

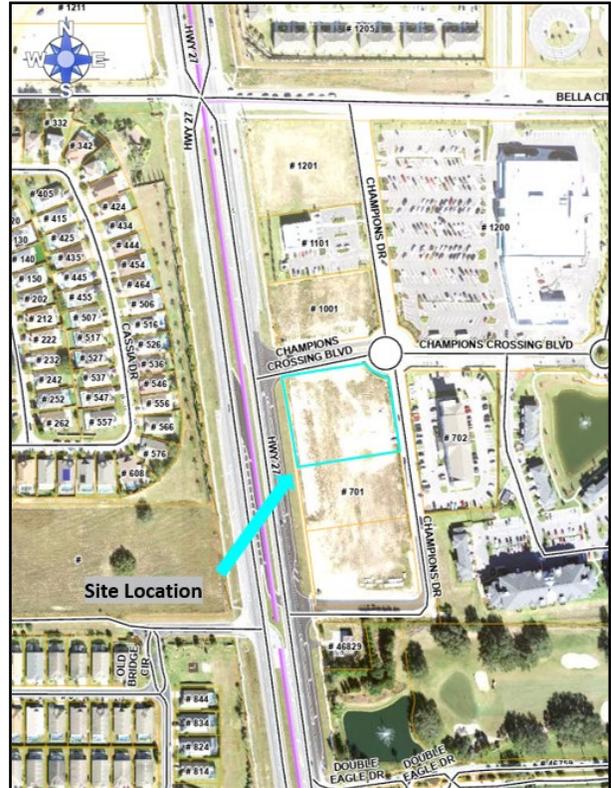
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	September 26, 2024
Planning Commission Date:	December 4, 2024
BoCC Dates:	N/A
Applicant:	Nisit Sapparkhao
Level of Review:	Level 3 Review
Case Number and Name:	LDSP-2024-1 Champions Crossing Monument Signs
Request:	The applicant is requesting to amend LDSP-2018-3 from five outparcel monument signs to six outparcel monument signs at the Champions Crossing development.
Location:	South of Bella Citta Blvd, north of Double Eagle Dr, east of Hwy 27, north of the City of Haines City in Section 36, Township 25, Range 26.
Property Owner:	Savi Tri County LLC
Parcel Size:	±1.4 acres (262536-998953-000070)
Development Area/Overlays:	Transit Supportive Development Area (TSDA)
Future Land Use:	Town Center-X (TCX)
Nearest Municipality	Haines City
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending
Case Planner:	Aleya Inglima, Planner II

Location



2023 Aerial



Summary of Analysis:

Champion's Crossing (PD 13-02) is a multi-phase, multi-use development that includes multi-family, hotel, with multiple retail, grocery, and restaurant parcels. The Champions View Apartments and the Woodspring Suites Hotel have been constructed onsite. The retail parcels, once developed, will mask some of the view of hotel and apartments. Currently, there is an Auto Zone and Dental Care developed. 7 Brew Coffee, Fifth Third Bank, and Chick-fil-a are soon to be constructed. There is an internal network of streets that connect all the uses. In order to properly identify entrances to the many different parcels, proper wayfinding is needed.

The applicant is requesting the sign plan for the Champions Crossing Development (PD 13-02) be amended to increase the allowable number of monument signs from five (5) 12' x 6' monument signs to six (6) 12' x 6' monument signs on Outparcels. The additional 12' x 6' monument sign would be located towards the southwest corner of Outparcel Lot D, where Fifth Third Bank is located within the Champions Crossing development. The sign will not impede vision of roadways, will provide a safer environment within the development for vehicular and pedestrian traffic, and provides uniformity within the development. Staff is recommending approval. The modification is adding one additional outparcel sign for new development proposed within the Champions Crossing development. It is compatible with surrounding uses. The proposed request is consistent with the LDC and Comprehensive Plan.

