

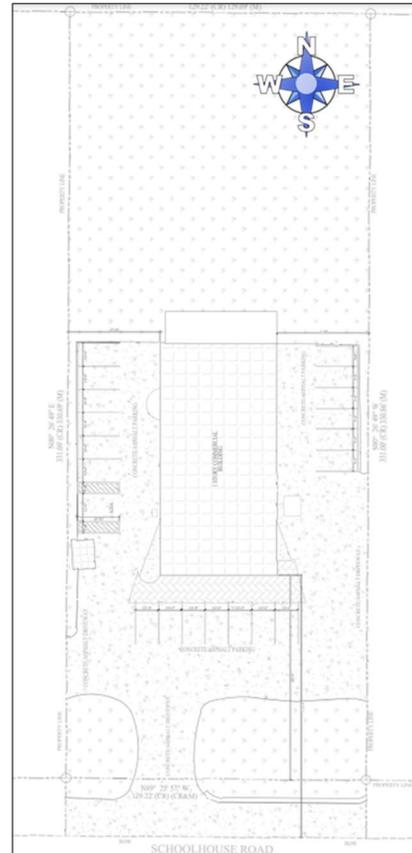
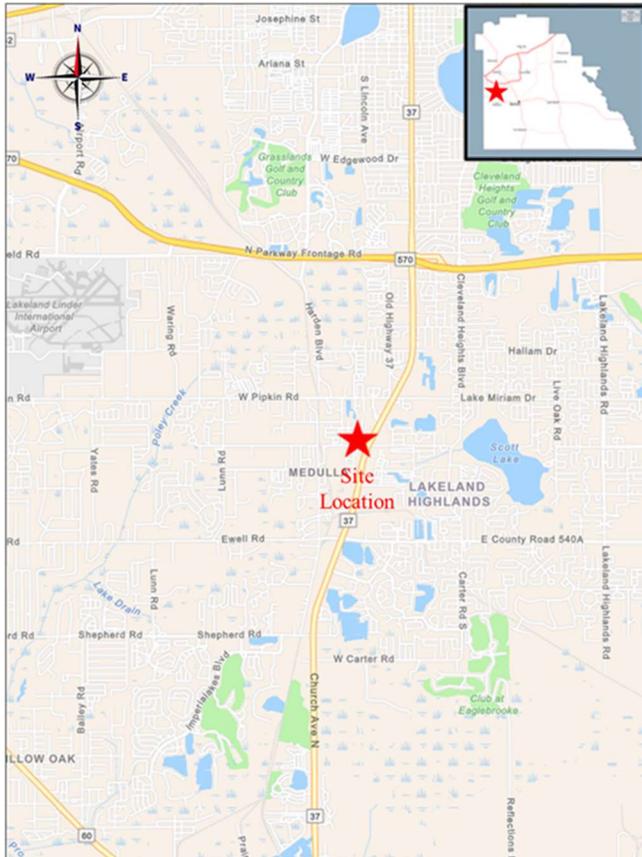
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: December 28, 2023	Level of Review: Level 3
PC Date: April 3, 2024	Type: Conditional Use
BoCC Date: N/A	Case Numbers: LDCU-2023-64
Applicant: Jason Streets	Case Name: Sports Academy CU
	Case Planner: Amy Little

Request:	The applicant is requesting a Conditional Use approval of a School, Leisure/Special Interest use to open a soccer school in an existing structure.
Location:	The subject property is located at 613 Schoolhouse Road, north of Schoolhouse Road, west of South Florida Avenue, east of Dorman Road, south of South Lakeland Drive, south of the City of Lakeland in Section 12, Township 29, Range 23.
Property Owner:	Malt of Lakeland, LLC
Parcel Number (Size):	232912-000000-042530 (+/- 0.98 acres)
Future Land Use:	Residential Low-3 (RL-3)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location

Site Plan



Summary of Analysis:

The applicant is proposing to open a soccer academy within a Residential Low-3 (RL-3) land use district within an existing 5,000 square foot structure. A soccer academy is considered a School, Leisure/Special Interest use. Per Table 2.1 of the Land Development Code, this requires a Level 3 Review with a public hearing and approval from the Planning Commission. According to the application, the indoor soccer training facility will be a location where students can get individual soccer training. The intent is to have a seating area for parents and 3,000 square feet will be converted to a workout area for the students with an indoor turfed and air-conditioned field. The applicant has advised there are no proposed changes to the exterior of the structure and will have the appropriate parking for the use.

