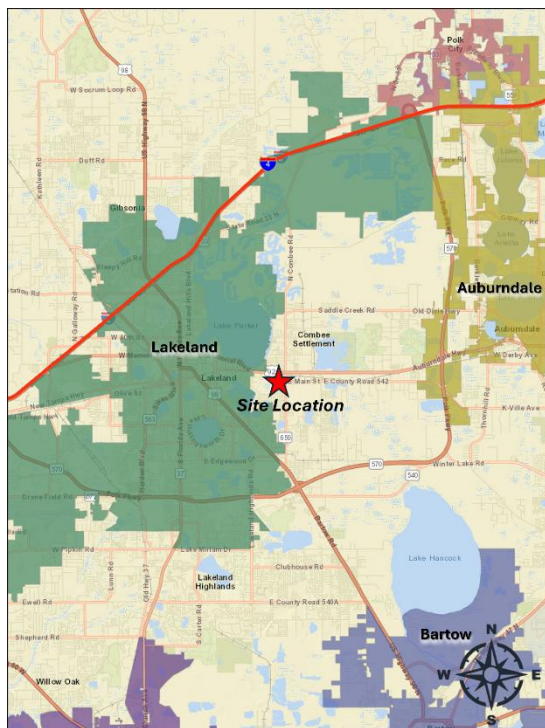


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	July 31, 2025	Level of Review:	Level 3 Review
PC Date:	November 5, 2025	Type:	Conditional Use
BoCC	N/A	Case Numbers:	LDCU-2025-16
Date:		Case Name:	Main St Childcare Center
Applicant:	Mohammed Alahi	Case Planner:	Kyle Rogus, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a Childcare Center to be located in the Residential Low-3 land use district on approximately 0.44 acres.
Location:	The subject site is located at 2445 Main Street, north of the Polk Parkway, south of Interstate 4, east of Florida Avenue, west of Thornhill Road west of the City of Lakeland in Section 16, Township 28, Range 24.
Property Owners:	Mahf INC, Mohammed Alahi, Selina Ali
Parcel Size (Number):	±0.44 acres Parcel IDs (#242816-183000-001010)
Future Land Use:	Residential Low-3 (RL-3)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location Map



2023 Aerial Image



Summary:

The applicant, on behalf of the property owner, is requesting Conditional Use approval for a Childcare Center in the Residential Low-3 (RL-3) future land use district on approximately 0.44 acres off of Main Street west of the City of Lakeland. This property has been used primarily as a Religious Institution with one (1) building (3,575 sq. ft.). The property has functioned as a religious institution since 1976. While the property no longer functions as a religious institution, the applicant intends to revitalize the site by providing childcare services to the surrounding residential neighborhoods.

The proposed Childcare Center will operate out of the existing 3,575 sq. ft. building. The service will provide support services for children from morning to late afternoon. Childcare Centers are conditionally permitted in the RL-3 Future Land Use district following a Level 3 Review by County Staff and a public hearing before the Planning Commission.

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

In accordance with Section 303 of the Land Development Code (LDC) the Childcare Center has adequate road frontage on a collector road or better. The site has approximately 130 feet of direct frontage along Main Street (CR 542, No. 841702) which is a County-maintained urban collector road and is tracked for concurrency by Polk County's Transportation Planning Organization (Link 4044 E/W), according to the Polk County Road Inventory database. The site also has 146 feet of direct frontage along Eastside Drive, which is a County-maintained urban collector road. Per Section 708, Table 7.10, the Childcare Center will require 15 parking spaces. Considering the request is not constructing any new buildings, the proposal will require only a minor level of review to ensure parking standards are being met. In accordance with Section 303 of the Land Development Code (LDC) the Childcare Center has adequate road frontage on a collector road or better. This request will not generate an increase in demand on the County's school system. The site is located within acceptable distances of fire, EMS, and police services. This area is supported by a public mass transportation system with the nearest Citrus Connection Transit Route stop (Purple Line 12 LAK/WH Town Center at Ingraham Ave. Stop) approximately 2.6 miles from the subject site directly west. There are sidewalks that allow for safe pedestrian access.

Staff recommends approval of this request. The request is consistent with the LDC and Comprehensive Plan. This request is also compatible with the surrounding land uses. The location of the subject site is ideal for the applicants request to revitalize the site as a childcare center as the surrounding area is majority residential in nature aside from properties accessing Main Street (CR 542). This provides direct access to the intended clientele. The applicant has an existing childcare center approximately five (5) minutes away from the subject site allowing an expansion of their service area.

