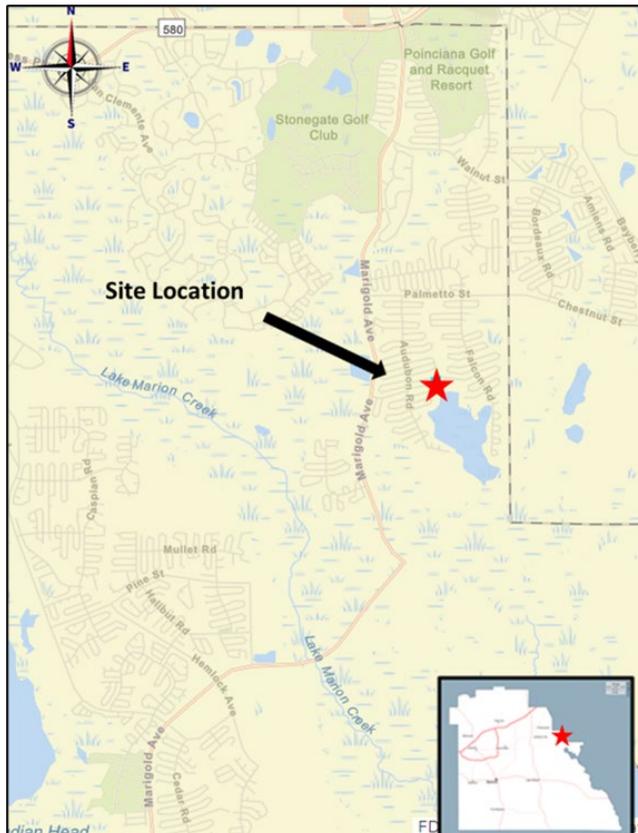


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

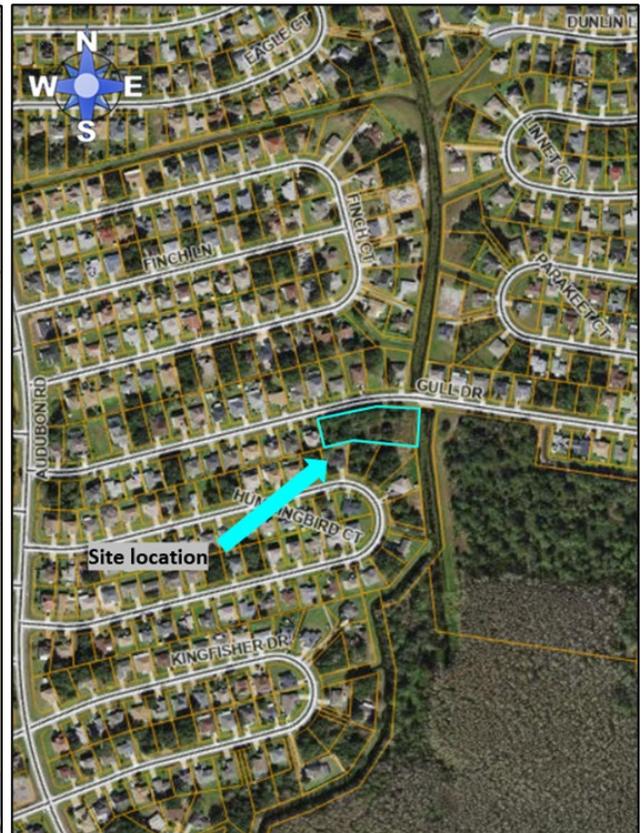
DRC Date: December 2, 2023	Level of Review: Level 3 Review
PC Date: February 7, 2024	Type: Planned Development
BoCC Date: N/A	Case Numbers: LDPD-2023-37
Applicant: Marion Skilling	Case Name: Gull Drive PD Mod (71-10)
	Case Planner: Aleya Inglima, Planner II

Request:	The applicant is requesting Planned Development Modification to PUD 71-10 to allow the placement of two single family homes.
Location:	The subject site located south of Gull Drive, north of Hummingbird Court, east of Audubon Road, west of Falcon Road, and east of the Town of Dundee in Section 25, Township 27, Range 28.
Property Owners:	Lakedrop LLC
Parcel Size (Number):	0.93+/- acres (282725-934060-079112)
Future Land Use:	PRE-DRI#1
Development Area:	Utility Enclave Area (UEA)
Nearest Municipality:	Town of Dundee
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



Aerial Image



Summary of Analysis:

The applicant is requesting modification to Planned Development (PD) 71-10 to allow the placement of two single family homes. The development is on Tract K off Gull Dr on an approximately 0.93-acre lot within a Poinciana Pre-Development of Regional Impact (PRE-DRI#1) Future Land Use District (*See Exhibit 2*). The PD is needed for modifying PUD 71-10. The Land Development Code indicates a Planned Development modification within the PRE-DRI#1 land use district requires approval via a Level 3 Review (Planning Commission). In order to meet current development approval conditions, Planned Development requests are subject to the standards found in Section 303 of the LDC. The site is within the Utility Enclave Area (UEA) in Poinciana Neighborhood 5, Village 3. In the 1981 Poinciana Master Plan, this property was designated as “Single Family Residential.”

The property is part of the Poinciana Planned Unit Development (PUD 71-10) approved by the Board of County Commissioners in 1971. Poinciana has experienced rapid growth in recent years. The newly proposed site plan shows LDPD-2023-37 is adding two single family homes to Tract K off Gull Drive. This is still under the maximum permitted in the PUD for single family residential of 5 du/ac.

