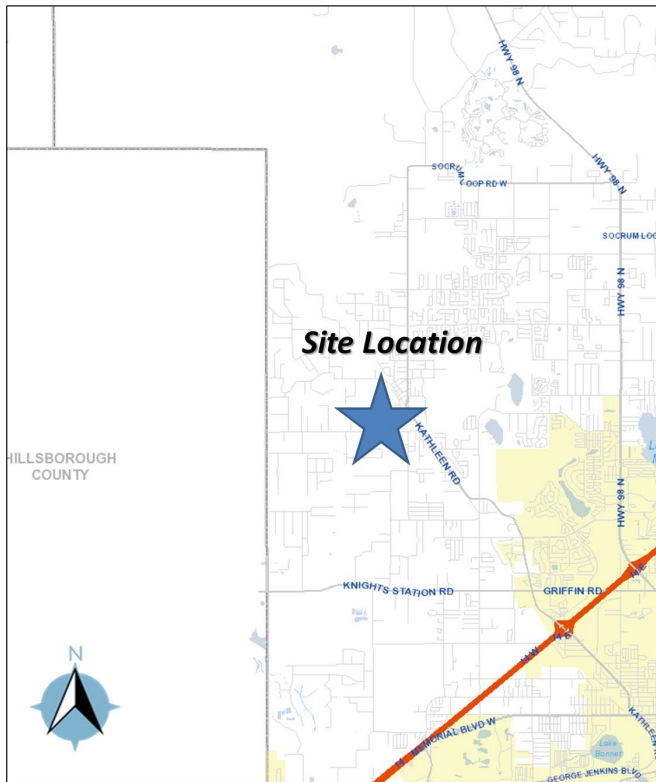


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

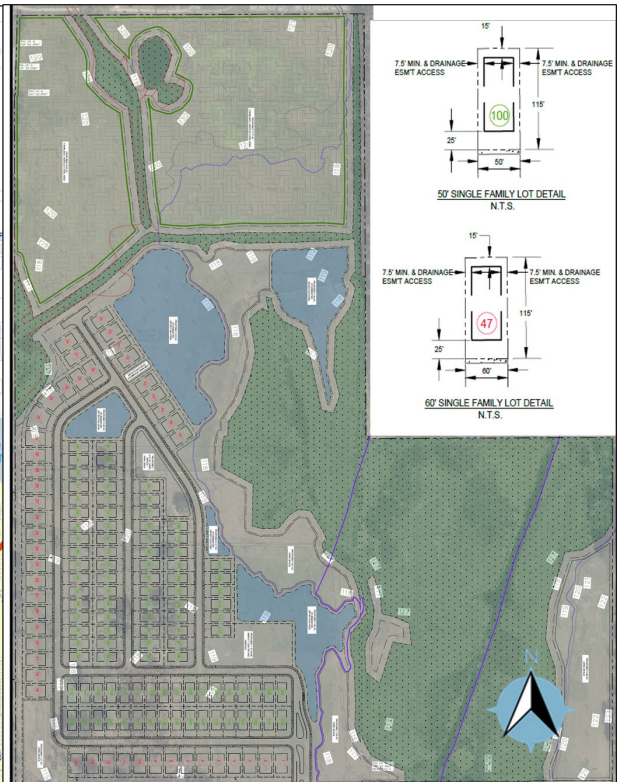
DRC Date:	March 30, 2023	Level of Review:	Level 3 Review
PC Date:	June 7, 2023	Type:	Suburban Planned Development
BoCC Date:	N/A	Case Number:	LDSPD-2023-1
		Case Name:	Deeson SPD
Applicant:	Eric Swanson, Swan Capital Partners, LLC	Case Planner:	Ian Nance

Request:	Suburban Planned Development approval for 147 single-family lots with reduced lot sizes, reduced setbacks, and increased density in a Residential Suburban (RS) land use district.
Location:	The site is located at 4235 Deeson Road, west of Kathleen Road, east of Payne Road, south of 1st Street NW, northwest of the city of Lakeland in Section 20, Township 27, Range 23.
Property Owners:	Deeson Road, LLC
Parcel Number (Size):	232720-000000-032050 (+/- 90.57 Acres) 232720-000000-024310 (+/- 27.11 Acres)
Future Land Use:	Residential Suburban (RS)
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	N/A

Site Location



Site Plan



Summary of Analysis:

The applicant is requesting approval of a Suburban Planned Development (SPD) for 147 single-family lots within a Residential Suburban (RS) Future Land Use district in a Suburban Development Area (SDA) (*See Exhibit 2*). Table 2.2 of the Land Development Code (LDC) requires residential lots in RS districts to be at least five (5) acres with a density of one (1) dwelling unit per five (5) acres. However, the SPD tool, as guided by the Comprehensive Plan and facilitated by Section 303 of the LDC, allows for an increased density of up to three dwelling units per acre with Planning Commission approval. 97.3 acres are estimated to be upland areas with 21.5 acres of wetlands for a gross density of approximately 1.51 dwelling units per upland acre (DU/AC). The minimum lot size will be reduced to 5,750 sq. ft. Side principal structure setbacks will be reduced to 7.5 feet, and rear detached accessory structure setbacks will be reduced to five (5) feet.

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

Water and sewer are available to the site, the latter of which is not always present in the SDA, and connection to both will be required. There is available elementary, middle, and high school capacity. Fire Protection, Emergency Medical Services (EMS), and law enforcement are located within close proximity of the subject site with adequate response times. Park facilities are available in the area. The development will utilize private roads to access Deeson Road to the south. Deeson Road is an Urban Collector and has available capacity. Onsite retention ponds will be constructed as to not significantly alter the site's natural drainage features and designed in accordance with Southwest Florida Water Management District and Polk County requirements.

Another challenge in this area of Polk County is in integrating modern subdivision designs that must adhere to standards what were not in place at the time the surrounding development was approved. The applicant has presented a site plan that negotiates not only the existing wetlands and flood zones, but one that also addresses incompatibilities with existing neighborhoods using tools provided by the Comprehensive Plan. 60-foot-wide lots have been proposed along the western and southern property lines. Proposed lots have been clustered elsewhere away from existing homes to soften the impact on residents. 25-foot-wide landscape buffers are proposed along Deeson Road and the homes to the west. Over 20 acres of pasture will remain undeveloped that will separate the development from residences to the north.

In terms of achieving the standards for development per the LDC and Comprehensive Plan, the project exceeds the necessary requirements. Residential properties and land uses are the norm of the surrounding area, and ample infrastructure is available for this proposed development. Staff finds this request compatible with surrounding uses and the general area, consistent with the LDC and Comprehensive Plan, and recommends approval.