Findings of Fact

- *The request is for a modification to the Sign Plan for the proposed Champion's Crossing development. The applicant is requesting to amend LDSP-2018-3 from five outparcel monument signs to six outparcel monument signs at the Champions Crossing development on 1.4 acres.*
- *According to Chapter 10 of the Polk County Land Development Code, monument signs are defined as "Any sign, other than a Pole sign, which is placed upon or supported by structures or supports in or upon the ground and independent of support from any building."*
- *According to Chapter 7, Section 760 J. 3. of the Polk County Land Development Code, "Signage plans shall be subject to the Polk County Level 3 Review process."*
- *The subject property is located within the North U.S. Highway 27 Selected Area Plan (SAP). The Future Land Use Map designations of the property include ±20.6 acres of Town Center-X (TCX) and ±17.2 acres Residential Low-1X (RL-1X). None of the signs proposed are located in the RL-1X portion of the site.*
- *The subject property has direct ingress/egress onto US Highway 27 (Link # 5112 N/S), a principal arterial road. This link is currently operating at Level-of-Service (LOS) standard "C" with an adopted LOS standard of "D" (See Table 3 of this report for details).*
- *The residential properties surrounding the perimeter of the area requested in this sign plan are completely developed. The only undeveloped properties are non-residential districts TCX and OCX.*
- *The site is located in the Transit Supportive Development Area (TSDA), which is the area "where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety,*

recreational and educational services” according to POLICY 2.104-A1 of the Comprehensive Plan.

- *The subject site is not located in a flood hazardous area, wetland area or located within a one-mile radius of endangered species.*
- *The subject site is not located in any Airport Flight Visual Interference and Height Notification Zone.*
- *According to the 1985 Soil Survey of Polk County, the subject property contains Candler Sand Soils, 0 to 5 percent slopes.*

The Development Review Committee, based on submitted information, the findings of fact and analysis conducted as part of this staff report, and a recent site visit, finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area; **IS CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan; and recommends **APPROVAL of LDSP-2024-1** with the following conditions:

CONDITIONS OF APPROVAL

1. LDSP-2024-1 shall allow six outparcel monument signs at the Champions Crossing development shown in the Sign Plan in Exhibit 5. [PLG]
2. All signs under the sign plan shall be located in the TCX district area. [PLG]
3. Deviation beyond the specified height limits may be a minor modification if less than 10% and within the same or less sign area. [PLG]
4. Sign locations shown in the Sign Plan are generalized and may deviate so long as they pertain to the same road frontage and within the identified parcel boundary. [PLG]
5. Paint colors and masonry veneers shown in the sign exhibits are not binding. [PLG]
6. There shall be no variance or waiver to the requirements of clear intersection visibility in Section 711 of the Land Development Code. [PLG]

GENERAL NOTES

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

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

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

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

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

Surrounding Land Use Designations and Current Land Use Activity:

The residential properties surrounding the perimeter of the area requested in this sign plan are completely developed. The only undeveloped properties are commercial. This intersection of Bella Citta Boulevard and U.S. Highway 27 is ripe for commercial development because it connects thousands of nearby residents to the major transportation corridors. It is only a matter of time before travel patterns solidify for these residents and this intersection becomes associated with daily, weekly and monthly commercial needs.

Table 2

<p>Northwest: NACX LDPD-2021-29 Champions Station Commercial outparcels</p>	<p>North: TCX PD 98-06 Tierra Del Sol Multi-family Apartments</p>	<p>Northeast: Osceola County Rapid infiltration basins for TOHO wastewater effluent disposal</p>
<p>West: RL-1X, PUD 99-7 Four Corners Single-family homes</p>	<p>Subject Property: TCX/RL-1X PD 01-08, PD 06-44, PD 13-02 Champions Crossing Commercial outparcels/Multi- family Apartments</p>	<p>East: Osceola County Champions gate Multifamily Apartments Golf Course</p>
<p>Southwest: RL-1X PD 01-05 West Stonebridge Single Family homes</p>	<p>South: RL-1X Entrance to Champions gate Single-family homes Golf Course</p>	<p>Southeast: Osceola County Champions gate Single Family homes Golf Course</p>

Compatibility with the Surrounding Land Uses:

Based on the proposed location of the signs, the development will allow for marketing of the site and provide safer movement of vehicular and pedestrian traffic. The six multi-tenant monument signs will not impede vehicular or pedestrian traffic and will meet the clear visibility triangle requirement as outlined in Section 711 of the LDC. This requirement will ensure no structure is erected to impede vision of intersecting roadways.