Findings of Fact

- *This is a request for Conditional Use approval of a Childcare Center. This property is located at 2445 Main Street East, Lakeland, FL. The subject site is approximately ±0.44 acres in the Residential Low-3 (RL-3) land use district in the Transit Supportive Development Area (TSDA).*
- *According to Table 2.1 of the Land Development Code (LDC), a “Childcare Center” is a “C3” Conditional Use in the RL-3 district. As such, this Conditional Use request requires a Level 3 Review with a public hearing before the Planning Commission in accordance with Chapter 3, Section 303 of the LDC.*
- *The site is located in the Transit Supportive Development Area (TSDA). According to POLICY 2.104-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS – “Development within the Transit Supportive Development Areas shall conform to the following criteria consistently with the requirements of the Land Development Code:*
 - a. provide access to transit facilities;*
 - b. connect to centralized potable water and sanitary sewer systems;*
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;*
 - d. implementation of “Complete Street” and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;*
 - e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;*
 - f. provide access to civic space, parks, green areas, and open space and other amenities;*
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);*
 - h. have access to public schools;*
 - i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.*
 - j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.*
- *According to POLICY 2.120-C4: Development Criteria of the Comprehensive Plan, “Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.”*
- *Chapter 3, Section 303 of the LDC states, “The following shall apply to Childcare Centers:*

1. *Childcare centers with a licensed capacity of more than 25 children shall not have direct access to a local residential street.*
2. *A drop-off/pick-up area shall be designated to provide a one-way traffic circulation pattern on the site.*
3. *There shall be a minimum of 45 square feet of usable, safe outdoor play area per child. Play area shall be calculated at the rate of 45 square feet per child in any group using the play area at one time. A minimum play area shall be provided for one half of the licensed capacity of the childcare center.*
4. *The outdoor play area shall be fenced to a minimum height of four feet for childcare centers with a licensed capacity of 25 or fewer children. Those centers with a licensed capacity of more than 25 children shall provide a minimum five foot high fence around the outdoor play area.*
5. *Development and operation of a childcare center shall conform to the standards contained in the Polk County Child Care Center Regulation (Ord. 87-03, as amended), and all applicable state licensing requirements.*

- *According to Section 204 Standard Land Use District of the LDC, “The purpose of the RL-3 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 10,000 square feet.”*
- *The subject site was first recorded on September 23, 1925, through a plat known as “LAKE BONNY ADDITION”, according to P.B. 13, Page 39.*
- *On June 17, 2025, “Mahf Inc., Mohammed Alahi, Selina Ali” purchased the property through Warranty Deed with “The Well Church of God of Prophecy, Inc.”, according to O.R. Book 13603, Pages 1056-1057.*
- *The subject property is at the intersection of Main Street (CR 542) and Eastside Drive with approximately 130 feet of frontage off Main Street and approximately 146 feet of frontage off Eastside Drive respectively. Main Street (CR 542, Road No. 841702) is a County-maintained Urban Collector Roadway with a paved surface width of 20 feet and posted speed limit of 35 MPH. Eastside Drive (Road No. 842149) is a County-maintained Urban Collector Roadway with a paved surface width of 20 feet and posted speed limit of 25 MPH, according to the Polk County Roads Inventory.*
- *The site will utilize existing ingress and egress access off Main Street tracked for concurrency by Polk County’s Transportation Planning Organization (Link #4044). The roadway link has a Level of Service (LOS) standard of “C” in eastern and western directions. According to the Polk County Transportation Planning Organization, Link 4044 is currently operating at with about 35% of its capacity with sufficient trips available for the Childcare Center. There are 518 trips available eastbound and 507 trips available westbound.*
- *The proposed use is estimated to generate 125 Average Annual Daily Trips (AADT). According to Section 709.A of the LDC, the applicant will be required to provide a minor traffic study and paved parking.*

- *According to Table 7.10 of the LDC, Childcare Centers require one (1) space per five (5) children permitted, plus five (5) employee spaces. According to the applicant, the request anticipates a maximum of forty-seven (47) children. At least fifteen (15) paved parking spaces are required given this request.*
- *The surrounding land use districts are comprised of RL-4 to the west and east across Eastside Drive, Residential Low-3 to the south, and Linear Commercial Corridor to the north across Main Street.*
- *The adjacent properties consist of residential development to the south and light manufacturing to the west.*
- *The subject property is zoned for Crystal Lake Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. This requested use will not generate any additional demand on school capacity.*
- *This property is served by the Polk County Sheriff's Office's Southwest District substation located at 4120 US 98 South, Lakeland, FL 33801. The response times for the SW District were: Priority 1 – 9:21 & Priority 2 – 25:28.*
- *Both Fire and Ambulance response are from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is about 1 mile and travel time is estimated to be between four to six minutes.*
- *There is a fire hydrant directly north of the subject property within the right-of-way of Main Street approximately 9 feet from the subject property's northeast corner.*
- *The site lies within the City of Lakeland Utilities Service Area. Per discussions with City Utilities, wastewater services are not available to the site. The use will utilize an existing septic and drain field on the property.*
- *On the northern and eastern portion of the property, there is a sidewalk located within the right-of-way off of Main Street and Eastside Drive.*
- *The closest park to the subject property is Saddle Creek Park, which is approximately $\pm$ 2.5 miles directly northeast which consists of several covered pavilion areas, docks, and trails.*
- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the property is comprised 100% of Adamsville-Urban land complex soil. The soil has severe limitations for septic tank absorption fields and for small buildings.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a protected animal and plant species sighting along with natural communities.*
- *The general topography of the subject is relatively flat with elevations varying from 143 feet to 141 feet according to the Polk County GIS data viewer.*