Findings of Fact

- *This is a request for a Suburban Planned Development (SPD) residential subdivision for 147 single-family lots on Parcel #232720-000000-032050 and #232720-000000-024310. 97.3 acres are estimated to be upland area with 21.5 acres of wetlands. The proposed density is 1.51 DU/AC with minimum lot sizes of 5,750 sq. ft.*
- *The Future Land Use designation of the subject property is Residential Suburban (RS) within the Suburban Development Area (SDA). Table 2.2 of the Land Development Code (LDC) requires minimum lot sizes within RS districts to be a minimum of five (5) acres with a residential density of one (1) dwelling unit (du) per five (5) acres.*
- *Through LDCPAL-2021-17, Parcel #232720-000000-032050 (+/- 90.57 acres) was changed from an Agricultural/Residential Rural (A/RR) land use district and Rural Development Area (RDA) to RS and SDA by the BoCC on April 5, 2022.*
- *On July 19, 2022, the BoCC held a DeNovo Hearing for LDSPD-2022-1 and voted 4-1 to deny the application with prejudice. The request was for 242 single-family lots with reduced lot sizes, reduced setbacks, and increased density on the subject parcels.*
- *On November 17, 1987, the Board granted Concept and Tentative Approval with conditions of Planned Unit Development 87-35 (PUD 87-35) on the subject site for a 256-unit manufactured home subdivision with a gross density of 2.52 units per acre. PUD 87-35 has expired and is no longer valid.*
- *According to Table 2.1 of the LDC, SPDs are “C3” conditional uses in RS districts which require a Level 3 Review. Per Section 302 of the LDC, “the review process is described in Section 906, Level 3 Reviews, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).”*
- *According to Table 2.2 of the LDC, the following setbacks are required in RS land use districts:*
 - *Side Principal Structure: 10 feet*
 - *Rear Principal Structure: 15 feet*
 - *Local/Private Road Right-of-way: 20 feet*
 - *Garages: 25 feet*
 - *Urban Collector Road Right-of-way: 35 feet*
 - *Rear Detached Accessory Structures: 10 feet*
 - *Side Detached Accessory Structures: 5 feet*
- *This application requests changes to the following standards in LDC Table 2.2:*
 - *The minimum lot size will be reduced to 5,750 sq. ft. (+/- 0.13 acres);*
 - *Increase in gross density to 1.51 DU/AC*
 - *Side principal structure setbacks will be reduced to 7.5 feet; and,*
 - *Rear detached accessory structure setbacks will be reduced to five (5) feet.*
- *Section 2.120-B3 of the Comprehensive Plan states, “SPDs may contain single-family and duplex units at a gross density (on the entire site) of up to, and including, three*

dwelling units per acre (3 DU/AC)."

- *Footnote 1 of Table 2.2 of the LDC states, "Residential density is the average number of dwelling units per acre of land. Gross density is calculated by dividing the total number of dwelling units on a site by the gross site area, exclusive of existing water bodies and limited transfer of density out of wetlands per Section 620."*
- *POLICY 2.106-A5 of Polk County's Comprehensive Plan states, "all development within the Suburban Development Areas shall conform to the following guidelines:*
 - a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;*
 - b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;*
 - c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 – Community Design, of this element;*
 - d. provide access to civic space, parks, green areas, and open space and other amenities;*
 - e. be supported by public safety (i.e., fire, EMS and law enforcement);*
 - f. have access to elementary schools, and*
 - g. Encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas.*
 - h. In order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element."*
- *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 Section 303 of the LDC, an SPD is used "as a mechanism where increased densities and uses are allowed which may otherwise not be permitted in the RS land use district."*
- *Per Section 303 of the LDC, "a proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects, the following factors shall indicate whether it is premature:*

- i. *The condition and capacity of the collector and arterial road network are adequate for the project;*
 - ii. *There are adequate urban services, including, but not limited to: police, fire, and EMS, to serve the project;*
 - iii. *The project will not result in considerable displacement of ongoing economically viable agricultural activities”*
- *Section 303 of the LDC requires that the timing of SPDs is consistent with development of the surrounding area. Such timing shall be considered appropriate where the existing development of the surrounding area is sixty percent developed (of developable area) within a two-mile radius, for parcels containing 100 or more acres.*
 - *Per Section 303 of the LDC, “SPD’s containing 100 or more acres shall devote at least 20 percent of the gross developable project area to open space.”*
 - *Polk County Utilities has a twelve-inch transmission main along Deeson Road that will provide potable water.*
 - *Polk County Utilities has a twelve-inch force main along Deeson Road for wastewater service.*
 - *According to Comprehensive Plan Policy 2.106-A6 and Section 702.C.4 of the LDC Wastewater shall not be extended into the SDA unless the BoCC deems it necessary based upon one of the factors listed:*
 - a. *It is the interest of on-site and/or nearby environmental features;*
 - b. *It is the interest of public health; or*
 - c. *The area has been designated a redevelopment district and provided the development density of land served by the wastewater lines does not exceed the amount allowed under the current land use designation.*
 - *Wetlands and flood zones are found along the eastern portion of the project area in association with the Blackwater Creek Tributary Floodway. This site is within the Kathleen Drainage Basin AKA North Blackwater Creek.*
 - *According to the Florida Natural Areas Biodiversity Matrix, the subject site is not located within a one-mile radius of an endangered habitat community.*
 - *The subject site is comprised of Pomona Fine Sand; Samsula Muck; Sparr Sand; Tavares Fine Sand; Placid & Myakka Fine Sands; Kaliga Muck; and Hontoon Muck.*
 - *The subject site is not located within any of the County’s Wellhead Protection Districts.*
 - *There are no known historical or archeological resources onsite, according to the Secretary of State’s Department of Historical Resources Florida Master Site File.*
 - *The site has frontage along Deeson Road (Road No. 733008), an Urban Collector*

tracked for concurrency by Polk County's Transportation Planning Organization (TPO) (Links 8084 E/W).

- *Fire and EMS services arrive from Polk County Fire Rescue Station 23, located at 6750 Kathleen Road, Lakeland 33810.*
- *The property is within the Polk County Sheriff's Office Northwest District, located at 1045 Wedgewood Estates Boulevard, Lakeland, 33809.*
- *The zoned schools for the proposed project are Roberts Elementary, Kathleen Middle, and Kathleen Senior High.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
- *This request has been reviewed for consistency with Table 2.1 and Sections 303 and 906 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREAS (SDA); and SECTION 2.120-B – SUBURBAN PLANNED DEVELOPMENT (SPD).*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDSPD-2023-1.**

On May 3, 2023, at an advertised public hearing, the Planning Commission will vote on this application.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDSPD-2023-1 with the following Conditions:

1. This Suburban Planned Development (SPD) approval shall be for a 147-lot single-family detached dwelling unit subdivision. Minimum lot sizes will be reduced to 5,750 sq. ft. [PLG]
2. The minimum setbacks for LDSPD-2023-1 shall be as follows:
 - Principal Structure Side Setbacks: 7.5 feet
 - Principal Structure Rear Setbacks: 15 feet
 - Rear & Side Detached Accessory Setbacks: 5 feet. [PLG]
3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDSPD-2023-1, except for those listed in

Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

4. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]
5. In the event Polk County Utilities does not extend wastewater services further to the west than its current location, extension of wastewater services to the site shall be consistent with Comprehensive Plan Policy 2.106-A6 and LDC Section 702.C.4. [PLG]

GENERAL NOTES

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

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

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

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

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

Surrounding Land Use Designations and Current Land Use Activity

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

Table 1

Northwest: A/RR Site-Built Homes/Robbins Road (+/- 1.00 to 5.00 Acres)	North: A/RR Site-Built Home/Aquaculture (+/- 5.03 Acres)	Northeast: RS Vacant/Pasture/Wetlands (+/- 35.56 Acres)
West: A/RR Site-Built Homes/Pasture/MH (+/- 0.70 to 9.2 Acres)	Subject Property: RS Vacant/Wetlands/Pasture/Floodway	East: RS Wetlands/Site-Built Homes & MH (+/- 0.12 to 0.68 Acres)
Southwest: A/RR Deeson Road Site-Built & MH (+/- 0.88 to 1.77 Acres)	South: A/RR Deeson Road Site-Built & MH (+/- 0.38 to 0.88 Acres)	Southeast: RS Deeson Road Site-Built Homes (+/- 1.00 to 7.8 Acres)

