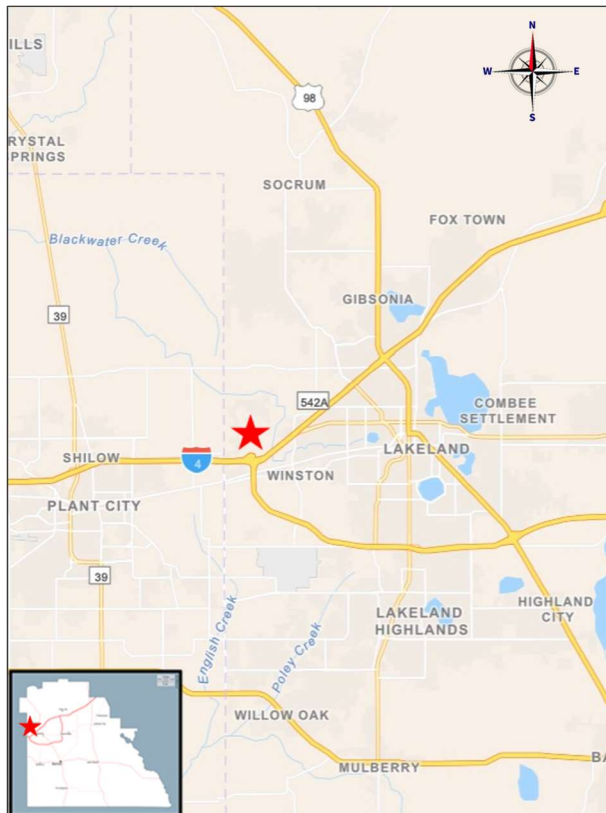


**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

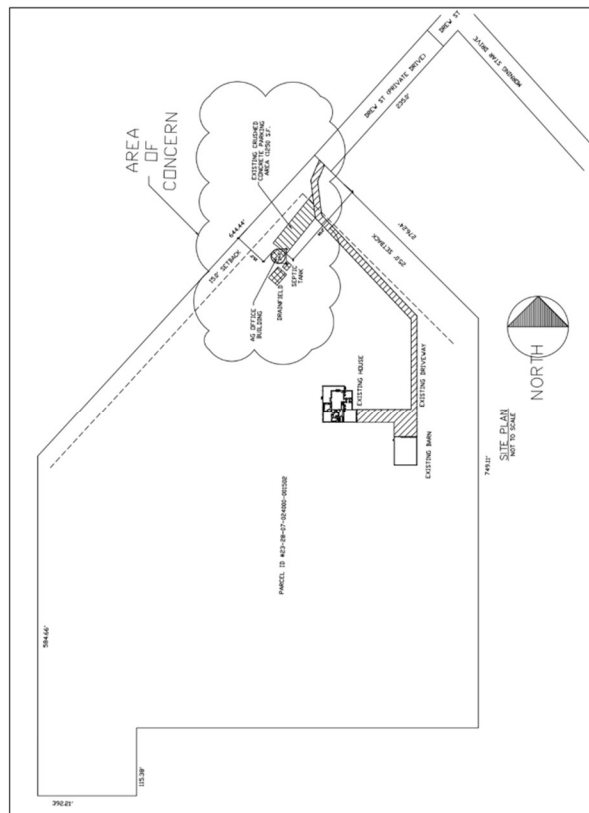
<b>DRC Date:</b>	March 30, 2023	<b>Level of Review:</b>	Level 3
<b>PC Date:</b>	June 7, 2023	<b>Type:</b>	Conditional Use
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	LDCU-2023-7
<b>Applicant:</b>	Richard Kiddey	<b>Case Name:</b>	Drew Street Bed & Breakfast
		<b>Case Planner:</b>	Amy Little

<b>Request:</b>	The applicant is requesting conditional use approval for a bed & breakfast located within an Agricultural Rural Residential (A/RR) land use district.
<b>Location:</b>	The subject site is located at 1097 Drew Street, west of Morning Star Drive, south of Pattie Lane, north of Swindell Road, east of Country Oaks Lane, north of the City of Lakeland in Section 7, Township 28, Range 23.
<b>Property Owner:</b>	Richard and Laura Kiddey
<b>Parcel Number (Size):</b>	12.10 +/- acres (232807-024000-001502)
<b>Future Land Use:</b>	Agricultural/Rural Residential (A/RR)
<b>Development Area:</b>	Rural Development Area (RDA)
<b>Nearest Municipality:</b>	City of Lakeland
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	Pending Hearing

**Location**



**Site Plan**



## Summary of Analysis:

The applicant is requesting a Conditional Use approval for a Bed and Breakfast on the subject property. According to the applicant's Impact Assessment Statement, the structure is a grain bin silo originally constructed as an agricultural office for their agricultural cattle operation. The silo was converted to a living space with the intention of using the structure as a bed and breakfast rental. The subject property is within an Agricultural/Residential Rural (A/RR) land use district. According to Table 2.1 of the Land Development Code (LDC), Bed and Breakfast uses require a Level 3 Review with public hearing and approval by the Planning Commission.

