

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

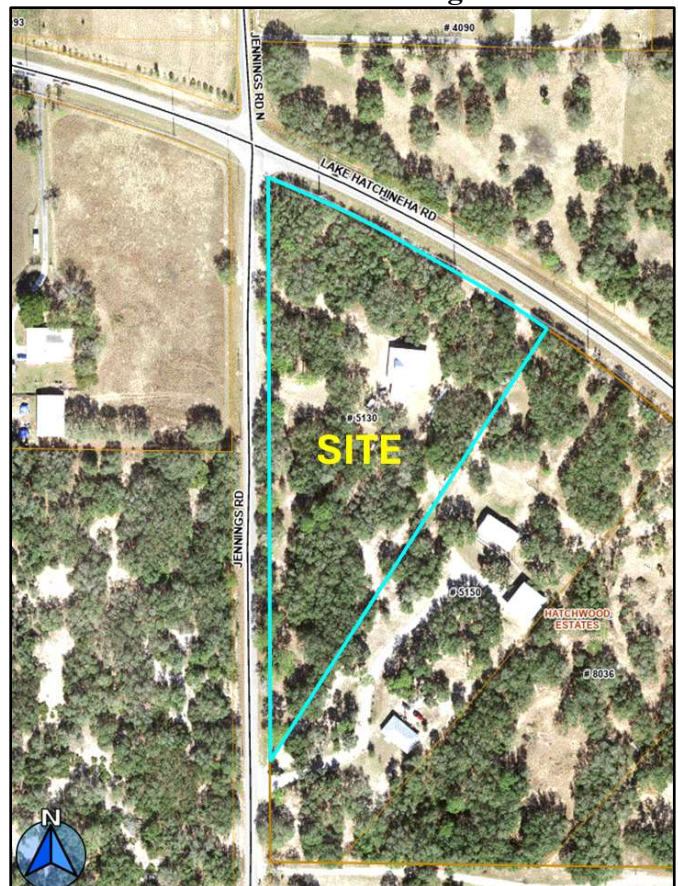
DRC Date:	July 24, 2025	Level of Review:	Level 3 Review
PC Date:	September 10, 2025	Type:	Conditional Use
BoCC	N/A	Case Numbers:	LDCU-2025-13
Date:		Case Name:	Hatch Event Facility CU
Applicant:	Travis K. Worley	Case Planner:	Andrew Grohowski, Planner II

Request:	The applicant is requesting Conditional Use approval for a 2,400 sq. ft. Event Facility on approximately 5 acres within an Agriculture/Residential Rural (A/RR) land use district.
Location:	5130 Jennings Road, south of Lake Marion Road North, west of Watkins Road, east of Parton Ranch Road, north of Oak Street, southeast of the City of Haines City in Section 20, Township 28, Range 28.
Property Owners:	Travis K. Worley, Caroline Worley
Parcel Size (Number):	282820-935617-000010 (±5.00 acres)
Future Land Use:	Agricultural/Residential Rural (A/RR)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Haines City
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



2023 Aerial Image



Summary:

The applicant is proposing to construct an Event Facility within an Agriculture/Residential Rural (A/RR) land use district (*Exhibit 2*). Per Table 2.1 of the Land Development Code (LDC), this requires a Conditional Level 3 Review. According to the application, the applicant is proposing a “wedding barn” event facility drawing on the area’s history and surroundings to provide country-themed weddings and similar events. The applicant estimates attendance to be approximately 200 guests per event.

The subject parcel is currently used residentially. The proposed event facility will utilize a 2,400 square foot structure, to allow events and weddings on site. No outdoor amplified voice, music, or live entertainment will be permitted as conditioned within the staff report. The site is located within the Eastern Utility Service Area, but the applicant is proposing a private well and septic system for potable water and wastewater as no service lines are nearby. The site plan indicates there will be adequate parking based upon parking requirements found in Table 7.10 of the LDC.

Roadway capacity of Lake Hatchineha Road as well as emergency services in the area are adequate. The subject parcel has direct access to Jennings Road, a local road, with frontage on Lake Hatchineha Road, a Major Collector Roadway. A new County fire station, Rescue Station 13, was recently constructed on Watkins Road, and is less than one mile away with improved response times. The site has no wetlands, surface waters, or other environmental limitations. Should approval for the proposed event facility be granted, the applicant will be required to submit for a Level 2 staff review, during which engineered site plans must be submitted to address Conditional Use requirements, stormwater, parking needs, and site design for compatibility.