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

Staff has reviewed aerial imagery dating back to 1941. This site has been mostly vacant and used as pastureland. It is the last of its size along Deeson Road that can be developed for residential purposes. Through LDCPAL-2021-17, Parcel #232720-000000-032050 (+/- 90.57 acres) was changed from an Agricultural/Residential Rural (A/RR) land use district and Rural Development Area (RDA) to RS and SDA by the BoCC on April 5, 2022. On November 17, 1987, the Board granted Concept and Tentative Approval with conditions of Planned Unit Development 87-35 (PUD 87-35) on the subject site for a 256-unit manufactured home subdivision with a gross

density of 2.52 units per acre. PUD 87-35 has expired and is no longer valid.

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

Compatibility with the Surrounding Land Uses and Infrastructure:

The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion.”

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

A. Land Uses:

The applicant is requesting 147 single-family lots with a minimum lot size of 5,750 sq. ft. through the SPD process, as defined in Section 2.120-B3 of the Comprehensive Plan and Section 303 of the LDC. Side principal structure setbacks will be reduced to 7.5 feet, and rear detached accessory structure setbacks will be reduced to five (5) feet. These reductions in setbacks are common requests in PDs and SPDs to adjust for the smaller lot sizes. With a minimum of 10 feet between each dwelling unit, Florida Building and Fire Prevention standards can be met. The rear setbacks of 15 feet will be maintained, and the right-of-way setbacks from internal roads will be 20 feet, though all garages must be set back 25 feet.

Table 3.4 of the LDC requires the accumulation of five (5) Planned Development (PD) Bonus Density Points to achieve the desired density of 1.51 DU/AC. The site plan shows this project will attain 18 points, shown as follows:

- *Internal Sidewalks (4 pts.)*
- *Underground Utilities (2 pts.)*
- *Connection to Sewer (5 pts.)*
- *Creation of Wildlife Habitat (2 pts.)*
- *Active Recreation Facility (3 pts.)*
- *Two Canopy Trees per Lot (2 pts.)*

This count could even go higher given the site’s proximity to schools, fire stations, and other metrics the LDC provides to garner these points. This all speaks to the appropriate timing of this development in the area, and Section 303 of the LDC requires that the timing of SPDs shall be considered appropriate where the existing development of the surrounding area is sixty percent

developed (of developable area) within a two-mile radius. A Developable Area Map has been provided by the applicant demonstrating 62% of this area has been developed. This figure aligns with other maps that were submitted for other SPDs in the area (LDSPD-2020-2 & LDSPD-2021-3). This section also requires SPDs containing over 100 acres to devote at least twenty percent of the project area to open space. The submitted site plan demonstrates approximately 69.5% open space or 67.66 acres, which does not include wetlands. Of this amount, landscaped and curvilinear stormwater ponds will account for 8.03 acres; 20.79 acres will be for remaining pasture to the north of the homes; and 26.17 acres will be dedicated towards wetland buffers and 25-foot-wide landscaping buffers. The balance will be utilized for amenities, which include a community center and park areas. Internal sidewalks will connect the lots to these recreation areas.

The need to account for stormwater management, flood control, and wetland conservation is the reason for clustering smaller lot sizes on this property, which aligns it with the County's goals for SPDs. POLICY 2.106-A5 of Polk County's Comprehensive Plan states SPDs shall implement a clustering design, which has been demonstrated by the submitted site plan. The goal of this design is to prevent urban sprawl throughout the SDA, focusing on higher density in areas where public services make this possible. As will be covered later in this report, potable water and wastewater services are available to the site. Wastewater is not always found in the SDA. Connection will be necessary as the endemic soils and proposed lot sizes preclude the possibility of individual septic systems. Centralized wastewater, small lot sizes, and higher residential densities go hand-in-hand with planning.

From a strict view of planning this SPD around existing municipal services and overcoming environmental challenges, this site plan is more than capable. In fact, with the exception of mass transit, this property has access to urban-level services. Clustering strategies, however, encourage density but do not directly address how this increase in intensity will correlate with existing development of lesser intensity. To allay concerns of incompatibility between the proposed development and existing residential lots, the submitted site plan offers various strategies to mitigate the impact of the proposed homes.

Comprehensive Plan POLICY 2.102-A2 states, "Land shall be developed so that adjacent uses are compatible with each other" and provides three options to ameliorate incompatibilities. The tools for accomplishing higher standards of compatibility, as outlined in the Comprehensive Plan, are as follows:

- Buffering
- Limiting Scale & Intensity
- Transition through the use of innovative techniques

While the minimum lot size is proposed at 5,750 sq. ft., the project shows a mixture of lot sizes arranged to lessen the impact on neighbors. The site plan calls out 60 x 115' (6,900 sq. ft.) lots along the western and southern property lines, closest to existing residences. To the west, these 60-foot-wide lots will abut nine (9) residential properties with a mixture of site-built and mobile homes on 100-foot-wide and 130-foot-wide lots approaching one (1) acre on the east side of Payne Road. These lots are within the unrecorded LE Mercers subdivision. Aerial photographs show this neighborhood under construction in 1964. These lots predate any zoning or County development standards. The proposed 60-foot-wide lots present a transition between these lots with a lot-width ratio of slightly over 2:1 (proposed lots versus existing lots). A 25-foot-wide landscaping buffer is proposed along this property line, which, along with the 15-foot-setback, provide 40 feet of relief from the back of proposed structures to the neighboring property line.

Homes on un-platted parcels to the north of the subject site will be buffered from the proposed development by over 20 acres of pasture. These properties range in acreage from approximately one acre to around five acres. No access is proposed on Robbins Road.

Properties to the east of the site will be screened and buffered from the proposed lots by the floodway, wetlands, natural vegetation, distance, and open space. A small mobile home subdivision is found here with lot sizes similar to what is being proposed. Finally, mobile homes and site-built homes are located on the south side of Deeson Road. These lots fall shy of an acre, and homes here date back into the 1960s. The lots sizes are non-conforming to today's RS standards but vested for their lot sizes by virtue of their age. A 25-foot landscaping buffer will be dedicated along the frontage of Deeson.

For the entirety of the project site, shielded lighting will be required by the LDC. A sidewalk will be constructed along the frontage of Deeson that will connect to internal sidewalks. At the vehicular entrance to the site will be street lighting at the crosswalks for pedestrian safety. Each lot will be required to have two canopy trees.

B. Infrastructure:

POLICY 2.102-A1 of the Comprehensive Plan states, "Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities."

The subject site is located in the SDA. To accommodate the lot sizes and poor soils, the applicant will need to connect to centralized wastewater because individual septic systems sufficient to accommodate the poor soil conditions would consume too much of the lot area. Polk County Utilities has plans (Project #6843022) to extend a wastewater line to the west along Deeson Road, and the development will connect at that time. The applicant will need to coordinate with PCU on the timing, distribution, and changes, if any, to PCU's extension of the wastewater line. Should these plans be abandoned, the extension of wastewater by the applicant is subject to criteria in Comprehensive Plan Policy 2.106-A6 and LDC Section 702.C.4. Schools and emergency services are within acceptable distances. The surrounding roadway network has ample capacity.

