group Home, Large (7-14 residents), C3
<b>All Other Uses:</b>	Mobile Homes, Individual, C1	<b>Mixed Uses:</b>	Group Living Facility (15 or more residents), C3
	Residential Infill Development, C2		Farm Worker Dormitory, Barrack Style, C3
	Single-family Detached Home & Subdivision, P		Mobile Home Park, C4
<b>All Other Uses:</b>	Animal Farm, Intensive, C1	<b>All Other Uses:</b>	Mobile Home Subdivision, C4
	Convenience Stores, Isolated, C2		Rural Residential Development (RRD), C3
	Emergency Shelter, Small (6 or less residents), C1		Suburban Planned Development, C3
	Farming General, P		Planned Development, C3
	Golf Course, C1		Residentially Based Mixed Development (RBMD), C3
	Livestock Sale, Auction, C1		Rural Mixed Development (RMD), C3
	Nurseries and Greenhouses, C1		Transitional Area Development, C3
	Recreation, Passive, C1		Adult Day Care Center (7 or more clients), C3
	Recreation, Low Intensity, C2		Agricultural Support, Off-site, C3
	Riding Academies, C1		Bed and Breakfast, C3
	School, elementary, C2		Cemetery, C3
	Utilities, Class I, P		Childcare Center, C3
	Utilities, Class II, C1		Communication Towers, guyed and Lattice, C3
	Veterinary Service, C2		Communication Tower, Monopole, C3
			Community Center, C3
			Cultural Facility, C3
			Emergency Shelter, medium (7-14 residents), C3
			Emergency Shelter, Large (15 or more residents), C3
	Event Facility, C3		
	Government Facility, C3		
	Helistops, C3		
	Kennels, Boarding and Breeding, C3		
	Lime Stabilization Facility, C3		
	Lodges and Retreats, C3		
	Mining, Non-phosphate, C3		
	Outdoor Concert Venue, C3		
	Recreation, High Intensity, C3		
	Religious Institution, C3		
	School, Middle, C3		
	School, High, C3		
	School, Leisure/Special Interest, C3		
	Seaplane Base, C3		
	Solar Electric-power Generation Facility, C3		
	Utilities, Class III, C3		
	Water Ski Schools, C4		

## CURRENT PERMITTED AND CONDITIONAL USES

Office Center (OC)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
<b>All Other Uses:</b>	Clinics & Medical Offices; Community Center; Cultural Facility; Farming General; Financial Institution; Office; Office Park; Printing & Publishing; Recreation, Passive; Religious Institution; School, Technical/Vocational/Trade & Training; Studio, Production; Utilities, Class II; Veterinary Service	<b>Residential Uses:</b>	Multi-Family
		<b>Mixed Uses:</b>	Planned Development
		<b>All Other Uses:</b>	Agricultural Support, Off-Site; Childcare Center; Financial Institution, Drive Through; Government Facility; Helistops; Hospitals; Medical Marijuana Dispensaries; Mining, Non-phosphate; Research & Development; Retail, 10,000-34,999 sq. ft.; Retail, Less than 10,000 sq. ft.; School, Leisure/Special Interest; Utilities, Class III

## PROPOSED PERMITTED AND CONDITIONAL USES