Staff has noted a marked increase in such event facilities providing more rustic settings for weddings and special events. The parcels directly surrounding the subject property are residential land uses. The acreage of the site, natural trees and required landscaping to buffer the events from offsite make this request compatible. Through site design and the conditions of approval, staff finds the request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application with the provided conditions of approval.

Findings of Fact

- *This is a Conditional Use request for a 2,400 square foot Event Facility on approximately 5 acres within an Agriculture/Residential Rural (A/RR) land use district and in the Rural Development Area (RDA).*
- *Chapter 10 of the Land Development Code (LDC) defines Event Facility as “An enclosed place of assembly offered to the general public for accommodating events, which may include amplified voice, music, or live entertainment, but without permanent alcohol service.”*
- *Fire response to this project is from the newly constructed Polk County Fire Rescue Station 13, located at 2021 Watkins Road, Haines City less than one mile from the site with a response time of 3-5 minutes. EMS response is from Polk County Fire Rescue Station 45, located at 9500 Marigold Road, Poinciana about 3.4 miles from the site with a response time of 7-9 minutes.*
- *The site is located within the Polk County Sheriff’s Office Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. Response times for SE in July 2025 were: Priority 1 Calls – 13:35 and Priority 2 Calls – 27:46.*

- *The property is located at the intersection of Jennings Road (Road No. 882905) and Lake Hatchineha Road (Road No. 872102) with direct ingress/egress to Jennings Road, a County-maintained Local Road with a pavement width of 22 feet. Lake Hatchineha Road is a Rural Major Collector Road with a pavement width of approximately 26 feet and monitored for Level of Service for traffic counts or concurrency by the Polk County Transportation Organization's Roadway Network Database.*
- *Section 303 of the Land Development Code (LDC) states that the following standards shall apply to Event Facilities:*

"In addition to other applicable regulations, the following standards shall apply:

1. All Event Facilities shall submit an Event Management Plan to include and address the following criteria:

- a. All parking areas shall be identified;*
- b. A traffic circulation plan in narrative and graphic form shall be provided;*
- c. Security measures;*
- d. Identification of public safety needs (i.e. EMS/Fire, Sheriff's Office, Florida Highway Patrol, etc.);*
- e. The number of anticipated attendees;*
- f. Hours of operation; and*
- g. Signage*

The above referenced may be further restricted or lessened by the Planning Commission or Board of County Commissioners through a condition of approval.

2. An Event Facility with outdoor amplified voice, music, or live entertainment shall also comply with the Outdoor Concert Venue use criteria;

3. On-premises alcohol consumption may not be licensed to the property or establishment."

- *Table 7.10 of the LDC requires Event Facilities to provide a minimum of 1 space per 3 seats or 150 square feet Gross Floor Area (GFA), whichever is greater.*
- *The applicant has submitted an event management plan that has been reviewed by County Staff.*
- *The subject parcel is located in the Eastern Regional Utility Service Area (ERUSA). There is no water or wastewater services to the subject parcel. A private well and septic tank will be utilized.*
- *The property is zoned for Sandhill Elementary, Lake Marion Creek Middle, and Haines City Senior High.*
- *The property contains no wetlands or flood zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *The property is comprised of Astatula Sand 0 to 8% slopes.*
- *The subject property is not located within an Airport Impact Zone.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*

- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *Section 204.A.1 of the LDC states, "The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities."*
- *The site is located in the Rural Development Area (RDA) which is the area "characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments" according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *POLICY 2.125-E1 of the Comprehensive Plan states that "Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan" and that Type E facilities are all types of recreation activities and associated infrastructure.*
- *POLICY 2.121-A1 of the Comprehensive Plan states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County's Land Development Code" in the Agricultural/Residential Rural districts.*
- *Per 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."*
- *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.108 RURAL-DEVELOPMENT AREA (RDA); of the Comprehensive Plan.*

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-2025-13**.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-13** with the following Conditions:

1. The property shall be approved for a $\pm 2,400$ square foot Event Facility within an Agriculture/Residential Rural (A/RR) land use district. Any modifications to LDCU-2025-13, 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]
2. No amplified voice, music, or live entertainment is permitted outside the enclosed structure. [PLG]
3. Type-B Buffers will be required along any property lines adjacent to residential land use districts. A Type-A Buffer will be required along Jennings Road and Lake Hatchineha Road. [PLG]
4. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [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