Roadway/Transportation Network Analysis:

The subject property has direct ingress/egress access onto US Highway 27, which is a principal arterial road. U.S. Highway 27 is the only measured transportation link directly accessed by the development. It’s currently operating at a Level-of-Service (LOS) of “C”. It is a 4-lane divided state highway facility on the Strategic Intermodal System (SIS). Based on the sign plan provided, the proposed location of the signs will not impede vision along this major roadway. Bella Citta is not tracked for concurrency or monitored for traffic. The table to follow provides the current capacity on the nearby affected transportation links.

Table 3

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5112N	U.S. Highway 27 From: CR 54 (Ronald Reagan Parkway) To: Sand Mine Road	C	688	D
5112S	U.S. Highway 27 From: Sand Mine Road To: CR 54 (Ronald Reagan Parkway)	C	780	D
5113N	U.S. Highway 27 From: Sand Mine Road To: U.S. Highway 192	C	404	D
5113S	U.S. Highway 27 From: U.S. Highway 192 To: Sand Mine Road	C	506	D
5111N	U.S. Highway 27 From: I-4 To: CR 54 (Ronald Reagan Parkway)	C	1,058	D
5111S	U.S. Highway 27 From: CR 54 (Ronald Reagan Parkway) To: I-4	C	977	D
4039E	CR 54 (Ronald Reagan Parkway) From U.S. Highway 27 To: Champions Gate Boulevard	C	980	D
4039W	CR 54 (Ronald Reagan Parkway) From Champions Gate Boulevard To: U.S. Highway 27	C	946	D

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

Environmental Conditions:

There are few environmental limitations on this property. There are no wetlands or floodplain on or near the property according to the County geographical information system. The entire site is comprised of Candler Sand according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. According to the Polk County Endangered Habitat Map, the area within the sign plan was located within a one-mile radius of an endangered animal species sighting. According to the 2011 and 2006 Polk County Endangered Habitat Map, the PD is no longer located within a one-mile radius of an endangered plant or animal species sighting. The site is not within any public airport flight paths or buffer zones. The closest aviation facility is a Helistop 4½ miles to the north and Heliport at the Sheraton Four Points Hotel 7½ miles to the northwest, both on US Highway 192.

A. Surface Water:

There are no surface water bodies on site. Aside from the water hazards within the Champions Gate Golf Course, the nearest named surface water is Lake Davenport, which is over two miles to the north. Current stormwater sheet flow would be to the east into the rapid infiltration basins on the other side of the Osceola County line. However, the Candler soils onsite provide so much absorption that it is unlikely any rainwater will leave the site. The subject site has a contour elevation that ranges between 207 feet to 217 feet above sea level. Water runoff will be contained within the development and will not have any impact on proposed signs.

B. Wetlands/Floodplains:

There are no wetlands and floodplains on the site or within the immediate area. The closest wetlands and flood hazard areas are far to the west in the Green Swamp Core and far to the east in Osceola County.

C. Soils:

The entire site is comprised of Candler Sand, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Candler has few limitations but often needs amendments like clay and/or lime to stabilize for foundations and road base. The granules are so round and large that they shift.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Candler Sand	Slight	Slight	100%

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

D. Protected Species

According to the 2011 and 2006 Polk County Endangered Habitat Map, the PD is not located within a one-mile radius of an endangered plant or animal species sighting. (Source: Florida Natural Areas Inventory, 2006 & 2011) According to the 2002 Polk County Endangered Habitat Map, the PD was located within a one-mile radius of an endangered animal species sighting. (Source: Florida Natural Areas Inventory, 2002). A species study was conducted on this property prior to development commencement in 2006.

E. Archeological Resources:

There are no protected archeological resources in Section 36, Township 25, and Range 26, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

There is a public use well within the development on the north side separating the single-family residential development to the north from much of the adjoining boundaries within the project. This facility is owned and maintained by Polk County.

G. Airports:

The site is not within any public airport flight paths or buffer zones. The closest aviation facility is a Helistop 4½ miles to the north and Heliport at the Sheraton Four Points Hotel 7½ miles to the north, both on US Highway 192. The existing buildings are not above 40 feet in height and future units are not anticipated to exceed 50 feet. It should not have any effect on air traffic.