This site is located in a Utility Enclave Area (UEA), and the services found within this development area are at urban levels with capacity to accommodate this request. This includes services such as public safety services, an urban road network, and developed parks. Utility Enclave Area (UEA) also promotes and supports future areas for development at urban densities and intensities. No environmental issues are located on the site which would hinder development.

Staff recommends approval, the number of units requested are similar density to the area that there are no perceivable compatibility issues inherent to this request. The lots will be larger than adjacent and surrounding lots. The subject site is surrounded by single family homes within a PRE-DRI#1 land use district. Two single family homes will not have adverse effects on public infrastructure. 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.

Findings of Fact

- *LDPD-2023-37 is a Planned Development (PD) modification request for two single family homes on Parcel No. 282725-934060-079112 (+/- 0.93 acres) within a PRE-DRI#1 land use district in the Utility Enclave Area (UEA).*
- *The surrounding properties are within Poinciana Pre-Development of Regional Impact (PRE-DRI#1) land use district.*
- *Gull Drive (Road No 782520) is a County-maintained, paved local road with a width of 20 feet.*
- *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.”*
- *Section 2.130-A of the Comprehensive Plan states, “The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.”*
- *Poinciana (PUD 71-10) mandates right-of-way setbacks for the primary structure of 25 feet, side setbacks for the primary structure of seven and a half (7.5) feet, and rear setbacks for the primary structure of 20 feet.*
- *This subject property is located in the Utility Enclave Area (UEA). According to POLICY 2.107-A1 of Polk County’s Comprehensive Plan, “UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.”*
- *According to Section III.I of the LDC, “Planned Unit Developments (PUD):*
 1. *A PUD which had a valid, unexpired concept, tentative or final level of approval prior to the effective date of the ordinance adopting the Comprehensive Plan or Comprehensive Plan Amendment, respectively, shall be vested for permitted uses, density and intensity.*

2. *A PUD which has a valid, unexpired concept approval, including approvals which have been reinstated by the Board of County Commissioners, prior to the effective date of this Code shall be vested for permitted uses, density and intensity. Any future PUD approvals shall be processed in compliance with this Code.*
 3. *A PUD which has a valid, unexpired tentative or final level of approval, including approvals which have been reinstated by the Board of County Commissioners, prior to the effective date of this Code shall be vested for consistency with respect to this Code with respect to permitted uses, land use density and intensity, and Planned Development requirements. Such vested rights shall be applied within the limits of the approvals and conditions of the PUD approval.*
 4. *A property owner with a PUD which has an expired tentative or final level of approval may make an application for an extension of the approval, provided such an extension is consistent with the Comprehensive Plan. The Board of County Commissioners may grant an extension of the approval pursuant to Section 905. Such extensions may include conditions which specifically address the time limit of the extension and items or sections of this Code for which a development is vested. In no instances shall extensions exceed two years from the effective date of this Code.*
 5. *All conditions of approval of a vested PUD shall remain in full force and effect.*
 6. *A PUD reinstated prior to the adoption of this Code where no construction has occurred may be reinstated for a period not to exceed two years from the effective date of this Code.*
 7. *A reinstatement or extension shall be a Level 2 Review as provided in Chapter 9 and placed on the BoCC's regular agenda for final approval.*
- *POLICY 2.203-A8 of the Comprehensive Plan (Housing Element) states that “Polk County shall encourage residential communities to include a variety of housing types, such as single family detached homes, townhomes, multi-family units, and residential units in a mixed-use building.”*
 - *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.”*
 - *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.”

- *Fire and EMS Response is from Polk County Fire Rescue Station 46 located at 9500 Marigold Ave, Kissimmee FL. This is located approximately 6.2 miles from the subject site with a response time of eight (8) minutes.*
- *The subject property is served by the Polk County Sheriff's Northeast District, located at 100 Dunson Rd, Davenport.*
- *The subject property is located within the Toho Water Authority service area.*
- *The development is zoned for Laurel Elementary, Lake Marion Creek Middle, and Haines City Senior High. The site is 5.4 miles from Laurel Elementary, 5.3 miles from Lake Marion Creek Middle, and 14 miles from Haines City Senior High.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *The property is composed entirely of Eau Gallie Fine Sand.*
- *The property has a FEMA A flood hazard zone.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *A Citrus Connection mass transit stop is located to the north at the Walmart located at 904 Cypress Pkwy, Kissimmee, FL.*
- *The subject site has access through Gull Drive. Gull Drive is a county-maintained local roadway. The nearest monitored link is Marigold Avenue. According to the 2023 Roadway Network Database, Marigold Avenue (8101N) has approximately 880 available PM Peak Hour trips; Marigold Avenue (8101S) has approximately 834 available PM Peak Hour trips. Marigold Avenue current Level-of-Service (LOS) is "C" with an adopted LOS standard of "D".*
- *Lil Halibut Park is southwest of 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 2.107 UTILITY ENCLAVE AREA (UEA) 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 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 Development Review Committee (DRC) recommends **APPROVAL of LDPD-2023-37**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2023-37 with the following Conditions:

1. LDPD-2023-37 is approved for two single family homes on Parcel # 282725-934060-079112 as indicated in the site plan and staff report.
2. Minimum principal structure setbacks shall be seven and a half (7.5) feet from the sides and twenty (20) feet from the rear.
3. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDPD-2023-37, 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]

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

<p>Northwest: Single Family Residential Single Family Home PD 71-10</p>	<p>North: Single Family Residential Single Family Home PD 71-10</p>	<p>Northeast: Single Family Residential Single Family Home PD 71-10</p>
<p>West: Single Family Residential Single Family Home PD 71-10</p>	<p>Subject Property: Single Family Residential Vacant PD 71-10</p>	<p>East: Open Space PD 71-10</p>
<p>Southwest: Single Family Residential Single Family Home PD 71-10</p>	<p>South: Single Family Residential Single Family Home PD 71-10</p>	<p>Southeast: Open Space PD 71-10</p>

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

According to aerial photos and satellite images available on Polk County’s DataViewer, this property has always been vacant. To the south, north, and west are single family homes. To the east is a canal. The adjacent lots are within the single-family residential land use within the Poinciana Pre-Development of Regional Impact (PRE-DRI#1) and are occupied with single family homes.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure.