Nearest Elementary, Middle, and High School

With the exception of the elementary school, the zoned schools are the closest schools to the subject property. It is zoned for Roberts Elementary and Kathleen Middle to the north and Kathleen Senior to the southeast. Kathleen Elementary is closer to the subject site. The estimated number of students which 147 single-family lots could produce is: 31 – Elementary; 13 – Middle; 21 - High School.

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

Table 2

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Roberts Elementary	31 students	79%	±4.2 miles driving distance
Kathleen Middle	13 students	79%	±1.8 miles driving distance
Kathleen Senior	21 students	73%	±6.2 miles driving distance

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

This area of Polk County is projected to have school capacity for development. The applicant will need to apply for a binding school capacity determination at the time of the Level 2 Review submittal. The impact fees generated from this development for the educational system are \$8,998 per single-family unit (\$1,322,706).

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all of unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire and EMS responses to this project are from the new Polk County Fire Rescue Station 23, located at 6750 Kathleen Rd, Lakeland 33810. The travel distance is approximately 1.8 miles to the entrance subject site, and response times could average three (3) minutes or more depending on the type of call.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Polk County Northwest District Command 1045 Wedgewood Estates Blvd., Lakeland 33809	±4.8 miles	P1 Calls: 10:59 P2 Calls: 26:45
Fire/EMS	PCFR Station 23 6750 Kathleen Rd, Lakeland 33810	±1.8 miles	3 minutes

Source: Polk County Sheriff's Office and Public Safety

*Response times are based from when the station receives the call, not from when the call is made to 911.

The nearest Sheriff's substation is Polk County Northwest District Command, located at 1045 Wedgewood Estates Blvd. Lakeland, 33809. Sheriff response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County. Current response times are 10 minutes and 59 seconds for a Priority 1 Call and 26 minutes and 45 seconds for a Priority 2 Call based upon times from March 2023.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is

being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The proposed development is for 147 single-family dwelling units. The estimated demand per unit is 360 gallons per day (GPD) for potable water and 270 GPD for wastewater. These services will be provided by Polk County.

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands based on different levels of approval. The table shows the maximum GPD that would be generated by-right and through the SPD process on the property. For this calculation, wetland density transfer was also added. The Comprehensive Plan and LDC allow one unit per five wetland acres to be transferred to upland areas, provided no wetlands are disturbed. The last column shows the demand on services that could be generated by the proposed development.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RS (1 DU/5 Acres)	Maximum Allowed (3 DU/AC & Wetland Transfer 1 DU/5 AC)	Proposed Plan RS (1.51 DU/Upland Acre)
97.3 ± Upland Acres 21.5 ± Wetlands RS			
Permitted Intensity	19 single-family dwelling units	296 single-family dwelling units	147 single-family dwelling units
Potable Water Consumption (GPD)	6,840 GPD	106,560 GPD	52,920 GPD
Wastewater Generation (GPD)	5,130 GPD	79,920 GPD	39,690 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

The proposed SPD is approximately 49.7% of the units that could be permitted onsite through the LDC and Comprehensive Plan. A certificate of concurrency for utilities will be issued after a Level 2 Review approval. Connection to wastewater is imperative to the success of this project, and this is a service not typically found in the SDA. Without wastewater availability, lot sizes will need to increase to at least 10,890 sq. ft., and given the poor soils onsite, mounded septic systems or those with higher levels of treatment capability would be necessary, depending on a determination from the Department of Health. This would become costly for a development of this size and ultimately impractical for the proposed lot sizes. In addition, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks. Overall, septic systems in such an environment and close to a major floodway are undesirable.

Lift Station 215 is located approximately 0.38 miles to the east. A 12-inch wastewater force main is found here in the northern right-of-way of Deeson Road. Polk County Utilities will extend this line west past the site along Deeson Road to the Briarwood Mobile Home Park (Project #6843022). The applicant can connect at this time and will need to coordinate further with PCU. The applicant can connect at this time and will need to coordinate further with PCU on timing, distribution, and changes, if any, to PCU's extension of the wastewater line. Should PCU opt not to extend this line, the burden of doing so will fall on the applicant.

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

B. Available Capacity:

The site is located in Polk County's Northwest Regional Utility Service Area (NWRUSA) for water and wastewater services. Polk County has ample water capacity to serve the site, according to the Polk County Utilities Water and Wastewater Capacity Summary as of June 30, 2022. The current working permit for the service area is 4.640 million gallons per day (MGD). The current average flow is 3.042 MGD. There is 1.355 MGD in uncommitted capacity. The system's growth rate is approximately 0.035 MGD. The average daily water use per connection is 223 gallons. At this rate, there will be capacity in the system beyond the next 20 years.

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

The County's Northwest Wastewater Service Area sends its flows to the Northwest Regional Wastewater Treatment Facility. The current working wastewater permit is for 3.08 MGD. There is 1.65 MGD in uncommitted capacity. The average daily flow is 157 gallons per connection. The system's growth rate is 0.016 MGD. At this rate, there will be capacity in the system beyond the next 20 years.

C. Planned Improvements:

The 2013 NWRUSA Potable Water Production Regionalization Study and 2016 Master Plan Update recommended that the six (6) existing Water Production Facilities (WPFs) in the Northwest Potable Water System be consolidated into these three facilities. Of importance to this project, the Cherry Hill WPF (CU 18-10) will replace the existing Indian Woods WPF and is intended to provide additional WPF capacity needed to serve existing and future development in the area. The anticipated improvements to the system are expected to generate 2.04 MGD of potable water.

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

wastewater system with correct the areas of concern.

Roadways/ Transportation Network

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

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

A. Estimated Demand:

The proposed development is for 147 single-family dwelling units on +/- 97.3 upland acres. Single Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.01 PM Peak Hours Trips per unit (ITE Code 210). The proposed 147-lot development will likely generate 1,148 Average Annual Daily Trips and 148 PM Peak Hours Trips.

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

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RS (1 DU/5 Acres)	Maximum Allowed (3 DU/AC & Wetland Transfer 1 DU/5 AC)	Proposed Plan RS (1.51 DU/Upland Acre)
97.3 ± Upland Acres 21.5 ± Wetlands RS			
Permitted Intensity	19 single-family dwelling units	296 single-family dwelling units	147 single-family dwelling units
Average Annual Daily Trips (AADT)	148 AADT	2,312 AADT	1,148 AADT
PM Peak Hour Trips	19 PM PH	299 PM PH	148 PM PH

Source: Polk County Concurrency Manual

The proposed SPD is approximately 49.7% of the units that could be permitted onsite through the LDC and Comprehensive Plan. Since the AADT will exceed 750 trips, a Major Traffic Study will be required during the Level 2 Review to thoroughly analyze the effects this development could have on the local roadways and identify what, if any, improvements are required.

Staff analyzes the impact on the roadways by the Peak PM trips which represent how much burden a development places on the traffic grid during the busiest time of day. Single-family uses are expected to mostly remove traffic from the roadway system during this time period. 37% of Peak PM Trips, though, are estimated to enter the system at this time (55 trips). As Deeson dead-ends

just beyond the Hillsborough County line to the west, the vast majority of drivers will travel east towards Kathleen Road and diverge north or south along that roadway. A CSX railroad parallels Kathleen Road, and there is a crossing on Deeson before reaching the intersection with Kathleen where traffic can accumulate when there is a passing train.

