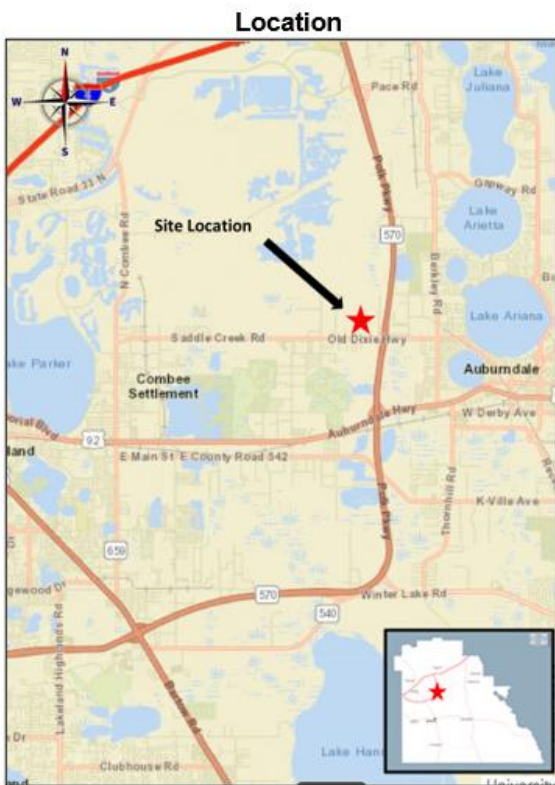


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	January 29, 2026
Planning Commission Date:	April 1, 2026
BoCC Dates:	N/A
Applicant:	Charles Brooker
Level of Review:	Level 3 Review, Suburban Planned Development (SPD)
Case Number and Name:	LDSPD-2025-2 (Old Dixie Highway SPD)
Request:	Proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres.
Location:	North of Old Dixie Hwy, west of Polk Pkwy, west of the city of Auburndale in Section 05, Township 28, Range 25.
Property Owners:	HB & CT LLC
Parcel Number (Size):	252805-000000-043010 252805-000000-043050 252805-000000-043060 (+/- 20.29 acres)
Development Area:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS), Residential Medium-X (RMX), I-4 SAP
Case Planner:	Aleya Inglima, Planner II



Summary of Analysis:

The applicant is requesting approval of a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres within a Residential Suburban (RS) land use district. SPDs require Level 3 Reviews in RS, according to Table 2.1 of the Land Development Code (LDC). The subject site is approximately 20.29 acres, and the density is 1.53 dwelling units per acre (DU/AC). 15 of the acres are upland while the other 5.29 acres are wetlands. Maximum density permitted with 28 locational points within an SPD is three (3) dwelling units per acre (DU/AC).

This site is one of many vacant properties along Old Dixie Highway. Local residential uses include generational site-built homes on large properties. Individual mobile homes are located nearby. Single family homes are located to the east and west. The Hickory Ranch development is located northwest of the subject site and was approved for 127 units on approximately 27.49 upland acres. The proposed site plan will add thirty-one additional single-family homes to the area. Lots sizes range from 0.23 acres to 0.40 acres. 20% of the site (4.19 acres) is dedicated to open space and will serve to buffer the neighboring properties to the north and west. Passive recreation will be incorporated in the open space. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This development is a good transition from high density to lower density residential. Exhibit 6 shows the approved surrounding developments in relation to the current development request. To the east of the property is Residential Medium (RM) and the west of the property is Residential Suburban (RS). Residential Medium can achieve up to 15.5 du/ac if able to achieve 48 locational points within the TSDA.

This site is located in a Suburban Development Area (SDA), and the services found within this development area include utilities, schools, transportation, parks, and emergency services. Old Dixie Highway (CR 546) is an urban collector roadway that runs east to west and leads to the Polk Parkway. The development will be determined by the flood and wetlands. A flood study and wetland delineation will determine this during the Level 2 review. If wetlands and flood zone on site are greater than what is estimated, the lot count may have to be reduced and increased in width. Soils will require advanced treatment. The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. The property is likely to require mounded septic tanks. Water connection will be through the City of Auburndale. Sewer is available across from Old Dixie Highway, however the applicant will be utilizing septic tanks for the lots.

Thirty-one single family homes will not have adverse effects on public infrastructure. This development adds more housing to the area. With the layout of the homes and open space along surrounding residential uses, the site plan is compatible with the area. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to SPDs. Staff recommends approval.

