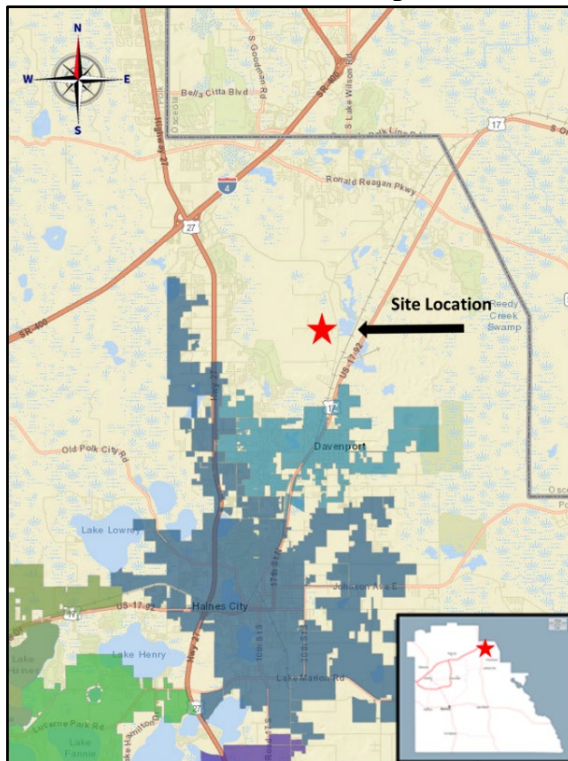


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

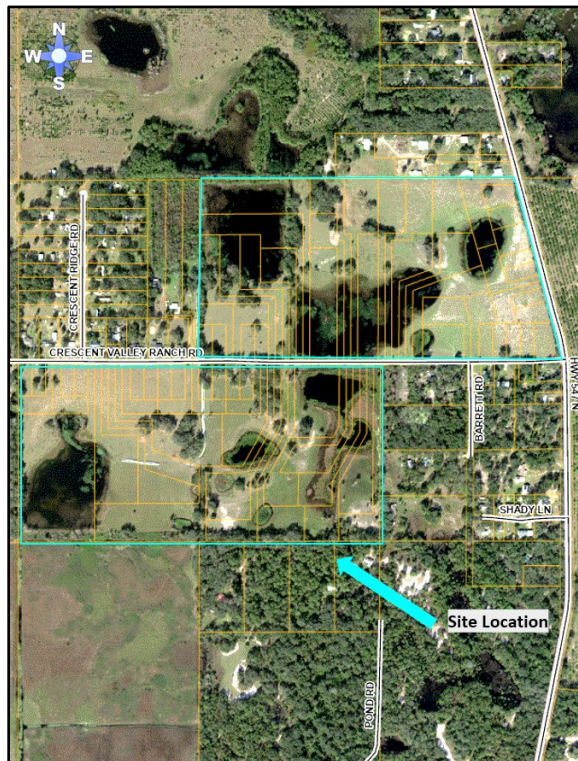
DRC Date:	May 8, 2025	Level of Review:	Level 3 Review
PC Date:	August 6, 2025	Type:	Planned Development
BoCC Date:	N/A	Case Numbers:	LDPD-2025-3
Applicant:	Kimley Horn	Case Name:	Crescent Valley Ranch PD
		Case Planner:	Aleya Inglima, Planner II

Request:	Proposing a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.
Location:	West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Section 27, Township 26, Range 27.
Property Owners:	Crescent Valley Ranch LLC
Parcel Size (Number):	272627-000000-013250 (+ 75 more parcels) (+/- 153.97 acres)
Future Land Use:	Residential Medium-X (RMX), North Ridge SAP
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	City of Davenport
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending

Location Map



Site Location



Summary of Analysis:

The applicant is requesting approval of a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district. Planned Developments require Level 3 Reviews in RMX, according to Table 4.16 of the Land Development Code (LDC). Of the 153.97 acres, 93.77 are uplands. The density is 3.7 dwelling units per acre (DU/AC). The intended density here is 8-10 DU/AC for multi-family. For single-family, lot sizes are expected to be 4,000 sq ft. Existing wetlands are from prior peat mining. Achieving the intended RMX density is unlikely.

Single family homes are located to the north, south, and west. The proposed site plan will add 350 single-family homes to the area. Each lot is approximately 40 or 50 feet wide. This is similar to other developments such as Astonia and Ridgewood Lakes. The site plan shows the proposed site just south of Ernie Caldwell Blvd, making it a prime location to live in with proximity to I-4. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. The proposed development is just south of Astonia. Astonia consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astonia that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). Amenities will be provided to residences buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This site is located in a Urban Growth Area (UGA), and the services found within this development area exceed UGA standards. This includes utilities, schools, transportation, parks, and emergency services. The site is situated along Crescent Valley Ranch Road and close to Ernie Caldwell Blvd. Crescent Valley Ranch Road is a local residential roadway that runs east-west. It connects to CR 547 which leads into Ernie Caldwell. CR 547 is a Rural Major Collector roadway that runs north-south from Haines City to Loughman.

This is an area of the County that is growing with homes located on 40- or 50-foot lots. In short, there are no compatibility issues, as defined in Chapter 10 of the LDC and prescribed in Policy 2.102-A2 of the Comprehensive Plan. This development should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs. Staff recommends approval.