B. Available Capacity:

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

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	5-Year LOS
8084E	Deeson Road Hillsborough County Line to Kathleen Road	C	602	C
8084W	Deeson Road Kathleen Road to Hillsborough County Line	C	609	C
4167N	CR-35A (Kathleen Road) CR-542A to Duff Road	C	1,178	C
4167S	CR-35A (Kathleen Road) Duff Road to CR-542A	C	1,153	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 8, 2022

Deeson Road and Kathleen Road have the capacity to assimilate all 148 PM PH units and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

Deeson Road (Road No. 733008) is an Urban Collector roadway tracked for concurrency by Polk County's Transportation Planning Organization (TPO) (Links 8084 E/W). It is a paved 20-foot-wide roadway with approximately 55 feet of right-of-way along the subject property which is below the 80-foot minimum required by Table 8.2 of the LDC. The applicant will need to dedicate approximately 15 feet of right-of-way to make up the shortfall on their side of the road. Further improvements will be detailed in the Major Traffic Study during the Level 2 Review. Entrances are subject to LDC Section 705.C. Where an intersection occurs on a roadway that is identified to be below its designated level of service standard, intersection standards shall be increased as required by the County Engineer.

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

D. Sidewalk Network

Sidewalks are not located along the frontage of the site but will be required per LDC Section 707. The nearest sidewalk link is located near the railroad to the east along Kathleen. Sidewalks are not located elsewhere along Deeson Road. The sidewalks on the east and west side of Kathleen run south past the Kathleen Road/North Galloway Road intersection and connect with the sidewalks within the City of Lakeland at Hanley Road near Griffin Elementary. The

sidewalks run north and end at the intersection of Kathleen and Duff Road, with the sidewalk following Duff Road to the east to the Remington Oaks subdivision. Sidewalks on both sides of the internal roads will be required.

E. Planned Improvements:

There are no planned transportation improvements in this immediate area of the County, according to Polk County's Community Investment Projects data viewer.

F. Mass Transit

Stop 1556 for the Blue Line Route is located approximately 3.09 miles to the southeast of the subject property at the northwest corner of Kathleen Road and Jim Galloway Road. This route runs through the Lakeland Square Mall and then north to Duff Road. Stop 1565 for the Blue Line Route is located 2.33 miles to the northeast at 7325 Park-Byrd Road. This is the main bus route for reaching destinations along US 98 north of I-4. Mass transit is not expected or anticipated in the SDA.

Park Facilities and Environmental Lands:

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

A. Location:

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

B. Services:

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

C. Multi-use Trails:

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

D. Environmental Lands:

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

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

important water wildlife and wilderness resources. Gator Creek Reserve falls within the Green Swamp Area of Critical State Concern, a designation protecting a resource of major statewide significance.

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

Environmental Conditions

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

A. Surface Water:

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

The project shall be designed to retain the difference in pre- and post-development runoff volumes from a 100 year/24-hour storm event. The rate of discharge from the post-development site shall not exceed the rate of runoff from the pre-development condition for a 100 year/24-hour storm event. The proposed development will be designed in accordance with the Southwest Florida Water Management District and Polk County requirements.

B. Wetlands/Floodplains:

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

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

On the County's DataViewer, an "AE" Flood Zone with a Base Flood Elevation of 120 feet

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

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

C. Soils:

Nearly 90% of the developable area of the project site is comprised of Pomona Fine Sand. The Pomona series consists of very deep, poorly, and very poorly drained soils that formed in sandy and loamy marine sediments. These soils are typically found in wet, flood-prone areas such as this site. Under natural conditions Pomona soils are used for water quality and wildlife habitat. Cultivated areas are used for crops and pasture. The bulk of the rest of the site is characterized by mucks that are found in the wetlands and flood zones, and which are completely unsuitable for development. None of these soils are ideal for septic absorption, but the applicant intends to connect to an available sewer line.

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

Table 7

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

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

D. Protected Species:

According to the Florida Natural Areas Inventory’s Biodiversity Matrix, this site is not located within a recent sighting of an endangered species. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall

properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

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

F. Wells (Public/Private):

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

G. Airports:

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

Economic Factors:

The proposed planned development is one of several under construction or being planned in the Kathleen/Northwest Polk County area. This is an older part of the greater-Lakeland area with generations of families having lived here. The development boom that took place in the late-1990's and early-2000's was not as intense as in other unincorporated portions of the County surrounding Lakeland, notably South Lakeland. As such, the housing stock is older, and the atmosphere is more rural than elsewhere around Lakeland. Since then, though, urban services have been extended into the area. Kathleen Road was widened in the early 2010's. This has encouraged further development at a higher density than what is presently found. Adding a variety of housing options to an area helps maintain economic stability, especially in a municipality such as Polk County that is reliant on commuters to nearby Tampa and Orlando.

For Polk County, the number of proposed homes represents a return on the investment in local roadways, potable water, and wastewater services. The sewer extension makes this project feasible. Without it, lot sizes would not be permitted to be smaller than 10,890 square-feet per Health Department regulations. The housing market in Polk County is strong, and the housing trend has been for bigger houses on smaller lots.

Consistency with the Comprehensive Plan and Land Development Code:

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

This request is consistent with the Land Development Code. Development criteria for Planned Developments are detailed under Section 303 of the LDC. Table 8, to follow, outlines relevant components of Section 303 and how the project addresses them.

Table 8

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. Development will occur outside of the wetlands and flood zones.
<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 Concurrency.</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 site will utilize internal roads for ingress/egress to Deeson Road. No access points will be onto nearby local residential roads or through subdivisions.
<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 be buffered from surrounding residential development to the requirements in Ch. 7 of the LDC. The traffic generated from this project is minimal, as described in the Staff Report. Glare from street lighting shall be minimized per the LDC.
<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 site-built homes and mobile homes. Adjacent properties are larger than the proposed lots. Buffering techniques have been addressed in the Staff Report.
<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 deviate from the development standards of the RS land use district but remain within the density allowed through the SPD process.
<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 the buffering and landscaping practices as described in Ch. 7 of the LDC. Linkages to adjacent properties are not desirable in this case as it is in a RS land use district.
<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 public roadway system will be reviewed at the time of the Level 2 submission
<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 internal sidewalks per the Conditions of Approval. A sidewalk will be built along Deeson.
<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>	Development will occur only on the upland portions of this property. No density transfer is required to attain the proposed density.

LDC Section 303 – Planned Development	Consistency Analysis
<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 gross residential density of this SPD (1.51 DU/AC) does not exceed the maximum density allowed through this process (3 DU/AC).
<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 proposed single-family residences will not exceed the height limit of the RS land use district.
<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 meet buffering and landscaping practices as described in Ch. 7 of the LDC, as detailed in the Staff Report.
<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>	The applicant has submitted a site plan with the requested setbacks. Interior lot setbacks will be reduced to accommodate other development requirements & design.
<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 signage requirements of Section 760. Should the applicant deviate from this section, a Sign Plan and Level 3 Review will be required as stated in Section 760.J.
<i>Landscaping shall be equal to or exceed the standards stipulated under Section 720, Landscaping and Buffering.</i>	This development will meet the 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>	Stormwater Management facilities have been identified on the site plan, will adhere to the pertinent standards, and will be reviewed at the time of the Level 2 submission.