Section 303 outlines the conditional use requirements for bed and breakfasts, noting that the specific signage standards, parking requirements by the number of rooms for rent, and outlining only one person not residing in the home may be employed at the facility. Section 303 also states "Bed and breakfast facilities are typically located within historic districts or within structures that have been designated as local, state, or national historic landmarks. At a minimum, an applicant shall demonstrate that, because of the unusual or unique character of the dwelling unit or the property, the bed and breakfast facility would be a viable tourist attraction."

Staff has reviewed the applicant's Impact Assessment Statement for demonstration of the unusual or unique character of the dwelling unit and finds a number of facts in support of this designation. The 650-square foot silo has been retrofitted for habitation to sleep five people, and the very nature of the structure makes it unique in providing an agricultural setting for visitors. According to the applicant, the 12-acre property is an active farm featuring cattle and chickens. The owners provide animal feed to guests for them to interact with the farm animals, a unique experience to those visiting from urban areas.

In addition to the above, the location of the property provides a more rural setting for guests that prefer such accommodations to higher density hotels or short-term rental neighborhoods. The site, however, is still within reasonable distance of Tampa, approximately 31.6 miles and 37 minutes, and Orlando, approximately 57.9 miles and 1 hour and 1 minutes. It is also within close proximity to Polk County tourist attractions including Legoland, Bok Tower Gardens, RP Funding Center, and Polk Theater.

According to the LDC, accessory dwelling units must be located behind the primary structure. However, Section 303, Bed & Breakfast Facilities, does not have any provisions for locational criteria for structures functioning as a bed and breakfast, so the structure located in the front yard meets the conditional use standards for bed and breakfasts. The structure must meet accessory structure setbacks, which the provided site plan indicates it does. If approved, the structure will be required to be permitted with the Building Division and to receive a Certificate of Occupancy for the use.

The area is rural in nature, and the silo is not out of character for the area. The structure was placed close to the entrance of the property. According to the provided site plan, the silo is 25 feet from the western property boundary and 60 feet from the northern property boundary. Based on aerials, the silo is placed approximately 87 feet from the single-family residence on the adjacent parcel to the west. To address compatibility with the existing property to the west, staff is recommending a condition of approval that a 6-foot opaque fence be placed upon the western boundary to block the silo from offsite view to the west.

Staff recommends approval, finding there is demonstration of the unusual or unique character of the silo in support of the conditional use for bed and breakfast use. With the conditions of approval, the request is compatible with surrounding land uses, and the request is consistent with the Comprehensive Plan and LDC.

### **Findings of Fact**

- *The property is 12.01 acres and located in an Agricultural/Residential Rural (A/RR) land use district in the Rural Development Area (RDA).*
- *According to Table 2.1 of the Land Development Code (LDC), Bed and Breakfasts require a Level 3 Conditional Use approval with a public hearing and approval by the Planning Commission.*
- *According to Chapter 10 of the LDC, Bed & Breakfast is defined as “A dwelling unit, often of historical significance, operated by its owner or the owner’s agent which is made available for lodging of the public which customarily offers lodging and breakfast for one price. A dwelling unit shall not be considered a bed and breakfast if its owner or the owner’s agent is not present on the premises during the majority of the time guests are occupying the unit.”*
- *Section 303 of the LDC provides the following conditional use criteria:*
  - “In residential districts, bed and breakfast facilities shall comply with applicable standards and all of the following conditions:*
  - 1. No alterations shall be made to the external appearance of any principal or accessory structure or of the site which would change its residential character to a non-residential character.*
  - 2. No sign shall be permitted other than a non-illuminated nameplate attached to the main entrance of the principal building. This nameplate shall not exceed two square feet in area.*
  - 3. Not more than one person not residing on the premises may be employed at the facility.*
  - 4. In addition to those required for the owner’s dwelling unit, one off-street parking space shall be provided for each room available for rent*
  - 5. Bed and breakfast facilities are typically located within historic districts or within structures that have been designated as local, state, or national historic landmarks. At a minimum, an applicant shall demonstrate that, because of the unusual or unique character of the dwelling unit or the property, the bed and breakfast facility would be a viable tourist attraction.”*
- *The site accesses Drew Street which is a private ingress/egress easement detailed in the recorded deed for the property. The closest monitored link to the property is Walker Road (Road No. 831701)(Link 8412 N/S).*