Table 1

Northwest: Agriculture/Residential Rural (A/RR) ± 4.85 acres Single-family residence	North: Agriculture/Residential Rural (A/RR) ± 5.16 acres Vacant	Northeast: Agriculture/Residential Rural (A/RR) ± 5.16 acres Vacant
West: Agriculture/Residential Rural (A/RR) ± 8.69 acres Single-family residence	Subject Property: Agriculture/Residential Rural (A/RR) ± 5.00 acres Single-family residence	East: Agriculture/Residential Rural (A/RR) ± 10.94 acres Single-family residence
Southwest: Agriculture/Residential Rural (A/RR) ± 133 acres Vacant	South: Agriculture/Residential Rural (A/RR) ± 4.98 acres Single-family residence	Southeast: Agriculture/Residential Rural (A/RR) ± 4.98 acres Single-family residence

The property is at the intersection of Lake Hatchineha Road and Jennings Road which makes this an ideal location for a venue such as this. The property is considered lot 5 of the Hatchwood Estates which was platted and recorded in 1999 (PB 109, PGS 46 and 47). Single-family residences were subsequently built in the mid 2000s. The subject site remained vacant until a 3,944 single-family residence was constructed in 2024. The area is rural in nature as the surrounding parcels are all within an Agriculture/Residential Rural land use district. Site-built homes are dispersed amongst orange groves and vacant pieces of timber forest. A new fire station was recently constructed off of Watkins Road, approximately six (6) miles southeast of the subject site. The nearest non-residential use is a cell tower located about ¼ mile to the west.

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

This site lies within the heart of a rural residential land use district which currently has a single-family residence. Large tracts of single-family homes are found south along Jennings Road, and with frontage along Lake Hatchineha Road. The nearest home is approximately 100 feet to the west. A few vacant parcels to the north and southeast could be developed with residential dwelling units. With these factors in mind, Staff is requesting Type-B Buffers along the eastern property line and a Type-A Buffer along the frontages of Lake Hatchineha Road and Jennings Road to address compatibility issues between the adjacent residential land uses. The applicant has also provided twenty (20) parking spaces which buffers the southernmost extent of the property.

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.”

The property is located at the intersection of Lake Hatchineha Road, a County-maintained 26-foot-wide paved Rural Major Collector (RMC) Roadway and Jennings Road, a local roadway. Although residential rooftops can be found along this roadway of intra-county importance, this classification as well as the intersection location is suitable for commercial development. According to the applicant’s site plan, access for ingress/egress operations will be off of Jennings Road from an existing driveway, immediately after turning off of Lake Hatchineha Road.

Unlike most event facilities, this location will not have any outdoor gatherings or amplified sound. As such, this facility will not be utilized as an outdoor concert venue. If the applicant wishes to introduce outdoor sound in the future, a modification to this Conditional Use will be required in accordance with the Outdoor Concert Venue requirements located in Chapter 3, Section 303 of the LDC. Until then, all amplified sound shall remain indoors which will alleviate potential noise concerns from the surrounding neighbors. Of the potential nonresidential uses permitted in the A/RR district, the proposed event facility is least impactful when compared to an Outdoor Facility or Agritourism, which the site does not qualify for.

B. Infrastructure:

The subject property is located within a Rural Development Area (RDA), and the area is very limited for infrastructure and public services. The property will be serviced by a private well and septic system, as there are no connections available to public potable water or wastewater systems. There are public safety services within a short driving distance. The site is far from public schools, but there is a school bus stop located at the intersection of Lake Hatchineha Road and Jennings Road. There are no mass transit stops within a reasonable distance. There are no sidewalks in the area. The use is not anticipated to have an adverse effect on any public services.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Sandhill Elementary, Lake Marion Creek Middle, and Haines City Senior High. The closest school is Sandhill Elementary School located almost two (2) miles to the west of the subject site. The proposed event facility is not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Sandhill Elementary	±1.8 miles driving distance
Lake Marion Creek Middle	±6.1 miles driving distance
Haines City Senior High	±8.4 miles driving distance

Source: Polk County GIS

Event facilities do not generate a demand for school capacity. Therefore, such data is not provided in this report.

Nearest Sheriff, Fire, and EMS Station

Fire response to this project is from Polk County Fire Rescue Station 13, located at 2021 Watkins Road in Haines City. The travel distance is less than 1 mile with an average response time of 3-5 minutes. EMS response is from Polk County Fire Rescue Station 45 located at 9500 Marigold Avenue in Poinciana. The travel distance is approximately 3.4 miles with an average response time of 7-9 minutes. There are no fire hydrants within the immediate area.

Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for SE were: P1 – 13:35 minutes; P2 – 27:46 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	Northeast District Headquarters (4011 Sgt. Mary Campbell Way)	±7.8 miles	P-1: 13:35 P-2: 27:46
Fire	Polk County Fire Rescue Station 13 (2021 Watkins Road)	±0.74 miles	3-5 minutes
EMS	Polk County Fire Rescue Station 45 (9500 Marigold Road)	±3.4 miles	7-9 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:

This site is located within the Rural Development Area (RDA) and the County serves potable water to this area through its East Regional Utility Service Area (ERUSA) at the Waverly Public Water System. According to the County's 5-year capital improvements plan, the ERUSA will expand wastewater services in the area. However, the closest water line is over ½ mile away and is not anticipated to be extended. Wastewater lines are not nearby. Similar to the existing single-family residence, the property will utilize a private well and septic system for water and wastewater service.

A. Estimated Demand and Service Provider:

The closest 8-inch potable water main is approximately 0.5 miles from the subject site. The event facility will be entirely serviced by an on-site well and septic system. The conditional use of an event facility does not generate a significant amount of demand for water and wastewater given the limited hours of operation for such a use. The property will be required to permit a private well and septic tank to address water or wastewater needs., If the facility were to connect to ERUSA, an analysis of estimated impacts is provided in Table 4, below.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted in the District	Proposed Plan
±5.00 acres A/RR			
Permitted Intensity	One (1) single-family residence	5 single-family residential units with approval of a RRD with the maximum amount of Density Bonus Points	Event Facility with 200 Attendees
Potable Water Consumption (GPD)	360 GPD	1,800 GPD	1,000 GPD
Wastewater Generation (GPD)	270 GPD	1,350 GPD	800 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

Single-family residential Consumption/Generation numbers are based on the most intense use allowed in the district at 360 GPD/unit for water consumption and 270 GPD/unit for wastewater generation. Proposed Plan Consumption/Generation numbers are based on Assembly Halls with Food Service at 5 GPD for per seat and 80% of water consumption for wastewater generation,

B. Available Capacity:

The ERUSA potable water system has a permitted capacity of 884,000 gallons per day (GPD). Current usage is approximately 444,000 GPD. Water and wastewater services will be provided by the property owners. Connection to centralized water or wastewater is not available.

C. Planned Improvements:

According to the Polk County's 5-year capital improvements plan, the ERUSA will expand wastewater services in the area. While wastewater services will be expanded, the extension of the potable water main off Watkins Road toward the subject site is not anticipated at this time.

Roadways/ Transportation Network

Event facilities operate similar to the methodology used for religious institutions with regard to traffic generation. The events are often held outside of peak travel hours, and most events are held evenings and weekends. The standard measure for transportation impacts, along with the size of the venue, indicate the Average Annual Daily Trips (AADT) will likely be below 50 trips, therefore not requiring a minor traffic study. Attendees will travel to the event facility from Lake Hatchineha Road, also known as County Road 542 (Road Number 872102). The property is at the intersection of this Rural Major Collector Roadway, and Jennings Road, a County-maintained Local Roadway. While access will come from Jennings Road, given the property's location at an intersection, vehicles will not pass any residential homes or developments along Jennings Road. The facility will have to construct a driveway to commercial standards and should not cause any significant disruptions in the system.

A. Estimated Demand:

Similar to religious facilities, events are often held in the evenings and weekends, and the trips are outside of the peak travel hours. According to the applicant, the venue will provide space for up to 200 attendees. While trip counts are typically low on average throughout the year, staff anticipates congestion for a short period of time as an event commences and concludes. Additionally, attendees of weddings or special events are likely to travel together in the same vehicle, reducing the overall number of trips to the site. Table 5, below, provides the current demands for the parcel with permitted uses and the demand for the proposed use.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted in the District	Proposed Plan
±5.18 acres A/RR			
Permitted Intensity	One (1) single-family dwelling unit	One (1) single-family dwelling unit	2,400 sq. ft. Event Facility
Average Annual Daily Trips (AADT)	7.81	7.81	16
PM Peak Hour Trips	1.00	1.00	1

Source: Polk County Concurrency Manual

As Table 5 demonstrates, the traffic generated from this project is anticipated to be less than 50 AADT of which 1 trip will take place during the peak hours. A minor or major traffic study will not be required during the Level 2 Review process. These events are typically held on weekends or after Peak PM hours.