Findings of Fact

- *LDPD-2025-3 is a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.*
- *According to Table 4.16 of the LDC, “Planned Development” is a “C3” conditional use in RMX land use districts requiring a Level 3 Review approval from Polk County’s Development Review Committee and a public hearing before the Planning Commission.*
- *This property is located in a Residential Medium (RM) land use district. Section 204.A.8 of the LDC states, “the purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.”*
- *LDCPAL-2022-7 was a Future Land Use designation change from Residential Low-3X (RL-3X) to Residential Medium-X (RMX) approved by the BoCC on January 3, 2023.*
- *Per Table 4.21 of the LDC for the North Ridge SAP, the RMX district allows a maximum density of fifteen (15) dwelling units per acre (du/ac). Interior side setbacks within RM are seven (7) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are ten (10) feet for principal structures and five (5) feet for accessory structures. Setbacks from Urban Collector roadways are 35 feet from the right-of-way and 65 feet from the centerline.*
- *This property is located within an Urban Growth Area (UGA). Per Section 202.B of Polk County’s Land Development Code (LDC), “the purpose of UGAs is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGAs are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan’s planning period. UGAs are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.”*
- *Direct ingress/egress to the development is proposed from Crescent Valley Ranch Road. Crescent Valley Ranch Road. (Road Number 672801) is a County-maintained Local Residential roadway with a paved surface width of 20 feet. It is not tracked for concurrency by Polk County’s Transportation Planning Organization.*
- *POLICY 2.105-A5 of Polk County’s Comprehensive Plan requires development in UGAs to connect to centralized water unless a waiver is granted by the Board of County Commissioners. This policy also requires connection to centralized sanitary sewer systems if available.*

- *According to Section 303 of the LDC, “Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets.”*
- *This project is located within Polk County’s Utility Northeast Regional Wastewater Service Area.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 20, located at 4611 U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of approximately six (6) minutes.*
- *The subject property is served by the Polk County Sheriff’s Northeast District, located at 1100 Dunson Rd, Davenport.*
- *The development is zoned for Loughman Oaks Elementary, Shelley S. Boone Middle, and Ridge Community High. The site is 4.0 miles from Loughman Oaks Elementary, 7.3 miles from Shelley S. Boone Middle, and 5.4 miles from Ridge Community High.*
- *The subject parcel is not located within one of the County’s Wellhead-Protection Areas.*
- *The property is composed of Smyrna and Myakka fine sand, Hontoon Muck, Samsula Muck, Tavares fine sand, Narcoossee sand, Fort Meade sand, Basinger Muck fine sand, Adamsville fine sand, Sparr sand, and Apopka fine sand types of soils.*
- *The property has +/-60.20 acres of wetlands and flood ‘A’ hazard zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is 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.*
- *There are no Citrus Connection mass transit stops located nearby but Route 20X passes the intersection of Crescent Valley Ranch Road on CR 547.*
- *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.”*
- *Loughman Park is approximately 5 miles from the subject site.*
- *This request has been reviewed for consistency with Section 303 of the LDC.*

- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.105 URBAN GROWTH AREA (UGA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDPD-2025-3.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2025-3 with the following Conditions:

1. LDPD-2025-3 is approved for 350 single family detached lots on Parcel 272627-000000-013250 (+ 75 more parcels) as indicated in the site plan and staff report.
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDPD-2025-3, 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]
3. The open space shown on the site plan is binding. [PLG]
4. The development shall have internal sidewalks and sidewalks fronting Crescent Valley Ranch Road and CR 547 [PLG].
5. Minimum principal structure setbacks shall be five (5) feet from the sides and ten (10) feet from the rear. Garage setbacks must be twenty-five (25) feet from the front. The front yard setback shall be fifteen (15) feet from the right of way. [PLG]
6. Minimum lot width shall be 40 feet.
7. 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]
8. Certificates of occupancy shall not be issued to lots on the south side of Crescent Valley Ranch Road until the road is brought up to collector road standards from CR 547 to their western most entrance. [PLG]

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*
- NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

Surrounding Land Use Designations and Current Land Use Activity

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

Table 1

Northwest Vacant RL-4X	North Mobile homes RL-3X/Preservation.	Northeast Pasture CCX
West Crescent Ridge Subdivision Single family homes/Mobile homes RL-3X	Subject Site Vacant RMX	East Pasture City of Davenport
Southwest Pasture/Lakes A/RRX	South Mobile home RL-3X	Southeast Pasture/Lakes RL-3X

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

According to aerial photos and satellite images available on Polk County's Data Viewer, this property has always been used for cattle. To the south, north, and west are single family homes. Some of these homes have been in the area since the 1980s.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure if Crescent Valley Ranch Road is brought up to Collector Road standards, which includes raising Crescent Valley Ranch Road above the Base Flood Elevation (BFE), and new fire stations are constructed and staffed close to the site.

A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed development has similar density to what was approved within Ridgewood Lakes DRI. The proposed development is just south of Astoria. Astoria consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astoria that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). This is an area of the County that is growing with homes located on 40- or 50-foot lots. The dominant surrounding use is single-family homes. Please refer to Exhibit 6 for the layout of the single-family homes in relation to the surrounding area. Landscaping, street lighting, and sidewalks will be required for this development. Each home will be required to have a tree and 25-foot garage setback. The development meets the RMX setbacks and the open space that is required. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. This development scored 21 points based on Table 3.3, Location Eligibility Score for RMX. The site has extra parking and designated rec space.

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.”

B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Additions to the subject site will trigger adjusting school district boundaries. The subject property is located within the Northeast Regional Utility Service Area service area for potable water and will use septic for wastewater.

The site is within the UGA. TSDA is to the north. Sidewalks and mass transit are lacking in this area, but these services will come as the development is built out. This development A fixed route transit line passes Crescent Valley Ranch Road at CR 547. There is available infrastructure such as water and sewer nearby along with public services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board’s website, the zoned schools are Loughman Oaks Elementary (±4.0 miles), Shelley S. Boone Middle (±7.3 miles), and Ridge Community High (±5.4 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 350 additional single-family homes and available capacity for each school based on the 2024-25 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Loughman Oaks Elementary	74 students	83%	±3.6 miles driving distance
Shelley S. Boone Middle	32 students	82%	±7.3 miles driving distance

Ridge Community High	51 students	92%	±5.9 miles driving distance
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Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 20 located at U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of six (6) minutes. <3 miles is an urban standard. A future fire station is planned near Pine Tree Trail and Ernie Caldwell Blvd.