Consistent with the Land Development Code:

The request is consistent with the Land Development Code. The table below emphasizes the key policies directly related to the request.

Table 5

Land Development Code Policy	Consistency Analysis
<p>Section 760 of the Land Development Code (LDC) <i>3. Signage plans shall be subject to the Polk County Level 3 review process.</i></p>	<p>A sufficient application has been submitted by the applicant and has been analyzed by staff. Staff recommends approval to the Planning Commission for the following reasons: signs will not impede vision of roadways, provide a safer environment within the development for vehicular and pedestrian traffic. Lastly provides uniformity within the development.</p>
<p>Section 711 A. Clear Visibility Triangle (LDC) <i>The triangle shall be formed by extending the rights-of-way lines to a point where the lines intersect each other (point A); and from point (A), measuring to a point 30 feet along both rights-of-way lines points (B and C). See Figure 7.2a.</i></p>	<p>Signs will not be located in the Clear Visibility Triangle, and signs will not impede vision of intersecting roadway. There is a condition of approval to note this.</p>

Comments from other Agencies:

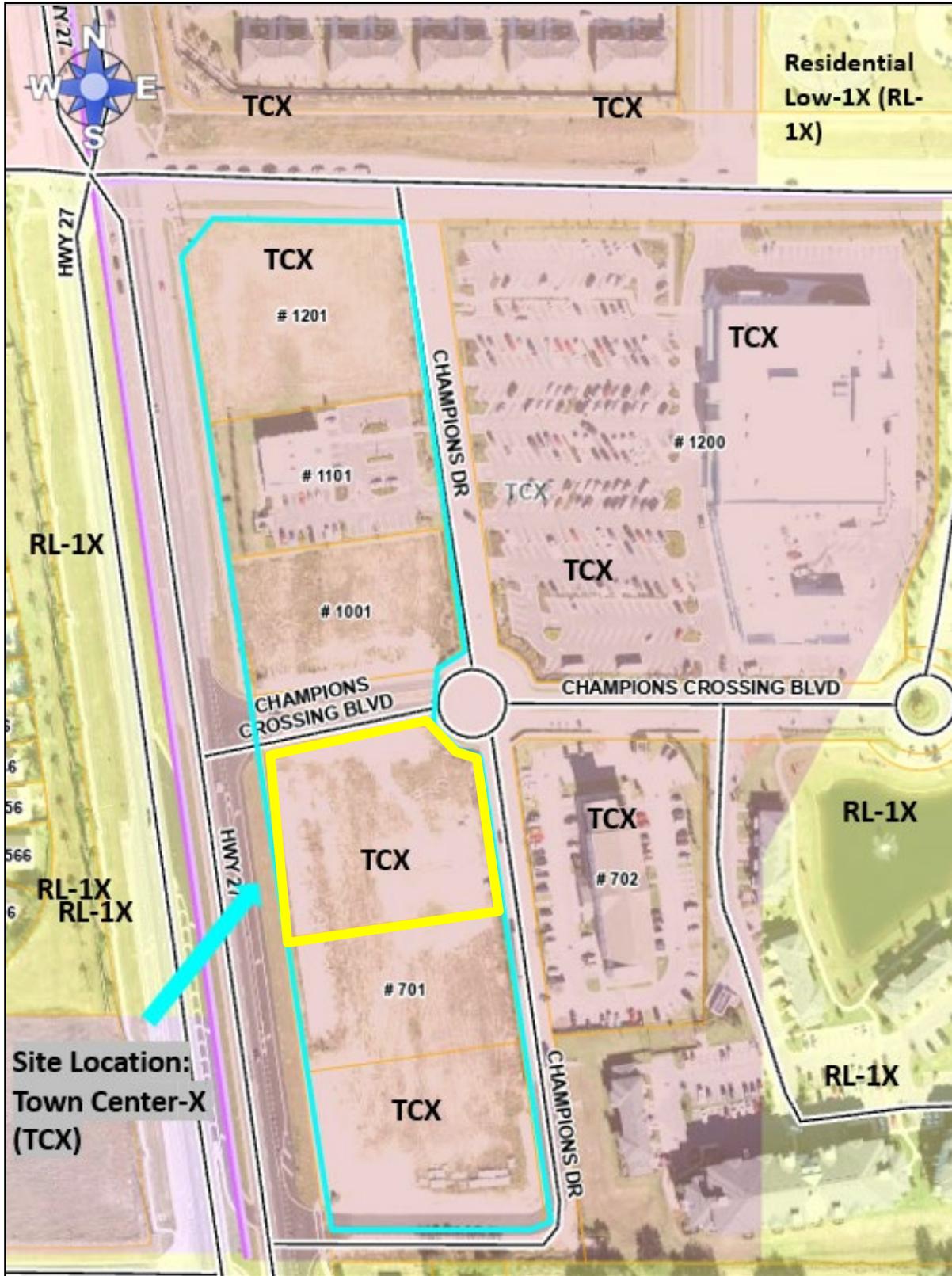
No Comments

Exhibits

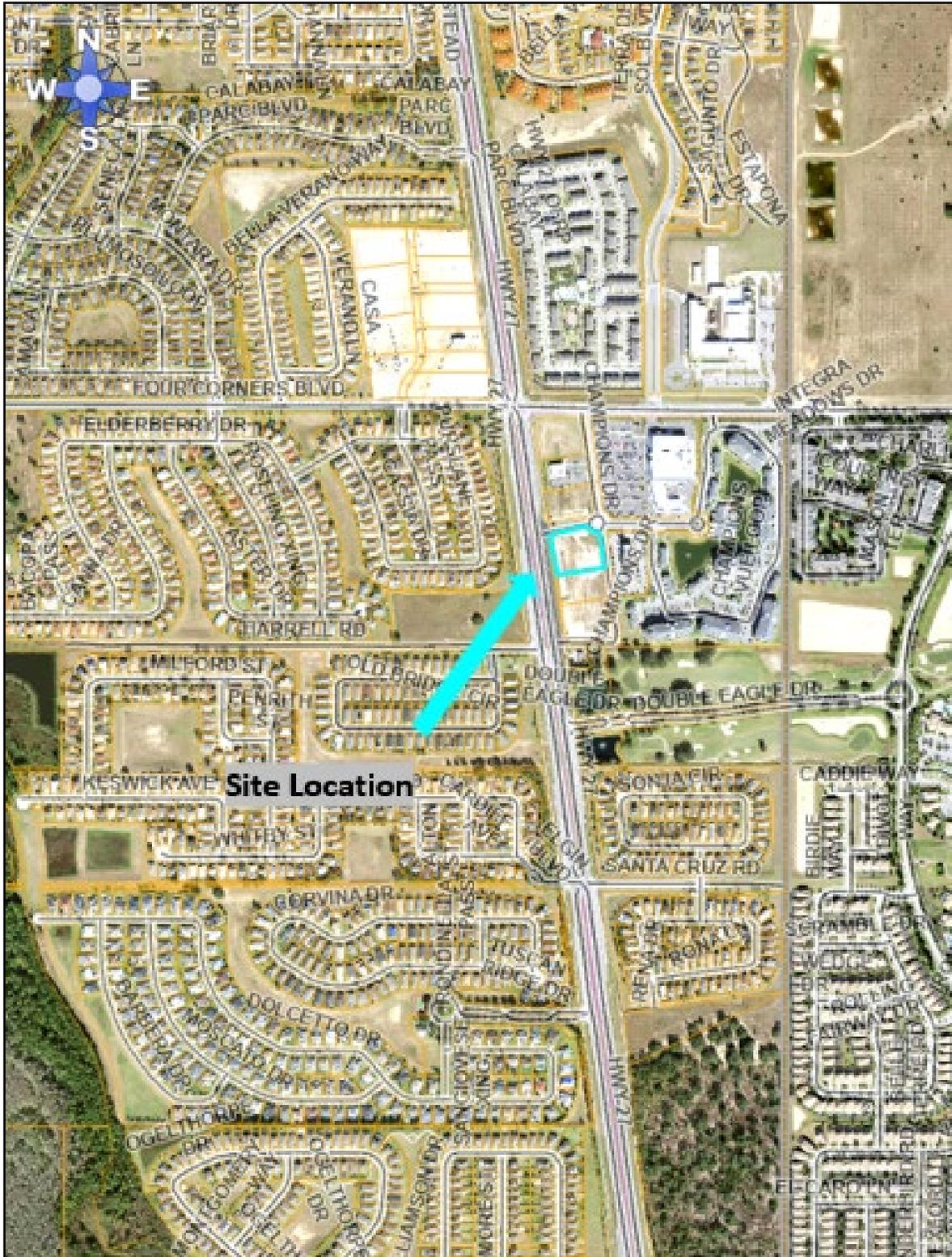
- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Uses
- Exhibit – 3 2023 Aerial Photo (context)
- Exhibit – 4 2023 Aerial (close-up)
- Exhibit – 5 Sign Plan
- Exhibit – 6 PD 13-02 Site Plan
- Exhibit – 7 Monument Sign Example