B. Available Capacity:

Attendees to the event facility will likely be arriving from the west on Lake Hatchineha Road. Lake Hatchineha Road is monitored for concurrency by the Transportation Planning Organization. Currently, Lake Hatchineha Road has current levels of service (LOS) of "C" with an acceptable LOS

of “D”. There is ample capacity along the monitored segments. Table 6, to follow provides the available information for the closest monitored segments.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4042E	CR 542 (Lake Hatchineha Road) From: SR 17 (Scenic Hwy) To: Lake Hatchineha	C	455	D
4042W	CR 542 (Lake Hatchineha Road) From: SR 17 (Scenic Hwy) To: Lake Hatchineha	C	441	D

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

C. Roadway Conditions:

Ingress/egress to the site is from Jennings Road (Road Number 882905). According to Polk County’s Road Inventory, Jennings Road is a County-maintained Local Road with a 22-foot-wide paved surface and 60 feet of ROW. Jennings Road is not monitored for concurrency by Polk County TPO but meets County roadway standards. Lake Hatchineha Road (Road Number 872102) is a County-maintained 26-foot-wide paved Rural Major Collector (RMC) Roadway. There is existing residential access off Jennings Road for the subject property. Additionally, a school bus stop is located nearby at the intersection of Jennings Road and Lake Hatchineha Road. However, given access from Jennings Road and the operation is typically held outside of regular school hours, the proposed facility should not be a cause for any concern. The existing residential driveway will need to be upgraded to commercial standards.

D. Sidewalk Network:

No sidewalks are present on Jennings Road or Lake Hatchineha Road at this location. No sidewalk improvements will be required for the proposed event facility.

E. Planned Improvements:

Staff has not identified any planned improvements to the local roadway or sidewalk network near the subject site.

F. Mass Transit:

There are no mass transit services provided to the area. There are no Citrus Connection routes within a reasonable distance of the subject parcel.

Park Facilities and Environmental Lands:

This event facility is not dependent upon park facilities and is not located in proximity to a park such that it would be disruptive to its function. The closest parks are Poinciana Community Park to the east and East Central Park to the southwest. The closest environmental lands are Catfish Creek Preserve State Park located to the east. The proposed event facility is not expected to impact the surrounding parks and preserves.

A. Location

East Central Park is located at 11 Lake Mabel Loop Road in Dundee, approximately 3.9 miles from the subject property. Poinciana Community Park is located at 5109 Allegheny Road, approximately

2.2 miles to the east, and Catfish Creek Preserve State Park is approximately five miles to the east of the subject site.

B. Services

East Central Park consists of football fields, baseball fields, playground, tennis, volleyball, restrooms a picnic shelter, exercise stations and multi-purpose fields. The Poinciana Community Park consists of a playground, multipurpose fields and a dog park. Catfish Creek Preserve State Park provides primitive camping, fishing, hunting, hiking and biking trails, picnic shelters and equestrian trails.

C. Multi-use Trails:

Multi-use trails can be found at East Central Park and Catfish Creek Preserve State Park.

D. Environmental Lands:

Allen David Broussard Catfish Creek Preserve State Park is located to the east of the subject parcel. The 8,000-acre reserve adjoins Lake Kissimmee State Park and was acquired through the CARL land acquisition program, beginning with the original acquisition in of the Preserve in 1991. The lands protect a portion of the Lake Wales Ridge, a unique scrub ridge that provides valuable community habitat.

E. Planned Improvements:

Staff has not identified any planned improvements to the County parks near the subject site.

Environmental Conditions

The property is currently used as residential. There are no wetlands or floodplains on or near the property, nor other environmental conditions which exist that would hinder development at this site. Stormwater features are proposed to the east of the property.

A. Surface Water:

No surface water is found onsite. The closest lake is Lake Marion approximately one (1) mile to the north.

B. Wetlands/Floodplains:

The subject property is not located within any flood zone and there are no wetlands present on site.

C. Soils:

According to the Soil Survey of Polk County, the site is made up of Astatula Sand, 0 to 8 percent slopes, Table 7, to follow, summarizes the soil type and limitations for development activity on-site, but wastewater generation is minimal for the site.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Astatula Sand 0-8% Slopes	Slight: Poor Filtration	Moderate: Slope	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 any endangered animal species. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law.

E. Archeological Resources:

According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts. According to the applicant, a private well was placed on the property about two years ago.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

Event facilities typically rely on outside vendors to supply food and beverages to serve guests attending special events. Vendors can range from florists, photographers, videographers, musicians, and bakers. The addition of an event facility within the area may provide a long-term impact to the local economy with the contracting of such vendors. Additionally, attendees from outside of Polk County may take advantage of hotels, restaurants, and retail during their stay for the special event. While the event facility is not immediately central to such amenities, Lake Hamilton, Haines City and Dundee are within a reasonable driving distance for such services.