This property is served by the Polk County Sheriff's Office's Northeast District substation, located at 1100 Dunson Rd, Davenport. The response times for the NE District for June 2025 were: Priority 1 – 13:34 & Priority 2 – 30:09. 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. A new station is being considered at Pine Tree Trail and Ernie Caldwell Blvd.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northeast District Substation 1100 Dunson Rd, Davenport	±7.1 miles	P1: 12:25 P2: 30:00
Fire	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 minutes
EMS	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 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:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for a Planned Development in Residential Medium-X land use districts within the Urban Growth Area and North Ridge SAP.

Table 4

Subject Property		
±153.97 acres – RMX	Maximum Permitted (15 DU/ 1AC)	Proposed Plan (3.7 DU/AC)
Permitted Intensity	2,309 Multi-Family Homes	350 Single Family Homes
Potable Water Consumption (GPD)	457,182 GPD	126,000 GPD
Wastewater Generation (GPD)	415,620 GPD	94,500 GPD

The nearest water and sewer lines are about a mile to the north near the intersection of Ernie Caldwell Boulevard and CR 547 for the Astonia project that has been plated. Extension of water will need to be looped, possibly from Ridgewood Lakes Phase 3 projects.

B. Available Capacity:

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. The wastewater system has been growing at 3.06 new connections per day. According to the Polk County Utilities, The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029. For both services, capacity should be available by the time the engineered site plans for the future phases of this development area approved.

C. Planned Improvements:

Ongoing improvements are underway to both the water and wastewater systems in this area. On October 1, 2024, Polk County purchased property near Ridgewood Lakes Boulevard west of the site from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. This request is to expand the infrastructure capabilities of the NERUSA by infusing water from the Lower Floridan Aquifer supplied through the PRWC.

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and equipment that would be located at the Homerun Boulevard facility were it not for the construction.

Roadways/ Transportation Network

A. Estimated Demand:

Single family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 210). The proposed 350 single-family homes will equate to 2,764 AADT and 350 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed seven single family homes versus what the maximum could be with a Planned Development, according to Section 401.06 of the North Ridge SAP.

Table 5

Subject Property		
±153.97 acres – RMX	Maximum Permitted (15 DU/ 1 AC)	Proposed Plan (3.7 DU/AC)
Permitted Intensity	2,309 Multi-Family Homes	350 Single Family Homes
Average Annual Daily Trips (AADT)	15,563	2,734
PM Peak Hour Trips	1,177	350

The plan is to have four entrances for the proposed development on Crescent Valley Ranch Road. Generally, there will be approximately 350 vehicles exiting the site during the peak hour. The subject site is required to provide a Major Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 750 trips. At a minimum a Type IV intersection will be required at CR 547 and Crescent Valley Ranch Road, according to Section 705.C of the Land Development Code.

B. Available Capacity:

Table 6 below displays the available capacity for County Road 547 and the surrounding road network. There is available capacity in the PM Peak Hour for 350 units. The applicant will be required to conduct a Major Traffic Study. As part of the Major Traffic Study, the distribution of trips will be reviewed in terms of the direction of the trips as all the trips have to travel to CR 547.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
6911E	Ernie Caldwell Boulevard Pine Tree Trail to US 17/92	C	1,599	C
6911W	Ernie Caldwell Boulevard US 17/92 to Pine Tree Trail	C	1,549	C
4052N	CR 547 Bay Street to Ernie Caldwell Blvd.	C	287	C
4052S	CR 547 Ernie Caldwell Blvd. to Bay Street	C	267	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

Crescent Valley Ranch Road is below the 100-year flood. The roadway is substandard in pavement width, right of way, and drainage. The applicant will be improving Crescent Valley Ranch Road as part of the development. CR 547 is also substandard in pavement and right of way width. The applicant is required to bring the roadway up to standard for their frontage and the length of the intersection improvement.

D. Sidewalk Network

A sidewalk is not located nearby. The applicant is proposing a sidewalk on the frontage of the property and internally within the development.

E. Planned Improvements:

There are currently no planned improvements for roadways in the area.

F. Mass Transit

The nearest mass transit route is along CR 547 which is adjacent to the northern portion of the site. The 20X Haines City/Davenport Express. The route has a transfer point at Posner Park. The level of service walking distance for a transit stop is about a quarter of a mile. Crescent Valley Ranch Road may become a future stop with this development.

Park Facilities and Environmental Lands:

There are no County parks within the immediate vicinity of the proposed development. The nearest park is Loughman Park

A. Location:

Loughman Park is located 5.7 driving miles from the subject site at 6612 Old Kissimmee Rd, Davenport, FL 33896.

B. Services:

The park offers soccer, basketball, multi-purpose fields, picnic tables, a pavilion, playground, and leagues.

C. Multi-use Trails:

The Hilochee Wildlife Management Area has multi-use trails are located near the subject site.

D. Environmental Lands:

The Hilochee Wildlife Management Area and the Jahna Ranch Conservation Easement are the closest environmental land properties. The Hilochee offer a series of hiking, bicycling and walking trails, fishing, horseback riding and hunting.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There may be environmental limitations with the development of this property. This site was mined for peat in the later 1990's then reclaimed with wetland mitigation completed and accepted by SWFWMD around 1999. The site is located within a one-mile radius of an Eagle's nest. There are no runways or public well fields nearby or known archaeological resources onsite. Sand skinks may be onsite.

