

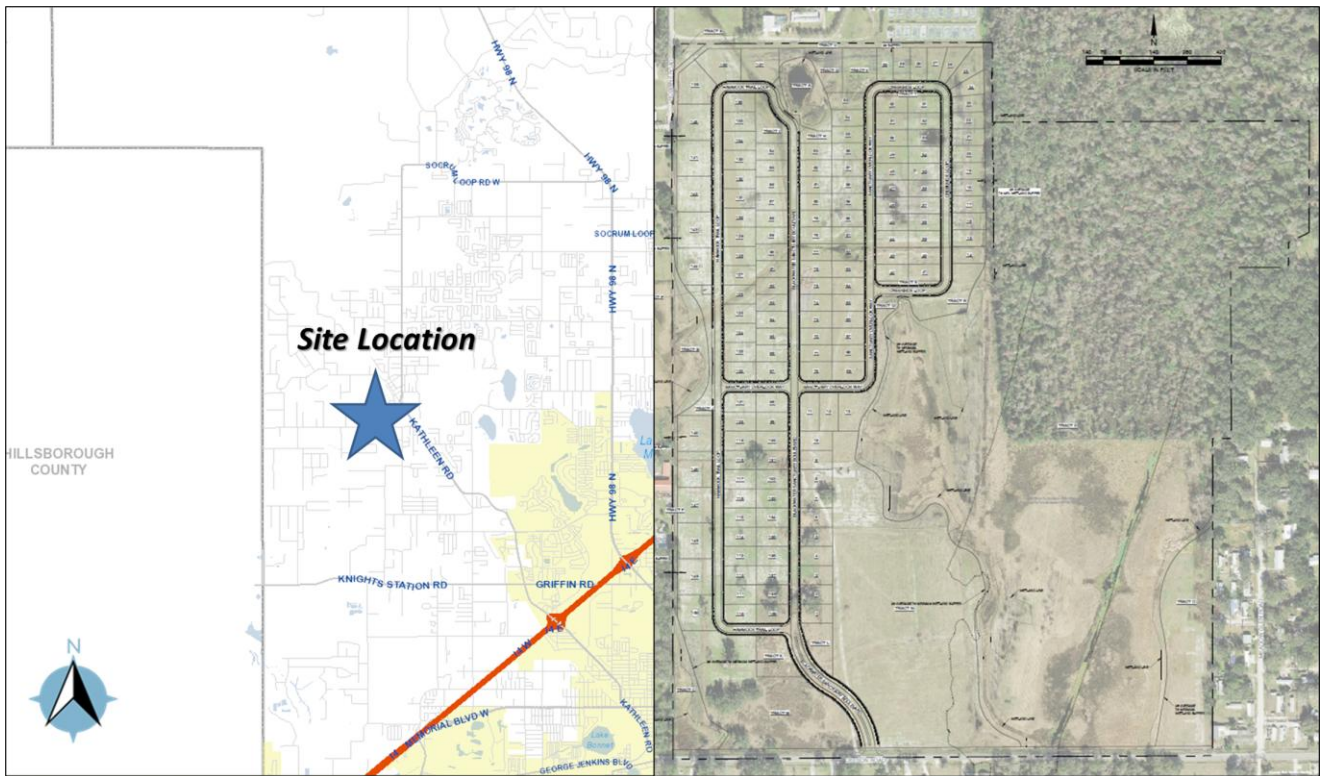
**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

<b>DRC Date:</b>	March 26, 2026	<b>Level of Review:</b>	Level 3 Review
<b>PC Date:</b>	June 3, 2026	<b>Type:</b>	Rural Residential Development
<b>BoCC Date:</b>	N/A	<b>Case Number:</b>	LDPD-2026-6
<b>Applicant:</b>	Eric Swanson, Swan Capital Partners, LLC	<b>Case Name:</b>	Deeson Road RRD
		<b>Case Planner:</b>	Ian Nance

<b>Request:</b>	Rural Residential Development (RRD) for 150 single-family lots. Request includes decreased lot sizes and increased density within the Residential Suburban future land use district.
<b>Location:</b>	The site is located at 4235 Deeson Road, west of Kathleen Road, east of Payne Road, south of 1st Street NW, northwest of the city of Lakeland in Section 20, Township 27, Range 23.
<b>Property Owners:</b>	Deeson Road, LLC & SR Investments & Holding LLC
<b>Parcel Number (Size):</b>	232720-000000-032050; 232720-000000-024310; 232720-000000-023010 (153.23 +/- acres)
<b>Future Land Use:</b>	Residential Suburban (RS)
<b>Development Area:</b>	Suburban Development Area (SDA)
<b>Nearest Municipality:</b>	City of Lakeland
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	N/A

**Site Location**

**Site Plan**



## Summary of Analysis:

The applicant is requesting approval of a Rural Residential Development (RRD) for 150 single-family lots within a Residential Suburban (RS) Future Land Use district in a Suburban Development Area (SDA). Table 2.2 of the Land Development Code (LDC) requires residential lots in RS districts to be at least five (5) acres with a density of one (1) dwelling unit per five (5) acres. However, the RRD tool, as guided by the Comprehensive Plan and facilitated by Section LDC Section 303, allows for an increased density of up to one dwelling unit per acre across the entirety of the site with Planning Commission approval. A stipulation with the RRD process is to reserve, via a conservation easement, site plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection, which includes wetlands.

The proposed minimum lot sizes are 9,380 sq. ft. with minimum widths of 70 feet, though half-acre lots are proposed along the western property lines where adjacent to existing residential development. These will transition to 80-foot-wide lots with the 70-foot-wide lots located to the interior of the site. Setbacks will meet RS standards, except for a reduction to the right-of-way setback to internal roads for corner lots will be reduced from 20 to 10 feet. The site plan calls for approximately 60.88% of the site to be reserved for wetlands (+/- 73.16 acres), open space and habitat protection, agricultural open space, and floodplain storage and stormwater treatment. An additional 7.53 acres of open space is dedicated to amenities and stormwater management. 20-foot-wide landscaping buffers are planned along the northern and western property lines.

This site presents several challenges to residential development. The majority of Parcel #232720-000000-024310 and #232720-000000-023010 cannot be developed since it is comprised almost entirely of wetlands and flood hazard areas in association with a floodway. The subject parcels are located within the Kathleen Drainage Basin AKA North Blackwater Creek. This is a stressed basin where surface water accumulates after hard rains. The soils do not percolate well, and the outfall for this basin is constricted, which creates flooding. When dealt with environmental challenges such as these, clustering development on upland acreage with smaller lot sizes is encouraged by the Comprehensive Plan and LDC through the RRD tool to avoid environmentally sensitive areas, maximize stormwater management opportunities, as noted above, and to take advantage of centralized utilities.

Water and sewer are available to the site, the latter of which is not always present in the SDA, and connection to both will be required. There is available elementary, middle, and high school capacity. Fire Protection, Emergency Medical Services (EMS), and law enforcement are located within proximity of the subject site with adequate response times. Park facilities are available in the area. The development will access Deeson Road to the south. Deeson Road is an Urban Collector and has available capacity. No access is proposed onto Robbins Road to the north. Onsite retention ponds will be designed to a 100-year/24-hour standard to accommodate the poor drainage and in accordance with Southwest Florida Water Management District and Polk County requirements.

In terms of achieving the standards for development per the LDC and Comprehensive Plan, the project exceeds the necessary requirements. The proposed density is 0.98 DU/AC, below the 1 DU/AC maximum for an RRD. Residential properties and land uses are the norm of the surrounding area, and ample infrastructure is available for this proposed development. The applicant has proposed compatibility techniques, including enhanced buffering and screening, as well as comparable lot sizes, next to adjacent properties. Staff finds this request compatible with surrounding uses and the general area, consistent with the LDC and Comprehensive Plan, and

recommends approval.