Consistency with the Comprehensive Plan and Land Development Code:

The Event Facility use was added to Table 2.1 of the LDC in 2017 as a Level 3 Conditional Use approval within A/RR land use districts (Ord. No. 17-067). This was based upon a framework provided in the Comprehensive Plan for this type of use that transcends all land use categories termed "Community Facility" listed in POLICY 2.125-E. Because of the communal, social and recreational qualities of these types of uses, the Event Facility use fits best into the Type "E" Community Facility, which is described as "all types of recreation activities and associated infrastructure" because it remains a recreational use, just not one related to sports as other types of community facilities include. The addition of Event Facilities as a Conditional Use within A/RR land use districts is consistent with POLICY 2.121-A1 of the Comprehensive Plan that states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with

policies of this Plan and the guidelines of the County's Land Development Code" within an A/RR district.

Table 8, 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 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A1: DEVELOPMENT LOCATION - <i>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.</i>	The site is located in the Rural Development Area (RDA) in an area where urban services are limited. The event facility will be required to provide their own sources for potable water and wastewater and will be self-sustained. Community Facilities are specifically noted within this policy to be allowed as a conditional use within A/RR land use districts.
POLICY 2.102-A2: COMPATIBILITY - <i>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.</i>	Staff finds this CU request is compatible with neighboring properties. As noted within the staff report, buffers will be required along the southern and eastern property lines to help screen the site from potential future development. The main structure is a significant distance from other residences.
POLICY 2.102-A4: TIMING - <i>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.</i>	The proposed request is not anticipated to create a Level-of-Services (LOS) deficiency upon existing services provided by the County. Such services were analyzed as part of this report.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - <i>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).</i>	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. The subject property will provide a private well and septic tank for potable water and wastewater and will be self-sustained for these purposes.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.7 of the Land Development Code.