A. Surface Water:

There are surface waters on the subject site. These surface waters are due to peat mining in the late 1990's. The mining created a series of both interconnected and isolated manmade lakes from the old wetland areas. Each lake has a wetland fringe, and a floodplain associated with it. There are many elevation changes. On the parcels south of Crescent Valley Road there are elevations as high as 132 feet on the northwest corner and a slope to the south at 110 feet (toward the lake). On the parcels north of Crescent Valley Road there are elevations as high as 123 feet that slope toward the lakes at 110 feet.

The left-over lakes from the peat mining provide buffering from the homes on the west and east of the property that is south of Crescent Valley Range Road. The north side of Crescent Valley Ranch Road has more developable areas adjacent to existing residentially developed areas.

B. Wetlands/Floodplains:

There are wetlands and floodplains on the subject site. There are Zone 'A' areas on the subject site. The applicant will be meeting the current standards for wetland and floodplain impacts. It is anticipated that post development will not increase the flooding in the area and in fact will make some improvements. Geotechnical analysis during Level 2 Review will determine the final drainage system. Policy 2.123-C2, Wetlands, prohibits impacts for residential structures.

The floodplain on the site is A zone. This means a base flood elevation has not been determined. Any development on the property that is five acres, or 50 lots will require a flood study. This study will relate to Horse Creek as the overall water flows to it. Crescent Valley Ranch Road is below BFE. The road will need to be improved to minimize disruption during flooding events.

C. Soils:

The property is composed of different types of soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use. Wastewater connection is critical as this size will not be supported by private septic.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	Percentage (%)
Smyrna and Myakka Fine Sand (17)	Severe: wetness	Severe: wetness, poor filter	13.1%
Hontoon Muck (35)	Severe: subsides, ponding, low strength	Severe: excess humus, seepage, ponding	7.0%
Samsula Muck (13)	Severe: ponding, low strength	Severe: excess humus, seepage, ponding	29.8%
Tavares Fine Sand/0 to 5 percent slope (15)	Slight	Moderate: wetness*	17.8%
Narcoossee Sand (74)	Moderate: wetness	Severe: wetness, poor filter	2.0%
Fort Meade Sand/0 to 5 percent slopes (20)	Severe: flooding, wetness, shrink-swell	Slight*	6.7%
Basinger Muck Fine Sand/Depressional (36)	Severe: ponding	Severe: wetness, poor filter	2.3%
Adamsville Fine Sand (31)	Moderate: wetness	Severe: wetness, poor filter	5.3%
Sparr Sand/0 to 5 percent slopes (55)	Moderate: wetness	Severe: wetness, poor filter	6.8%
Apopka Fine Sand/0 to 5 percent slopes (2)	Slight	Slight	3.5%

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

D. Protected Species

According to Polk Count Protected Species Observations Map, the subject site is located within a one-mile radius of an Eagle's nest, (Source: Florida Fish & Wildlife Conservation Commission (FWC), 2021). Per the applicant there is also a 5–10-acre area of the site around the intersection of Crescent Valley Road and County Road 547 that is listed as a potential sand skink soils area. Another area of 5-10 acres is located south of Crescent Valley Road in the southwest corner of the site. The burden of identifying endangered species is on the developer. The applicant must 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 species(s) or mitigate any impacts consistent with federal, state, and local law. Conservation easements are located near the property. One is located just northwest of the subject site within the Preservation-X (PRESVX) Land Use District. The second conservation easement is located southwest of the subject site within an Agriculture/Residential Rural (A/RRX) Land Use District.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

No wells are onsite or surrounding the site. But the surrounding homes may use private wells. However, the proposed site will use County facilities for water. Therefore, development of the subject site is not anticipated to impact private or public wellfields.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

The request for 40-foot-wide lots enables more units over the same roadway costs. This lowers the cost of home development. This area of the County is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services are available, making this request consistent with this policy. This area of Polk County has mostly single-family homes. Being close to the Orlando area makes this area an attractive place to live. Demand for housing has come from commuters to the greater Orlando metropolitan area. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. However, it is also related to the location of this portion of the County to the Orlando metro population center.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Comprehensive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<i>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.</i>	The proposed development is compatible with neighboring properties.
<i>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 bypassed in favor of development more distant from services and existing Communities.</i>	The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.
<i>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.</i>	The request is in the RMX and UGA with services nearby therefore consistent.
<i>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</i>	This area of the County is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services is available, making this request consistent with this policy.

Comprehensive Plan Policy	Consistency Analysis
<i>Service requirements and the County's concurrency management system.</i>	
<i>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).</i>	The subject property is located within an area of the County that has adequate services as identified in the staff report.

Consistency with the LDC:

This request is consistent with the LDC. Development criteria for planned developments are detailed under Section 303 of the LDC. This section will be applied during the Level 2 Review. The proper landscaping has been proposed and sidewalks will be constructed as set forth by Chapter Seven of the LDC.