### Findings of Fact

- *The applicant is requesting approval of a Rural Residential Development (RRD) for 150 single-family lots within a Residential Suburban (RS) Future Land Use district in a Suburban Development Area (SDA) on +/- 153.23 acres. The proposed density is 0.98 DU/AC with minimum lot sizes of 9,380 sq. ft.*
- *The Future Land Use designation of the subject property is Residential Suburban (RS) within the Suburban Development Area (SDA). Table 2.2 of the Land Development Code (LDC) requires minimum lot sizes within RS districts to be a minimum of five (5) acres with a residential density of one (1) dwelling unit (du) per five (5) acres.*
- *On November 17, 1987, the Board granted Concept and Tentative Approval with conditions of Planned Unit Development 87-35 (PUD 87-35) on the subject site for a 256-unit manufactured home subdivision with a gross density of 2.52 units per acre. PUD 87-35 has expired and is no longer valid.*
- *Through LDCPAL-2021-17, Parcel #232720-000000-032050 (+/- 90.57 acres) was changed from an Agricultural/Residential Rural (A/RR) land use district and Rural Development Area (RDA) to RS and SDA by the BoCC on April 5, 2022.*
- *On July 19, 2022, the BoCC held a DeNovo Hearing for LDSPD-2022-1 and voted 4-1 to deny the application with prejudice. The request was for 242 single-family lots with reduced lot sizes, reduced setbacks, and increased density on the subject parcels. With a recommendation of approval from the Development Review Committee, the Planning Commission voted 4-3 to deny the application. This was upheld by the BoCC after an appeal by the applicant.*
- *On August 22, 2023, the BoCC held a DeNovo Hearing for LDSPD-2023-1 and voted 4-1 to deny the application with prejudice. The request was for 147 single-family lots with reduced lot sizes, reduced setbacks, and increased density on the subject parcels. With a recommendation of approval from the Development Review Committee, the Planning Commission voted 5-2 to approve this application, but this was overturned through an appeal by the public.*
- *According to LDC Table 2.1 , RRDs are “C3” conditional uses in RS districts which require a Level 3 Review. Per Section 302 of the LDC, “the review process is described in Section 906, Level 3 Reviews, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).”*
- *According to LDC Table 2.2, the following setbacks are required in RS land use districts:*
  - *Side Principal Structure: 10 feet*
  - *Rear Principal Structure: 15 feet*
  - *Local/Private Road Right-of-way: 20 feet*
  - *Garages: 25 feet*
  - *Urban Collector Road Right-of-way: 35 feet*
  - *Rear Detached Accessory Structures: 10 feet*
  - *Side Detached Accessory Structures: 5 feet*

- *Comprehensive Plan Policy 2.121-B2 states, RRDs may contain single-family dwelling units, duplexes, and limited low-intensity multi-family dwellings at a sliding-scale gross density (on the entire site) of one dwelling unit per 2.5 acres (1 DU/2.5 AC) up to, and including, one dwelling unit per acre (1 DU/AC), as determined by appropriate location and development criteria. Locational criteria include:*
  - a. proximity to rural clusters, business parks, linear commercial corridors, commercial enclaves, and municipalities;*
  - b. proximity to isolated sewer systems.*
  - c. vehicular access to arterial, paved collector, and paved County-maintained local roads;*
  - d. level of public-safety protection, to include: fire and emergency medical service (EMS); and*
  - e. proximity to schools.*
- *Comprehensive Plan Policy 2.121-B3 states, “A RRD shall:*
  - a. be served by public potable water supply, provided by the property owner or developer;*
  - b. submit a binding site plan and undergo the development review and approval process;*
  - c. reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection;*
  - d. not exceed 160 acres.*
  - e. Limit points of access onto collector and arterial roads to no more than the minimum required for public safety purposes,*
  - f. Incorporate methods and site development features that promote sustainable development,*
  - g. Incorporate topographical features and scenic vistas into design of the development; and*
  - h. Provided amenities that create a sense of place and community within the development.”*
- *Comprehensive Plan Policy 2.106-A5 states, “all development within the Suburban Development Areas shall conform to the following guidelines:*
  - a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;*

- b. *protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;*
  - c. *incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 – Community Design, of this element;*
  - d. *provide access to civic space, parks, green areas, and open space and other amenities;*
  - e. *be supported by public safety (i.e., fire, EMS and law enforcement);*
  - f. *have access to elementary schools, and*
  - g. *Encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas.*
  - h. *In order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), **the Residential Rural Development (RRD)** or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.”*
- *LDC Section 204.A.3 states, “the purpose of the RS district is to provide areas for suburban density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.”*
  - *LDC Section 303, Tables 3.5, 3.6, 3.7, and 3.8 provide the criteria for establishing density within an RRD. 100 points are required to reach a density of 1 DU/AC.*
  - *Polk County Utilities has a twelve-inch transmission main along Deeson Road that will provide potable water.*
  - *Polk County Utilities has a twelve-inch force main along Deeson Road for wastewater service.*
  - *Wetlands and flood zones are found along the eastern portion of the project area in association with the Blackwater Creek Tributary Floodway. This site is within the Kathleen Drainage Basin AKA North Blackwater Creek.*
  - *According to the Florida Natural Areas Biodiversity Matrix, the subject site is not located within a one-mile radius of an endangered habitat community.*
  - *The subject site is comprised of Pomona Fine Sand; Samsula Muck; Sparr Sand; Tavares Fine Sand; Placid & Myakka Fine Sands; Kaliga Muck; and Hontoon Muck.*
  - *The subject site is not located within any of the County’s Wellhead Protection Districts.*

- *There are no known historical or archeological resources onsite, according to the Secretary of State’s Department of Historical Resources Florida Master Site File.*
- *The site has frontage along Deeson Road (Road No. 733008), an Urban Collector tracked for concurrency by Polk County’s Transportation Planning Organization (TPO) (Links 8084 E/W).*
- *Fire and EMS services arrive from Polk County Fire Rescue Station 23, located at 6750 Kathleen Road, Lakeland 33810.*
- *The property is within the Polk County Sheriff’s Office Northwest District, located at 1045 Wedgewood Estates Boulevard, Lakeland, 33809.*
- *The zoned schools for the proposed project are Roberts Elementary, Kathleen Middle, and Kathleen Senior High.*
- *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 Table 2.1 and Sections 303 and 906 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREAS (SDA); and SECTION 2.121-B – Rural Residential Development (RRD).*

**Development Review Committee Recommendation:** Based on the information provided by the applicant, the findings of fact, recent site visits, 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-2026-6**.

*On June 3, 2026, at an advertised public hearing, the Planning Commission will vote on this application.*

**CONDITIONS OF APPROVAL**

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2026-6 with the following Conditions:

1. This Rural Residential Development (RRD) approval shall be for a 150-lot single-family detached dwelling unit subdivision. Minimum lot sizes will be reduced to 9,380 sq. ft. [PLG]
2. Setbacks shall be established as follows [PLG]:
  - Principal Side: 10 feet

- Principal Rear: 39 feet
  - Front: 25 feet
  - Corner Lot Right-of-way: 10 feet
  - Accessory Side: 5 feet
  - Accessory Rear: 10 feet
3. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDPD-2026-6, 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]
  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]
  5. At a minimum, the stormwater management plan standards shall comply with closed basin requirements (100-year/24-hour storm) pursuant to LDC Section 740 [ENG].
  6. Open space presented in the application shall be binding for the purposes stated within the site plan. Open space may be modified through a Minor Modification to provide additional flood compensation, stormwater management, and/or other related purposes as determined through the Level 2 Review process. [PLG]
  7. Drainage easements shall be provided as shown on the typical lot layout on the submitted site plan. [PLG]
  8. A sidewalk shall be constructed along the frontage of Deeson that will connect to internal sidewalks. [PLG]
  9. Buffers along the western and northern property lines shall be a minimum of 20 feet in width, as shown on the site plan, and planted with landscaping consistent with a Type “C” buffer. [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**

<b>Northwest: A/RR</b> Site-Built Homes/Robbins Road (+/- 1.00 to 5.00 Acres)	<b>North: A/RR</b> Site-Built Home/Aquaculture (+/- 5.03 Acres)	<b>Northeast: RS</b> Single-Family Homes & Vacant Lots
<b>West: A/RR</b> Site-Built Homes/Pasture/MH (+/- 0.70 to 9.2 Acres)	<b>Subject Property: RS</b> Vacant/Wetlands/Pasture/Floodway	<b>East: RS</b> Wetlands/Site-Built Homes & MH (+/- 0.12 to 0.68 Acres)
<b>Southwest: A/RR</b> Deeson Road Site-Built & MH (+/- 0.88 to 1.77 Acres)	<b>South: A/RR</b> Deeson Road Site-Built & MH (+/- 0.38 to 0.88 Acres)	<b>Southeast: RS</b> Deeson Road Site-Built Homes (+/- 1.00 to 7.8 Acres)

*Source: Polk County Geographical Information System, Polk County Property Appraiser, and site visit by County staff*

Staff has reviewed aerial imagery dating back to 1941. This site has been mostly vacant and used as pastureland. It is the last of its size along Deeson Road that can be developed for residential purposes. The property has undergone multiple planning and environmental evaluations over time, including prior SPD concepts, Residential Infill evaluation efforts, and nomination and consideration through the County's CLASAC environmental lands program. On November 17, 1987, the Board granted Concept and Tentative Approval with conditions of Planned Unit Development 87-35 (PUD 87-35) on the subject site for a 256-unit manufactured home subdivision with a gross density of 2.52 units per acre. PUD 87-35 has expired and is no longer valid.