A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed single-family development on Tract K is similar density to the surrounding area. Gull Drive only has a few more vacant parcels left. The addition of two homes on this parcel will start the process of completing the development out for this area. The dominant surrounding use is all single-family homes. Single family homes are interspersed north, south, and west of the property. To the east is a canal. Please refer to Exhibit 6 for the layout of the single-family homes in relation to the surrounding area.

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 on Tract K will not trigger school concurrency requirements; however, there is available capacity for zoned schools. The subject property is located within the Toho Water Authority service area for potable water and wastewater.

Table 2, to follow, summarizes urban services and infrastructure for the surrounding area. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board’s website, the zoned schools are Laurel Elementary (±5.4 miles), Lake Marion Creek Middle (±5.3 miles), and Haines City Senior High (±14 miles). These zoned schools have 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 2 additional single family homes and available capacity for each school based on the 2023-24 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2023-2024 School Year	Average driving distance from subject site
Laurel Elementary	1 student	83%	±5.4 miles driving distance
Lake Marion Creek Middle	1 student	86%	±5.3 miles driving distance
Haines City Senior High	1 student	96%	±14 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and Ambulance response is from Polk County Fire Rescue Station 46 located at 9500 Marigold Ave, Kissimmee FL. This is located approximately 6.2 miles from the subject site with a response time of eight (8) minutes.

This property is served by the Polk County Sheriff’s Office’s Northeast District substation, located at 1100 Dunson Rd. The response times for the NE District for December 2023 were: Priority 1 – 12:29 & Priority 2 – 26:00. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northeast District Substation 1100 Dunson Rd, Davenport	±21 miles	P1: 12:29 P2: 26:00
Fire	Polk County Fire Station 46 9500 Marigold Ave, Kissimmee FL	±6.2 miles	8 minutes
EMS	Polk County Fire Station 46 9500 Marigold Ave, Kissimmee FL	±6.2 miles	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.

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 Low land use districts within the Urban Growth Area is five (5) dwelling units/acre. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property		
±0.93 acres (PUD 71-10) Single Family Residential - Tract K	Maximum Permitted (5 DU/AC)	Proposed Plan (2 DU/AC)
Permitted Intensity	5 Single Family Homes	2 Single Family Homes
Potable Water Consumption (GPD)	1,800 GPD	720 GPD
Wastewater Generation (GPD)	1,350 GPD	540 GPD

B. Available Capacity:

The site will be using Toho Water Authority for potable water and wastewater. Applicant will need to provide capacity at Level 2 review.

C. Planned Improvements:

The site has no planned improvements.

Roadways/ Transportation Network

The surrounding roadway network is more than suitable for the proposed project. The roadway conditions are adequate, and there is ample available capacity. Sidewalks are proposed and accessibility to mass transit are also available.

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 two single family homes will equate to 16 AADT and 2 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed two single family homes versus what the maximum could be with a Planned Development, according to Section 303 of the LDC.

Table 5

Subject Property	Maximum Permitted (5 DU/AC)	Proposed Plan (2 DU/AC)
±0.93 acres (PUD 71-10) Single Family Residential - Tract K		
Permitted Intensity	5 Single Family Homes	2 Single Family Homes
Average Annual Daily Trips (AADT)	39	16
PM Peak Hour Trips	5	2

The plan is to have two driveways for two proposed single-family homes on Gull Dr. Generally, there will be approximately 2 vehicles exiting the site during the peak hour. The addition of two single family homes to Tract K will not require a Traffic Study during the Level 2 Review process because the AADT is estimated to be less than 50 trips.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. A development of this size has negligible impacts on the roadway system or function of traffic. Table 6, to follow, displays the generalized capacity on the adjacent transportation links. Direct ingress/egress is from Gull Drive.

Table 6

Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
Marigold Avenue (8101N) From Palmetto Street to CR 580 (Cypress Parkway)	C	880	D
Marigold Avenue (8101S) From Palmetto Street to CR 580 (Cypress Parkway)	C	834	D

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:

The subject site has access through Gull Drive. Gull Drive is a County-maintained local roadway. The nearest monitored link is Marigold Avenue. According to the 2023 Roadway Network Database, Marigold Avenue (8101N) has approximately 880 available PM Peak Hour trips; Marigold Avenue (8101S) has approximately 834 available PM Peak Hour trips. Marigold Avenue current Level-of-Service (LOS) is “C” with an adopted LOS standard of “D”.

D. Sidewalk Network

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

E. Planned Improvements:

This proposed development will not depend upon any upcoming transportation system improvements, and none are currently found in the area.

F. Mass Transit

The nearest Citrus Connection Transit Route is the 16X Line which serves the Haines City/Poinciana area. The closest stop is located at the Walmart, 904 Cypress Pkwy, Kissimmee, FL - approximately 4.4 miles to the north of the subject site.