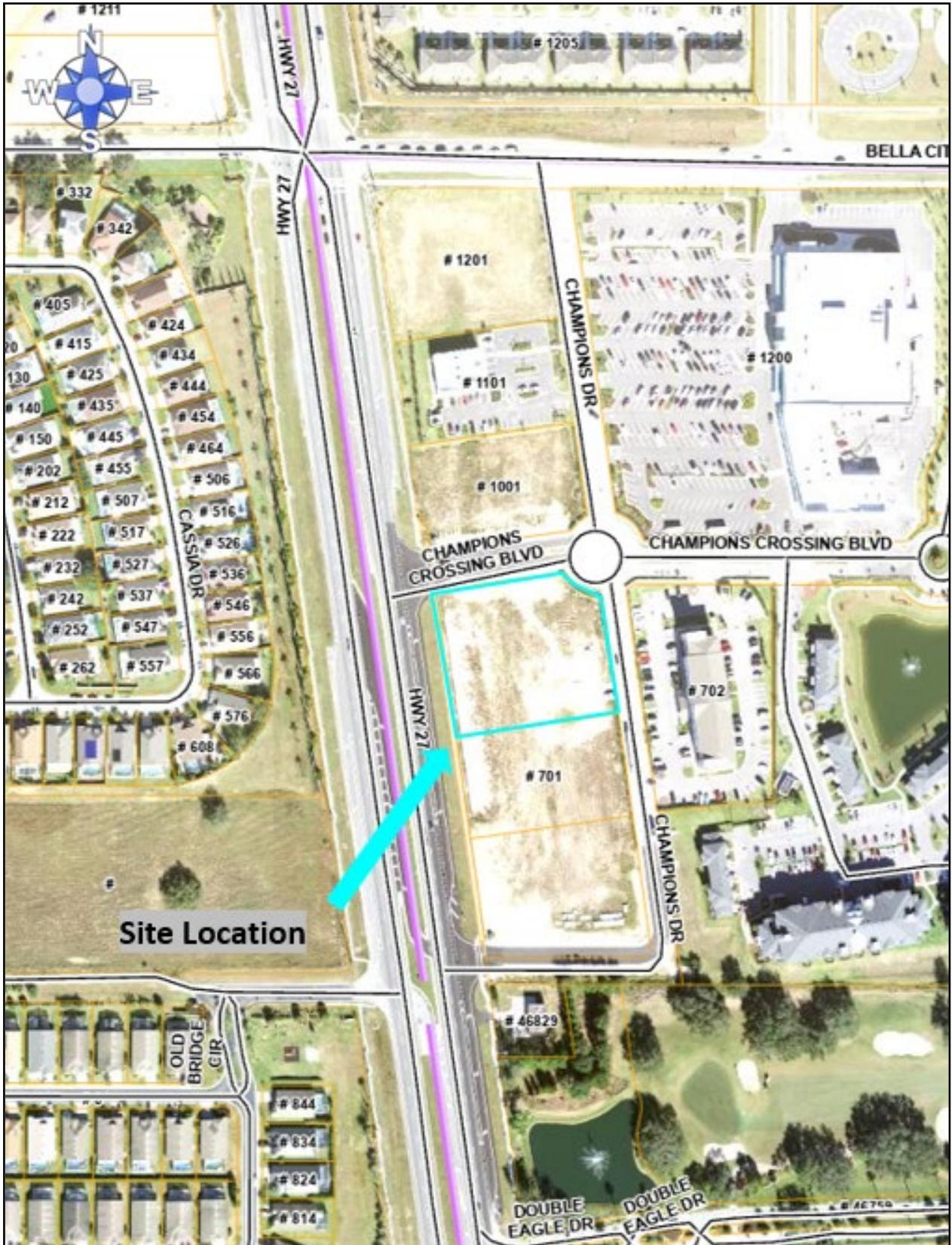
LOCATION MAP



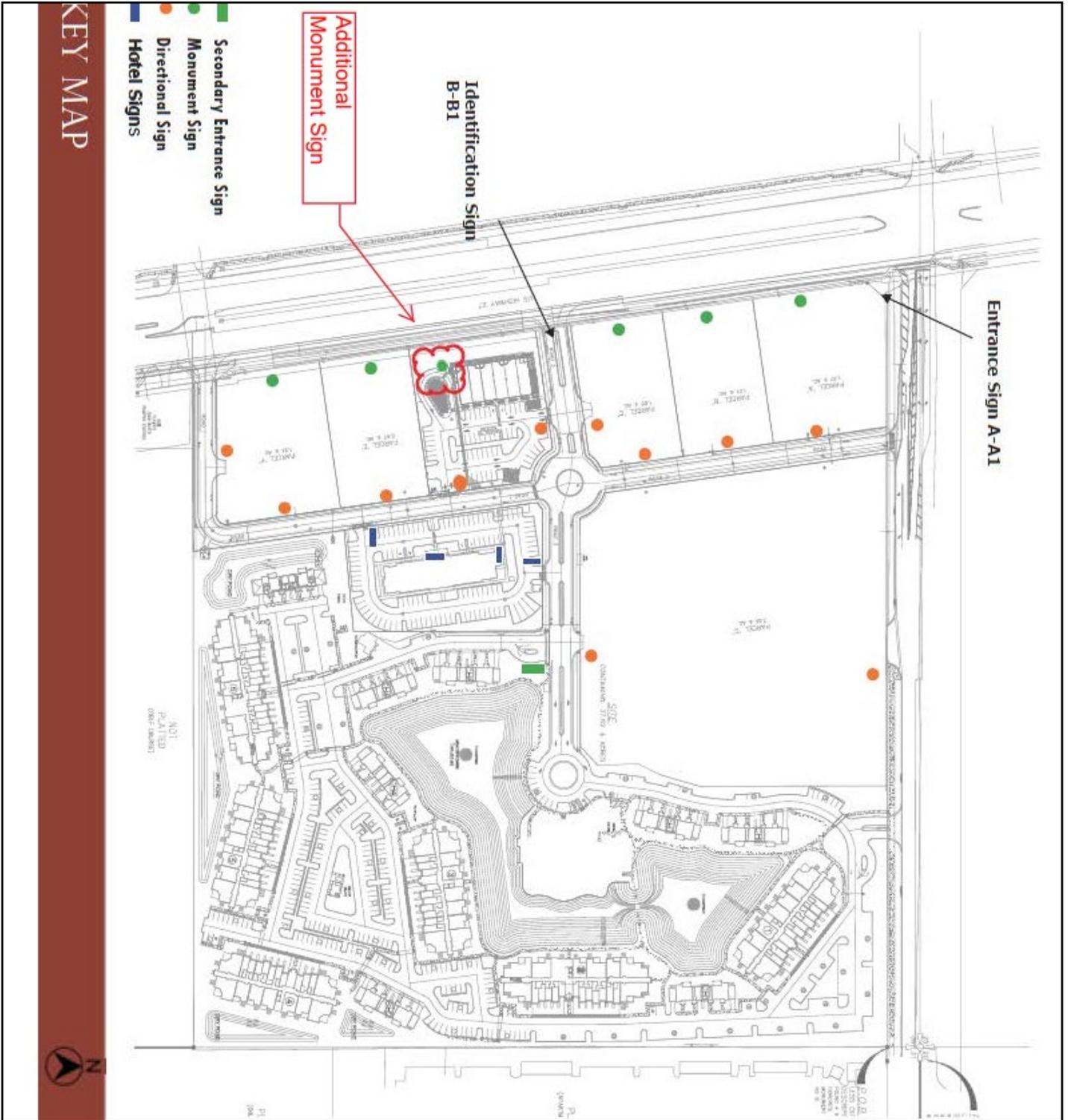