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On August 22, 2023, the BoCC held a DeNovo Hearing for LDSPD-2023-1 and voted 4-1 to deny the application with prejudice. The request was for 147 single-family lots with reduced lot sizes, reduced setbacks, and increased density on the subject parcels. With a recommendation of approval from the Development Review Committee, the Planning Commission voted 5-2 to approve this application, but this was overturned through an appeal by the public.

The Kathleen community is an area of northwest Polk County where growth often comes into conflict with residences and communities that have been in place over generations, prior to zoning, centralized utilities, and modern development standards, especially as those pertain to stormwater management and flooding. Large acreage properties are interspersed with smaller-lot subdivisions and neighborhoods. In many cases, the larger neighboring properties and subdivisions with larger lot sizes were developed before the extension of wastewater services, which limited residential density at that time. With the introduction of wastewater and the expansion of Kathleen Road over the last dozen years, developments have sought to take advantage of these urban-level services with increased density and smaller lot sizes.

## Compatibility with the Surrounding Land Uses and Infrastructure:

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.”

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

### A. Land Uses:

The applicant is requesting approval of a Rural Residential Development (RRD) for 150 single-family lots within a Residential Suburban (RS) Future Land Use district in a Suburban Development Area (SDA). Table 2.2 of the Land Development Code (LDC) requires residential lots in RS districts to be at least five (5) acres with a density of one (1) dwelling unit per five (5) acres. However, the RRD tool, as guided by the Comprehensive Plan and facilitated by Section LDC Section 303, allows for an increased density of up to one dwelling unit per acre across the entirety of the site with Planning Commission approval. The proposed minimum lot sizes are 9,380 sq. ft. with minimum widths of 70 feet, though half-acre lots are proposed along the western property lines where adjacent to existing residential development. These will transition to 80-foot-wide lots with the 70-foot-wide lots located to the interior of the site. Setbacks will meet RS standards, except for a reduction to the right-of-way setback to internal roads for corner lots will be reduced from 20 to 10 feet.

A stipulation with the RRD process is to reserve, via a conservation easement, site plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection, which includes wetlands. The site plan calls for approximately 60.88% of the site to be reserved for wetlands (+/- 73.16 acres), open space and habitat protection, agricultural open space, and floodplain storage and stormwater treatment. An additional 7.53 acres of open space is dedicated to amenities and stormwater management. 20-foot-wide landscaping buffers are planned along the northern and western property lines.

Overall, the proposed density of the site is 0.98 DU/AC, below the 1 DU/AC cap permitted through the RRD process. Approximately 80.07 acres are designated uplands. Given the proposed units, the net density is approximately 1.87 DU/AC, well below the 3 DU/AC that could be approved through a Suburban Planned Development (SPD). The homes are clustered to the western side of the property to avoid wetland impacts and flood hazard areas.

Densities abutting the site vary, and most of the surrounding homes were developed prior to the adoption of the Comprehensive Plan and LDC. 10 homes within the unrecorded Mercer's Subdivision are located on approximately 8.56 acres east of Payne Road and the western property line for a density of 1.17 DU/AC. South of Desson Road are 12 homes on approximately 9.24 acres, including the Greenfield Acres Road right-of-way (1.3 DU/AC). Density to the northwest of the site is less intense, with seven residential properties on approximately 25 acres (0.28 DU/AC), though multiple homes can be found on at least one parcel. Robbins Road provides buffering from most of these units.

Comprehensive Plan POLICY 2.102-A2 states, “Land shall be developed so that adjacent uses are compatible with each other” and provides three options to ameliorate incompatibilities. 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 plan addresses these concerns through the following methods:

1. The site plan places larger proposed lots (0.50 acres) adjacent to existing residential units on the western and northwestern property lines. These will transition into 80- and 70-foot-wide lots towards the interior of the site.
2. No access is proposed from Robbins Road, a County Local Residential roadway.
3. 20-foot-wide landscaping buffers (Type “C”) are proposed along the western and northern property lines. The standard buffering would be ten-foot-wide (Type “B”).
4. Increasing rear setbacks for all lots to 39 feet. This provides a minimum of 59 feet of separation and transition from proposed homes and western and northern property lines where larger lots are present.
5. Open space tracts and existing wetlands are used to create buffering between residential properties on the western property line and along Deeson Road.

In addition to this, the LDC require that all street lighting be shielded. A sidewalk will be constructed along the frontage of Deeson Road that will connect to internal sidewalks. At the vehicular entrance to the site will be street lighting at the crosswalks for pedestrian safety. Each lot will be required to have two canopy trees.

#### B. Timing & Infrastructure:

POLICY 2.102-A1 of the Comprehensive Plan states, “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.”

Like the PD process where locational criteria relate to allowable densities, the RRD allows an increase in density based on proximity to public services, in addition to the required set-aside of open space and wetlands. Comprehensive Plan Section 2.121-B2 states, RRDs may contain single-family dwelling units, duplexes, and limited low-intensity multi-family dwellings at a sliding-scale gross density (on the entire site) of one dwelling unit per 2.5 acres (1 DU/2.5 AC) up to, and including, one dwelling unit per acre (1 DU/AC), as determined by appropriate location and development criteria. Locational criteria include:

- a. proximity to rural clusters, business parks, linear commercial corridors, commercial enclaves, and municipalities;

- b. proximity to isolated sewer systems.
- c. vehicular access to arterial, paved collector, and paved County-maintained local roads;
- d. level of public-safety protection, to include: fire and emergency medical service (EMS); and
- e. proximity to schools.

To meet the requested density (0.98 DU/AC), 100 points are required. The applicant has provided a score sheet that demonstrates this location can attain 139 points. To meet the minimum, though, the site is within two miles of Lakeland (20 pts.); within five miles of Fire/EMS (40 pts.); adjacent to a Collector roadway (10 pts.); water connection (20 pts.); and within 2 miles of a public school (10 pts.).

Though the subject site is in the SDA, the availability of public services (especially wastewater) and surrounding residential development are more attuned to the Urban Growth Area (UGA), which could support densities up to 5 DU/AC.

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

With the exception of the elementary school, the zoned schools are the closest schools to the subject property. It is zoned for Roberts Elementary and Kathleen Middle to the north and Kathleen Senior to the southeast. Kathleen Elementary is closer to the subject site. The estimated number of students which 150 single-family lots could produce is: 21 – Elementary; 13 – Middle; 18 - High School.

Table 2, to follow, shows the number of students the project is expected to generate, the capacity of the zoned schools, and the driving distance to these schools from the project entrance off Deeson Road.

**Table 2**

<b>Name of School</b>	<b>Annual Estimated Demand</b>	<b>% Capacity 2024-2025 School Year</b>	<b>Average driving distance from subject site</b>
Roberts Elementary	21 students	79%	±4.2 miles driving distance
Kathleen Middle	13 students	73%	±1.8 miles driving distance
Kathleen Senior	18 students	66%	±6.2 miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance

This area of Polk County is projected to have school capacity for development. The applicant will need to apply for a binding school capacity determination at the time of the Level 2 Review submittal. Effective January 1, 2026, The impact fees generated from this development for the educational system are \$11,124 per single-family unit (\$1,668,600).

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

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all of unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry,

Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire and EMS responses to this project are from the Polk County Fire Rescue Station 23, located at 6750 Kathleen Rd, Lakeland 33810. The travel distance is approximately 1.8 miles to the entrance subject site, and response times could average 6-8 minutes depending on the type of call.

**Table 3**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Time*</b>
Sheriff	Polk County Northwest District Command 1045 Wedgewood Estates Blvd., Lakeland 33809	±4.8 miles	P1 Calls: 9:34 P2 Calls: 27:03
Fire/EMS	PCFR Station 23 6750 Kathleen Rd, Lakeland 33810	±1.8 miles	6-8 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.*

The nearest Sheriff's substation is Polk County Northwest District Command, located at 1045 Wedgewood Estates Blvd. Lakeland, 33809. Sheriff 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. 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.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are more spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

### **Water and Wastewater Demand and Capacity:**

#### **A. Estimated Demand and Service Provider:**

The proposed development is for 150 single-family dwelling units. The estimated demand per unit is 360 gallons per day (GPD) for potable water and 270 GPD for wastewater. These services will be provided by Polk County.