Park Facilities and Environmental Lands:

Environmental lands and multi-use trails are located within a reasonable distance of the property.

A. Location:

Lil Halibut Park is off Halibut Road approximately 4.1 miles southwest of the subject site.

B. Services:

Lil Halibut Park features a playground with slides and swings. This park is owned by Polk County.

C. Multi-use Trails:

No multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands supporting the Kissimmee Chain of Lakes on the northwest shore of Lake Hatchineha are down the road from the subject site. This area is managed by the South Florida Water Management District. This property was acquired to manage lake levels to provide year-round flow to the Kissimmee River. These are the headwaters of the Lake Okeechobee and the Everglades.

E. Planned Improvements:

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

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (*See Table 4, below*). The parcel has a FEMA flood hazard A zone. The subject site is not located within any of the County's identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed of Eau Gallie Fine Sand. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from the west to the east with contour elevations ranging from 62 to 56. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Height Notification or In-Flight Visual Interference Zones.

A. Surface Water:

There are no surface water ponds on the subject property. The subject property has contour elevations of 62 to 56 for the proposed location of the homes.

B. Wetlands/Floodplains:

There are no wetlands on the property but there is a flood zone A. The site is not subject to a flood study. Per Section 630 of the LDC, the subject site will be reviewed by the Building Division.

C. Soils:

The property is composed entirely of Eau Gallie Fine Sand 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.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Eau Gallie Fine Sand	Severe: Wetness	Severe: Wetness	100%

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

The subject property is level with a slight slope from the west to the east with contour elevations ranging from 62 to 56. The proposed development will meet all requirements from the LDC.

D. Protected Species

According to the Florida Natural Area Inventory (FNAI) Biodiversity Matrix, this site is not within one mile of a documented endangered species sighting.

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)

The property is not located within a Wellfield Protection District.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

This area of Polk County has mostly single-family homes. Urban level services - including potable water, wastewater, mass transit, nearby schools, parks etc. – make this area an attractive place to live. Demand for housing has come from two main markets: retirement and 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. This is also one of the last developable parcels off Gull Drive Bimini Bay. It will not place additional burdens on any of a forementioned services. The limited number of units here should not have an impact on existing development, either.

Consistency with the Comprehensive Plan:

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

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p><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></p>	<p>The proposed townhome development is compatible with neighboring properties and there is adequate infrastructure to support it, as well.</p>
<p><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></p>	<p>The site is located in an area planned for urban-level development. It is one of the last vacant properties off Gull Dr. No environmental concerns are found on this property.</p>
<p><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></p>	<p>Public utilities, mass transit, parks, schools, etc. are readily available to the subject site. The proposal is along Gull Dr.</p>
<p><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></p>	<p>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.</p>
<p><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></p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.</p>

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.

Furthermore, Staff has analyzed the criteria in Section 303 for PDs. PDs 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. Table 9, to follow, outlines how these standards are addressed.