- *There are no known historical or archeological resources onsite according to the Secretary of State's Department of Historical Resources Florida Master Site File.*
- *There are no wetlands or flood hazard areas on the property. The property is not located in a Wellfield Protection District.*
- *The site is not located within any airport flight path or height notification zones.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-16**.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-16** with the following Conditions:

1. This Conditional Use (CU) approval shall be for an Childcare Center on ±0.44 acres located within an existing building on the subject site. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-16, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

GENERAL NOTES

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

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commission's jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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

Surrounding Land Use Designations and Current Land Use Activity

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

Table 1

Northwest: Linear Commercial Corridor (LCC) County Fire Rescue Support Station ± 0.86 acres	North: Linear Commercial Corridor (LCC) County Fire Rescue Support Station ± 0.86 acres	North: Linear Commercial Corridor (LCC) Retail ± 0.41 acres
West: Residential Low-4 (RL-4) Auto Wholesale ± 0.41 acres	Subject Property: Residential Low-3 (RL-3) Religious Institution (Lake Bonny Addition) ± 0.44 acres	East: Residential Low-4 (RL-4) Commercial (Auto repair) ± 0.38 acres
Southwest: Residential Low-3 (RL-3) Single-family residence ± 0.28 acres	South: Residential Low-3 (RL-3) Mobile home residence (Lake Bonny Addition) ± 0.12 acres	Southeast: Residential Low-4 (RL-4) Mobile home residence ± 0.17 acres

The subject site is considered Lots 1, 2, and 3 of the Lake Bonny Addition subdivision platted in 1925 (PB 13, PG 39) with residences constructed soon thereafter in the 50s and later. The subject site served as a religious institution since at least 1976. The 3,575 sq. ft. building was constructed in 1966. According to the applicant, their current childcare center is experiencing a high waiting list and is therefore proposing to utilize this property as their second location is about 5 minutes from their current location.

The site is situated in a predominantly non-residential area along Main Street which is conducive with the applicant's intent for the proposed CU. The adjacent area is comprised of automotive wholesale business to the west, and mobile home residences to the south. Across Eastside Drive is a commercial automotive repair shop and mobile home residence with commercial use further south. In addition, the site can be accessed via Eastside Drive allowing for circulation with childcare pick-up and drop off schedules. The Linear Commercial Corridor (LCC) on the north side of Main Street begins to the west of the property at Fairway Avenue and extends east to Combee Road where it expands to an Industrial (IND) land use designation.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with the surrounding area as the property previously served as a religious institution. The Childcare Center functions to provide caretaking and supervision services to local and adjacent communities. Like the previous use, this request operates as a similar intensity and functional use. The site will require paved parking to accommodate both clientele and employees. The property is currently being served by the City of Lakeland's Utility services for potable water. An existing connection to onsite septic is proposed as no wastewater services are available.

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.”

A. Land Uses:

The property has a Future Land Use designation of RL-3. The requested CU is conditionally permitted following a Level 3 review by County staff and approval by the Planning Commission in a public hearing. Per Section 708, Table 7.10 of the LDC, Childcare Centers require one (1) space per five (5) children permitted, plus five (5) employee spaces. According to the applicant, the request anticipates a maximum of 47 students. At least 15 paved parking spaces are required given this request. Given the preliminary traffic analysis, a minor traffic study will be required. Parking waivers may be requested under different circumstances with Administrator Approval. The property has a 3,575 square feet building with 5 classrooms inside. The surrounding Future Land Use designations consist of varying degrees of residential and non-residential uses along Main Street, as noted in Table 1. It is sited well to serve as a compliment to surrounding residential uses.