While the subject site is located in a RL-3 land use district, and surrounded by the same, there are no adjacent properties developed with residential uses. There are adequate urban services in this area for the proposed use including utilities, roadway capacity, and emergency services. The site has no wetlands, flood zones, or surface waters, and no other environmental limitations. Several parks, multi-use trails, boat ramps, and environmental lands are nearby. Should approval for the proposed educational facility be granted, the applicant will be required to submit for a Level 2 staff review, during which a minor traffic study will be reviewed, and engineered site plans must be submitted to address improvements to the parking on site and to Schoolhouse Road, should any be required.

The request is benign in nature, given the surrounding uses have similar intensities, the applicant intends to utilize the existing structure, and there will be little need for site improvement. Parking is the largest concern for pick up and drop off of students, but there is ample room for parking as provided on the binding site plan. Given the information provided in the application, the size of the property and design features, and the recommended conditions of approval, staff finds that this request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application.

Findings of Fact

- *LDCU-2023-64 is an applicant-initiated request for a Conditional Use approval of a School, Leisure/Special Interest use to open a soccer school in an existing structure. The subject parcel is 232912-000000-042530 (+/-0.98 acres) located on Schoolhouse Road in Lakeland.*
- *This site is located in a Residential Low-3 (RL-3) land use district and within the Transit Supportive Development Area (TSDA).*
- *The subject property is located within Transit Supportive Development Area (TSDA). According to POLICY 2.104-A5 of Polk County's Comprehensive Plan, "Development within the Transit Supportive Development Areas shall conform with 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. implement "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 Table 2.1, "School, Leisure/Special Interest" are "C3" uses in RL-3 land use districts.*
- *Chapter 10 of the LDC defines "School, Leisure/Special Interest" as, "A facility engaged in the instruction of a particular leisure or special interest activity including, but not*

limited to, dance, karate, and crafts and arts schools. This provision excludes water ski schools.”

- *According to Section 303 of the LDC, “In addition to the applicable district regulations these requirements apply to all new and existing developments proposing to add a leisure/Special Interest School:*
 1. *In residential districts, leisure/special interest schools shall be accessory to multi-family developments limited to no illuminated signage and placed in a location subordinate and incidental to the development such as a clubhouse, community room, meeting place or recreational facility.*
 2. *In residential districts, leisure/special interest schools shall be considered home occupations (See Section 206 E., Accessory Uses) if instruction is provided within an occupied residence and for no more than four (4) pupils at a time. Otherwise a Level 3 Review shall be required.*
 3. *In non-commercial districts hours of operation shall be limited on a case by case basis.*
 4. *There shall be at a minimum 50 feet road frontage, and all access points shall be on a collector road or better if use generates 50 or more Average Annual Daily Trips (AADT). If the Leisure/Special Interest School generates more than 50 AADT based on the Institute of Traffic Engineers (ITE) Rate-Land Use Code, the applicant has the option to provide a detailed study demonstrating that a lower trip generation rate can be achieved. The methodology shall be subject to approval by the Polk Transportation Planning Organization (TPO) and follow the guidelines as set forth in Appendix "C" of this Code.*
 5. *All proposed parking facilities shall be setback at least 25 feet from adjacent residential property.*
 6. *Overflow parking shall be provided if performances are given within the facility; however, design and composition may be based on the frequency of events, location and character of the surrounding area.”*
- *Table 7.10 of the LDC requires a minimum of one space per 250 square feet of Gross Floor Area, with a minimum of 10 spaces.*
- *The subject property utilizes Lakeland potable water connection and onsite sewer treatment system, according to the applicant.*
- *The subject property is located within Lakeland’s Airport Impact Zone, however, the applicant will be utilizing the existing structures with no changes to the building or height.*
- *The subject parcel is not located within one of the County’s Wellhead-Protection Areas.*
- *The property is composed of Arents/0 to 5 Percent Slopes, Arents-Water Complex, and Neilhurst Urban Land Complex.*

- *There are no flood hazard zones or wetlands on the site.*
- *Ingress/egress to the proposed school will be from Schoolhouse Road (Road No. 931320). According to Polk County’s Road Inventory, Schoolhouse Road is a County-maintained Urban Collector roadway with a 36-foot paved surface.*
- *Schoolhouse Road (Link 8116 E/W) is tracked for concurrency by Polk County’s Transportation Planning Organization (TPO). It is operating at a Level-of-Service (LOS) of “C” with an adopted LOS of “D”.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 2, located at 2523 Ewell Road, Lakeland. The travel distance is approximately 2.9 miles with an estimated response time of nine (9) minutes.*
- *Sheriff’s response to the site is served by the Northwest District, located at 1045 Wedgewood Estates Blvd, Lakeland. The response times for NW in February 2024 were: P1 – 11:38 minutes; P2 – 22:24 minutes.*
- *The zoned schools for the site are Medulla Elementary, Lakeland Highlands Middle, and George Jenkins Senior High schools.*
- *Christina Park is located to the southeast of the site. Environmental lands are located at Lakeland Highlands Scrub to the southeast.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *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.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*
- *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 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA); 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-2023-64.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2023-64 with the following Conditions:

1. This Conditional Use approval shall be for a “School, Leisure/Special Interest” use on the subject property within a residential district. The existing structure will be utilized with no additions proposed. Parking shall be provided as shown on the binding site plan. Any modifications to LDCU-2023-64, 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.