FUTURE LAND USES



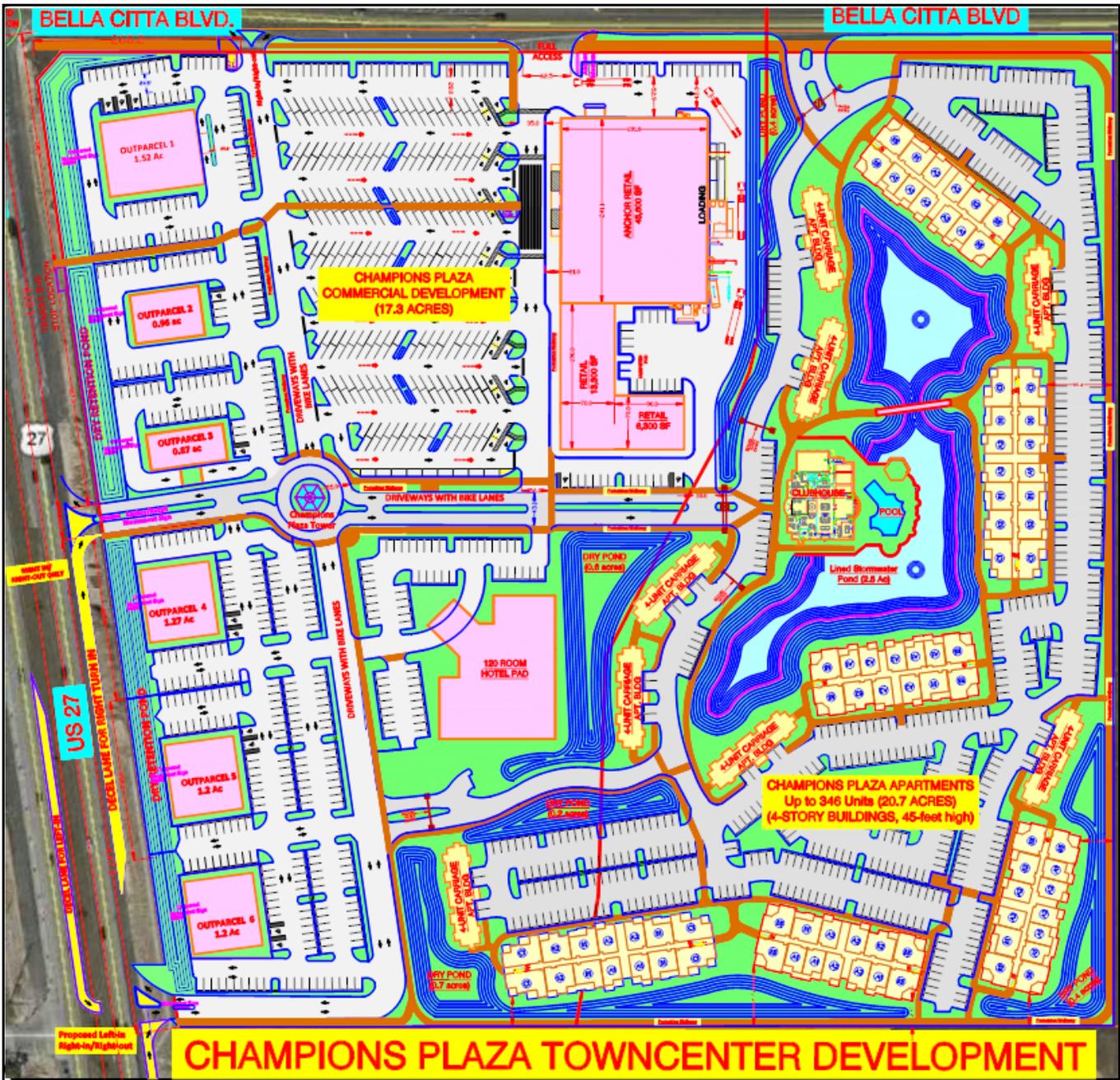
2023 AERIAL PHOTO (context)



2023 AERIAL (close-up)



SIGN PLAN



PD 13-02 SITE PLAN



Monument Sign Example