Findings of Fact

- *LDSPD-2025-2 is a Suburban Planned Development (SPD) to develop thirty-one single family lots on Parcel No. 252805-000000-043010, 252805-000000-043050, 252805-000000-043060 (+/- 20.29 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA). 15 of the acres are upland while the other 5.29 acres are wetlands.*
- *Minimum principal structure setbacks will be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks will be five (5) feet from the sides and ten (10) feet at the rear. Front yard setback will be 20 feet from the right of way and 40 feet from centerline. Garage setbacks are twenty-five (25) feet.*
- *This property is located in a Residential Suburban (RS) land use district. Section 204.A.3 of the LDC 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."*
- *According to Table 2.1 of the LDC, "Suburban Planned Development" is a "C3" conditional use in RS land use districts requiring a Level 3 Review from Polk County's Development Review Committee and a public hearing before the Planning Commission.*
- *Direct ingress/egress to the development is proposed from Old Dixie Highway. Old Dixie Highway (Road Number 12590) is an Urban Collector roadway with a paved surface width of 20 feet. It is not tracked for concurrency by Polk County's Transportation Planning Organization.*
- *Per Table 2.2 of the LDC, the RS district allows a maximum density of one (1) dwelling units per five (5) acres (du/ac). Interior side setbacks within RS are ten (10) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are fifteen (15) feet for principal structures and ten (10) feet for accessory structures. Setbacks from Local roadways are 20 feet from the right-of-way and 40 feet from the centerline.*
- *Table 3.4 SPD Density Conversion Table of the LDC, states that 24 points can achieve a density up to 2.5 (DU/AC).*
- *Per Section 303 of the LDC, Suburban Planned Developments (Revised 9/26/01 - Ord. 01-70)*

Suburban Planned Developments (SPDs) are conditional uses in the RS land use district. SPDs may contain single-family detached and duplex units at a gross density of up to, and including, three dwelling units per acre based upon a Locational Eligibility Score as determined by Tables 3.3 and 3.4 under Planned Developments.

1. For purposes of this Code, an SPD is:

- a. *Land to be planned as a whole;*
 - b. *To be built in a single phase or a programmed series of phases; and,*
 - c. *To include uses and development substantially related to the character and purposes of the land use category.*
2. *A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects. in addition to Locational Criteria in Table 3.3. the following factors shall indicate whether it is premature:*
 - a. *If the condition and adequacy of the collector and arterial road network is deficient;*
 - b. *The availability of urban services. including but not limited to, police, fire, and EMS;*
 - c. *If there is considerable displacement of ongoing economically viable agricultural activities; and,*
 - d. *The degree of existing development surrounding the proposed SPD.*
3. *All SPDs shall:*
 - a. *Be adjoining (touching) the right-of-way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of service standards*
 - b. *Be connected to public or a franchised water system which meets LOS standards established within this Plan.*
 - c. *Meet Open Space and recreation standards for Planned Developments in Section 303.*
- *This subject property is located in the Suburban Development Area (SDA). According to POLICY 2.106-A1 of Polk County's Comprehensive Plan, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other*

urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services”.

- *Fire and EMS Response is from Polk County Fire Rescue Station 16, located at 310 3rd St, Auburndale. This is located approximately 5.3 miles from the subject site with a response time of eleven (11) minutes.*
- *The subject property is served by the Polk County Sheriff’s Southwest District, located at 4120 US 98 S, Lakeland.*
- *The development is zoned for Lena Vista Elementary, Jere L. Stambaugh Middle, and Tenoroc High. The site is 2.7 miles from Lena Vista Elementary; 3.7 miles from Jere L. Stambaugh Middle; and 1.7 miles from Tenoroc High.*
- *The subject parcel is not located within one of the County’s Wellhead-Protection Areas.*
- *The property is composed of Pomona Sand, Kaliga Muck, and Zolfo fine sand.*
- *The property has flood hazard “A” zones.*
- *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.*
- *There are no Citrus Connection mass transit stops located nearby.*
- *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.”*
- *Midway Gardens Park is approximately 1.7 miles from the subject site.*
- *This request has been reviewed for consistency with Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREA (SDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the (DRC) recommends **APPROVAL of LDSPD-2025-2.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDSPD-2025-2 with the following Conditions:

1. LDSPD-2025-2 is approved for thirty-one single family lots on Parcel # 252805-000000-043010, 252805-000000-043050, 252805-000000-043060 as indicated in the site plan and staff report.
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDSPD-2025-2, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
3. The open space shown on the site plan is binding. [PLG]
4. Minimum principal structure setbacks shall be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks shall be five (5) feet from the sides and ten (10) feet at the rear. Front yard setback shall be 20 feet from the right of way and 40 feet from centerline. Garage setbacks are twenty feet (25) feet. [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 homes Residential Suburban (RS)</p>	<p>North: Vacant Agriculture/Residential Rural (A/RR)</p>	<p>Northeast: Vacant Residential Medium-X (RMX)</p>
<p>West: Single family homes Residential Suburban (RS)</p>	<p>Subject Property: Multiple Residential structures Residential Suburban (RS)</p>	<p>East: Single Family homes Residential Medium-X (RMX)</p>
<p>Southwest: Single family homes Residential Suburban (RS)</p>	<p>South: Single Family homes Residential Suburban (RS)</p>	<p>Southeast: Single Family homes Residential Medium-X (RMX)</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 Data Viewer, this property has had multiple residential structures on the property since the 80’s and was once mined land prior. The property is surrounding lots that were created prior to the Comprehensive Plan and Land Development Code. To the south, west, and east are single family homes. Tenoroc High School has extended utilities which has increased development over the last 10 years.

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 development is located approximately 1 mile from Tenoroc High. The dominant surrounding use is single-family homes. Single family homes are interspersed east and west of the property. The Hickory Ranch development is located northwest of the subject site that was approved for 127 units on approximately 27.49 upland acres. Please refer to Exhibit 6 for the layout of the site plan in relation to the surrounding area. Landscaping, shielded street lighting, and sidewalks will be required for this development. Sidewalks will be required along the frontage and internally. Each home will be required to have a tree and 25-foot garage setbacks. The development meets the RS setbacks and the 20% open space that is required. The open space is being used as a buffer to the existing homes to the west of the site. The development was able to achieve 25 locational points for the thirty-one single family lots based on its location. The development will be required to have either two Type I or one Type II amenities. Type I amenities include passive recreation amenities requiring minimal equipment or infrastructure, promoting pedestrian interconnectivity within a community, and encouraging physical activity. Type I amenities include American with Disabilities Act (ADA) pedestrian trails, bike paths, and fishing piers. Type II amenities include passive recreation amenities requiring infrastructure or equipment essential for the function and enjoyment of the amenity. Type II amenities include playgrounds and dog parks. If the wetlands and flood zone on site are greater than what is

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.”

estimated, the lots may have to be reduced but increased in width. Given environmental constraints, if the site has to go to 80 foot lots, then passive recreation is not required.

B. Infrastructure

The subject property is located within the City of Auburndale service area for utilities. Services are available such as parks and schools for the subject site. Saddle Creek Park is off Saddle Creek Park Road, approximately 5.4 miles southwest of the subject site. The proposed development is located is approximately 1 mile from Tenoroc High. 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 Lena Vista Elementary (±1.6 miles), Jere L. Stambaugh Middle (±3.7 miles), and Tenoroc High (±1.0 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 31 additional single-family homes and available capacity for each school based on the 2025-2026 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2025-2026 School Year	Average driving distance from subject site
Lena Vista Elementary	6 students	79%	±1.6 miles driving distance
Jere L. Stambaugh Middle	3 students	85%	±3.7 miles driving distance
Tenoroc High	4 students	62%	±1.0 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire Response is from Auburndale Fire Department, located at 310 3rd St, Auburndale. This is located approximately 3.3 miles from the subject site with a response time of nine (9) minutes. Auburndale is under an automatic aid interlocal agreement. EMS Response is from Polk County Fire Rescue Station 16, located at 310 3rd St, Auburndale. This is located approximately 5.3 from the subject site with a response time of eleven (11) minutes.

This property is served by the Polk County Sheriff’s Office’s Southwest District substation, located at 4120 US 98 S, Lakeland. The response times for the Central District for March 2026 were: Priority 1 – 9:56 & Priority 2 – 23:35. 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 Southwest District Substation 4120 US 98 S, Lakeland	±7 miles	P1: 9:56 P2: 23:35
Fire & EMS	Fire: Auburndale Fire Department 100 Ariana Ave, Auburndale EMS: Polk County Fire Station 16 310 3rd St, Auburndale	±3.3 miles ±5.3 miles	9 minutes 11 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:

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 Planned Developments in Residential Suburban land use districts within the Suburban Development Area is three (3) dwelling units/acre with 28 points achieved. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property	Maximum Permitted (SPD) (3 DU/AC)	Proposed Plan (1.53 DU/AC)
±20.29 acres – RS (1 DU/ 5AC) ±15 acres upland ±5.29 acres wetlands		
Permitted Intensity	60 Single Family Home	31 Single Family Homes
Potable Water Consumption (GPD)	15,000 GPD	7,750 GPD
Wastewater	12,000 GPD	6,200 GPS

B. Available Capacity:

The site will be using the City of Auburndale for utilities. The applicant will need to demonstrate capacity at Level 2 review. Wastewater lines are present, but the applicant is not required to connect in the SDA. The development will utilize septic tanks for each of the lots. The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. The property is likely to require mounded septic tanks.