In addition, this project is consistent with the Comprehensive Plan. Table 9, to follow, outlines the pertinent Comprehensive Plan policies.

Table 9

Comprehensive Plan Policy	Consistency Analysis
<i>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</i>	The proposed Suburban Planned Development (SPD) is surrounded by a residential land use district. There are residential subdivisions, residential lots and residential land use districts located adjacent to the subject site.
<i>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</i>	The applicant has demonstrated that this development is not premature in the SDA. The project will connect to centralized potable water and wastewater. The cluster design promotes compact growth and contiguous growth.
<i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made</i>	The SPD is being proposed in an area of the County that contains public utilities and community services which exceed what is typically found in a Suburban Development Area (SDA).

Comprehensive Plan Policy	Consistency Analysis
<i>available.</i>	
<i>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</i>	There are existing services and physical infrastructure in place to accommodate such development therefore reducing the financial burden of the county. The development is in a location where adequate services are available and therefore reduces the impact on the environment as no new services and infrastructure has to be built.
<i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i>	The subject property is located within an area of the County that has adequate public safety services as identified in the Staff Report.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 10 in accordance with Section 906.D.7 of the Land Development Code.

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:	
<i>Whether the proposed development is consistent with all relevant requirements of this Code;</i>	Yes, this request is consistent with the LDC, specifically Table 2.1 and Section 303 as detailed throughout the Staff Report and summarized in Table 8.
<i>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</i>	Yes, this request is consistent with the Comprehensive Plan, specifically POLICIES 2.102 as described in Table 9. The request exceeds the required standards of the Suburban Development area as described in SECTION 2.106. The request exceeds the required standards of the Residential Suburban land use district as described in SECTION 2.120-A1 and SECTION 2.120-B – SUBURBAN PLANNED DEVELOPMENT (SPD).
<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. See Page 7-10 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>	Yes, the request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 10-16 of this staff report for data and analysis.

Comments from other Agencies:

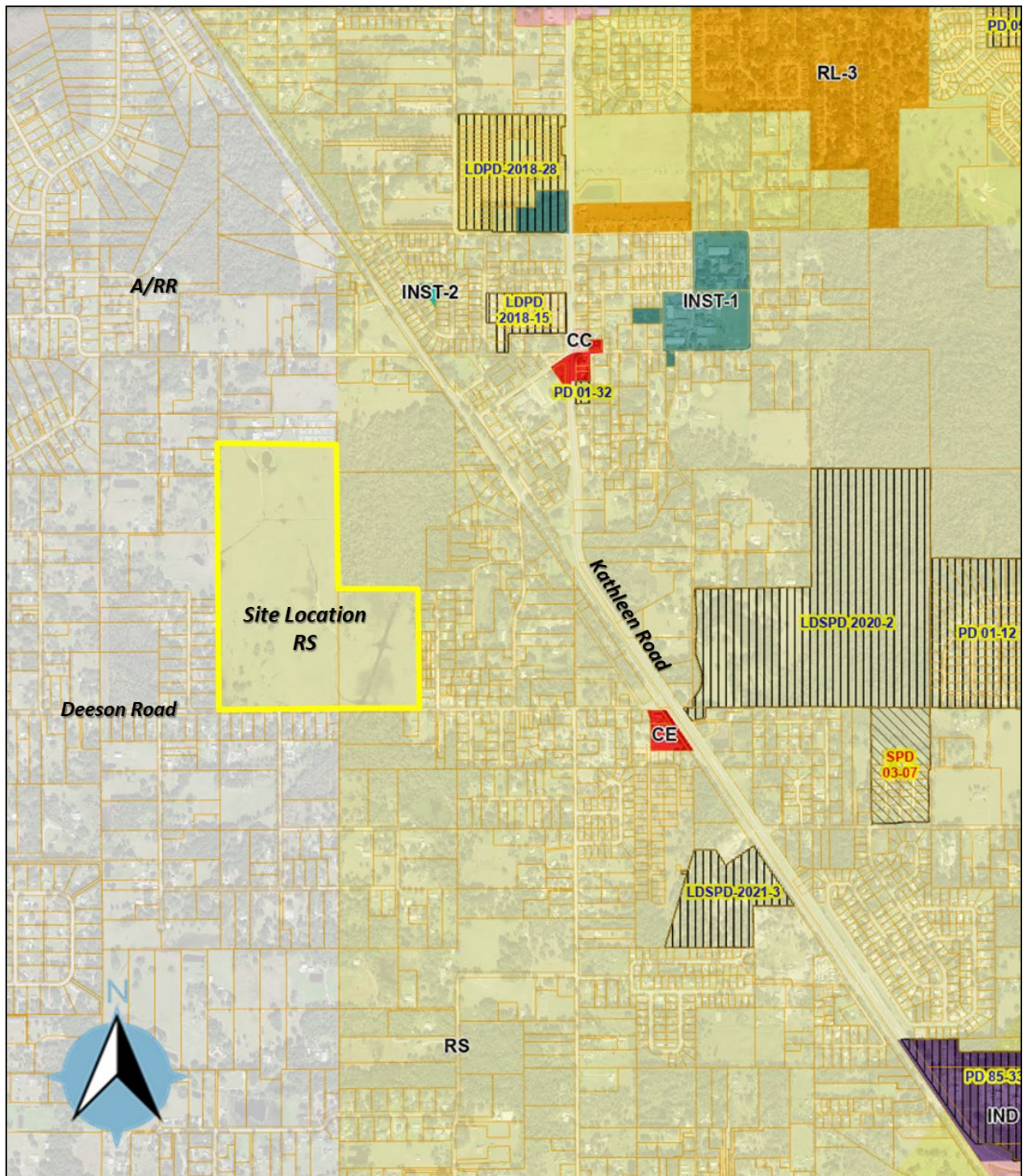
Polk County School Board - *This project will result in a demand for additional school student stations. When this project applies for level 2 approval, this development will need to apply for a binding school capacity determination letter. It is recommended that the development request a non-binding letter to get an initial indication on the capacity of nearby effected schools.*

Exhibits:

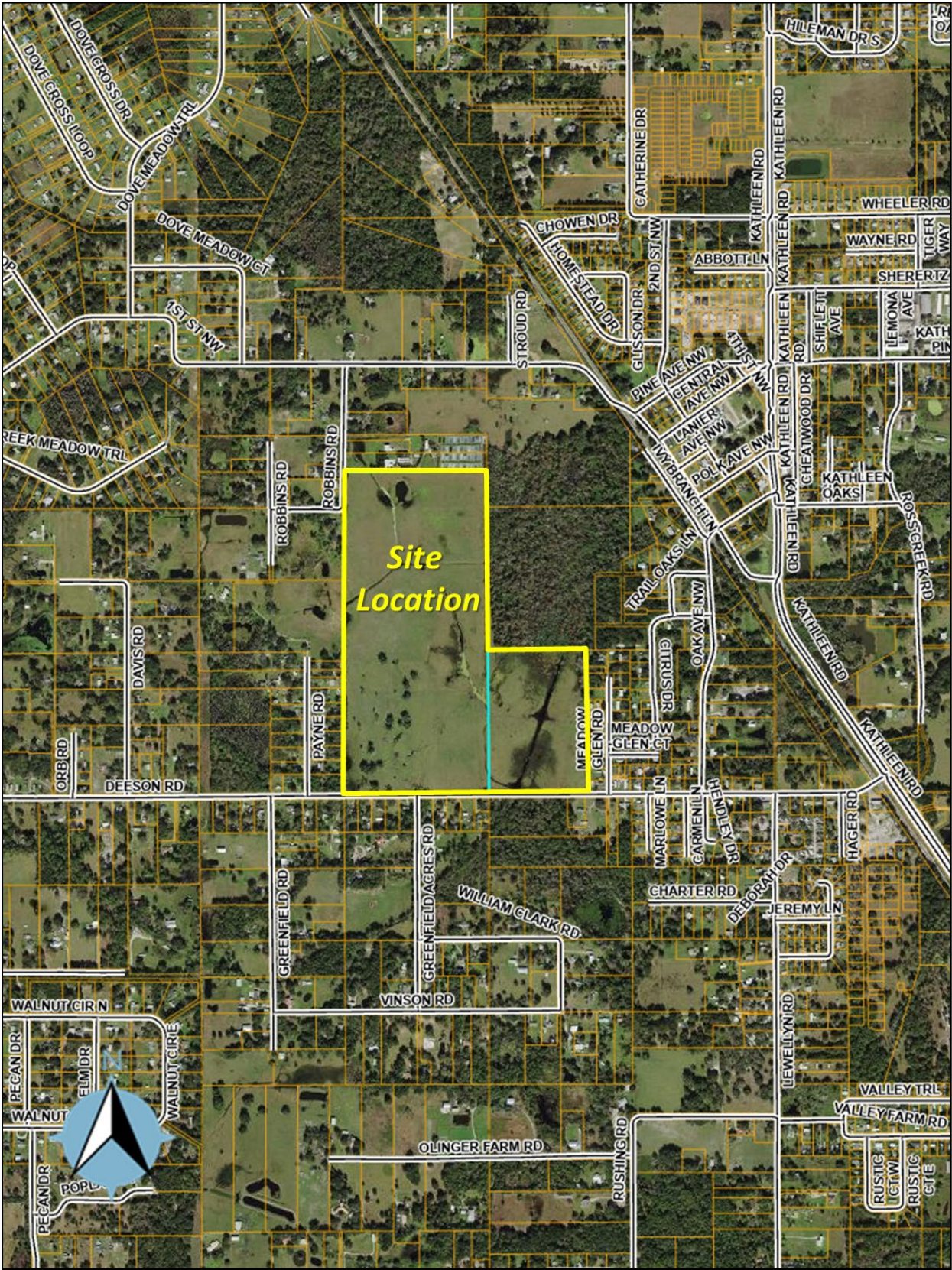
Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	2020 Aerial Image (context)
Exhibit 4	2020 Aerial Image (close-up)
Exhibit 5	Site Plan
Exhibit 6	Developable Area Map