GENERAL NOTES

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

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

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

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

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

Surrounding Land Use Designations and Current Land Use Activity

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

Table 1

Northwest: RL-3 Retail Plaza	North: RL-3 Vacant	Northeast: RL-3 Vacant
West: RL-3 Office Plaza	Subject Property: RL-3 Caribbean Pools Warehouse	East: RL-3 Retail Storefront
Southwest: RM Multi-family Apartments	South: LCC Goodwill	Southeast: LCC Goodwill

Source: Polk County Geographical Information System and site visit by County staff

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

The subject parcel is approximately 0.98 acres within a Residential Low-3 (RL-3) land use district. The property is surrounded to the east, north and west with RL-3, although none of these surrounding parcels are developed with residential uses. In fact, there are no properties immediately adjacent to the parcel that are being utilized for residential uses. The closest residentially-used properties are within the Residential Medium (RM) land use district approximately 170 feet to the southwest developed with multi-family apartments and a single-family residence approximately 190 feet to the north of the subject site within the RL-3 land use district. There is a vacant intervening parcel between the single-family residence to the north which is unlikely to develop due to a lack of road frontage.

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.”

To the west, within the RL-3 land use district, is an office park strip that includes personal services such as a salon services. To the east of the subject property is a warehouse and retail front for Bull Bay Tackle, which is a similar intensity to the proposed use.

When analyzing compatibility between the existing uses and the proposed school, staff first turns to the Comprehensive Plan for instruction on mitigating any dissimilarities in intensity.

Comprehensive Plan POLICY 2.102-A2 stipulates that land shall be developed so that adjacent uses are compatible with each other. The tools for accomplishing higher standards of compatibility, as outlined in the Comprehensive Plan, are as follows:

- Buffering
- Limiting Scale & Intensity
- Transition through the use of innovative techniques

The site is unique in that while it is a Residential Low-3 land use district, all surrounding uses within that district area commercial in nature. Staff finds little incompatibility with the proposed use, as the adjacent parcels contain similar uses and intensities. The applicant will be required to provide the appropriate landscape buffers required in Chapter 7 of the Land Development Code.

B. Infrastructure:

The TSDA generally requires connection to available water and wastewater. However, the use is utilizing an existing structure. The site will be serviced by City of Lakeland water and currently has an onsite treatment system for wastewater. There will be minimal, if any, increase in the generation of water and wastewater. Adequate roadways with capacity are available. This request is not anticipated to have an adverse effect on any public services.

Nearest Elementary, Middle, and High School

The applicant does not need to address School Board capacity for the described project as it is itself a school. However, the zoned schools for the proposed project are Medulla Elementary,

Lakeland Highlands Middle, and George Jenkins Senior High schools. Medulla Elementary is approximately 0.3 miles from the site; Lakeland Highlands Middle is approximately 1.2 miles from the subject property; and George Jenkins Senior High School is 4.4 miles from the proposed location. The close proximity to surrounding schools makes the location of the use ideal for after school activities.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 2, located at 2523 Ewell Road, Lakeland. The travel distance is approximately 2.9 miles with an estimated response time of nine (9) minutes.

Sheriff’s response to the site is served by the Northwest District, located at 1045 Wedgewood Estates Blvd, Lakeland. The response times for NW in February 2024 were: P1 – 11:38 minutes; P2 – 22:24 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 2

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northwest District 1045 Wedgewood Estates Blvd, Lakeland	±9.7 miles	P1: 11:38 P2: 22:24
Fire	Polk County Fire Rescue Station 2 2523 Ewell Road, Lakeland	±2.9 mile	9 minutes
EMS	Polk County Fire Rescue Station 2 2523 Ewell Road, Lakeland	±2.9 mile	9 minutes

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The site is located within the City of Lakeland’s utility service area for potable water. There is a three-inch Polk County wastewater force main in the northern right of way of Schoolhouse Road, but the subject site is utilizing an onsite treatment system. The applicant’s intent is to continue using this system, and the wastewater demand is unlikely to increase significantly. There are no plans to add any additional bathrooms so water and wastewater demand are likely to produce similar demand as the existing warehouse usage.