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands based on different levels of approval. The table shows the maximum GPD that would be generated by-right, and what could be possible through the Suburban Planned Development (SPD) process on the property. For this calculation, wetland density transfer was also added, which includes the 25-foot-wide upland buffers around the wetlands in the acreage calculations. The Comprehensive Plan and LDC allow one unit per five wetland acres to be transferred to upland areas, provided no wetlands are disturbed. The last column shows the demand on services that could be generated by the proposed RRD.

**Table 4**

<b>Subject Property</b>	<b>Estimated Impact Analysis</b>		
	<b>Demand as Currently Permitted RS (1 DU/5 Acres) + Wetland Transfer</b>	<b>Maximum Allowed (3 DU/AC &amp; Wetland Transfer 1 DU/5 AC)</b>	<b>Proposed Plan RS (0.99 DU/Acre)</b>
80.07 ± Upland Acres 73.16 ± Wetland Acres Residential Suburban			
Permitted Intensity	30 single-family dwelling units	254 single-family dwelling units	150 single-family dwelling units
Potable Water Consumption (GPD)	10,800 GPD	91,440 GPD	54,000 GPD
Wastewater Generation (GPD)	8,130 GPD	68,580 GPD	40,500 GPD

*Source: Polk County Concurrency Manual & Polk County Utilities*

The proposed RRD is approximately 60% of the units that could be permitted onsite through the LDC and Comprehensive Plan. A certificate of concurrency for utilities will be issued after a Level 2 Review approval. Connection to wastewater is imperative to the success of this project, and this is a service not typically found in the SDA. Without wastewater availability, lot sizes will need to increase to at least 10,890 sq. ft., and given the poor soils onsite, mounded septic systems or those with higher levels of treatment capability would be necessary, depending on a determination from the Department of Health. This would become costly for a development of this size and ultimately impractical for the proposed lot sizes. In addition, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks. Overall, septic systems in such an environment and close to a major floodway are undesirable.

Lift Station 215 is located approximately 0.38 miles to the east. A 12-inch wastewater force main is found here in the northern right-of-way of Deeson Road. Polk County Utilities extended this line west past the site along Deeson Road to the Briarwood Mobile Home Park (Project #6843022). The applicant can connect in coordination with PCU.

Potable water connection is mandated by the Comprehensive Plan and LDC in the SDA. A 12-inch main is located at the intersection of Deeson and Lewellyn Road. The applicant will be required to extend it to the subject site. Given the lack of water services around the site now, no fire hydrants are near the property. The extension of this water line by the applicant will provide a benefit to the surrounding neighbors with fire protection.

**B. Available Capacity:**

The site is in Polk County’s Northwest Regional Utility Service Area (NWRUSA) for water and wastewater services. Polk County has ample water capacity to serve the site. The current working permit for the service area is 5.7 million gallons per day (MGD). The current average flow is 3.766 MGD. There is 1.934 MGD in uncommitted capacity. The system’s growth rate was approximately 0.043 MGD from the prior year.

This system is in the Central Florida Water Initiative (CFWI) area, an area with on-going impacts to water resources. If the Southwest Florida Water Management District determines that adverse impacts to water resources or existing legal users are occurring or are projected to occur because of the authorized withdrawals, the District may reduce permitted quantities.

The County's Northwest Wastewater Service Area sends its flows to the Northwest Regional Wastewater Treatment Facility. The current working wastewater permit is for 3.082 MGD. There is 1.505 MGD in uncommitted capacity. The system's growth rate was 0.020 MGD from 2025.

C. Planned Improvements:

The subject site is located near a Utility Community Investment Project that was scheduled in the Adopted Comprehensive Investment Program, Fiscal Years 2022-26 (Project #6843022). The project that extended wastewater services to the Briarwood Mobile Home Park, located approximately 1.07 miles to the west of the subject site. According to the CIP summary, the Briarwood MHP collection system and wastewater treatment facility struggled to maintain regulatory compliance due to operational issues. This extension and connection to the County's wastewater system will correct the areas of concern.

### **Roadways/ Transportation Network**

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

The proposed development is for 150 single-family dwelling units. Single-Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 PM Peak Hours Trips per unit (ITE Code 210). The proposed 150-lot development will likely generate 1,172 Average Annual Daily Trips and 150 PM Peak Hours Trips.

Table 5, to follow, provides generalized estimates of the AADT and Peak Hour demands based on different levels of approval. The table shows the maximum number of trips that would be generated by-right and through the SPD process. Fourteen lots have been added to this through what could be gained if density were transferred from the onsite wetlands at a rate of 1 DU/5 Acres, as permitted by the LDC. The acreage accounted for wetlands include upland buffers. The final column represents the proposed unit count and the traffic it could generate at full build-out.

**Table 5**

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RS (1 DU/5 Acres) + Wetland Transfer	Maximum Allowed (3 DU/AC & Wetland Transfer 1 DU/5 AC)	Proposed Plan RS (0.99 DU/Acre)
80.07 ± Upland Acres 73.16 ± Wetland Acres Residential Suburban			
Permitted Intensity	30 single-family dwelling units	254 single-family dwelling units	150 single-family dwelling units
Average Annual Daily Trips (AADT)	234 AADT	1,984 AADT	1,172 AADT
PM Peak Hour Trips	30 PM PH	254 PM PH	150 PM PH

Source: Polk County Concurrency Manual

The proposed RRD is approximately 60% of the units that could be permitted onsite through the LDC and Comprehensive Plan. Since the AADT will exceed 750 trips, a Major Traffic Study will be required during the Level 2 Review to thoroughly analyze the effects this development could have on the local roadways and identify what improvements are required.

Staff analyzes the impact on the roadways by the Peak PM trips which represent how much burden a development places on the traffic grid during the busiest time of day. Single-family uses are expected to mostly remove traffic from the roadway system during this time. 37% of Peak PM Trips, though, are estimated to enter the system at this time (55 trips). As Deeson dead-ends just beyond the Hillsborough County line to the west, most drivers will travel east towards Kathleen Road and diverge north or south along that roadway. A CSX railroad parallels Kathleen Road, and there is a crossing on Deeson before reaching the intersection with Kathleen where traffic can accumulate when there is a passing train.

#### B. Available Capacity:

There is currently capacity to serve the proposed development. The subject property has direct frontage along Deeson Road. The property also has frontage on Robbins Road, but no ingress or egress is planned here. Table 6, to follow, displays the generalized capacity on the affected transportation links.

**Table 6**

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	5-Year LOS
8084E	Deeson Road Hillsborough County Line to Kathleen Road	C	609	C
8084W	Deeson Road Kathleen Road to Hillsborough County Line	C	602	C
4167N	CR-35A (Kathleen Road) CR-542A to Duff Road	C	731	C
4167S	CR-35A (Kathleen Road) Duff Road to CR-542A	C	772	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 13, 2026

Deeson Road and Kathleen Road have the capacity to assimilate all 150 PM PH units and not fall below the Level of Service standard set by the Board.

#### C. Roadway Conditions:

Deeson Road (Road No. 733008) is an Urban Collector roadway tracked for concurrency by Polk County's Transportation Planning Organization (TPO) (Links 8084 E/W). It is a paved 20-

foot-wide roadway with approximately 55 feet of right-of-way along the subject property which is below the 80-foot minimum required by Table 8.2 of the LDC. The applicant will need to dedicate approximately 15 feet of right-of-way to make up the shortfall on their side of the road. Further improvements will be detailed in the Major Traffic Study during the Level 2 Review. Entrances are subject to LDC Section 705.C. Where an intersection occurs on a roadway that is identified to be below its designated level of service standard, intersection standards shall be increased as required by the County Engineer. Given the proposed AADT, a Type III intersection with a dedicated 100' right turn lane into the site is likely warranted.

Kathleen Road (Road No. 830203) is an Urban Collector roadway with a paved surface width of twenty-two feet and is tracked for concurrency by Polk Transportation Planning Organization by Link #4167 N/S. (See Table 6). These links are in excellent condition thanks to road improvement projects that took place along this segment in 2012-13.