C. Planned Improvements:

The development is within connection distance to City of Auburndale wastewater/water. Per the City of Auburndale, any line extensions, infrastructure upgrades, lift station installations are all upon the cost of the developer.

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 will be required.

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 thirty-one single family homes will equate to 242 AADT and 11 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed thirty-one 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 (SPD)	Proposed Plan (1.53 DU/AC)
±20.29 acres – RS (1 DU/ 5AC) ±15 acres upland ±5.29 acres wetlands		
Permitted Intensity	60 Single Family Home	31 Single Family Homes
Average Annual Daily Trips (AADT)	469	242
PM Peak Hour Trips	60	31

Generally, there will be approximately 11 vehicles exiting the site during the peak hour and 20 entering. The addition of thirty-one single family homes to the subject site will require a Minor Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 50 trips, but less than 750.

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 Old Dixie Highway.

Table 6

Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
CR 546 (SADDLE CREEK RD/OLD DIXIE HWY) From SR 659 (COMBEE ROAD) to LAKE ARIANA BLVD	B	755	D
CR 546 (SADDLE CREEK RD/OLD DIXIE HWY) From SR 659 (COMBEE ROAD) to LAKE ARIANA BLVD	B	736	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 property has access on Old Dixie Highway near the point where the roadway transitions from two westbound lanes to one. Old Dixie Highway is a County-maintained urban

collector roadways. The nearest monitored link is CR 546. According to the 2026 Roadway Network Database, CR 546 (4050E) has approximately 755 available PM Peak Hour trips; CR 546 (4050W) has approximately 736 available PM Peak Hour trips. CR 546 current Level-of-Service (LOS) is “B” with an adopted LOS standard of “D”. Coordination with the County engineer during Level 2 review will determine what roadway improvements are required for this development. Eastbound traffic into the development will need to u-turn.



D. Sidewalk Network

Sidewalks will be required along the frontage and internal on both sides of the road. The closest sidewalk existing near the development is at the intersection of Saddle Creek Road and Old Dixie Highway half a mile away.

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 site has no Citrus Connection Transit Routes nearby.

Park Facilities and Environmental Lands:

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

A. Location:

Saddle Creek Park is off Saddle Creek Park Road approximately 5.4 miles southwest of the subject site.

B. Services:

Saddle Creek Park features a playground, picnic tables and picnic shelters, softball field, walking trails and a gun range. In addition, it also offers a campground with water, electricity and restrooms, there are also boat launch sites and bank/pier fishing. This park is owned by Polk County.

C. Multi-use Trails:

Saddle Creek has multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands of Saddle Creek are near the subject site. Saddle Creek Park is a 740-acre park located between Winter Haven and Lakeland in Polk County, Florida. It is on the site of three main lakes and other abandoned phosphate pits, providing a large area of fishable shoreline.

E. Planned Improvements:

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

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (*See Table 4, below*). No wetland or floodplain disturbance is expected. The parcel has flood hazard A zones. Any land located within the Special Flood Hazard Areas established by the FIRMs, which is denoted with the letter "A" and having no suffixes are referred to as "un-numbered A zones." 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 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 mostly of Pomona Sand. The soil is not such that it would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from northwest to southeast with contour elevations ranging from 123 to 127. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Impact District.

A. Surface Water:

There are surface water ponds north on the subject property. This area of development will remain undisturbed.

B. Wetlands/Floodplains:

There are wetlands and flood zone “A” on the property. 15 of the acres are upland while the other 5.29 acres to the north are wetlands. Maximum density permitted There are no floodplains or wetlands expected to be impacted as part of this development. Wetland delineation and a flood study will be required during Level 2. Lots 14—24 are within the floodplain; the homes will be required to be built outside of the floodplain.

C. Soils:

The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. Pomona has a high water table within 12 inches of the surface, according to the USDA soil conservation service, The property is likely to require mounded septic tanks.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Pomona fine sand	Severe: wetness	Severe: wetness	65.5%
Kaliga muck	Severe: subsides, ponding	Severe: subsides, ponding	26.0%
Zolfo fine sand	Severe: wetness	Moderate: wetness	8.5%

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

The subject property is level with a slight slope from the northwest to southeast with contour elevations ranging from 123 to 175. 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 the 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. Suburban level services make this area an attractive place to live with proximity to the Polk Parkway, I-4, parks, schools, and the City of Auburndale.