B. Available Capacity:

The applicant has indicated the property is currently connected to the City of Lakeland for potable water, and the applicant will be required to demonstrate the city has available capacity for the change in use. The initial design drawings indicate they will maintain the existing two bathrooms onsite. There does not appear to be a significant increase in usage between the current warehouse use and the soccer academy.

C. Planned Improvements:

Staff is unaware of any improvements that will provide or alter services to this site.

Roadways/ Transportation Network

The subject site has direct ingress/egress onto Schoolhouse Road (Road No. 931320), which is tracked for concurrency by Polk County’s Transportation Planning Organization (TPO) as Link N/S. There is ample space within the parking lot for drop off and pickup of students, and the applicant has indicated the classes will be limited to a small number of children per session.

A. Estimated Demand:

There will be similar demand on the roadways to the existing use. Currently, the site is being utilized by Caribbean Pools, a pool contractor, and is a location where construction materials are stored and transferred at the time of construction to the job site. Presumably, commercial vehicles are utilized to load and unload the heavy construction materials, utilizing Schoolhouse Road as ingress/egress.

The proposed use is more in line with an after-school program. The applicant indicates they anticipate 10-15 vehicles per hour in and out of the site during their operating hours between 3:00 pm and 7:00 pm. There is ample capacity on Schoolhouse Road, although the demand will be very similar to the current use.

A Minor Traffic Study will be required at the time of Level 2 review.

B. Available Capacity:

Schoolhouse Road (Link 4139 N/S) is a County-maintained Urban Collector tracked for concurrency by Polk County’s Transportation Planning Organization (TPO). It is operating at a Level-of-Service (LOS) “C” with an adopted LOS standard of “D”. Table 5, below, shows the available PM Peak Hour capacity along Schoolhouse Road and surrounding links.

Table 5

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8116 E	Schoolhouse Road Old Highway 37 to State Road 37	C	619	D
8116 W	Schoolhouse Road Old Highway 37 to State Road 37	C	612	D

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

The applicant has indicated they anticipate approximately 10-15 vehicles per hour in and out of the site, with operating hours between 3:00 pm and 7:00 pm. This is when we would expect the roadways to be the most congested, but the impact will not be significant and there is ample capacity on the road to accommodate such trips. These trips could be further mitigated with after school transportation provided by the facility from neighboring schools.

C. Roadway Conditions:

Ingress/egress to the site is from Schoolhouse Road. According to Polk County's Road Inventory, Schoolhouse Road is a County-maintained Urban Collector with a 36-foot-wide paved surface. Schoolhouse Road has a LOS of C which is considered stable flow, at or near free flow. Based on the conditions of the roadway as monitored by the Polk County TPO the roadways are equipped to handle the vehicle trips generated by both the existing and nearby developments.

D. Sidewalk Network

There is a sidewalk system found on the south side of Schoolhouse Road leading from South Florida Avenue to the east to the residential subdivisions further to the west.

E. Planned Improvements

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

F. Mass Transit

The nearest Citrus Connection stop can be found 0.07 miles west of the subject site at South Florida Avenue and Schoolhouse Road.

Park Facilities and Environmental Lands:

Numerous public parks, environmental lands, boat ramps, and multi-use trails are located within a short distance of the subject site.

A. Location:

Christina Park is located to the southeast of the site. Environmental lands are located at Lakeland Highlands Scrub to the southeast.

B. Services:

Christina Park includes a playground, benches, ADA-accessible trails, pavilions and picnic tables. There is also a five-field softball complex on the site.

C. Multi-use Trails:

Christina Park provides multi-use trails and is approximately 1 mile from the subject site.

D. Environmental Lands:

Lakeland Highlands Scrub is located to the southeast of the site and provides 551-acres of conservation area. The Polk County Environmental Lands Program and the Florida Communities Trust Preservation 2000 Program provided funding to acquire the site. It includes several multi-use trails through open dry prairie, pine flatwoods, marshlands and basin swamp. It includes two covered picnic areas and restrooms.

Environmental Conditions

The property is already developed with a large warehouse type structure. There are no proposed changes to the site, aside from adding the appropriate parking. There are no environmental conditions that would hinder this use to be function successfully on the existing site.

A. Surface Water:

No surface water is found onsite. The closest lake is Shady Lake approximately 450 feet to the north. The request is not anticipated to have any significant impact on nearby surface water.

B. Wetlands/Floodplains:

No wetlands or flood zones are found at this location. The nearest flood zone and wetlands are located to the north and east of the subject property.