Table 9

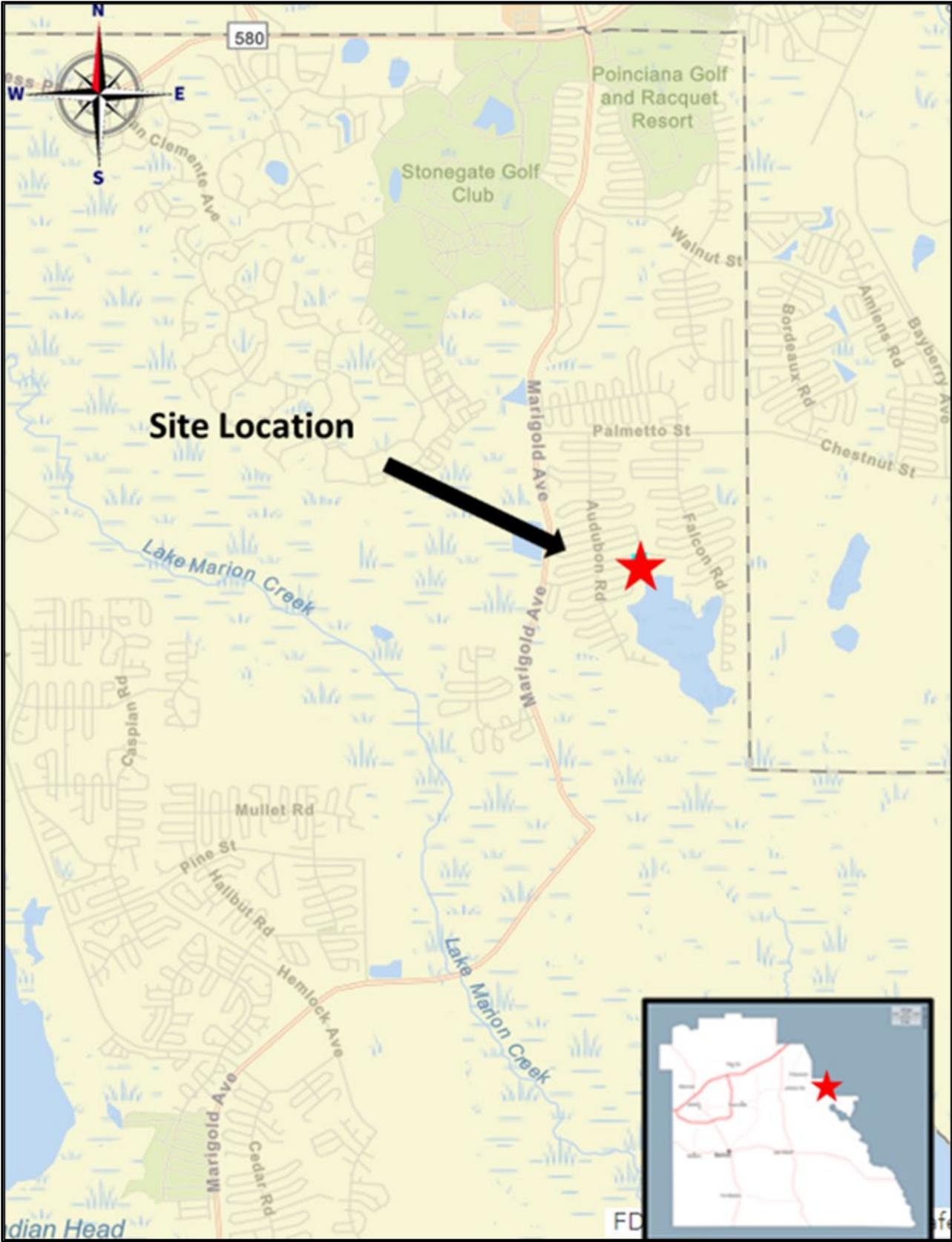
LDC Section 303 – Planned Development	Consistency Analysis
<i>The site shall be suitable, or it shall be possible to make the site suitable for development in the manner proposed without negative impact to persons or property, on or off the property. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of use intended. Erosion, flood hazard and damage to natural resources shall be avoided.</i>	During the Level 2 Review, the applicant will submit a lot grading plan that shall be reviewed by the Development Review Committee.
<i>Planned Development shall be so located in relation to transportation systems, sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations that services can be available at the time of request for Certificate of Concurrence.</i>	All listed services are available, as identified in the Staff Report, and have ample capacity for this development.
<i>Planned Development, where appropriate because of the size or intensity of the proposed project, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities. Planned Development shall be designed to provide access to and from its location without creating excessive traffic along minor streets in residential neighborhoods outside the Planned Development.</i>	The subject area is on a local roadway, as described in the Staff Report. It will have direct ingress/egress onto Gull Dr.
<i>Planned Development shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise, or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.</i>	The proposed development will meet project control from surrounding residential development in accordance with Ch. 7 of the LDC. The traffic generated from this project is minimal, as described in the Staff Report.
<i>Planned Development shall be responsive to the character of the area. When located in an area where land use types, intensities, or densities vary, Planned Development shall be designed in such a manner as to provide for gradual changes in intensity or density.</i>	The surrounding residential types are single family in this area. The addition of two more single family homes to this area should not result in an incompatibility of uses.
<i>All Planned Development proposing specific approval of requirements for development under standard district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested.</i>	The proposed development will not deviate from the development standards of the PRE-DRI#1 land use district.
<i>Planned Development shall include additional screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.</i>	This development will adhere to buffering and landscaping practices as described in Ch. 7 of the LDC. The project is on a local roadway.
<i>Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Accel/decel lanes or medians shall be required where existing or anticipated traffic flows indicate need.</i>	Changes to the roadway system will be reviewed at the time of the Level 2 submission

LDC Section 303 – Planned Development	Consistency Analysis
<i>Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and uses. Uses shall be grouped to minimize internal vehicular movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic.</i>	The applicant has submitted a site plan that reflects these standards. Further details will be available for review at the time of the Level 2 submission.
<i>Planned Development shall provide internal or external walkways where pedestrian circulation requires them. The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent to the site, with a minimum of conflicts with vehicular traffic.</i>	The proposed development will incorporate sidewalks per the requirements of Ch. 7 of the LDC.
<i>Planned Development shall be designed to preserve the natural features such as wetlands, wildlife and plant species. Project design shall address protection of well fields, flood plains, surface water, and archaeological and historic sites, as much as possible.</i>	No wetlands, surface waters, endangered habitats, or historical site are located on the subject site.
<i>Density or intensity shall not exceed maximums established in the Comprehensive Plan. Planned Development densities/intensities shall be established after consideration of the Comprehensive Plan criteria and limits, neighborhood compatibility, transitions, and site design.</i>	The residential density of this PD is (2 DU/AC). This maximum density allowed in a Single Family Residential district is (5 DU/AC) within the UEA.
<i>Height in a Planned Development shall be determined after review of the surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed.</i>	The two single family homes will not exceed the height limit of the Single Family Residential land use district. They will be setback from adjacent property so as to prevent encroaching on existing residents.
<i>Fences, walls, or vegetative buffers shall be provided where appropriate to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining properties from similar adverse influences.</i>	This development will adhere to buffering and landscaping practices as described in Ch. 7 of the LDC.
<i>Yard and setback requirements shall promote general health, safety, welfare, design excellence and neighborhood compatibility in each Planned Development. All setbacks within a Planned Development shall be measured from property lines and shall be shown on the development plans in either graphic or tabular form.</i>	This development will meet the setbacks are in accordance with the requirements of PD 71-10.
<i>All central refuse, trash, and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development.</i>	Dumpsters and trash collection will be in accordance with Sections 209 & 213 of the LDC and reviewed at the time of the Level 2 submission.
<i>The provisions of the Planned Development approvals may be more restrictive, as necessary, to meet the other standards contained in this Section but not less restrictive than required in Section 760.</i>	The applicant will adhere to the requirements of Chapter 7. Should the applicant deviate from this section, a Level 3 Review will be required.
<i>Landscaping shall be equal to or exceed the standards stipulated under Section 720, Landscaping and Buffering.</i>	This development will adhere to buffering and landscaping practices as described in Ch. 7 of the LDC.
<i>Stormwater Management facilities shall adhere to the requirements of Section 740, Stormwater Management and the Technical Manual.</i>	This development will adhere to the pertinent standards and will be reviewed at the time of the Level 2 submission.