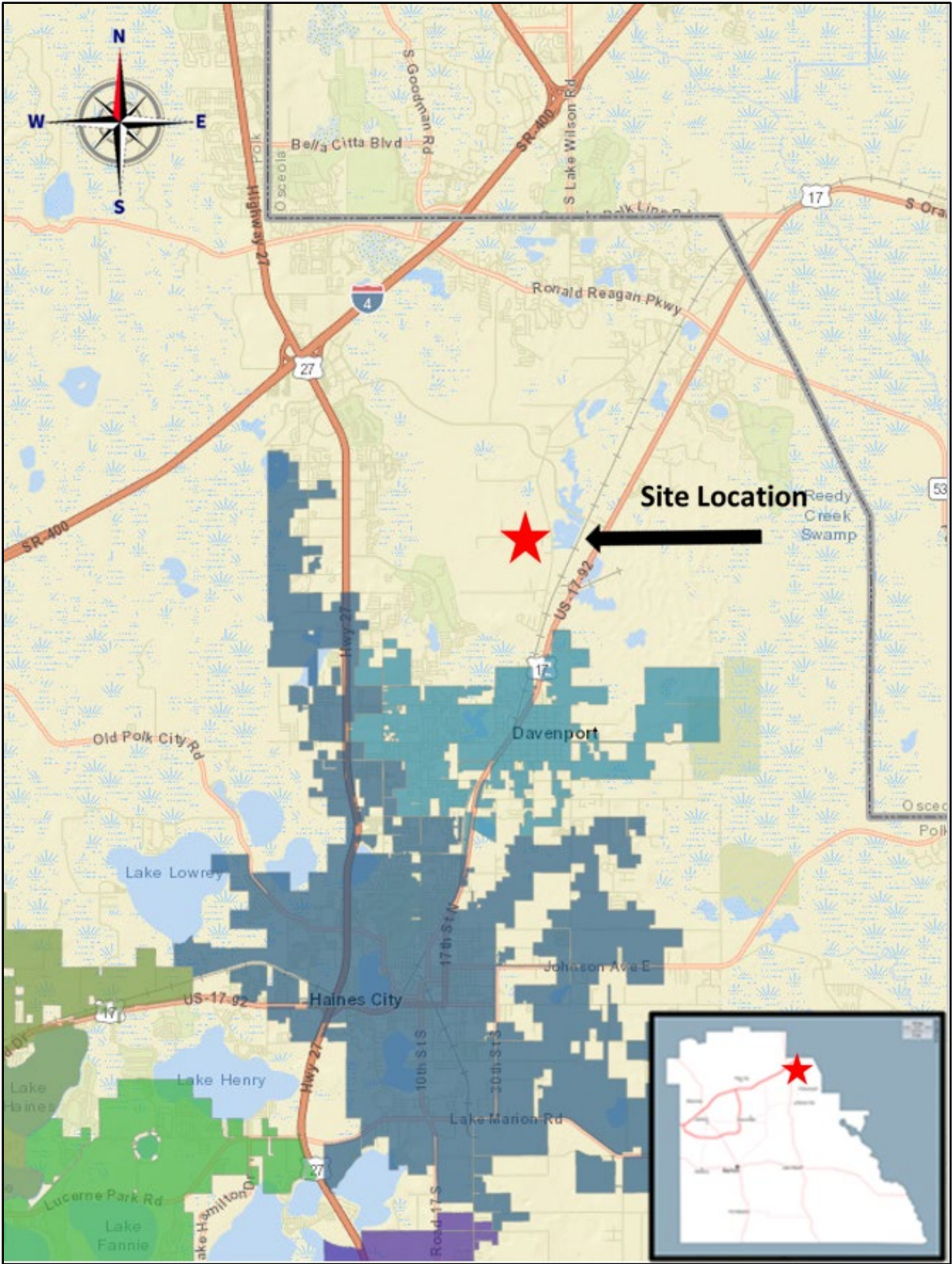
Table 9

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 Sections 906.D and Section 303.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</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. Conditions are recommended to achieve better compatibility. 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>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.</i>