B. Infrastructure:

The proposed Conditional Use is located in the Transit Support Development Area. This area has services which one would expect to find in a developed urban area. The surrounding area is serviced by the City of Lakeland Utilities for potable water. This Conditional Use will not generate any students. There is an adequate sidewalk network which runs along both sides of Main Street and Eastside Drive. Aldine Combee Park are located within a mile of the subject property. There is a mass transit available, with a Citrus Connection stop approximately 2.6 miles west of the subject site.

Nearest and Zoned Elementary, Middle, and High School

The subject property is zoned for Crystal Lake Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. The closest school is Crystal Lake Elementary School ($\pm$ 1.0 miles). This is a non-residential use and will not have an impact on school capacity. The project is located an adequate distance away from surrounding schools so as not to impact the zoned Polk County schools or the bussing of students to and from school.

Table 2

Name of School	Annual Estimated Demand	% Capacity (inc. port) 2024-2025 School Year	Average driving distance from subject site
Crystal Lake Elementary School	0 Students	64%	$\pm$ 1 mile driving distance
Crystal Lake Middle School	0 Students	57%	$\pm$ 1.5 miles driving distance
Tenoroc High School	0 Students	62%	$\pm$ 4.9 miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

Both Fire and Ambulance response will be from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is 1 mile with an average response time of 4-6 minutes. There is a fire hydrant directly north of the subject property within the right-of-way of Main Street, approximately $\pm$ 10 feet from the subject property's northeast corner.

Sheriff's response to the site is served by the Southwest (SW) District, located at 4120 US 98 South, in Lakeland. The response times for the SW District were: P1 – 9:21 minutes; P2 – 25:28 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command (4120 US 98 South, Lakeland)	±4.4 miles	P1: 9:21 P2: 25:28
Fire	Station #39 (3325 East Main Street, Lakeland)	±1.0 miles	4-6 minutes
EMS	Station #39 (3325 East Main Street, Lakeland)	±1.0 miles	4-6 minutes

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The property is currently being served with potable water by the City of Lakeland with a 12'' pipe diameter. While main sewer distribution lines run along the property, the City has no wastewater service available to the site. The request will rely on a private on-site septic tank & drain field.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-3	Maximum Permitted in the District RL-3	Proposed Plan
0.44 ± acres RL-3			
Permitted Intensity	One (1) single-family dwelling	10 single-family dwelling units	Childcare Center
Potable Water Consumption (GPD)	360 GPD	3,600 GPD	705 GPD
Wastewater Generation (GPD)	270 GPD	2,700 GPD	564 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

B. Available Capacity:

The property will utilize the existing septic system that has a capacity of 16,000 gallons.

C. Planned Improvements:

There are currently no planned improvements to this area.

Roadways/ Transportation Network

The surrounding roadway network is comprised of Main Street East (CR 542) and North Combee Road (SR 659). North Combee Road (SR 659) is a State maintained Minor Arterial roadway (Link # 7301). Main Street (CR 542, Road No. 841702) is a County-maintained Urban Collector Roadway. The traffic in and out of the requested CU is not likely to cause any disruption. Due to the estimated Average Annual Daily Trips (AADT), the proposed Childcare Center will require a minor traffic study as well as paved parking alongside Level 2 submittal.

A. Estimated Demand:

Based on the ITE Trip Generation Manual, Day Care Center (ITE Code 565) generate 39.30 Annual Average Daily Trips (AADT) and 10.75 Peak PM Trips per 1,000 square-feet of floor area. The proposed use will operate out of an existing 3,575 sq. ft. building. Table 5, to follow, shows the traffic that is projected for the Conditional Use development versus, what would be permitted by right and what the maximum could be with a planned development, according to Section 303 of the LDC.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-3	Maximum Permitted in the District RL-3	Proposed Plan
0.44 ± acres RL-3			
Permitted Intensity	1 single-family dwelling units	10 single-family attached dwelling units	Childcare Center
Average Annual Daily Trips (AADT)	8	78	125
PM Peak Hour Trips	1	10	38

Source: Polk County Concurrency Manual

The proposed plan is to have one access point onto Main Street (CR 542) and one access point off Eastside Drive. Appendix C of the LDC requires all developments generating more than 50 average daily trips to conduct a minor traffic study. This Conditional Use is projected to produce, on average, 125 trips a day and 38 trips during peak hours. A minor traffic study will be required as a result of the anticipated trips to identify if any offsite improvements are required. A key fact is that drop off and pick-up times will be concentrated at the beginning of the day and later in the afternoon.