C. Soils:

The entirety of the property is composed of Neilhurst-Urban land complex, Arents-Water complex, and Arents, 0 to 5 percent slopes soils, according to the United States Department of Agriculture Natural Resources Conservation Service. There are few limitations to these soils, and there are no new buildings or septic systems proposed through this conditional use approval. There is an existing septic system onsite that has been servicing the property since 1994.

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting. The building is existing, and there should be no additional impacts to protected species.

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. There are no documented wells on the subject property.

G. Airports:

The site is within the Lakeland Regional Airport Buffer Zone, but is not expected to have any significant impact. The building is existing and no increase in size or height is proposed.

Economic Factors:

This request is not anticipated to create significant short-term economic benefits or detriments. The applicant has found a need for such a soccer school within Polk County, with Polk County having their own soccer leagues that could benefit from the proposed soccer academy, which provides classes to increase children's soccer skills with one on one instruction. The National

Institute of Health notes that children playing sports provides structure and increases student’s grades, which could result in higher levels of education, which benefits the economy.

A 2020 study titled “Earnings and unemployment rates by educational attainment” by the U.S. Bureau of Labor Statistics indicates college graduates obtaining bachelor’s degrees earn approximately 67% more on average than workers whose highest level of education was a high school diploma. The same study also indicates unemployment rates for college graduates are lower than those whose highest level of education was a high school diploma. The use may provide long-reaching impacts to the local labor market.

Consistency with the Comprehensive Plan:

Table 5, 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 5

Comprehensive Plan Policy	Consistency Analysis
<p><u>POLICY 2.102-A1: DEVELOPMENT LOCATION</u> - <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></p>	<p>The site is located in the Transit Supportive Development Area (TSDA) where urban services are available. The property is located west of South Florida Avenue, a State-maintained arterial roadway. Travel to the subject site does not pass any residential uses. Development at this location is consistent with available urban infrastructure, and the proposed use can service surrounding residential uses.</p>
<p><u>POLICY 2.102-A2: COMPATIBILITY</u> - <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></p>	<p>Staff finds this CU request is compatible with neighboring properties. The structure is existing and there are similar intensity non-residential uses surrounding the site. There are no residential uses immediately adjacent to the property.</p>
<p><u>POLICY 2.102-A4: TIMING</u> - <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></p>	<p>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.</p>
<p><u>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES</u> - <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></p>	<p>The subject property is located within an area of the County that has adequate public safety services and utilities as identified in the staff report.</p>

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 6 in accordance with Section 906.D.7 of the Land Development Code.