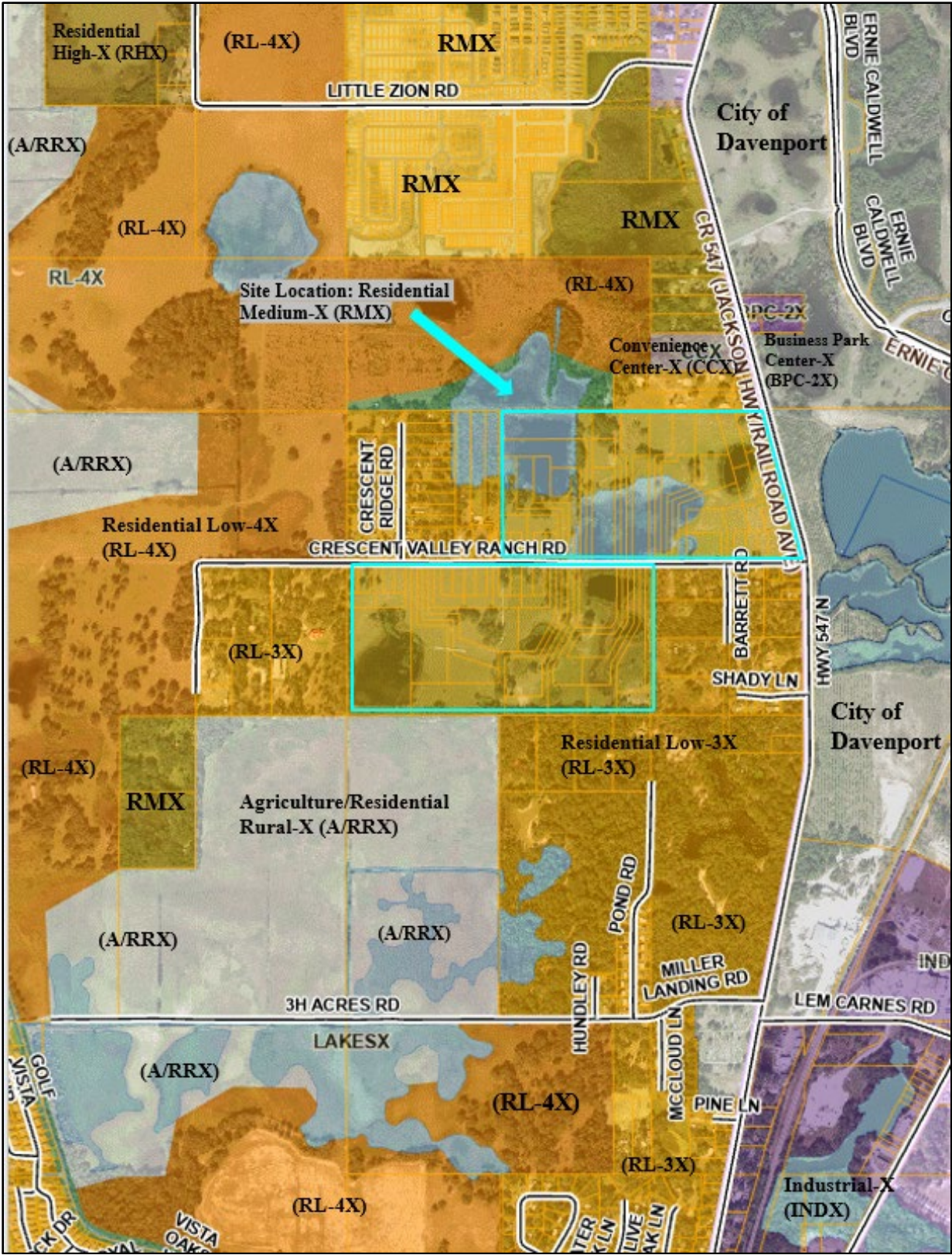
Comments from other Agencies: None

Exhibits:

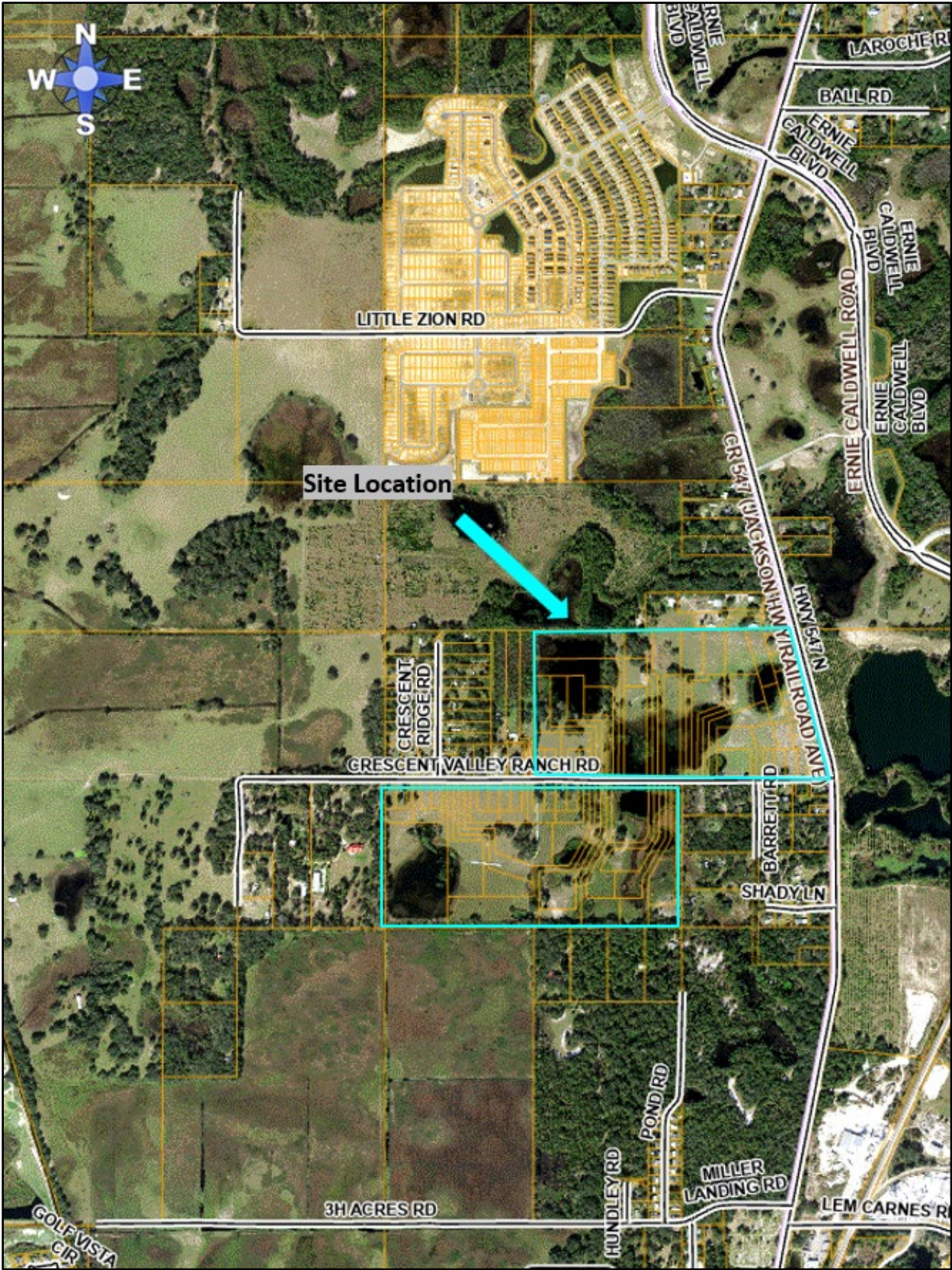
Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Photograph (context)
Exhibit 4	Aerial Photograph (close-up)
Exhibit 5	Site Plan
Exhibit 6	Surrounding Developments