- *“POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within RDAs shall be guided by the following criteria:*
  - a. the detailed criteria listed for each land use category permitted within the Rural Development Area;*
  - b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County’s Land Development Code; and*
  - c. be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).*
- *This property is served by Polk County Sheriff’s Office’s Northwest District. The district office is located at 1045 Wedgewood Estates Blvd, Lakeland, 33809. For April 2023,, Priority 1 calls had response times of 10:36; Priority 2 calls had response times of 26:41.*
- *Fire/EMS responses are primarily from Polk County Fire Rescue Station 24, located at 1140 N Galloway Road, Lakeland, approximately 3.7 miles from the subject site with an estimated response time of 9 minutes.*
- *According to the Secretary of State’s Department of Historical Resources, the Florida Master Site File lists no archaeological sites at this location.*
- *The subject site is not located within any of the County’s Wellhead Protection Districts.*
- *The zoned schools are Medulla Elementary, Kathleen Middle, and Kathleen Senior High Schools.*
- *The property is within Polk County’s Northwest Regional utility service area. The site is connected to Polk County’s potable water system via a 6-inch water main of off a 6-inch line within the western right-of-way of Morning Star Drive. The proposed bed and breakfast will utilize the existing onsite treatment system.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.*
- *According to the Soil Survey of Polk County, this site contains Pomona Fine Sand, Adamsville Fine Sand, and Samsula Muck.*
- *The subject site is located approximately four miles northwest of the Lakeland Linder Airport and just within an Airport Impact District (AID) for this airport. The proposed use is not anticipated to have any impact on airport functions.*
- *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 2.2 and Section 303 of the LDC.*

**Development Review Committee Recommendation:** Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2023-7**.

### **CONDITIONS OF APPROVAL**

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2023-7 with the following Conditions:

1. This Conditional Use approval shall be for a Bed and Breakfast within the existing converted silo currently on Parcel 232807-024000-001502.
2. A six-foot opaque fence shall be erected along the western property line where the silo structure is located to buffer from offsite view.
3. The silo structure shall be permitted appropriately through the Building Division and a Certificate of Occupancy must be issued for the use.

### **GENERAL NOTES**

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

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

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

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

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

## Surrounding Land Use Designations and Current Land Use Activity

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

**Table 1**

<b>Northwest:</b> A/RR Single-Family Residence Pasture	<b>North:</b> A/RR Single-family residence Country Class Estates Phase 2 Lot 48	<b>Northeast:</b> A/RR Single-Family Residence Country Class Estates Phase 2 Lot 44
<b>West:</b> A/RR Single-Family Residence Pasture	<b>Subject Property:</b> A/RR Single-family residence Pasture	<b>East:</b> A/RR Single-Family Residence Country Class Estates Phase 2 Lots 42 & 43
<b>Southwest:</b> A/RR Single-Family Residence Country Class Estates Phase 2 Lots 35	<b>South:</b> A/RR Single-Family Residence Country Class Estates Phase 2 Lots 36 & 37	<b>Southeast:</b> A/RR Single-Family Residence Country Class Estates Phase 2 Lot 41

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

### Compatibility with the Surrounding Land Uses and Infrastructure:

Staff finds this request is compatible with the surrounding area as the impact on the surrounding area is anticipated to be minimal. Chapter 10 of the LDC defines bed and breakfasts and notes that the owner or the owner's designee must reside on premise during the majority of the time guests are occupying the unit. The applicant has indicated the owner lives in the single-family residence on the property full time with every intention of continuing to do so. This distinguishes the bed and breakfast from a short-term rental, as often property owners are not staying on premises at a short-term rental. With the applicant residing on the same parcel as the proposed bed and breakfast, they will be on site and available to address any issues. Staff has also proposed a 6-foot opaque fence along the boundary where the silo is located to address compatibility with the property to the west.

#### A. Land Uses:

The subject site is approximately 12.10 acres within an Agricultural/Residential Rural (A/RR) land use district. All surrounding properties are located in A/RR and Residential Suburban (RS) land use districts. The surrounding parcels are developed with single-family residences, with smaller parcels located to the north, east, and south ranging between 0.92 acres to 4.13 acres. The largest neighboring parcel is to the west, measuring 14.49 acres and containing a single-family residence and an agricultural pasture usage. The silo structure was constructed 25 feet from the western property line and 60 feet from the private access easement, meeting accessory structure setbacks. The single-family residence on the property to the west is approximately 62 feet from the property line according to the original site plan submitted to the Building Division for the home. This makes the silo approximately 87 feet from the closest residence. The applicant's impact assessment statement did not indicate the reasoning behind the placement of the silo.