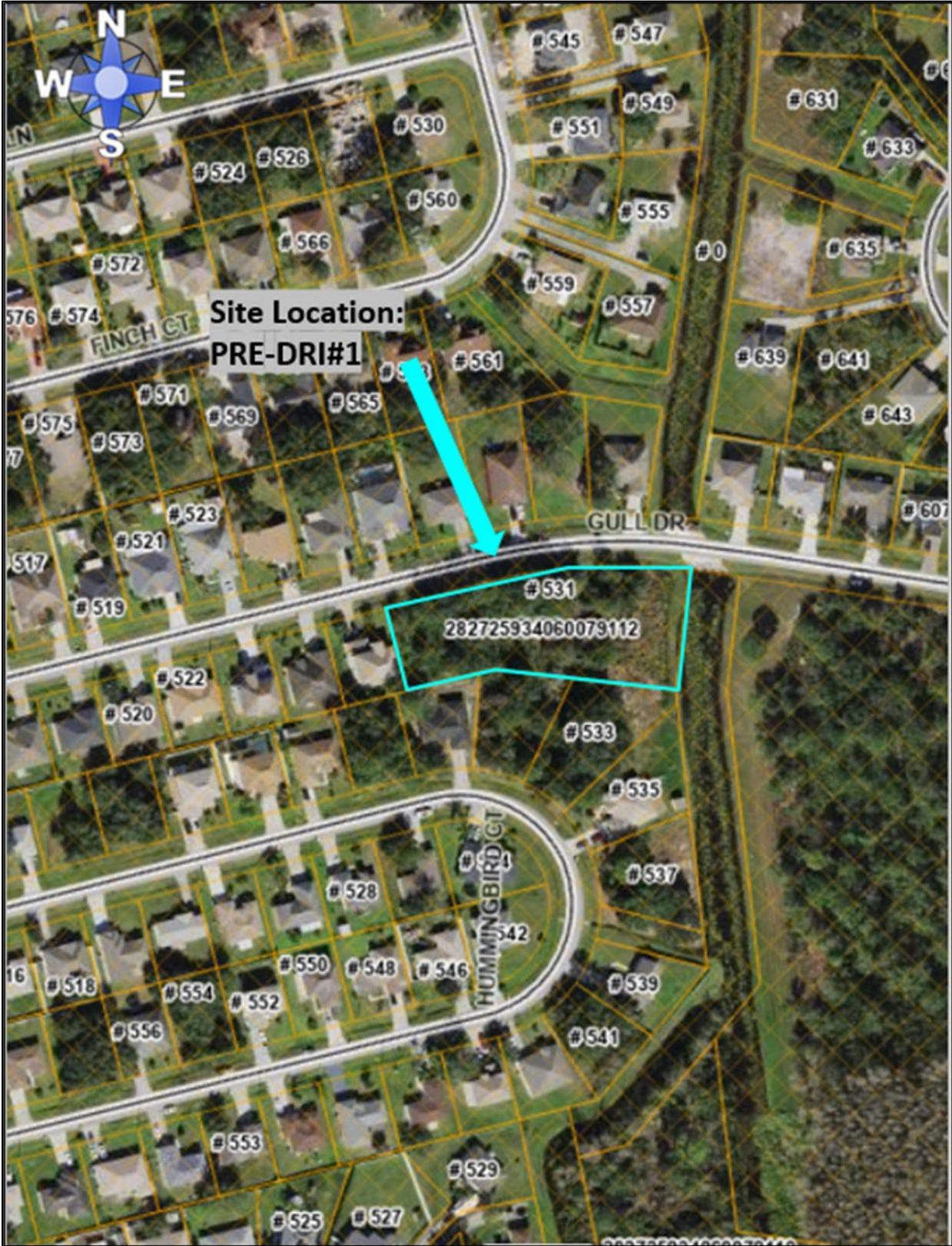
Comments from other Agencies: None

Exhibits:

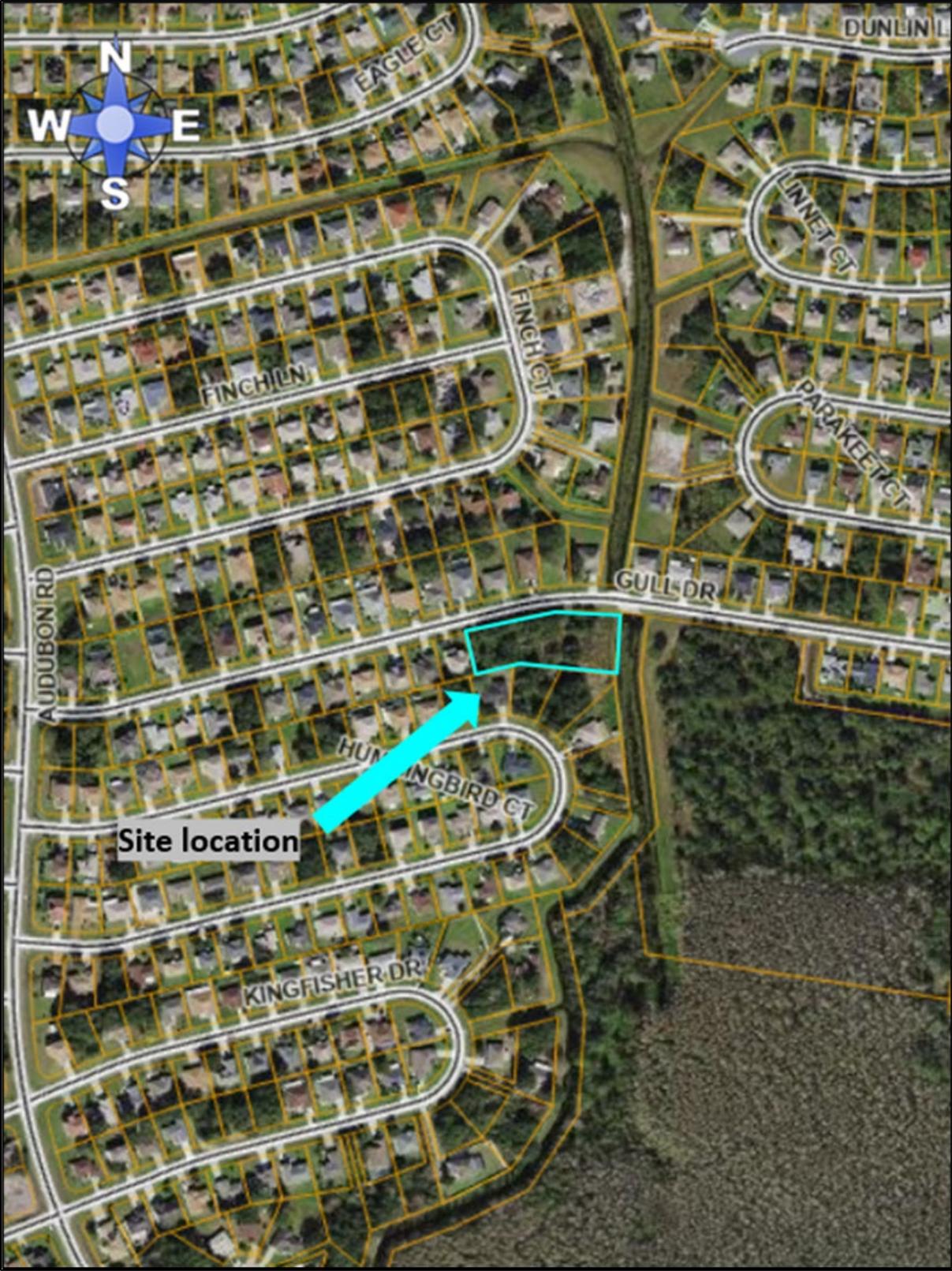
- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Photograph (context)
- Exhibit 4 Aerial Photograph (close-up)
- Exhibit 5 Site Plan
- Exhibit 6 Poinciana Neighborhood 5 North Village 3 Plat
- Exhibit 6 Poinciana Land Use