B. Available Capacity:

CR 542 (Main Street East), between US 98 (Lake Parker Avenue) to SR 659 (Combee Road) has a capacity of 790 PM Peak hour vehicle trips in two separate links in each direction. According to the Polk County Transportation Planning Organization (TPO) approximately 7,800 vehicles travel that portion of the roadway each day on average, with approximately 272 eastbound vehicles and 283 westbound vehicles passing through the segment each day. This road link is currently operating with about 64% capacity left. The current level of service (LOS) is operating above the minimum County standard.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
7300N	SR 659 (Combee Road North) From: US 98 To: US 92	D	40	D
7300S	SR 659 (Combee Road North) From: US 92 To: US 92	C	73	D
4044E	CR 542 (Main Street East) From: US 98 (Lake Parker Avenue) To: SR 659 (Combee Road North)	C	518	D
4044W	CR 542 (Main Street East) From: US 98 (Lake Parker Avenue) To: SR 659 (Combee Road North)	C	507	D

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

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

C. Roadway Conditions:

According to Polk County's Road Inventory, Main Street (CR 542, Road No. 841702) is a County-maintained Urban Collector road approximately 4 miles in length and a paved surface width of 20' and ROW width of 60'. Eastside Drive (Road No. 842149) is a County-maintained Urban Collector road approximately 0.45 miles in length and a paved surface width of 20' and ROW width of 60'.

D. Sidewalk Network

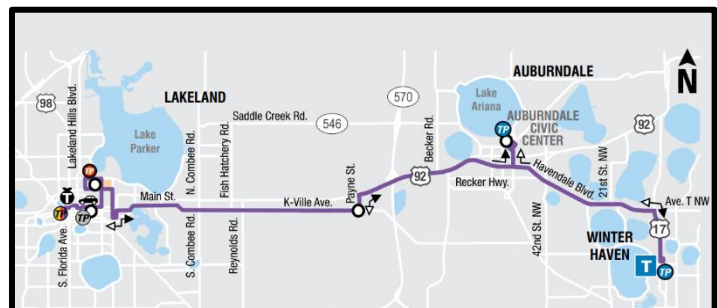
There are sidewalks along the south side of Main Street and the west side of Eastside Drive which allows pedestrian traffic to reach the nearby retail shops and Downtown Lakeland.

E. Planned Improvements

There are currently no planned County improvements.

F. Mass Transit

The nearest Citrus Connection Transit Route stop (Purple Line 12 LAK/WH Town Center at Ingraham Ave. Stop) is approximately 2.6 miles from the subject site directly west, and there are sidewalks that allow for safe pedestrian access. The Purple line provides access with multiple stops between Lakeland's downtown terminal and Winter Haven's downtown terminal.



Park Facilities and Environmental Lands:

The closest park to the subject property is Saddle Creek Park and Campground, which is approximately ± 2.5 miles directly east, and consists of multiple covered pavilion areas, docks, and trails. There are no environmental lands abutting the site. The closest environmental site is Saddle Creek County Park.

A. Location:

The closest park to the subject property is Saddle Creek Park and Campground at 3716 Morgan Combee Road, which is approximately ± 2.5 miles directly east.

B. Services:

Saddle Creek Park and Campground consists of multiple covered picnic tables, docks, and trails.

C. Multi-use Trails:

Saddle Creek Park and Campground provides multi-use trails under the TPO 2035 Multimodal Plan. The route is shown to from the Lake Mirror Promenade, south along Lake Parker and eventually connects into the Tenoroc Trail.

D. Environmental Lands:

Saddle Creek County Park is the closest environmental land to the property and is 2.5 miles east. This land is owned and maintained by Polk County. Most of this park consists of lakes and surrounding uplands vegetated by natural communities such as Osprey Links.

E. Planned Improvements:

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

Environmental Conditions

There are no environmental limitations on this property that will likely impede the Conditional Use as requested. Childcare Centers are not exempt from the paved parking requirements in Section 709.A of the LDC, therefore further stormwater management improvements are required as part of the Level 2 engineer site plan review to account for the increase in Impervious Surface Ratio (ISR). There are no wetlands or floodplains on or near the property according to County viewers. The entire site is comprised of Adamsville-Urban land complex soil (100%) according to the U.S. Department of Agriculture, Soil Conservation Service. According to the Florida Natural Areas Inventory Matrix (FNAI), the CU is not located within one (1) mile of any document endangered flora or fauna. The site is not within any public airport flight paths or buffer zones. The closest aviation facility is Lakeland Linder International Airport ± 9.2 miles to the southwest.

A. Surface Water:

There is no natural surface water feature on the subject parcel. The closest natural body of water is Lake Holloway which is $\pm 3,302$ feet to the southwest. The site is relatively flat and the topography of the subject property slopes from the west to the east. Elevations vary from 143 feet to 141 feet.