#### B. Infrastructure:

The proposed development is within the Rural Development Area (RDA), generally located in areas of the County which are between municipalities, Transit Supportive Development Areas

(TSDA) and Suburban Development Areas (SDA). Development in the RDA generally is agricultural uses with scattered development and rural centers. The subject site is typical for a parcel within the RDA with regard to available urban services; however, the site is located approximately 1.33 miles driving distance to Walker Road, an Urban Collector roadway. Walker Road connects to a number of roadways to continue south to Interstate-4 and the Polk Parkway, approximately 1.88 miles driving distance. Interstate-4 grants access to Orlando and Tampa, while the Polk Parkway travels south to connect Auburndale and Lakeland. These roadways also provide a route south to Legoland in Winter Haven and various other tourist locations.

### Nearest Elementary, Middle, and High School

The zoned schools for the subject property are Medulla Elementary, Kathleen Middle, and Kathleen Senior High Schools. The proposed bed and breakfast is not expected to have any impact on school concurrency as short-term stays will not generate the need for children to attend school.

### 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/EMS responses are primarily from Polk County Fire Rescue Station 24, located at 1140 N Galloway Road, Lakeland approximately 3.7 miles from the subject site with an estimated response time of 9 minutes.

This property is served by Polk County Sheriff's Office's Northwest District. The district office is located at 1045 Wedgewood Estates Blvd, Lakeland. For April 2023, response times were:

Priority 1 Calls – 10:38 Minutes

Priority 2 Calls – 26:41 Minutes

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. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

**Table 2**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Time*</b>
Sheriff	Northwest District 1045 Wedgewood Estates Blvd, Lakeland	± 7.5 miles	P1: 10:38 P2: 26:26
Fire/EMS	Polk County Fire Rescue Station 24 1140 N Galloway Road, Lakeland	±3.7 miles	9 minutes

*Source: Polk County Sheriff's Office and Public Safety \*Response times are based from when the station receives the call, not from when the call is made to 911.*

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

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

The site is located within the RDA and is within Polk County's utility service area. A 6-inch potable water line is available to the site from the east off of Morning Star Drive. There are no wastewater lines available to the site, and the bed and breakfast will continue to use the existing onsite treatment system. Polk County's Concurrency Manual notes hotels and motels generate approximately 100 gallons per day (GPD) per room for potable water and 0.45 waste generation units (WGU) per room for wastewater. If approved, the applicant will be required at time of permitting to demonstrate the Polk County Health Department has no objection to the addition of the bed and breakfast relating to the septic system. The demand for water and wastewater is expected to be minimal.

### **B. Available Capacity**

The site is served by Polk County's Northwest Regional Utility Service Area (NRUSA) and has connection to a 6-inch potable water line. The NRUSA has a Current Working Permit Limit of 4,639,600 gallons per day with 1,355,000 gallons per day of Uncommitted Capacity. It is estimated it will be more than 20 years before permitted flow capacity is exceeded at the current growth rate. With a minimal demand of 100 gallons per day for the use, there is ample capacity for potable water.

The site is served by an onsite treatment system. If approved, the applicant will be required at time of permitting to demonstrate the Polk County Health Department has no objection to the addition of the bed and breakfast relating to the septic system. Waste generation rates are minimal for the one bedroom bed and breakfast.

### **C. Planned Improvements:**

There are no planned improvements by the County in the vicinity of the parcel.

## **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).

The site connects to county roadways via a private ingress/egress easement known as Drew Street. The closest monitored link is Walker Road to the east (Link 8412 N/S). This link has a LOS of “C” with a Minimum LOS Standards of “D”.

A. Estimated Demand:

The proposed bed and breakfast is not anticipated to have a significant increase in demand from the existing single-family residence. The use is similar to a hotel, although the demand will be significantly less with one room. Based upon the Institute of Traffic Engineers (ITE) rates for hotels, PM Peak Hour Trips will be minimal at 2 trips. The applicants Impact Assessment Statement indicates they anticipate three vehicle trips generated daily, with a maximum of one PM Peak Trip. Table 3, below, indicates the trip calculations based upon the Polk County Concurrency Manual and the ITE rates.

Table 3

Subject Property	Estimated Impact Analysis		
	<i>(Existing Land Use)</i>	<i>(Maximum Density / usage)</i>	<i>(Proposed Site Plan)</i>
12.10 ± acres			
Permitted Density	Single-family residence	Single-family residence	Bed and Breakfast and SFR
Average Annual Daily Trips (AADT)	8	8	9
PM Peak Hour Trips	1	1	2

Source: Polk County Transportation Planning Organization Local Data and Institute of Traffic Engineers Data  
 ITE Code 210, Single-family detached, based on 7.81 AADT and 1 Peak Hour Trips per dwelling unit  
 ITE Code 330, Resort Hotel, based on 0.50 AADT per room and 0.41 Peak Hour Trips per room

B. Available Capacity:

The closest monitored link is to the east on Walker Road, a County-maintained Urban Collector roadway. The roadway is monitored for Level of Service by the Polk Transportation Planning Organization (TPO). The proposed conditional use approval is not expected to increase the traffic to the site, however, there is ample capacity on Walker Road to absorb any new traffic that may be generated.