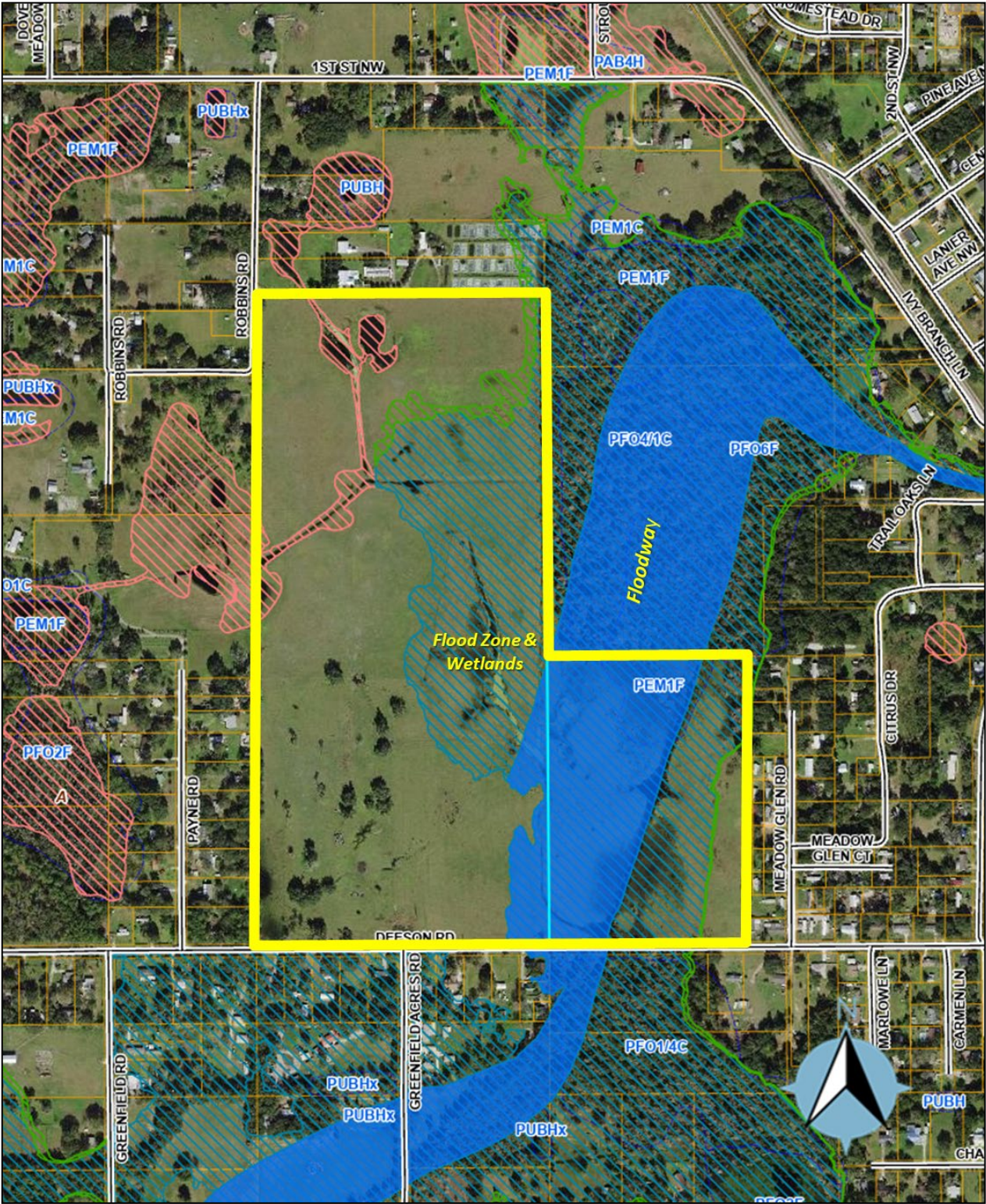
Location Map



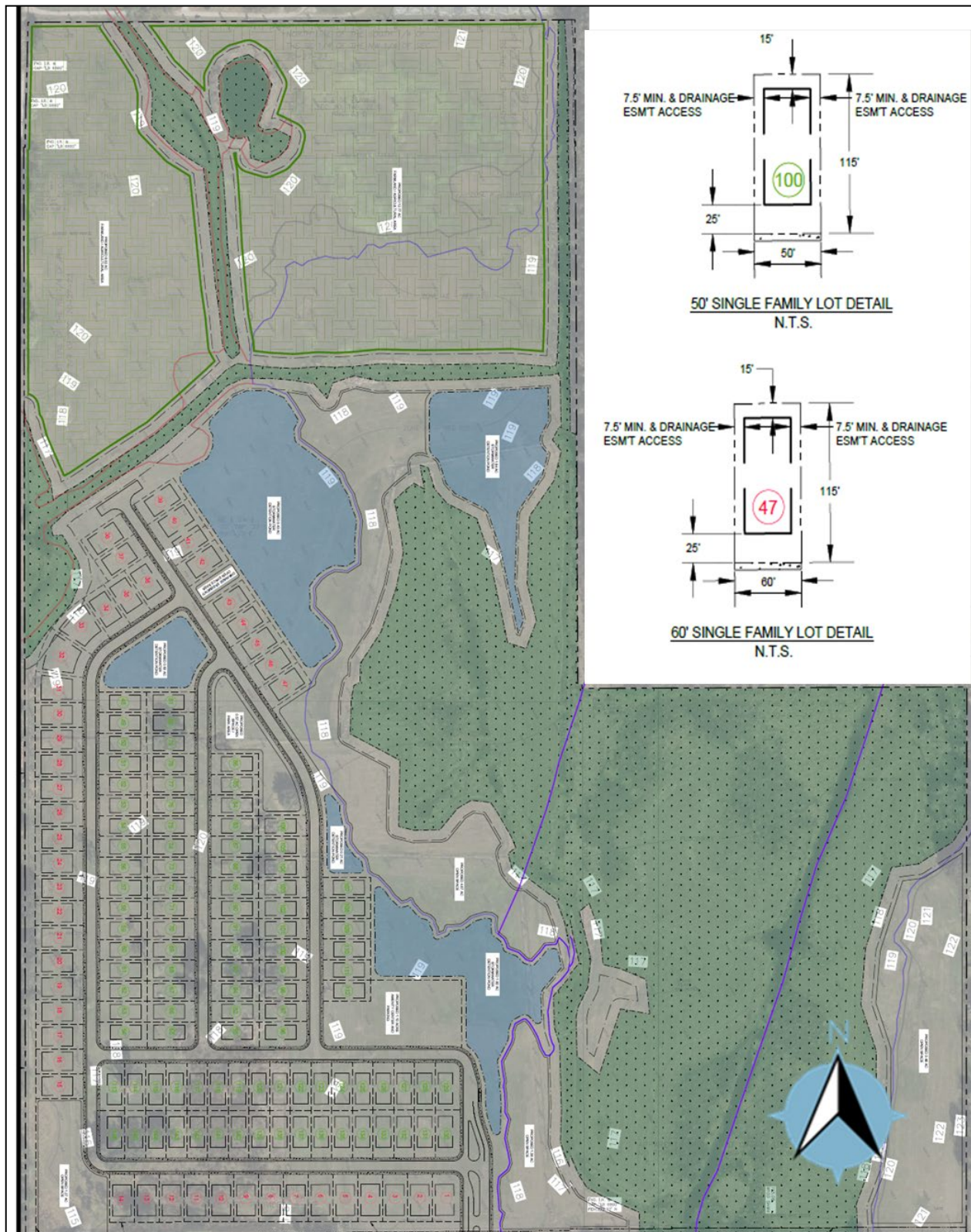
Future Land Use Map



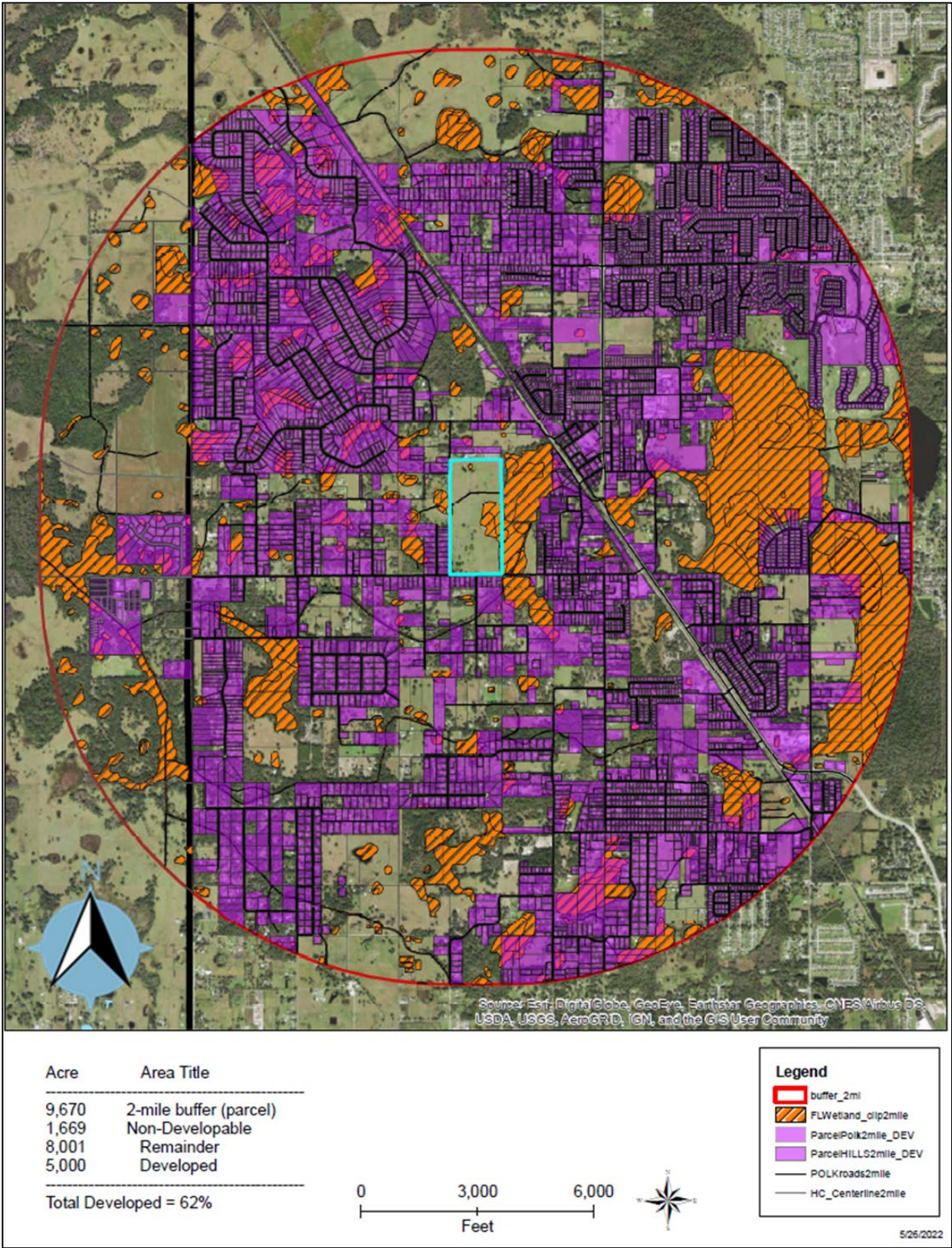
2020 Aerial Image (Context)



2020 Aerial Image (Close-up)



Site Plan



Developable Area Map