B. Wetlands/Floodplains:

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

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site is comprised of Adamsville-Urban land complex soil (100%). Adamsville-Urban land complex soil has a depth to restrictive feature of more than 80 inches with a somewhat poor drainage classification providing negligible runoff. It is also important to note that Adamsville-Urban land complex soil does not experience frequency of flooding or ponding as it pertains to this site with no wetlands or floodplain areas.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Adamsville-Urban land complex soil	Severe: Wetness, poor filter	Moderate wetness	100

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

D. Protected Species:

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

E. Archeological Resources:

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

F. Wells (Public/Private):

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

G. Airports:

According to the Polk County Airport Impact Districts Map, the subject property is not located within any Airport Buffer Zones for flight path and height restriction. The closest aviation facility is Lakeland Linder International Airport ± 9.2 miles to the southwest.

Economic Factors:

The location of the subject site is ideal for the applicants request to revitalize the site as a childcare center as the surrounding area is majority residential in nature aside from properties accessing Main Street (CR 542). This provides direct access to the intended clientele. The applicant has an existing childcare center approximately five (5) minutes away from the subject site allowing an expansion of their service area.

The property previously functioned as a religious institution as early as 1976. The proposed Conditional Use will be similar in use as it will provide caretaking and supervision services for children in the local and adjacent communities and will be an adaptive reuse of an existing structure. Whenever possible, the reuse of existing structures is more financially advantageous compared to having to construct new facilities. The applicant has stated that the intent of the Conditional Use is to provide services which will be provided daily with pick-up and drop-off times from 7am to late evening. The property is located in an area that has mass transportation service stops and is located near commercial retail businesses.

Consistency with the Comprehensive Plan and Land Development Code:

The site is located in a Transit Supportive Development Area (TSDA), which is an area “where the availability of infrastructure and other community facilities and services, including, but not limited to, mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development,” according to POLICY 2.104-A of the Comprehensive Plan.

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

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

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

Table 9: Consistency with the Comprehensive Plan

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

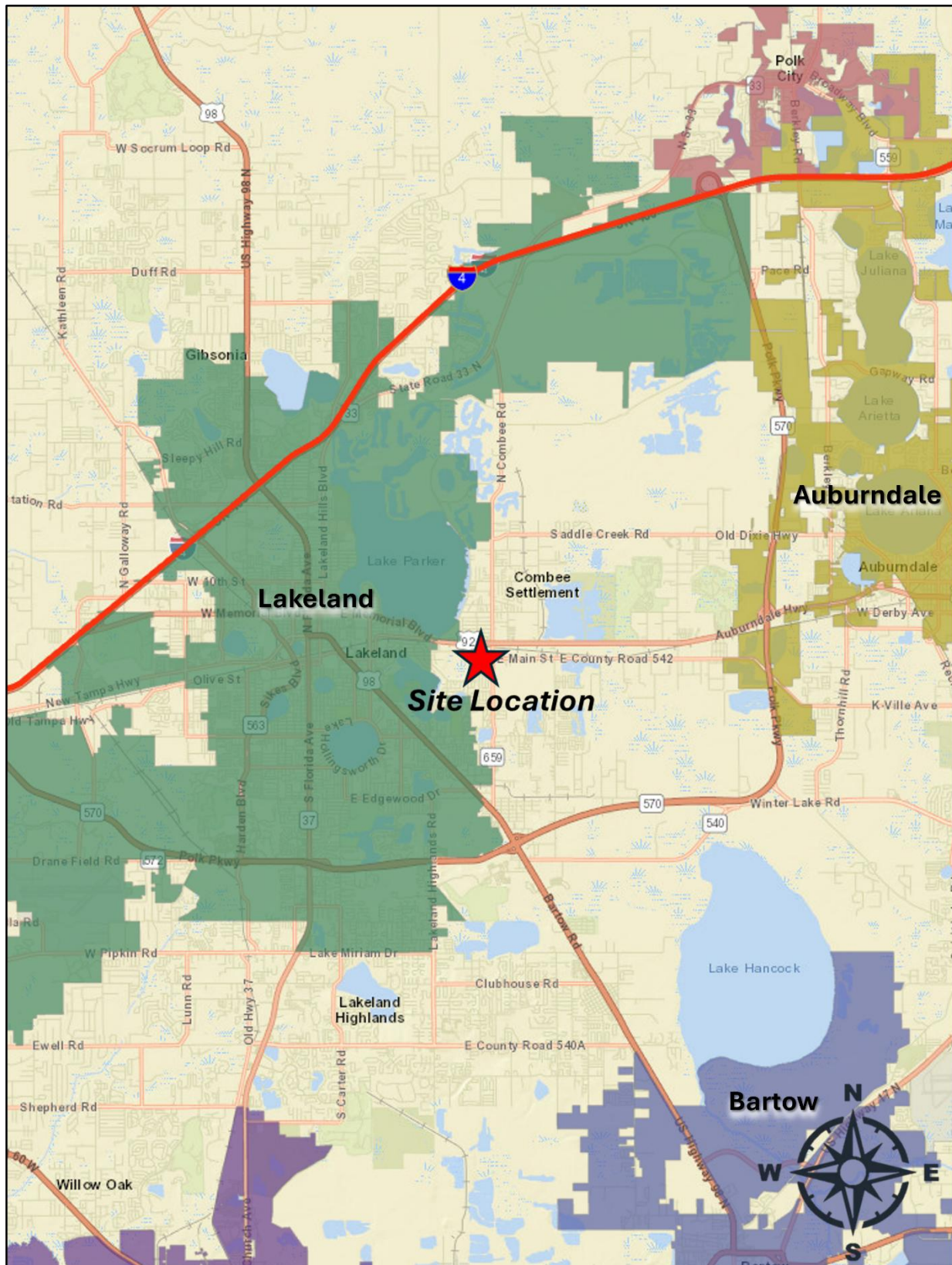
Comments from other Agencies:

City of Lakeland, Water Utilities

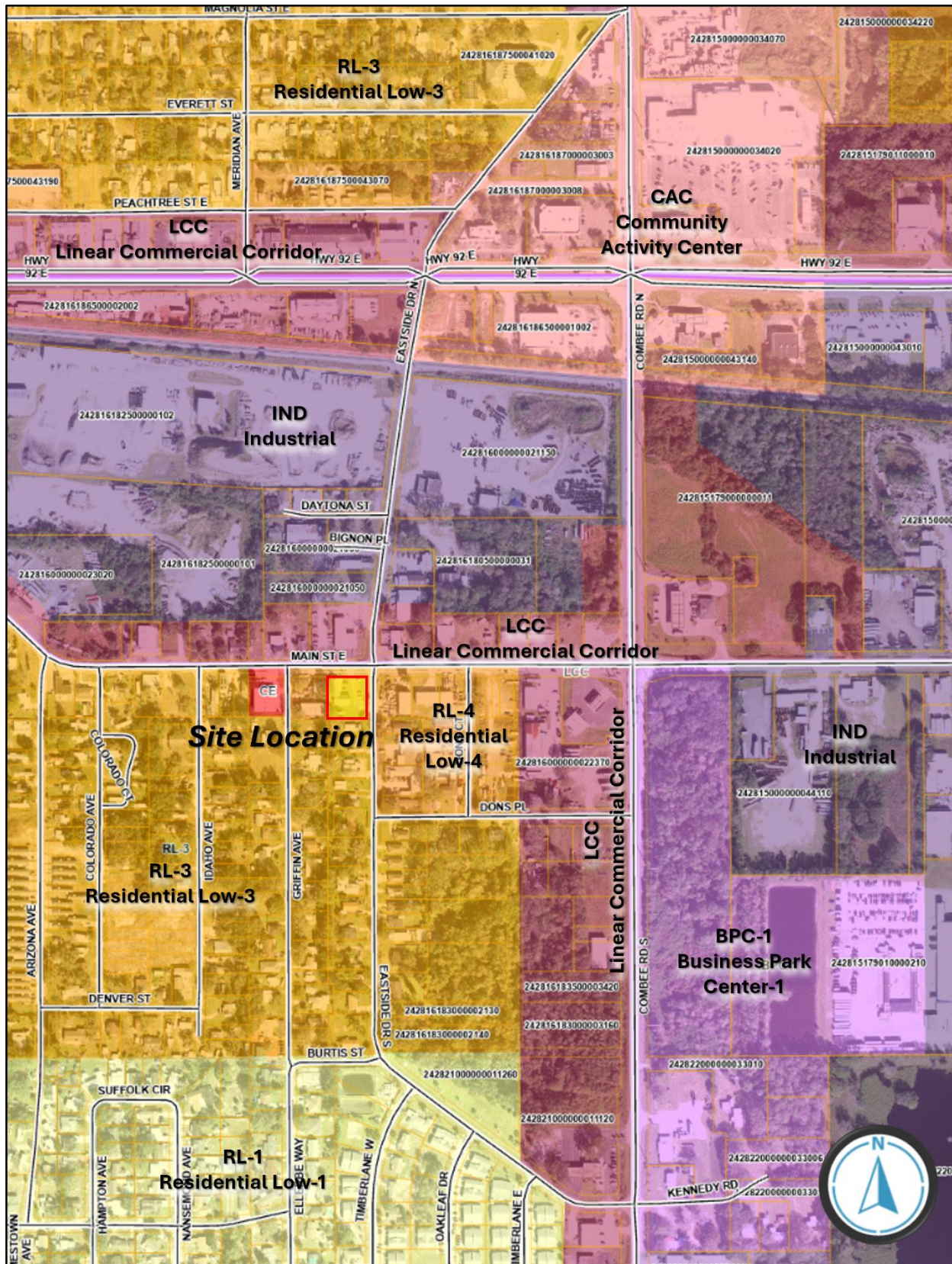
In order to proceed with potable water service, the applicant will be required to submit a capacity application to the City for further review.