Table 4, below, charts the generalized available capacity of the most-affected links.

Table 4				
Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8412 N	Walker Road Swindell Road to CR 582 (Knights Station Road)	C	787	D
8412 S	Walker Road Swindell Road to CR 582 (Knights Station Road)	C	784	D

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

C. Roadway Conditions:

Walker Road is a County-maintained Urban Collector roadway with an asphalt width of 20 feet, which is deficient to the required 24-foot asphalt width. However, the proposed use will have minimal impacts on the roadways.

D. Sidewalk Network

There are no sidewalks within a close proximity to the subject site.

E. Planned Improvements

There are no planned improvements in the immediate area of the site.

F. Mass Transit

There are no mass transit stops within a reasonable walking distance of the subject property.

**Park Facilities and Environmental Lands:**

The closest parks to the subject property are Walker Road Park located 1.9 miles to the west of the site and Westside Park located 6.9 miles to the southeast.

A. Location:

Walker Road Park is located at 1035 Walker Road in Lakeland, approximately 4 minutes from the subject site. Westside Park is located at 1800 Oakhill St, in Lakeland approximately 15 minutes to the southeast.

B. Services:

Walker Road Park includes softball fields, multi-purpose grass fields, picnic tables restrooms and a paved walking path around the park. Westside Park is a 22.6-acre park that includes four softball fields, pavilions, concession stands and playgrounds.

C. Multi-use Trails:

There are multi-use trails within the Tenoroc Public Use Area located approximately 10 miles to the east located at 3755 Tenoroc Mine Road, Lakeland.

D. Environmental Lands:

Tenoroc Public Use Area is a former phosphate mine that was donated to the State of Florida in various acreages between 1982 and 2012. The site consists of 24 lakes ranging in size from seven to 227 acres to allow unique fishing opportunities. Tenoroc also provides wildlife viewing, shooting sports, hunting, paddling, hiking, horseback riding, and picnicking.

**Environmental Conditions**

There are wetlands found on the property at the southwest of the parcel, and the majority of the parcel is within an AE flood hazard zone, according to the County Geographical Information System (GIS). However, all structures are constructed outside both the wetlands and flood hazard zone. The applicant will be required to permit the silo structure, and County Flood Plain Management will review the structure for compliance with wetlands and flood requirements at time of permitting. The subject site is comprised of Pamona Fine Sand, Adamsville Fine Sand and Samsula Muck, according to the U.S. Department of Agriculture, Soil Conservation Service. According to the Florida Natural Areas Inventory Matrix (FNAI), the site is not located within one

(1) mile of a documented endangered flora or fauna. The site is located four miles north of Lakeland Linder Airport and is just inside the Airport Impact District (AID) for this airport.

A. Surface Water:

The closest lake to the subject site is Bonnet Lake, approximately 3.75 miles to the southeast. Based upon recent aerials, there are drainage canals to the west of the subject site. The existing silo bed and breakfast functions similarly to a single-family residence with regard to impacts to surface water. Therefore, it does not appear that this facility will pose any adverse impacts to any water bodies.

B. Wetlands/Floodplains:

The site has both wetlands and flood hazard zone. The silo structure was constructed outside of the flood hazard zone and well away from the wetlands to the south of the parcel. The structure will be required to be permitted through the Polk County Building Division, and at that time, Flood Plain Management will review the structure for compliance with flood and wetlands regulations.

C. Soils:

The entire site is comprised of Pomona Fine Sand, Adamsville Fine Sand, and Samsula Muck., according to the U.S. Department of Agriculture, Soil Conservation Service. There are severe limitations with septic systems and drainfields within these soils. However, the septic system has been installed, and the design and final system were approved by the Florida Department of Health. There should be little to no impact with the proposed bed and breakfast using the existing septic system.

Table 5, to follow, outlines the limitations of each soil type.

Table 5

Soil Name	Dwellings without basements	Septic Tanks	Percentage of Site
Pamona Fine Sand	Severe: wetness	Severe: wetness, percs slowly	48%
Adamsville Fine Sand	Moderate: wetness	Severe: wetness, poor filter	44%
Samsula Muck	Severe: ponding, low strength	Severe: ponding, poor filter	8%

D. Protected Species

According to the Polk County Endangered Habitat Map (Source: Florida Natural Areas Inventory Website), the site is not located within a one-mile radius of an endangered animal species sighting.

E. Archeological Resources:

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

F. Wells (Public/Private)

There are no public use wells in the immediate area.

G. Airports:

The site is located four miles north of Lakeland Linder Airport and is just inside the Airport Impact District (AID) for this airport. The proposed use is not expected to have any impacts on airport functions.