Consistency with the Comprehensive Plan:

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

Table 8

Comprehensive Plan Policy	Consistency Analysis
<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 development is compatible with neighboring properties. The proposed development is located near Tenoroc High. The dominant surrounding use is single-family homes. Single family homes are interspersed east and west of the property. The Hickory Ranch development is located northwest of the subject site that was approved for 127 units on approximately 27.49 upland acres.</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 bypassed in favor of development more distant from services and existing Communities.</i></p>	<p>The site is located in an area planned for suburban development. There are no floodplains or wetlands expected to be impacted as part of this development.</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>Services are available such as parks and schools for the subject site. The proposal is along Old Dixie Highway.</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 will be constructed as set forth by Chapter Seven of the LDC.

Table 10

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.</i>

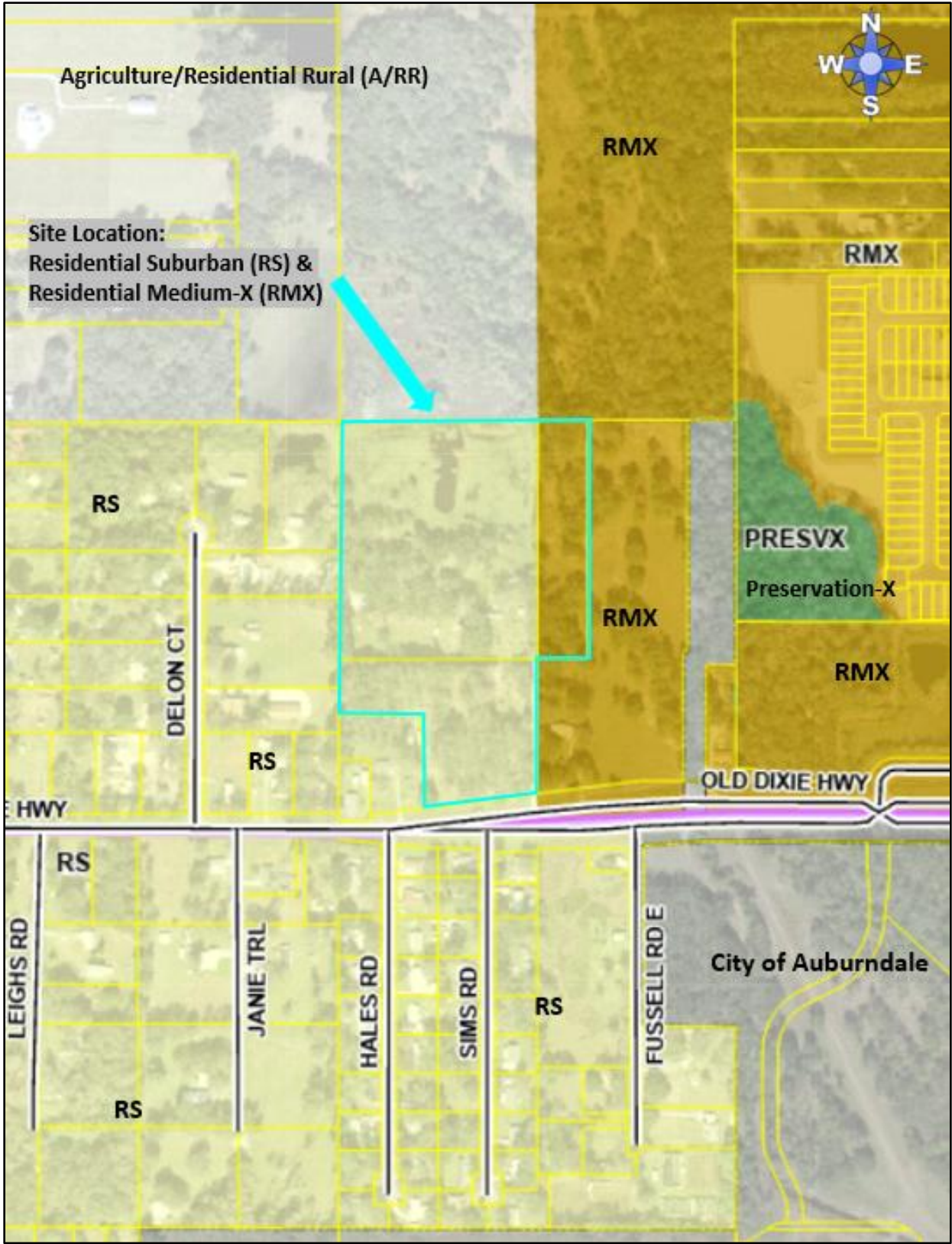
Comments from Auburndale: The development is within connection distance to City of Auburndale wastewater/water. Any line extensions, infrastructure upgrades, life station installations are all upon the cost of the developer.