Location Map



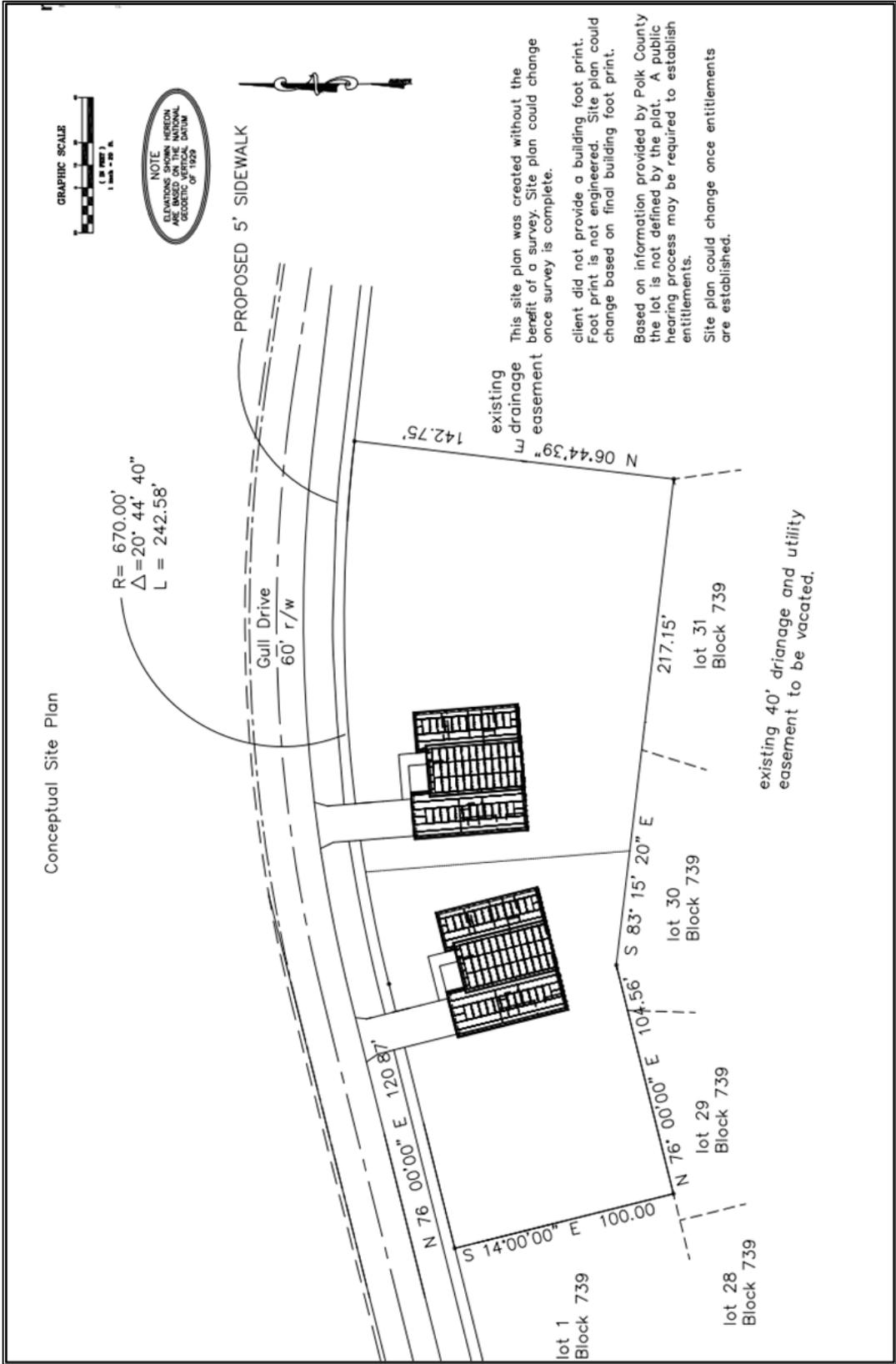
Future Land Use Map



Aerial Image (Context)



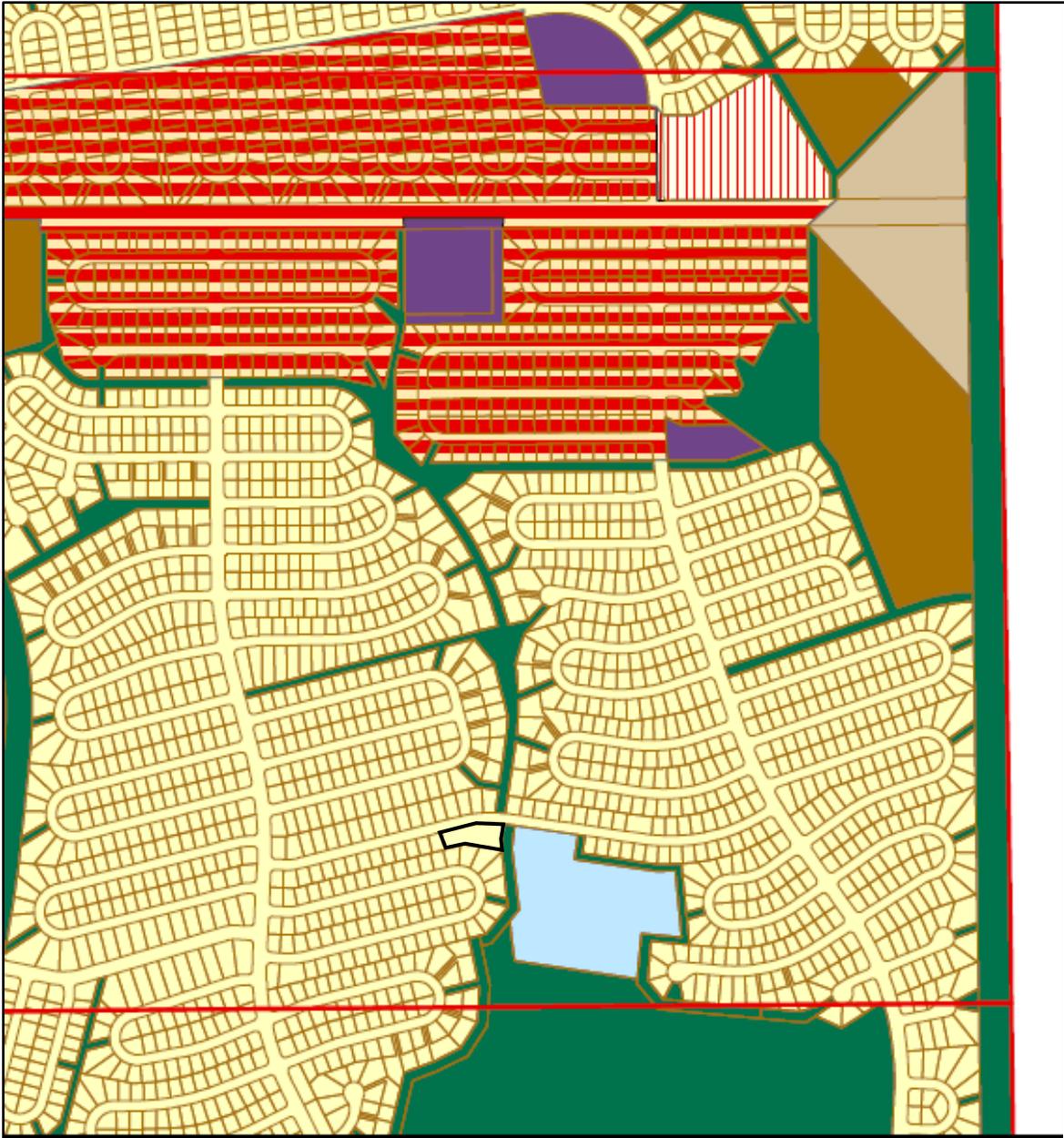
Aerial Image (Close)



Site Plan



Poinciana Neighborhood 5 North Village 3 Plat



	Duplex		Institutional and Commercial
	Single Family Residential		School
	Single Family Mobile		Church Site
	Multi-Family Low Density		Industrial
	Multi-Family Medium Density		Water
	Multi-Family High Density		Open Space
	Multi-Family and Commercial		Utility Site
	Commercial		

Section Lines
 Parcels

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Poinciana Land Use