**Economic Factors:**

There are no additional buildings proposed on the subject property, so there will be no economic impact with regard to new construction. Bed and breakfasts are required to apply for a bed and breakfast inn license with the Florida Department of Business and Professional Regulation (DBPR) as well as a food service license if meals are going to be served. Associated state and county Tourist Development Taxes (TDT) will be generated if the bed and breakfast conditional use is approved.

**Consistency with the Comprehensive Plan:**

The site is located in a Rural Development Area (RDA), which is an area that has developed for “agricultural uses, mining activities, and rural residential uses, and for areas to be available for long-range urban-expansion activities” according to POLICY 2.108-A of the Comprehensive Plan. Additionally, the policy states “Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”

Table 6, to follow, outlines the application’s consistency with the Comprehensive Plan.

**Table 6**

<b>Comprehensive Plan Policy</b>	<b>Consistency Analysis</b>
<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 silo bed and breakfast functions similarly to a single-family residence. Given the structure allows for five guests, it is compatible with the surrounding single-family residences. Given the location to the adjacent structure to the west, staff has proposed buffering via a 6-foot opaque fence to better buffer the structure from the offsite single-family residence. It is likely rentals will follow demand based upon local events and regular vacation trends in the area and will likely not be occupied year round.
<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 silo was constructed on the same property as the applicant’s single-family residence. No new infrastructure is required and the silo will share services with the existing single-family residence.
<i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</i>	The CU is being proposed in an area of the county that contains adequate public utilities and community services.
<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 is existing social and physical infrastructure in place to accommodate such development; therefore, reducing the financial burden of the county and this reduces the impact on the environment as no new services and infrastructure has to be built.

Table 6

Comprehensive Plan Policy	Consistency Analysis
<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 request is consistent with the stated policy in that the location of the subject site is in an area of the County that has adequate public safety services as expressed in the analysis of this report.