Exhibits:

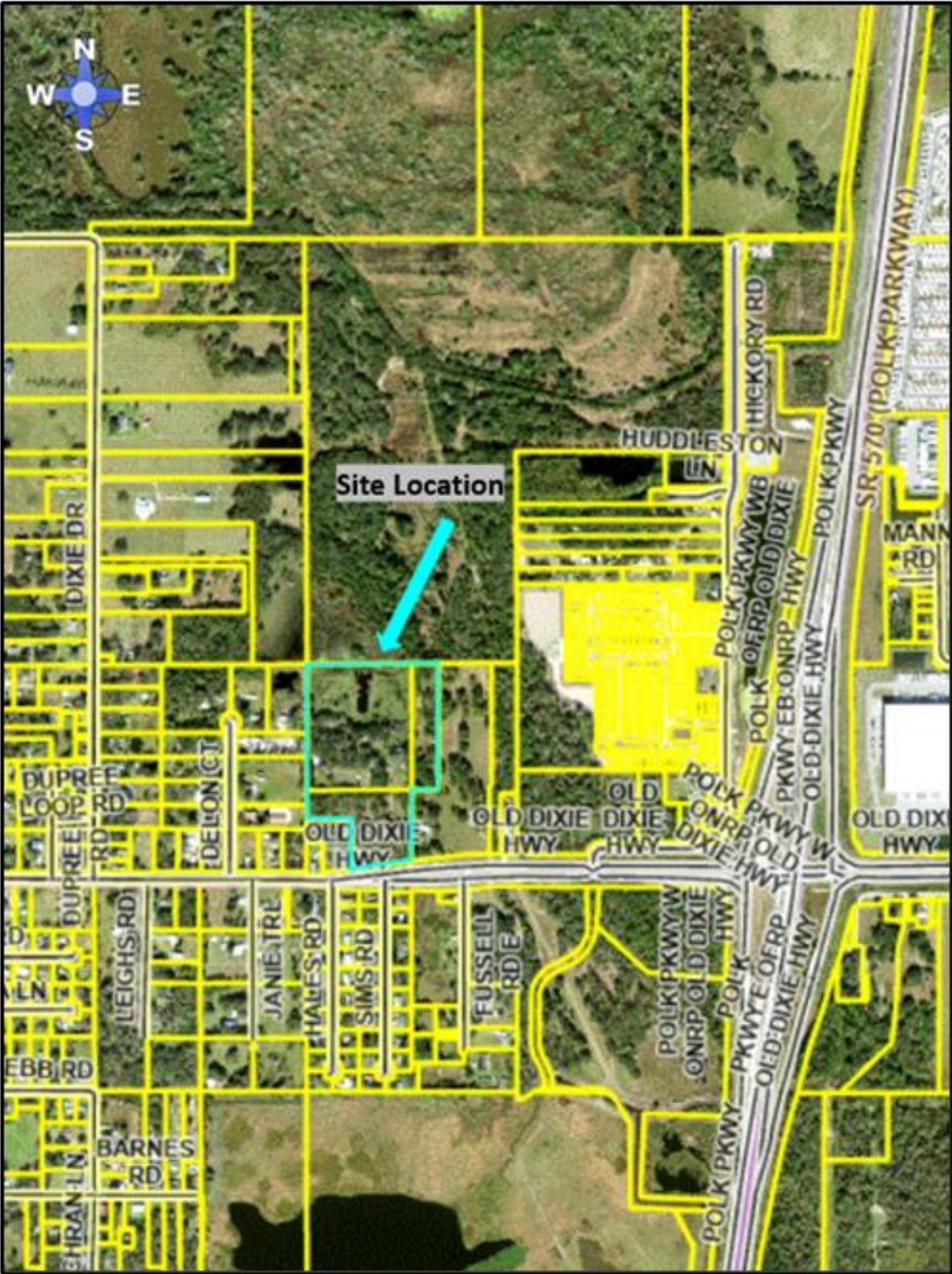
- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial (context)
- Exhibit 4 Aerial (close-up)
- Exhibit 5 Site Plan
- Exhibit 6 Site Plan Layout