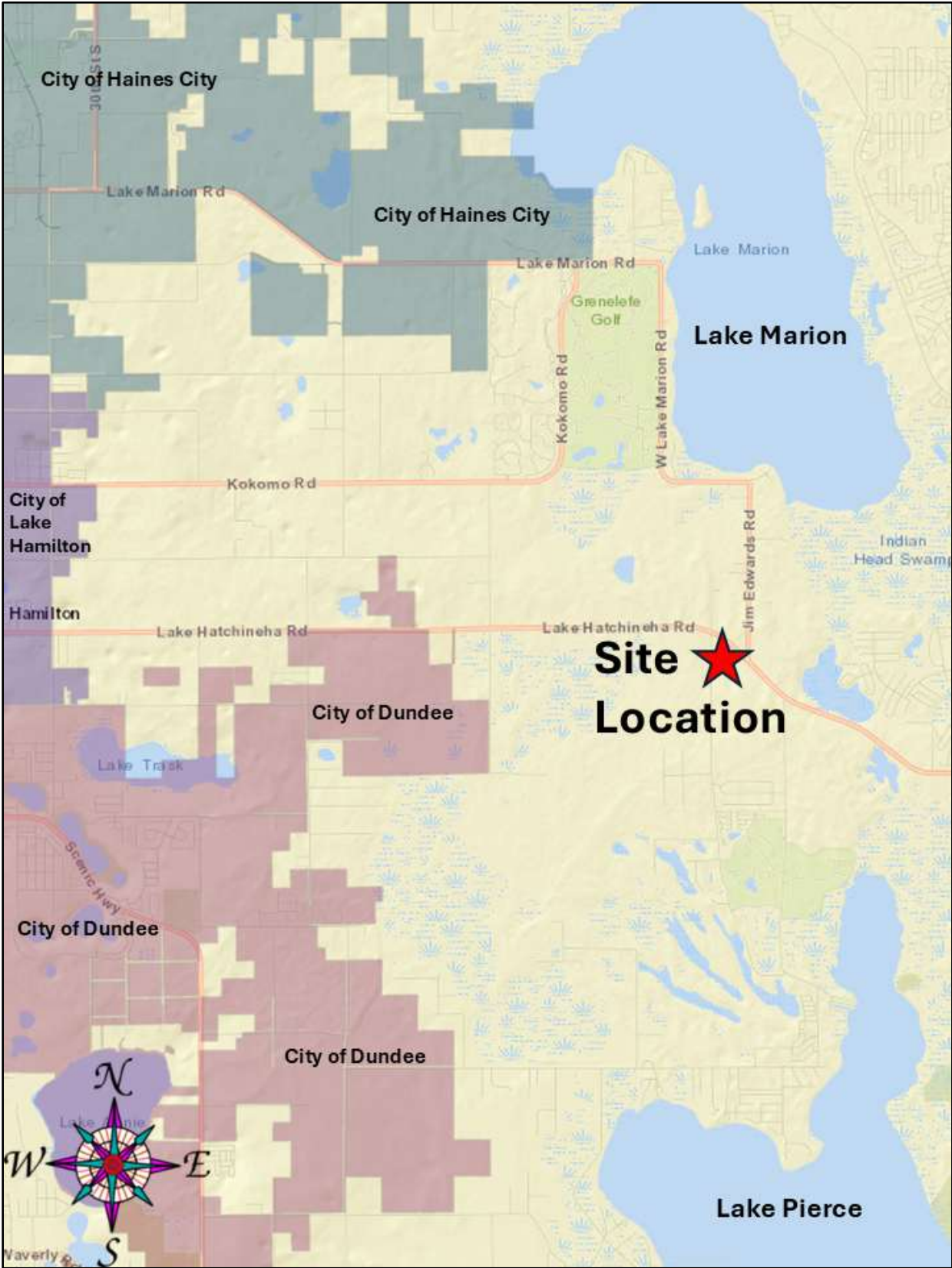
Table 9

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 Table 2.1 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-4 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed in Table 8.</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>Yes, the request is compatible with surrounding uses and the general character of the area and the site will further be made compatible through the Conditions of Approval. See Pages 6-7 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>This request will not require concurrency determinations from the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-11 of the staff report.</i>

Comments from other Agencies: None.

Exhibits

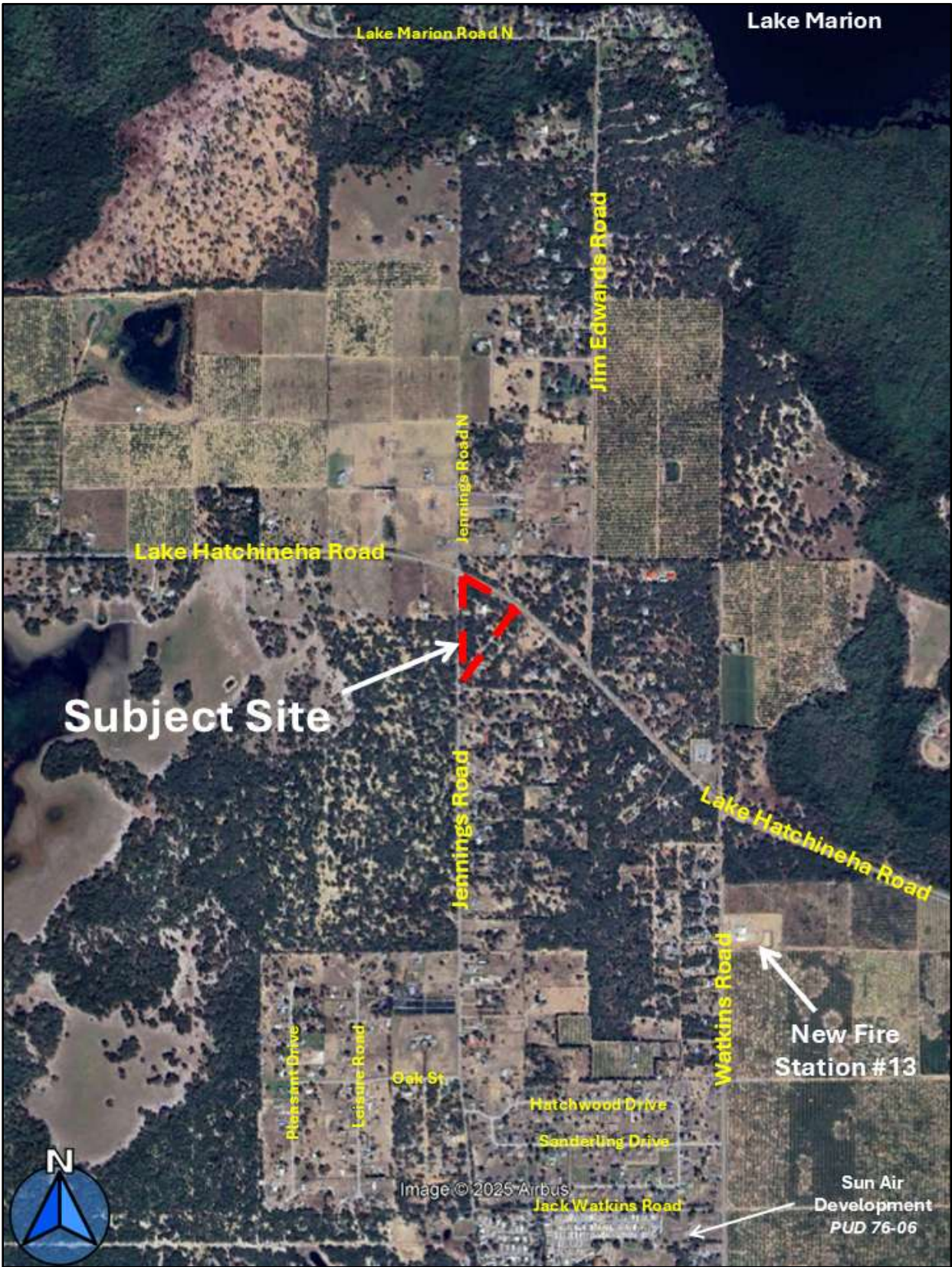
- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – 2024 Satellite Image (Context)
- Exhibit 4 – 2023 Aerial Photo (Close-up)
- Exhibit 5 – Event Management Plan