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

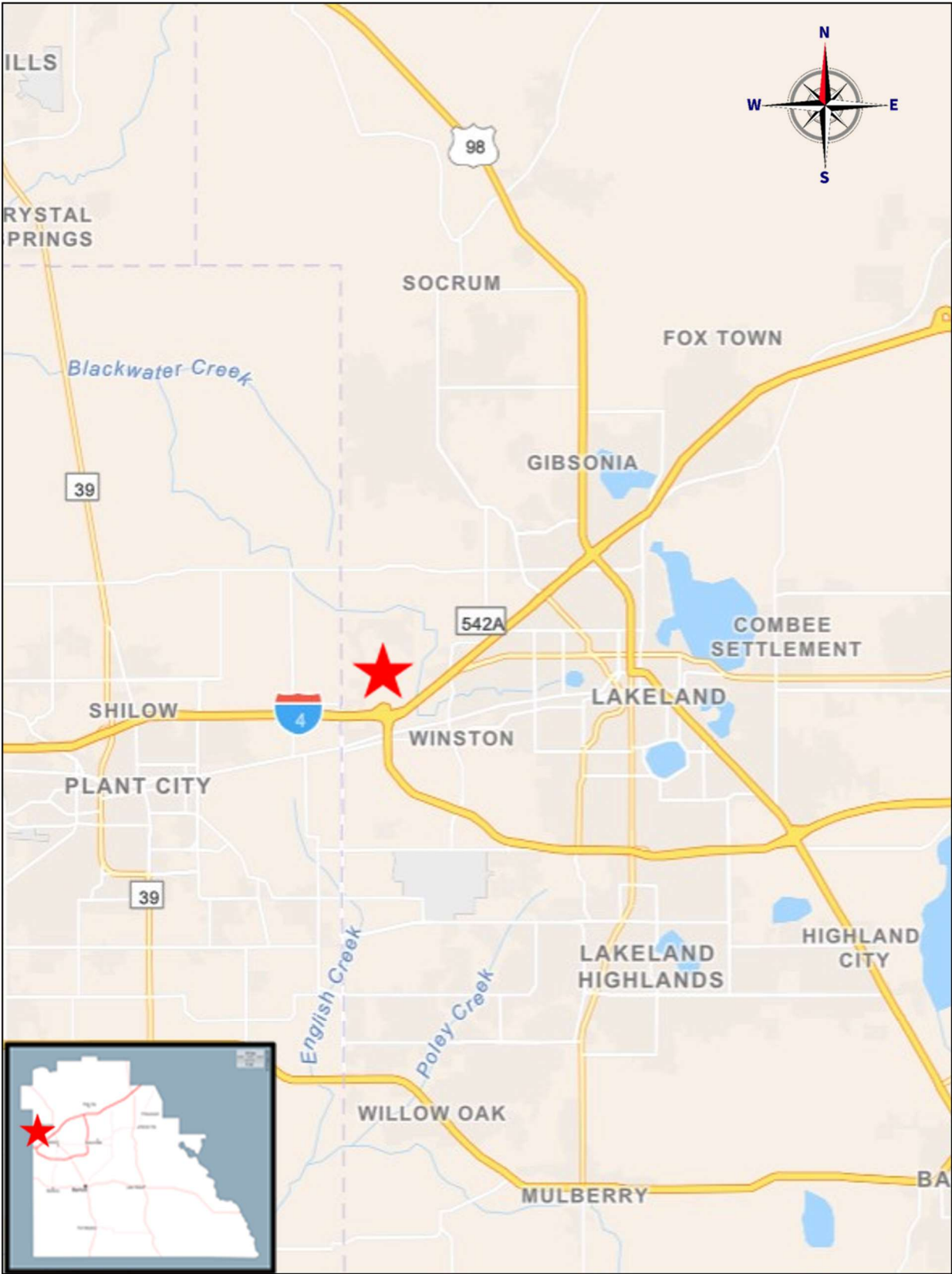
Table 7

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
<b>Whether the proposed development is consistent with all relevant requirements of this Code;</b>	<i>Yes, this request is consistent with the LDC as the Bed and Breakfast meets all of the established requirements in Section 303.</i>
<b>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</b>	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed above.</i>
<b>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</b>	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 6 &amp; 7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
<b>How the concurrency requirements will be met if the development were built.</b>	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-10 of the staff report.</i>