Location Map



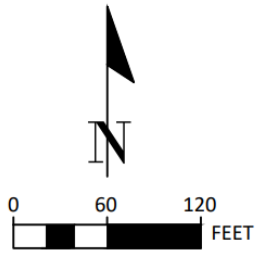
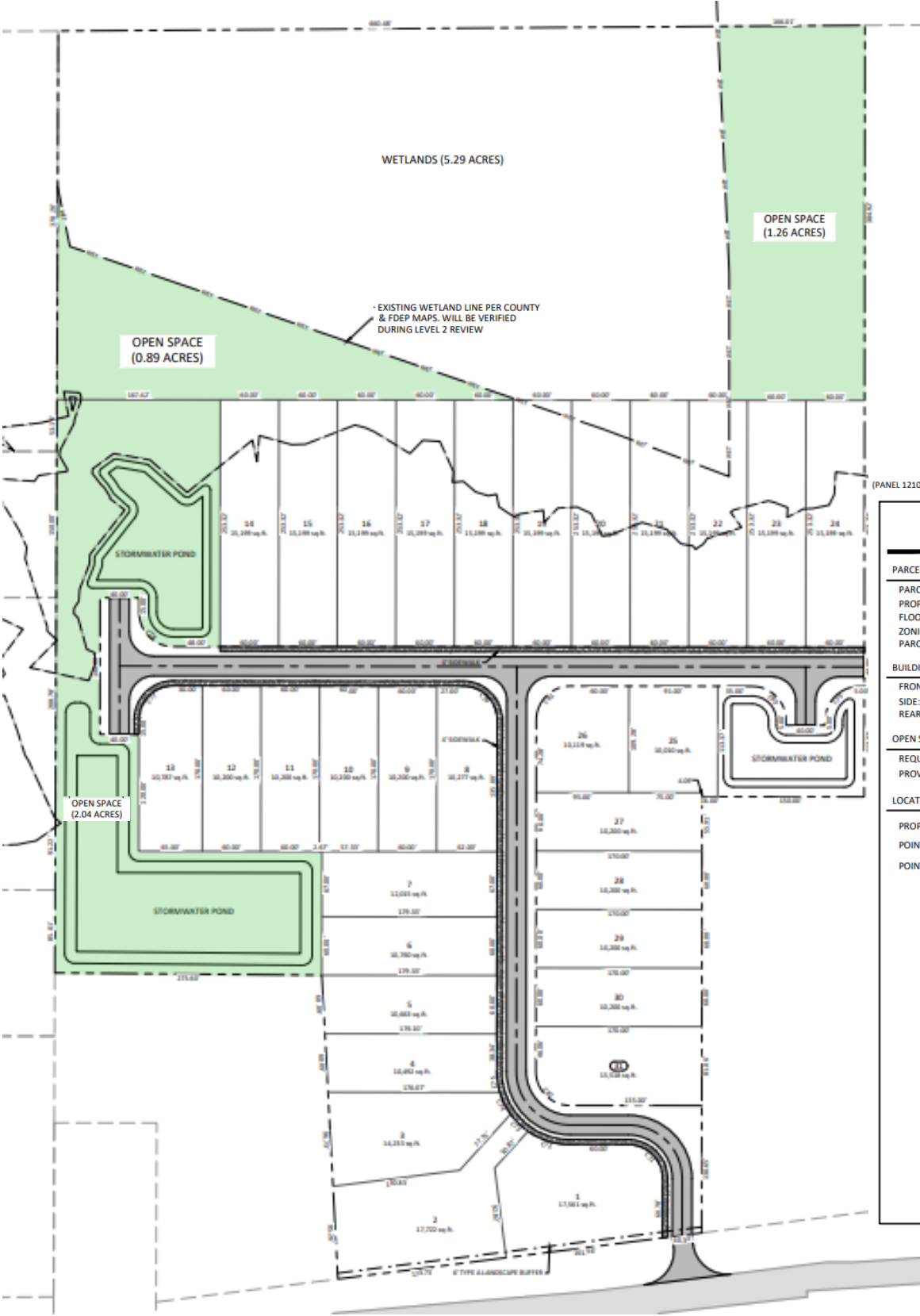
Future Land Use Map



Aerial Image (Context)