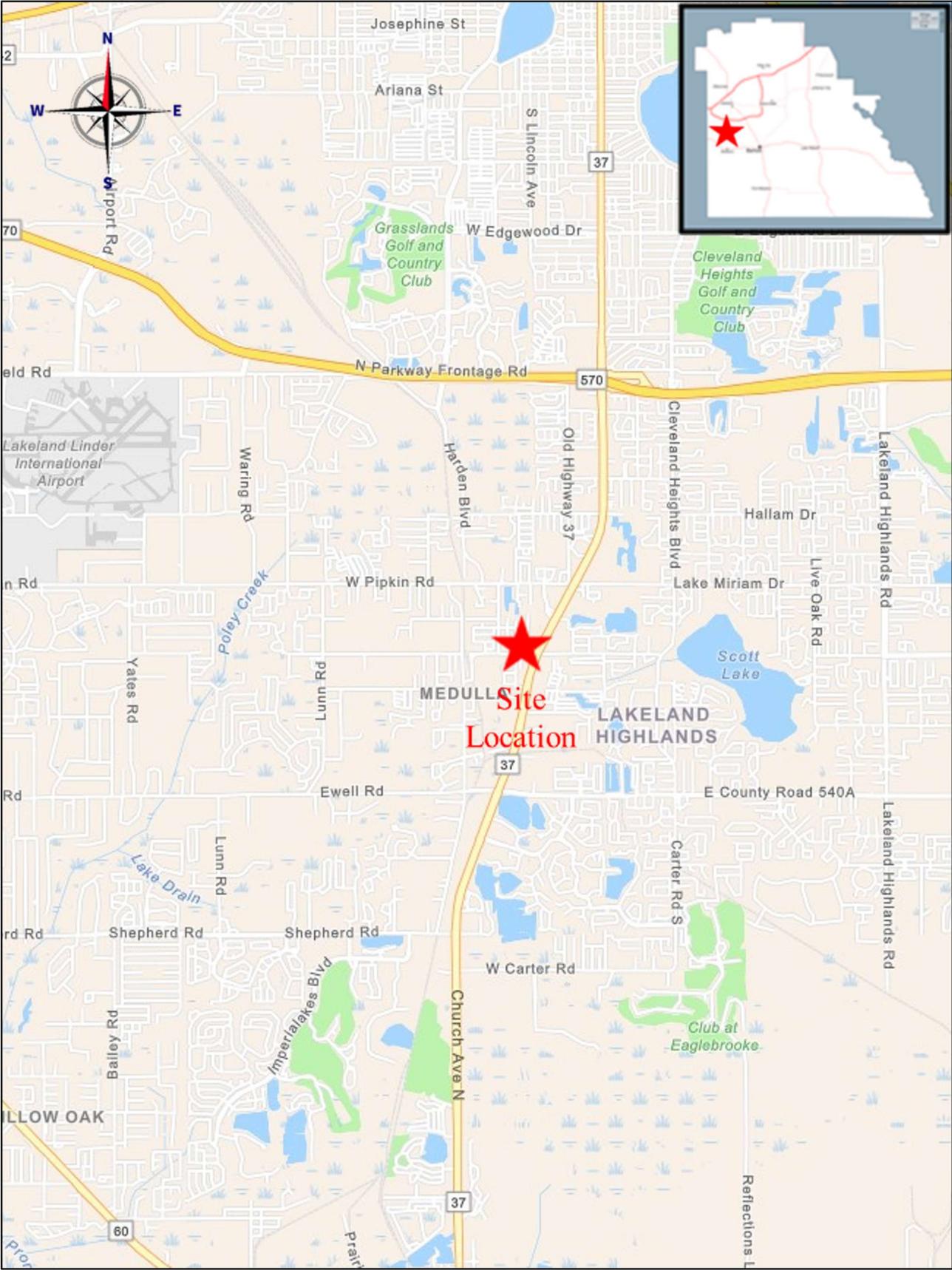
Table 6

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 3 - 6 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 5.</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. See Pages 7-9 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. The request will require concurrency determination from TPO at the time of Level 2 Review. The property is serviced by Lakeland water and an onsite septic system for wastewater. The impact on public services can be found in the analysis found on Pages 8-11 of the staff report and waiver requirements in the Conditions of Approval.</i>