Location Map



Future Land Use



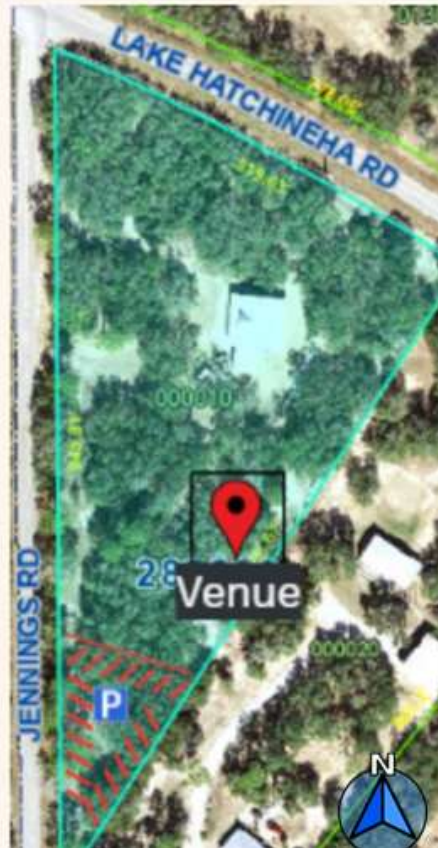
2024 Satellite Image (Context)



2023 Aerial Photo (Close-up)

THE STORMY OAK

VEHICLES WILL ENTER FROM 5130 JENNINGS ROAD S. THE SOUTH CORNER OF THE PROPERTY WILL BE USED FOR THE PARKING OF APPROXIMATELY 20 VEHICLES AT ONE TIME WHICH WILL BE MORE THAN ADEQUATE FOR THE 1 SPACE REQUIRED FOR EVERY 150 SQ FT OF BUILDING SPACE PER VEHICLE (16 SPACES). BELOW IS A DRAWING OF THE PARKING LOCATION ON THE PROPERTY. ALL HANDICAPPED PARKING SPACES WILL BE PAVED WITH PAVEMENT LEADING TO AND FROM THE VENUE. ALL VEHICLES WILL BE ABLE TO ENTER AND EXIT FROM THE DESIGNATED DRIVE AND THEN PROCEED EITHER NORTH TO HATCHINEHA ROAD OR SOUTH ON JENNINGS ROAD. THERE IS A POLK COUNTY FIRE STATION APPROXIMATELY 1 MILE AWAY ON WATKINS ROAD. SECURITY WILL BE PROVIDED BY THE POLK COUNTY SHERIFF'S OFFICE. AN EXTRA DUTY DETAIL WILL BE IN PLACE FOR EACH EVENT PAID FOR AND PROVIDED BY THE STORMY OAK LLC. SIGNAGE FOR THIS VENUE WILL BE PLACED ON THE PROPERTY AT THE CORNER OF HATCHINEHA RD AND JENNINGS RD AND ALSO AT THE ENTRANCE TO THE PROPERTY. THIS VENUE WILL PROVIDE SPACE FOR UP TO 200 ATTENDEES IF NEEDED. HOURS OF OPERATION WILL BE FROM 8:00 A.M. UNTIL NO LATER THAN 11:00 P.M. THERE WILL BE NO OUTDOOR AMPLIFIED VOICE, MUSIC OR LIVE ENTERTAINMENT. THE VENUE WILL BE USED BETWEEN 14 AND 18 TIMES PER CALENDAR YEAR. THERE IS CURRENTLY A WELL IN PLACE ON THE PROPERTY THAT WAS PLACED APPROXIMATELY 2 YEARS AGO BY FUSSELL WELL DRILLING INC. THE BUILDING PLAN IS IN THE POWER POINT PREVIOUSLY DOWNLOADED TO OUR APPLICATION.



Applicant's Site Plan