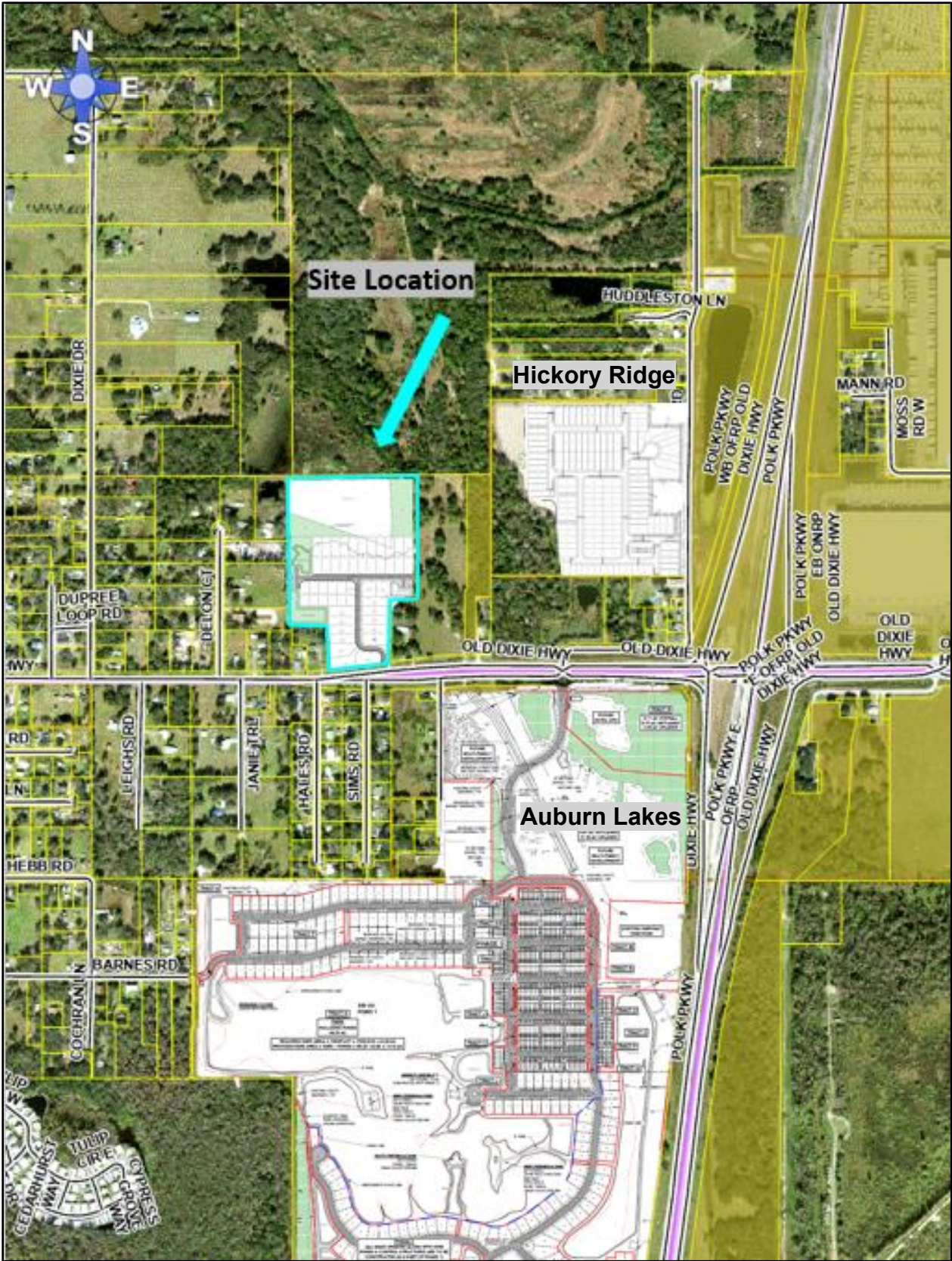
Aerial Image (Close)



ZONE "A" FLOOD ZONE
(PANEL 1210SC0330G EFF 12/22/16)

SITE CHARACTERISTICS	
PARCEL INFORMATION:	
PARCEL ID:	25-28-05-000000-043010, 043050, & 043060
PROPOSED USE:	SPD (RS) - 31 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	20.29 AC
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	15'
OPEN SPACE (SPD CALCS):	
REQUIRED (20%):	20.29 AC x 0.2 = 4.058 AC
PROVIDED:	4.19 AC (20.65%)
LOCATION ELIGIBILITY SCORE:	
PROPOSED DENSITY:	2.07 DU/AC
POINTS REQUIRED (RS):	20
POINTS PROPOSED:	25 (SEE BELOW)
INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
ARTERIAL ROAD (1/2 MILE)	2
COLLECTOR ROAD (1/4 MILE)	3
≥6" WATERLINE	1
EMERGENCY MEDICAL CARE (2 MILES)	2
ELEMENTARY SCHOOL (2 MILES)	1
HIGH SCHOOL (2 MILES)	2
CC DISTRICT > 50% DEV (1 MILE)	2
NAC DISTRICT (1 MILE)	1
REGIONAL PARK - TENEROC (3 MILES)	1
COMMUNITY PARK (2 MILES)	1
CITY PARK (2 MILES)	1
GENERAL MERCANTILE (1 MILE)	2
EMPLOYER (1 MILE)	3
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1

Site Plan



Site Plan Layout