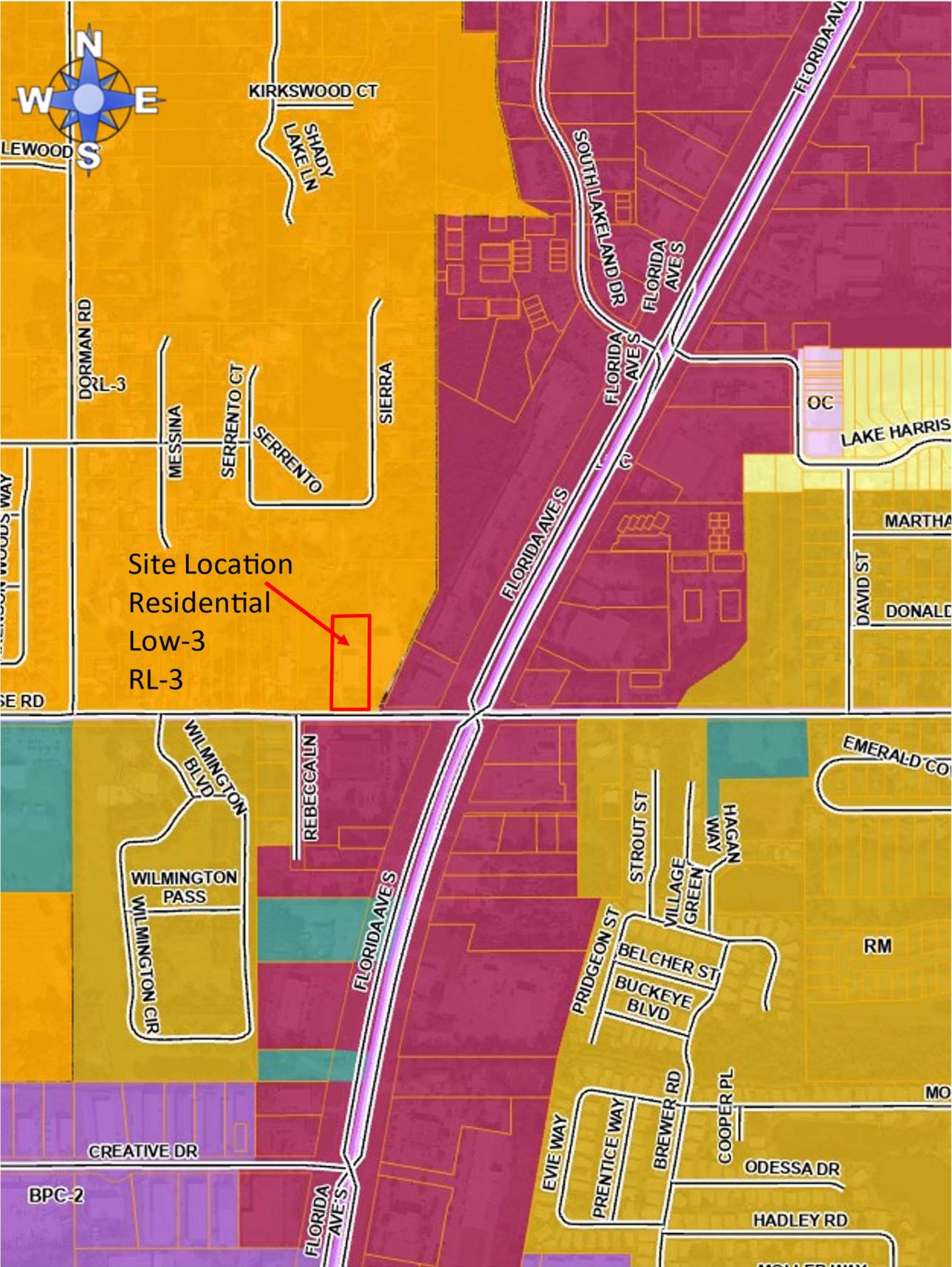
Comments from other Agencies: None

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Image (context)
- Exhibit 4 Aerial Image (close-up)
- Exhibit 5 Site Plan