#### D. Sidewalk Network

Sidewalks are not located along the frontage of the site but will be required per LDC Section 707. The nearest sidewalk link is located near the railroad to the east along Kathleen. Sidewalks are not located elsewhere along Deeson Road. The sidewalks on the east and west side of Kathleen run south past the Kathleen Road/North Galloway Road intersection and connect with the sidewalks within the City of Lakeland at Hanley Road near Griffin Elementary. The sidewalks run north and end at the intersection of Kathleen and Duff Road, with the sidewalk following Duff Road to the east to the Remington Oaks subdivision. Sidewalks on both sides of the internal roads will be required. At the vehicular entrance to site, two pedestrian safety lights shall be required with recessed or shielded lighting.

#### E. Planned Improvements:

According to the CIP, signalization of Deeson Road and Kathleen Road is planned. As of May 13, 2026, the bidding process is underway to complete the work.

#### F. Mass Transit

Stop 1638 for the Blue Line 1 Route is located approximately 3.5 miles to the southeast of the subject property at the northwest corner of Kathleen Road and Mall Hill Drive. This route runs through from the Gow B. Fields Park & Ride at U.S. 98 N. to the Lakeland Downtown Terminal. Mass transit is not expected or anticipated in the SDA.

### **Park Facilities and Environmental Lands:**

The closest public park facilities are located at the Hunt Fountain Sports Complex.

#### A. Location:

Hunt Fountain Sports Complex is located at 2020 Duff Road, approximately 4.5 miles driving distance to the northeast of the property.

#### B. Services:

Hunt Fountain Sports Complex includes baseball/softball fields, a tennis court, three basketball courts, two football fields, soccer fields, and an equestrian area with amenities.

C. Multi-use Trails:

The Tenoroc Trail is a proposed multi-use trail that is projected to run from Lake Parker Park near SR 33 to the Auburndale Trail at Braddock Road. The distance of this trail is expected to be 10.66 miles. This has only been identified as a possible use by 2035.

D. Environmental Lands:

The Upper Hillsborough Preserve and Wildlife Management Area (WMA) is located approximately 17.2 miles to the northwest by vehicle and constitutes a portion of the headwaters of the Hillsborough River. The property is open to the public for hiking, bicycling, hunting, and fishing.

Gator Creek Reserve is located at 9725 US Highway 98 North, approximately 8.6 miles to the northwest. This is a mosaic of cypress swamps, hardwood forests and marshes interspersed with slightly elevated areas. With a series of adjoining loop trails, one of which is paved, this 2,700-acre reserve offers hiking, biking, photography, and nature watching opportunities through several unique habitats. The Polk County Board of County Commissioners and the Florida Communities Trust jointly acquired this Environmental Land site for the purpose of protecting important water wildlife and wilderness resources. Gator Creek Reserve falls within the Green Swamp Area of Critical State Concern, a designation protecting a resource of major statewide significance.

Tenoroc Fish Management Area is located at 3755 Tenoroc Mine Road, approximately 15 miles to the east. This property is owned by the State of Florida and is home to a shooting range, sporting clays course, hiking and equestrian trails, and hunting and fishing opportunities.

### **Environmental Conditions**

This development is shaped by the environmental challenges present onsite. It is located in a stressed basin associated with the headwaters of Blackwater Creek. Though the development will take place in the upland portions of the subject site, the soils present moderate to severe challenges to construction of any dwellings and preclude the use of septic systems.

A. Surface Water:

No surface water is located onsite, however, the Blackwater Creek Tributary Floodway runs through the eastern portion of the site. This site is within the Kathleen Drainage Basin AKA North Blackwater Creek, a stressed basin with a constrained outfall. The endemic soil types do not drain well. Natural barriers and manmade obstacles often hinder the release of water into larger river systems. These factors cause flooding from both a rapid, heavy rain-producing event such as a hurricane and the accumulation of water over a longer length of time from normal Florida summer rain showers. Aerial photography from 1941 shows manmade channels and ditches were dug across the northern half of the site in an effort to convey water to the wetlands and floodway to the east. The remnants of these channels exist today.

The project shall be designed to retain the difference in pre- and post-development runoff volumes from a 100 year/24-hour storm event, in accordance with standards in LDC Section 740 for closed basins. The rate of discharge from the post-development site shall not exceed the rate of runoff from the pre-development condition for a 100 year/24-hour storm event. The proposed

development will be designed in accordance with the Southwest Florida Water Management District and Polk County requirements.

**B. Wetlands/Floodplains:**

Wetlands and flood zones are found along the eastern portions of the project area in association with the Blackwater Creek Tributary Floodway in Parcel #232720-000000-024310 and #232720-000000-023010, which will not be developed, rather preserved for open space and conservation purposes. No development is allowed within the floodway, and no impacts are anticipated in the wetlands. The wetlands onsite are categorized as Freshwater Marshes.

All development must adhere to Section 620 of the LDC. Wetlands can only be impacted in limited scenarios. Access to the site and internal traffic circulation, where other alternatives do not exist, or for purposes of public safety, are permitted when properly mitigation with the agency having jurisdiction. Utility transmission and collection lines are also allowed as are pre-treatment stormwater management facilities. Lots are not permitted within wetlands, and development must maintain a 25-foot buffer from all wetlands. A final wetland delineation survey will be provided during the Level 2 Review to ensure these standards are met. No density transfer is being requested from the wetland acreage.

On the County's DataViewer, an "AE" Flood Zone with a Base Flood Elevation of 120 feet above sea level is located along the floodway. This flood zone is an area inundated by 100-yr flooding. This is a statistical concept referring to a 1% chance that the area floods in any given year. According to the U.S Geological Survey, the accuracy of the 1% AE flood zone "varies depending on the amount of data available, the accuracy of those data, land-use changes in the river drainage area, climate cycles, and how well the data fits the statistical probability distribution."

Section 630.L.3 of the LDC states, "All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, are required to provide base flood and floodway data, developed through a FEMA accepted methodology. The current applicable FEMA publications shall be used as a guide. The results of this study shall be submitted to FEMA with all applicable fees and additional information requested. The applicant shall submit as-built certification information in support of a Letter of Map Revision (LOMR) upon completion of every significant phase of construction." Any impacts to the flood zone will require "cup-for-cup" onsite compensation.

A stipulation with the RRD process is to reserve, via a conservation easement, site plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection, which includes wetlands. The site plan calls for approximately 60.88% of the site to be reserved for wetlands (+/- 73.16 acres), open space and habitat protection, agricultural open space, and floodplain storage and stormwater treatment.

**C. Soils:**

Nearly 90% of the developable area of the project site is comprised of Pomona Fine Sand. The Pomona series consists of very deep, poorly, and very poorly drained soils that formed in sandy and loamy marine sediments. These soils are typically found in wet, flood-prone areas such as this site. Under natural conditions Pomona soils are used for water quality and wildlife habitat.

Cultivated areas are used for crops and pasture. The bulk of the rest of the site is characterized by mucks that are found in the wetlands and flood zones, and which are completely unsuitable for development. None of these soils are ideal for septic absorption, but the applicant intends to connect to an available sewer line.

Furthermore, Pomona soils present challenges to the construction of dwelling units. However, these challenges can be manipulated and mitigated through a sound lot grading plan. All future development is required by the LDC to implement best management practices for erosion-control, and the soils are not of such that would limit compliance with applicable LDC regulations for the proposed use. The table below indicates the limitations of each soil type within the developable area.

**Table 7**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Limitations to Dwellings w/o Basements</b>	<b>% of Site (approximate)</b>
Pomona Fine Sand	Severe: Wetness, Poor Filter	Severe: Cutbacks Cave	69.4%
Samsula Muck	Severe: Wetness, Poor Filter	Severe: Wetness	19.6%
Hontoon Muck	Severe: Wetness, Poor Filter	Severe: Wetness	8.2%
Sparr Sand	Severe: Wetness, Poor Filter	Severe: Cutbacks Cave	2.0%
Tavares Sand	Moderate: Wetness	Slight	0.4%
Placid & Myakka Sands	Severe: Poor Filter	Severe: Ponding	0.4%

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

**D. Protected Species:**

According to the Florida Natural Areas Inventory’s Biodiversity Matrix, this site is not located within a recent sighting of an endangered 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:**

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

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

The subject site is not located in a Wellfield-Protection District. No private wells were noted in the application.

**G. Airports:**

This property is not within an Airport Impact Zone. Lakeland Linder Airport is located over eight miles to the south within the City of Lakeland.