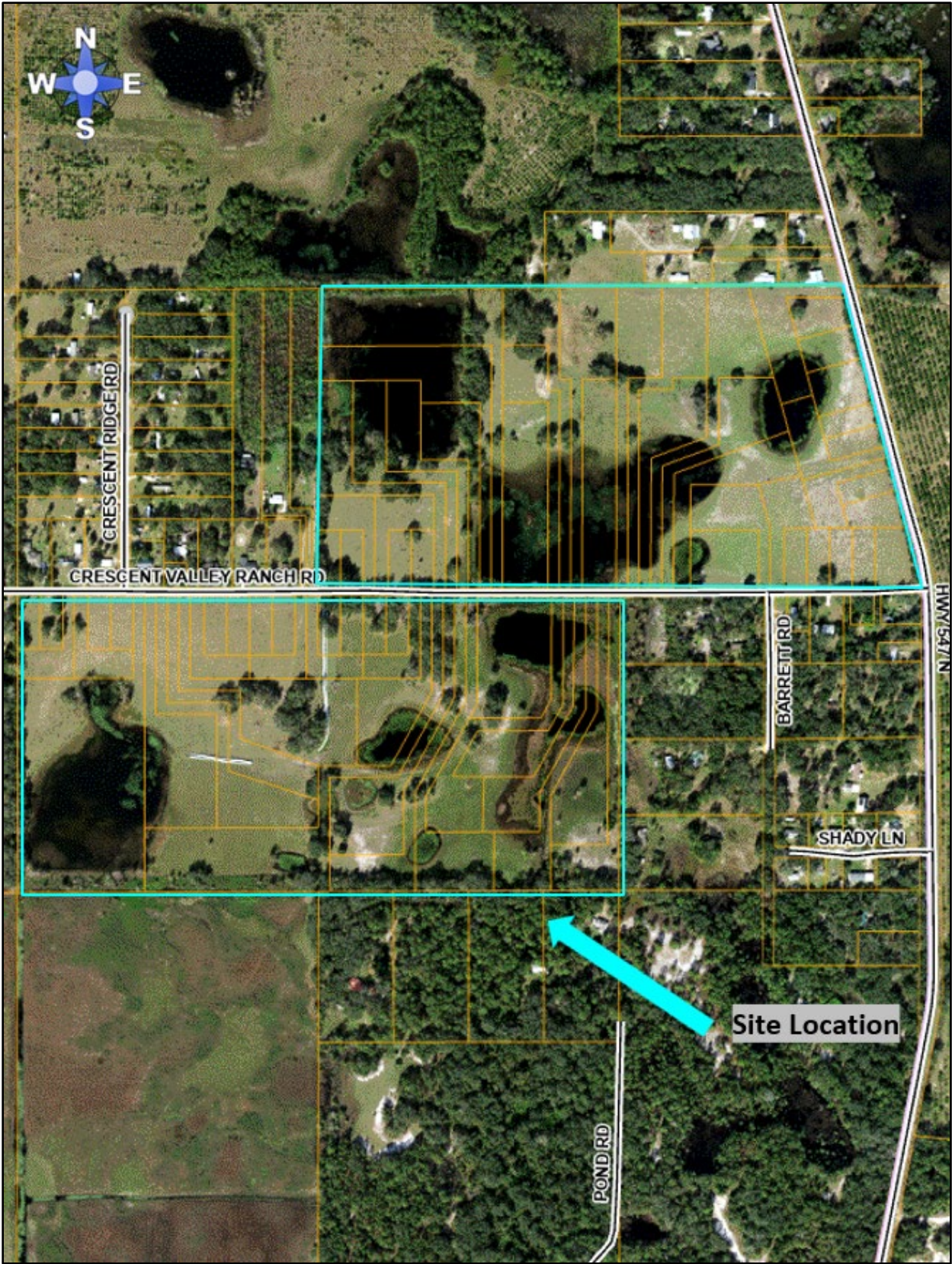
Location Map



Future Land Use Map

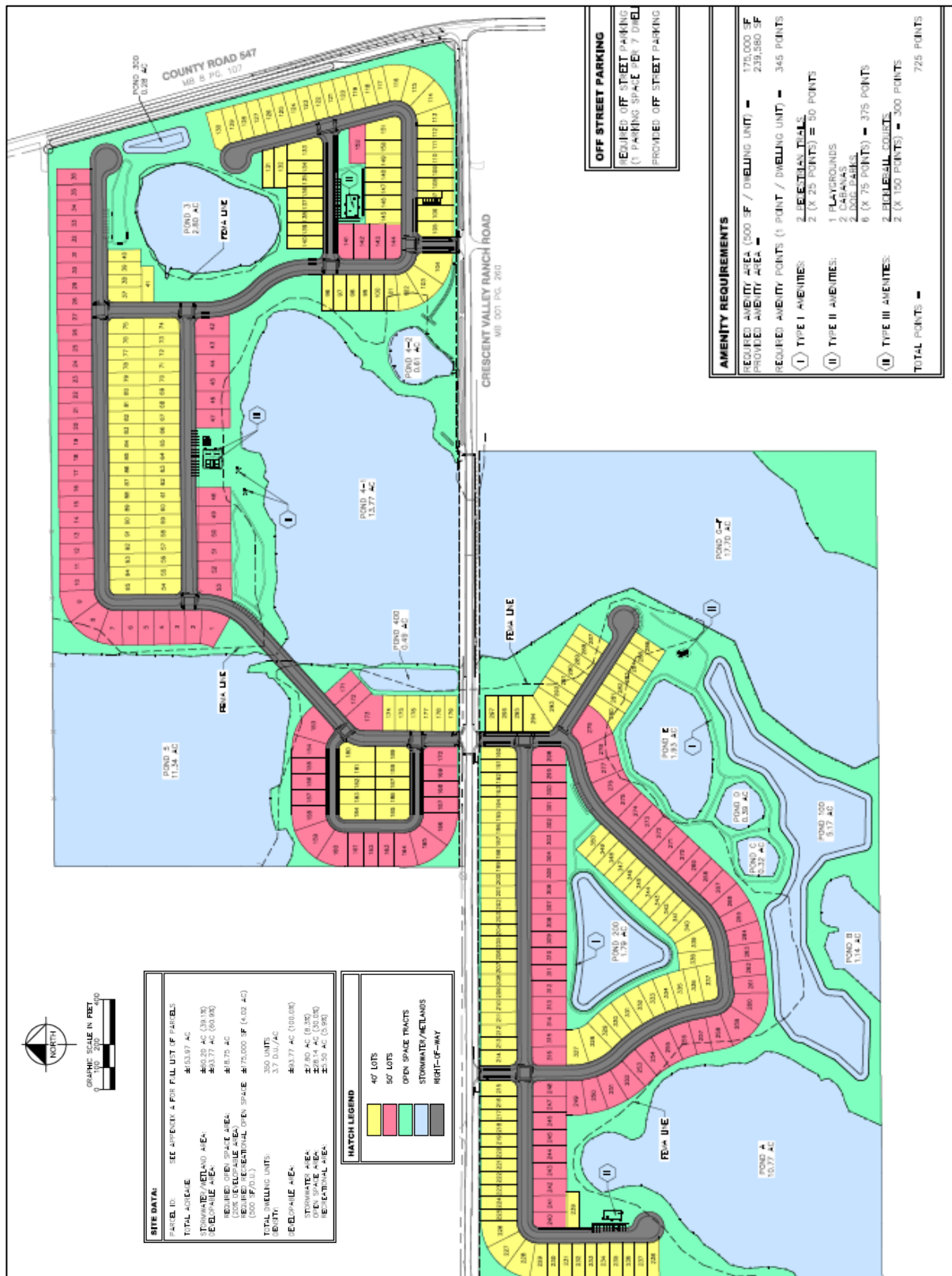