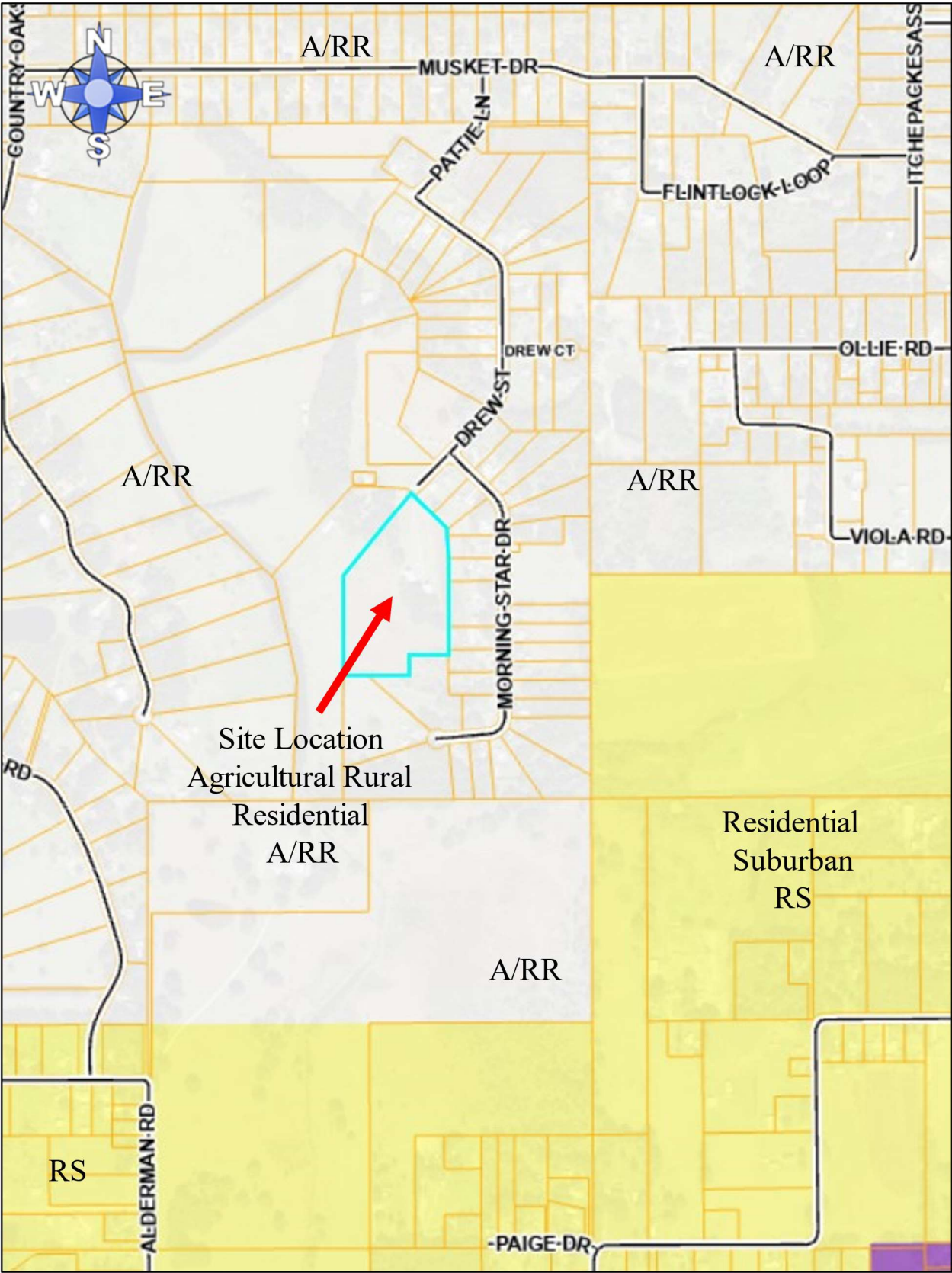
**Comments from other Agencies:** None

#### **Exhibits:**

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



Location Map



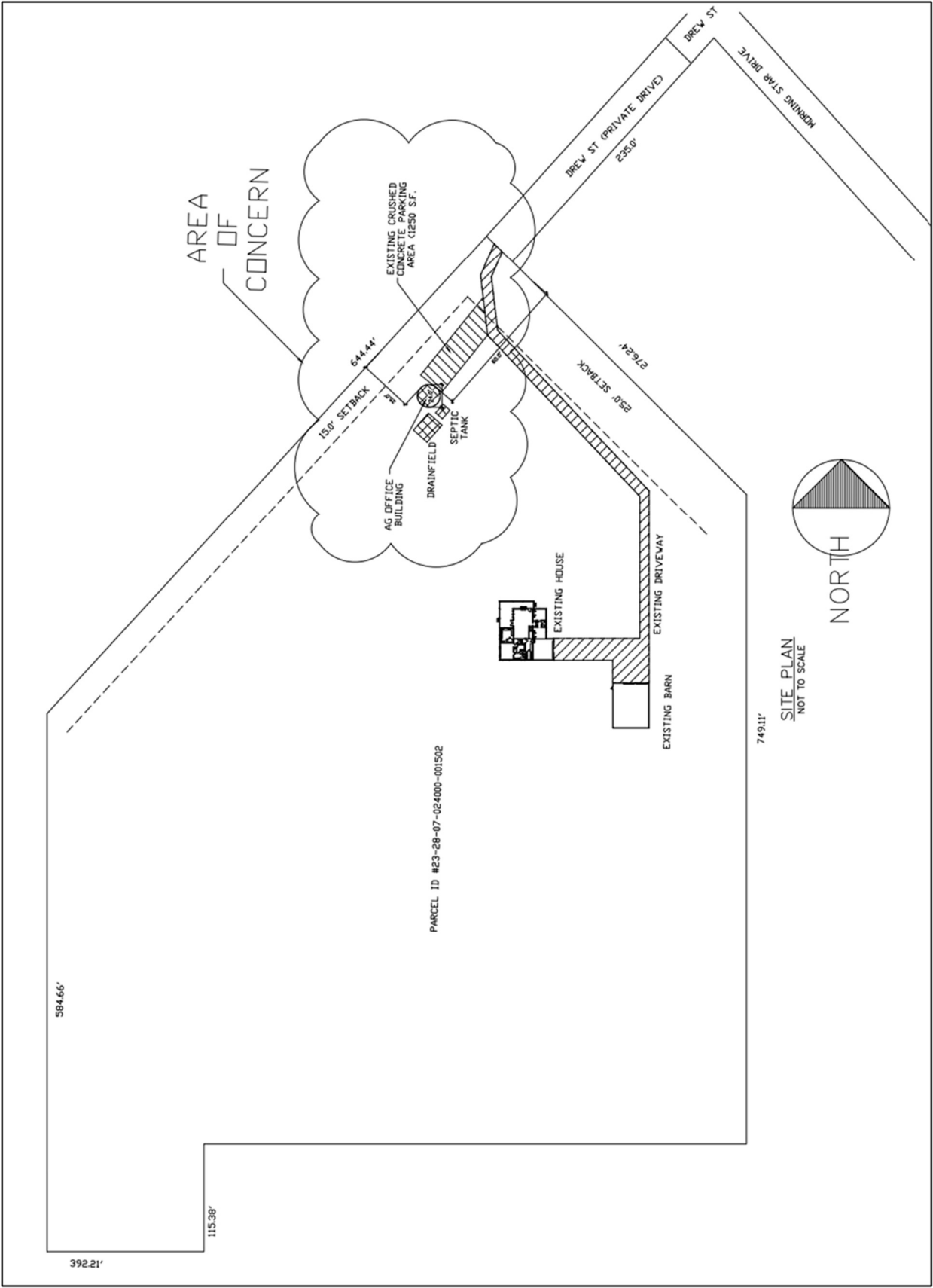
Future Land Use Map



Aerial Image – Context



Aerial Image - Close



Site Plan