Exhibits:

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



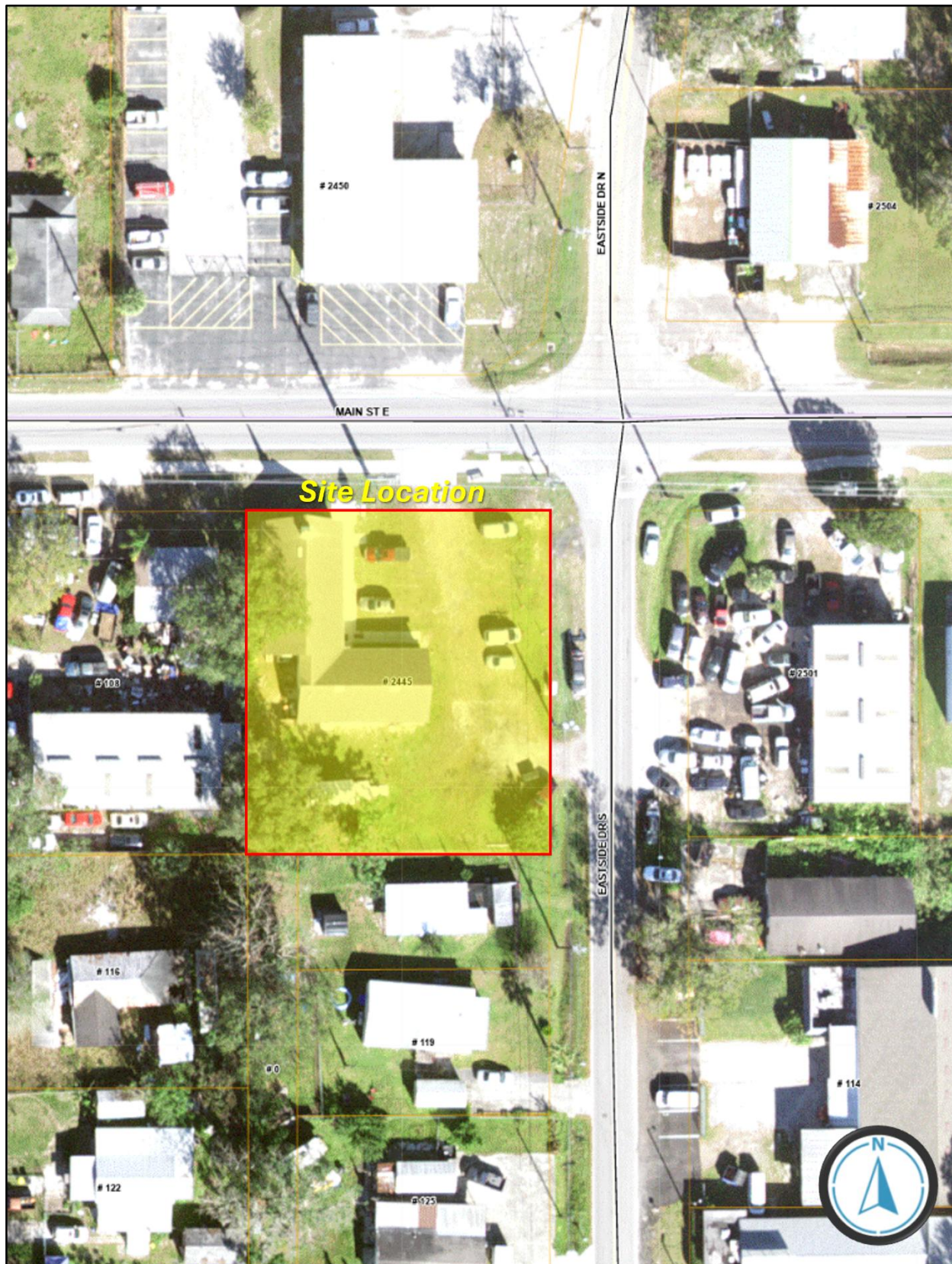
Location Map



Future Land Use Map



2023 Aerial Photo (Context)



2023 Aerial Photo (Close-up)



Site Plan