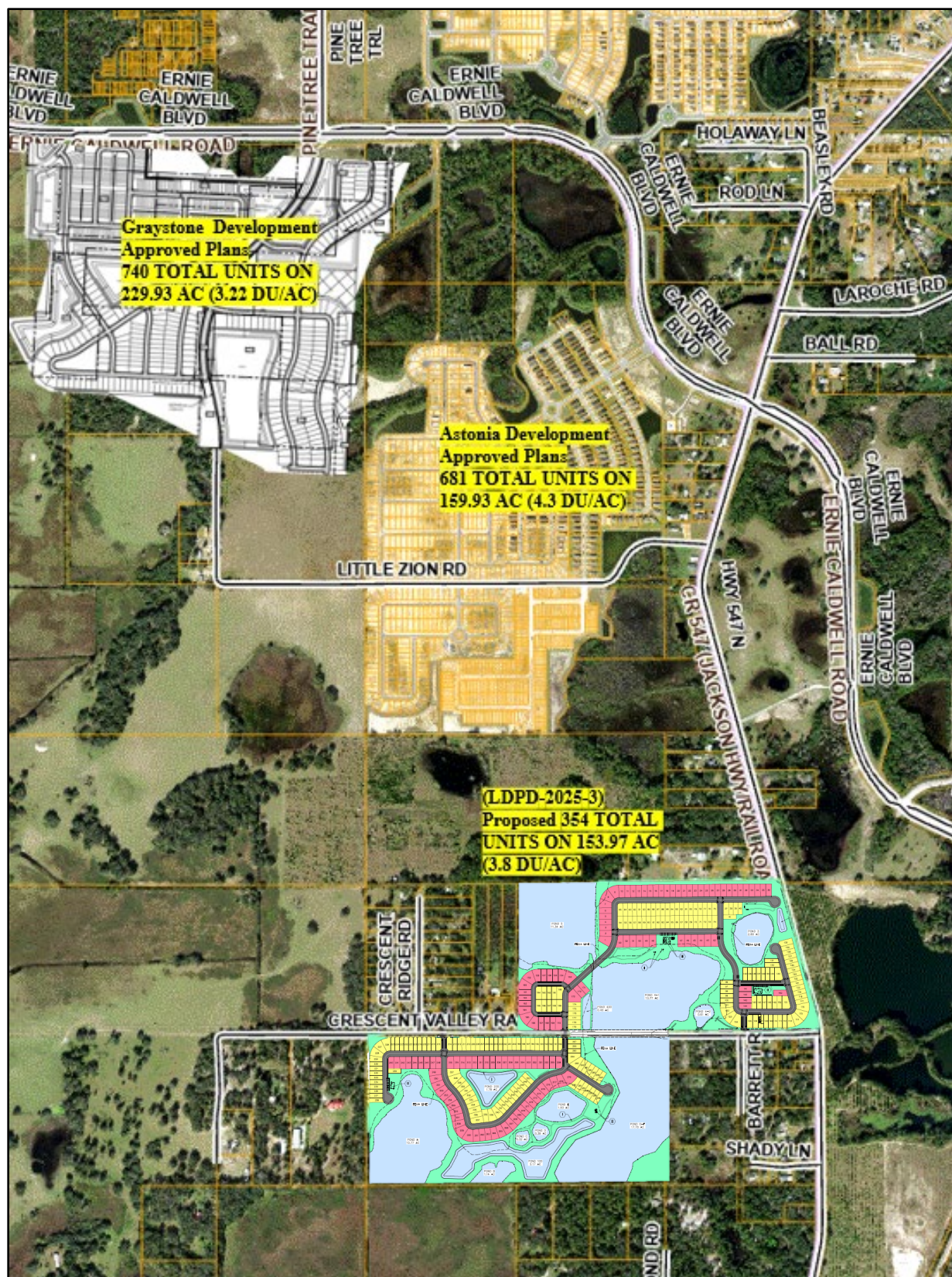
Aerial Image (Context)



Aerial Image (Close)

Site Plan





Surrounding Developments