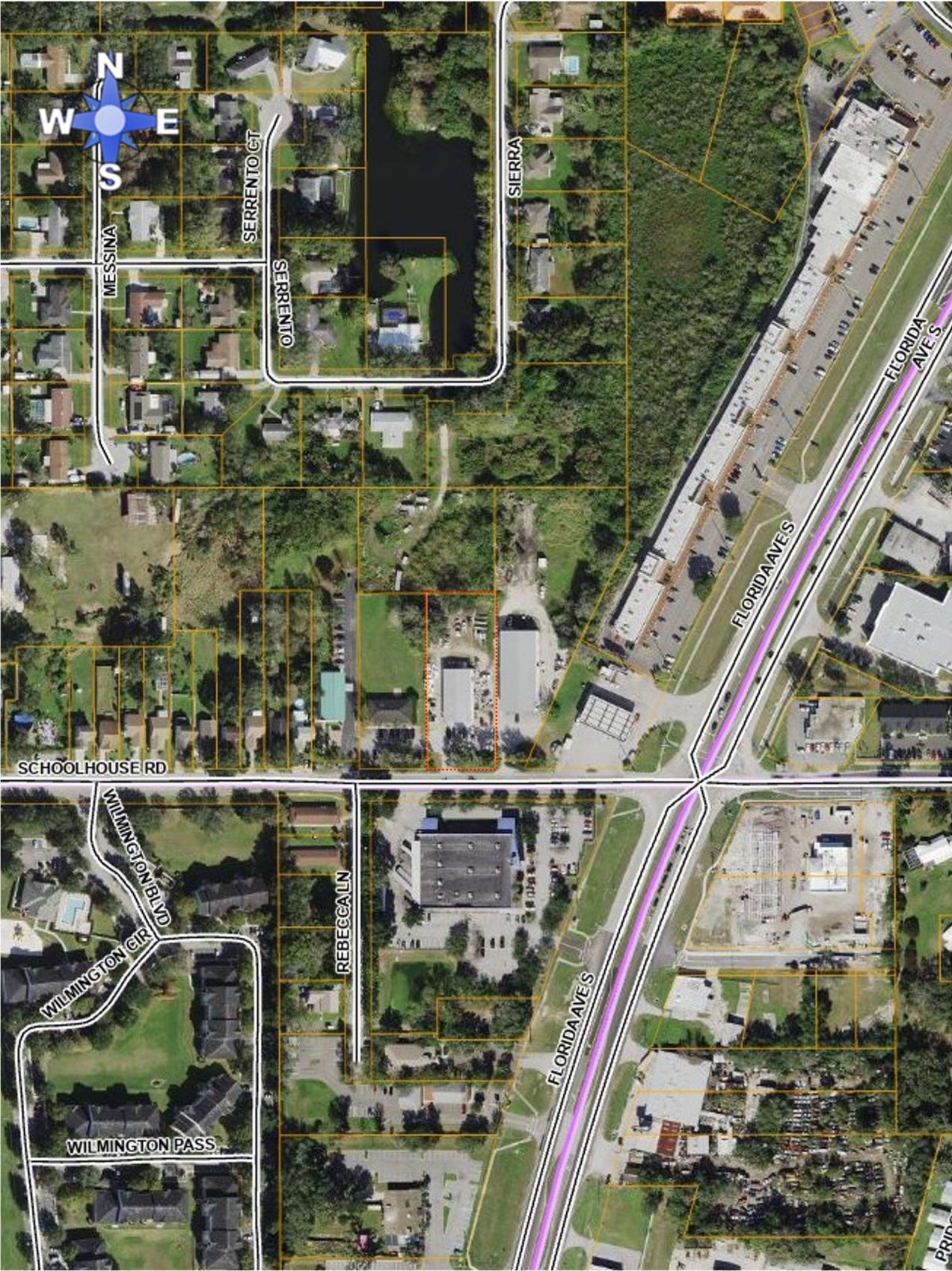


Location Map



Site Location
Residential
Low-3
RL-3

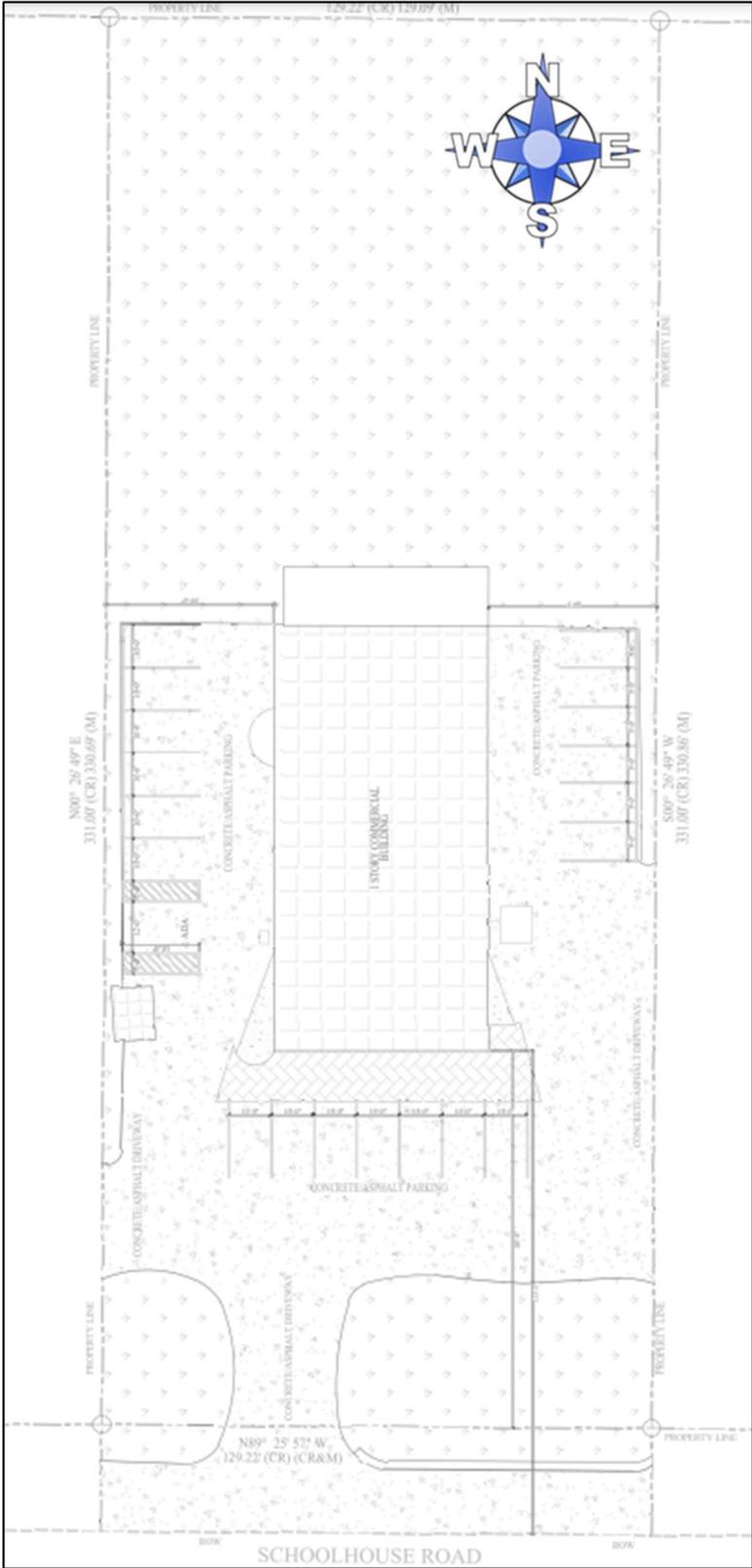
Future Land Use Map



Aerial Image – Context



Aerial Image - Close



Site Plan