**Economic Factors:**

This is an older part of the greater Lakeland area with generations of families having lived here. The development boom that took place in the late-1990’s and early-2000’s was not as intense here as in other unincorporated portions of the County surrounding Lakeland, notably South

Lakeland. As such, the housing stock is older, and the atmosphere is more rural than elsewhere around Lakeland. Since then, though, urban services have been extended into the area. Kathleen Road was widened in the early 2010's. This has encouraged further development at a higher density than what is presently found. Adding a variety of housing options to an area helps maintain economic stability, especially in a municipality such as Polk County that is reliant on commuters to nearby Tampa and Orlando.

For Polk County, the number of proposed homes represents a return on the investment in local roadways, potable water, and wastewater services. The sewer extension makes this project feasible.

**Consistency with the Comprehensive Plan and Land Development Code:**

As noted, this request is consistent with the Land Development Code. Development criteria for RRDs are detailed under LDC Section 303. Open space requirements are shown to have been met and will be analyzed again at the Level 2 Review. There are no indications that this development would be premature in the area.

In addition, 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 RRD is surrounded by a residential land use district. There are residential subdivisions, residential lots and residential land use districts located adjacent to the subject site.
<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 by-passed in favor of development more distant from services and existing Communities.</i>	The applicant has demonstrated that this development is not premature in the SDA. The project will connect to centralized potable water and wastewater. The cluster design promotes compact growth and contiguous growth.
<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 RRD is being proposed in an area of the County that contains public utilities and community services which exceed what is typically found in a Suburban Development Area (SDA).
<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 Service requirements and the County's concurrency management system.</i>	There are existing services and physical infrastructure in place to accommodate such development therefore reducing the financial burden of the county. The development is in a location where adequate services are available and therefore reduces the impact on the environment as no new services and infrastructure has to be built.
<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</i>	The subject property is located within an area of the County that has adequate public safety services as identified in the Staff Report.

Comprehensive Plan Policy	Consistency Analysis
<i>Management Service (EMS).</i>	

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**

<b>The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:</b>	
<i>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 and Section 303 as detailed throughout 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, specifically POLICIES 2.102 as described in Table 8. The request exceeds the required standards of the Suburban Development area as described in SECTION 2.106. The request exceeds the required standards of the Residential Suburban land use district as described in SECTION 2.120-A1 and SECTION 2.121-B.
<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, as described within the staff report.
<i>How the concurrency requirements will be met, if the development were built.</i>	Yes, the request can meet concurrency requirements in the timeframe in which it will be constructed.

**Comments from other Agencies:**

**Roads & Drainage** – *Right-of-way dedication will be required. Turn lanes may be required.*

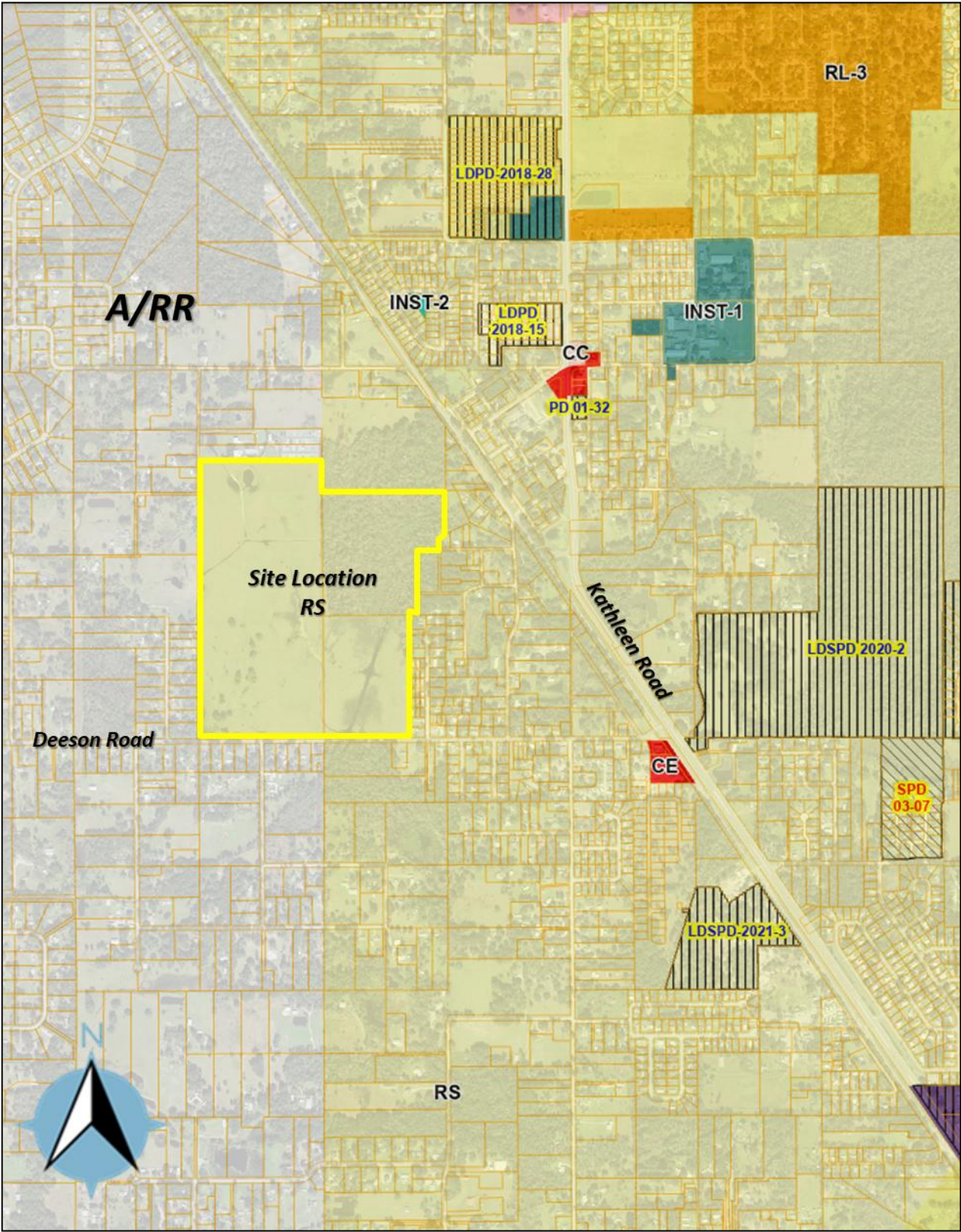
**Polk County School Board** - *This project will result in a demand for additional school student stations. Staff encourages the applicant to submit a non-binding concurrency application for the proposed development. If the request is approved, the development will need to apply for a binding school capacity determination letter prior to receiving Level 2 approval.*

**Exhibits:**

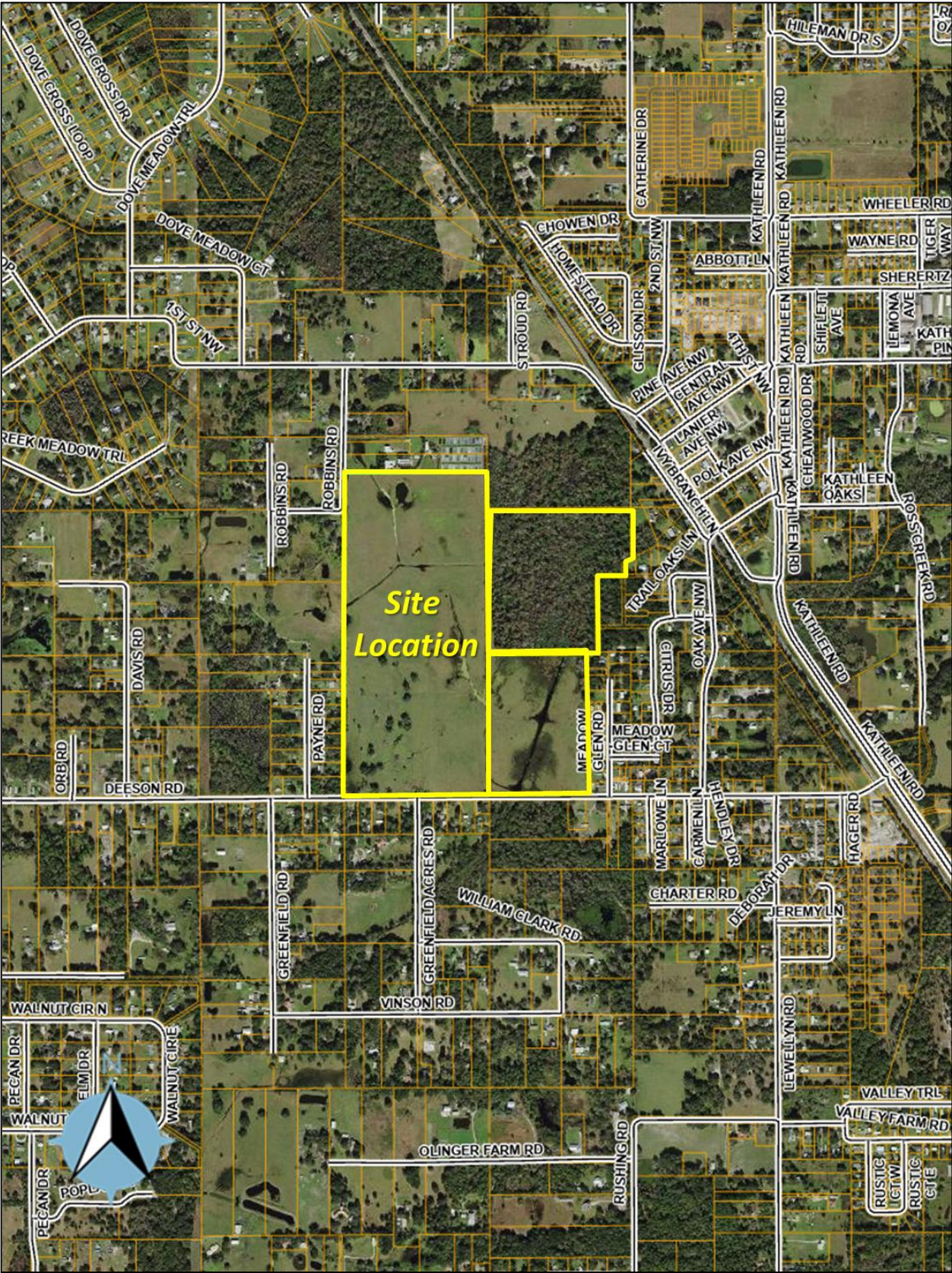
- Exhibit 1      Location Map
- Exhibit 2      Future Land Use Map
- Exhibit 3      Aerial Image (Context)
- Exhibit 4      Aerial Image (Close)
- Exhibit 5      Site Plan
- Exhibit 6      Lot Information
- Exhibit 7      Tract Information



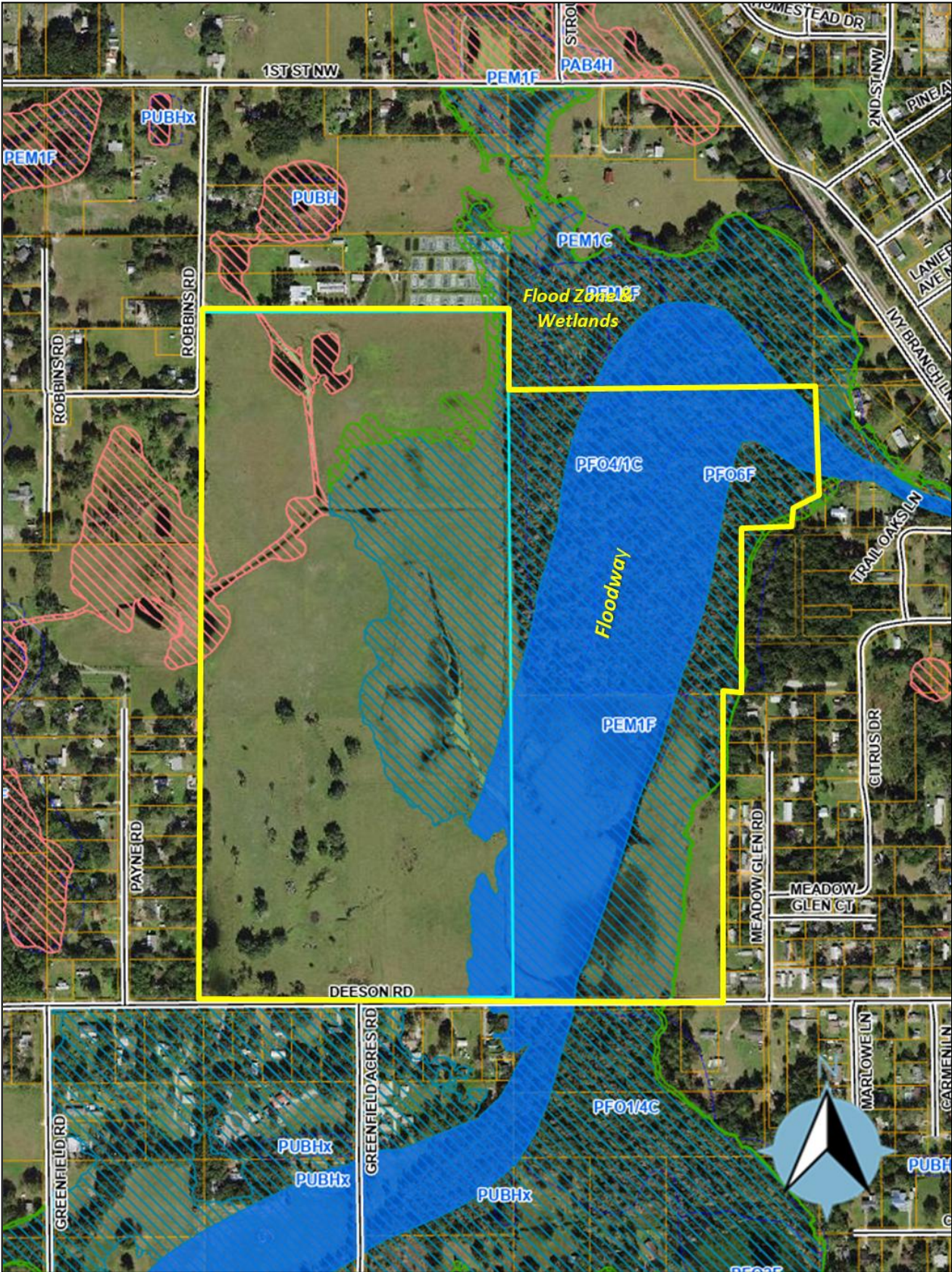
Location Map

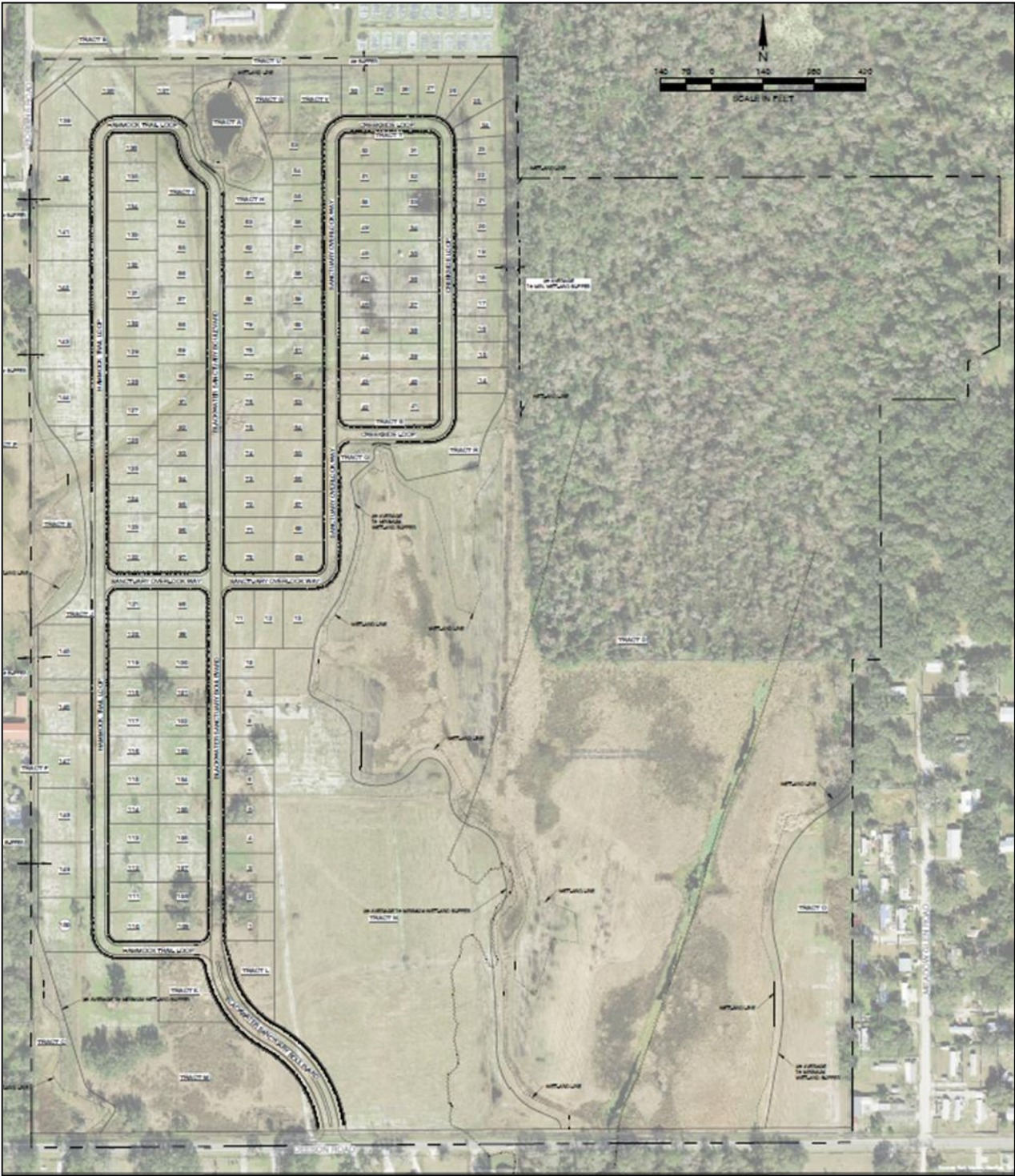


Future Land Use Map



Aerial Image (Context)





Site Plan

6. LOT SETBACKS

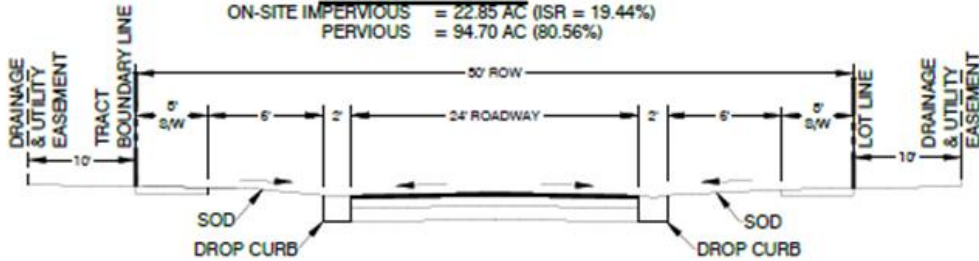
FRONT SETBACK = 25'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 39'

7. UTILITY DATA

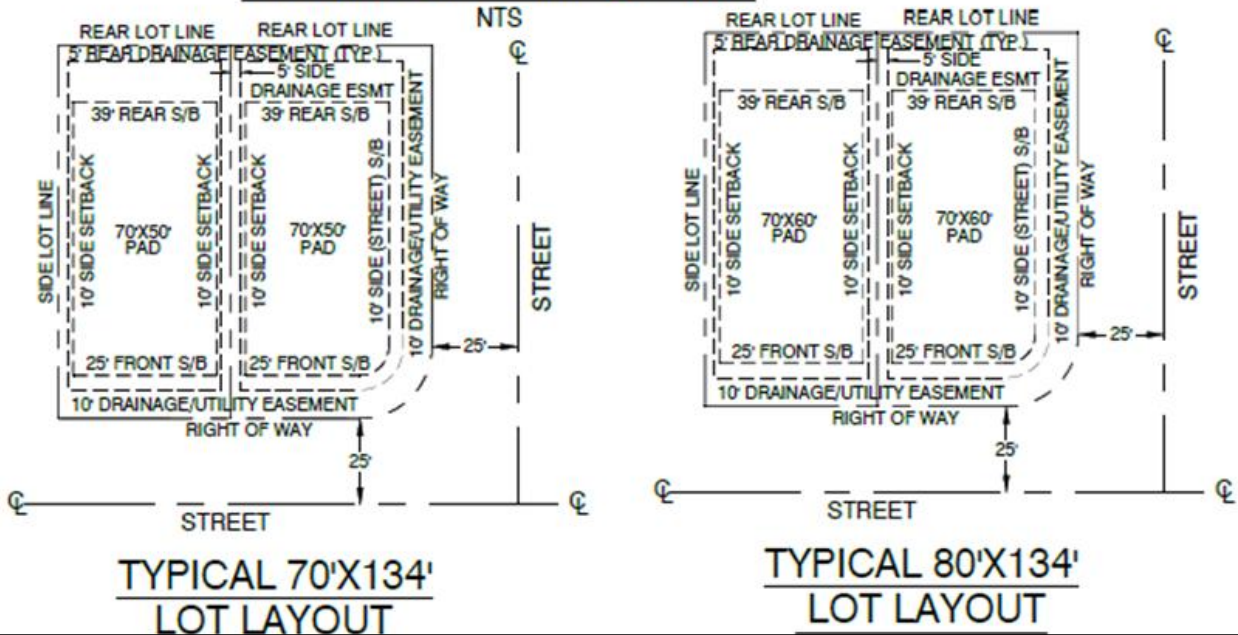
WATER: POLK COUNTY UTILITIES  
 SEWER: POLK COUNTY UTILITIES  
 ELECTRICITY: LAKE LAND ELECTRIC

8. IMPERVIOUS DATA

LOTS = 14.84 AC  
 ROADWAY = 5.89 AC  
 SIDEWALK = 2.12 AC  
 ON-SITE IMPERVIOUS = 22.85 AC (ISR = 19.44%)  
 PERVIOUS = 94.70 AC (80.56%)



**TYPICAL 50' RIGHT-OF-WAY**



Lot Information

TRACT TABLE					
TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	RESERVED
(N/A)	RIGHT-OF-WAY DEDICATION	POLK COUNTY	2.06 AC	1.35%	0.00 AC
(N/A)	INTERNAL RIGHT-OF-WAY	POLK COUNTY	10.56 AC	6.89%	0.00 AC
A	CONSERVATION EASEMENT	H.O.A.	1.07 AC	0.70%	1.07 AC
B	CONSERVATION EASEMENT	H.O.A.	1.60 AC	1.05%	1.60 AC
C	CONSERVATION EASEMENT	H.O.A.	1.42 AC	0.92%	1.42 AC
D	CONSERVATION EASEMENT	H.O.A.	69.07 AC	45.08%	69.07 AC
E	OPEN SPACE (RESERVED)	H.O.A.	0.17 AC	0.11%	0.17 AC
F	LANDSCAPE BUFFER	H.O.A.	0.37 AC	0.24%	0.00 AC
G	OPEN SPACE (RESERVED)	H.O.A.	0.61 AC	0.40%	0.61 AC
H	OPEN SPACE (RESERVED)	H.O.A.	0.26 AC	0.17%	0.26 AC
I	OPEN SPACE (AMENITY)	H.O.A.	0.44 AC	0.29%	0.00 AC
J	OPEN SPACE (RESERVED)	H.O.A.	0.48 AC	0.31%	0.48 AC
K	OPEN SPACE (AMENITY)	H.O.A.	0.59 AC	0.38%	0.00 AC
L	OPEN SPACE (AMENITY)	H.O.A.	0.45 AC	0.30%	0.00 AC
M	FLOODPLAIN / POND	H.O.A.	4.91 AC	3.20%	0.00 AC
N	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	13.83 AC	9.03%	13.83 AC
O	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	3.97 AC	2.59%	3.97 AC
P	LIFT STATION	POLK COUNTY	0.04 AC	0.02%	0.00 AC
Q	OPEN SPACE (AMENITY)	H.O.A.	0.57 AC	0.37%	0.00 AC
R	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	0.80 AC	0.52%	0.80 AC
S	OPEN SPACE (AMENITY)	H.O.A.	0.09 AC	0.06%	0.00 AC
T	OPEN SPACE (AMENITY)	H.O.A.	0.09 AC	0.06%	0.00 AC
U	LANDSCAPE BUFFER	H.O.A.	0.96 AC	0.63%	0.00 AC
V	OPEN SPACE (AMENITY)	H.O.A.	0.57 AC	0.37%	0.00 AC

## Tract Information