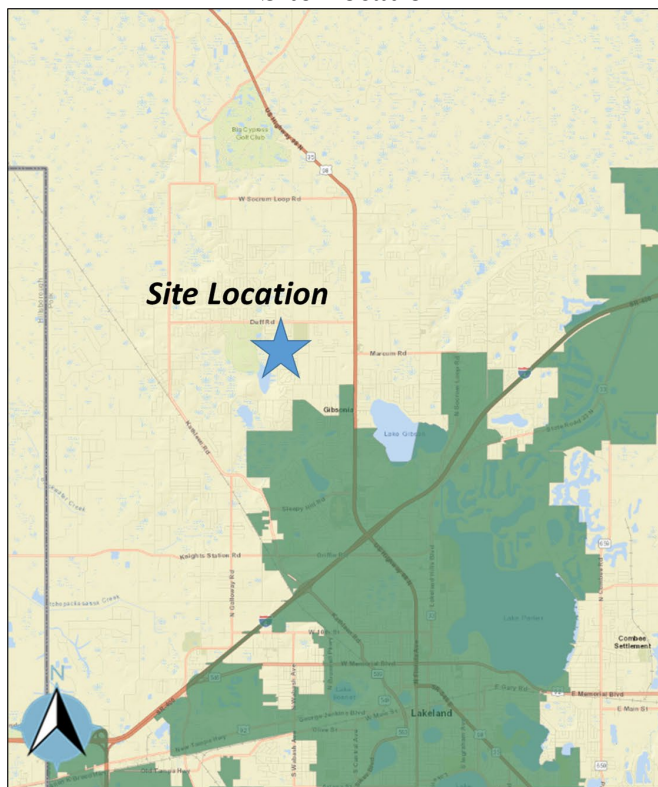


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

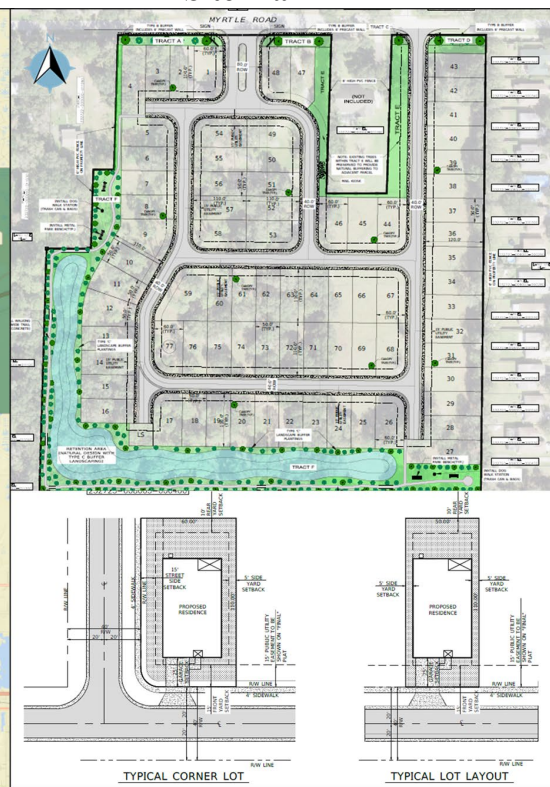
DRC Date:	April 6, 2023	Level of Review:	Level 3 Review
PC Date:	June 7, 2023	Type:	Planned Development
BoCC Date:	N/A	Case Numbers:	LDPD-2023-9
Applicant:	John Bannon, Wood & Associates	Case Name:	Myrtle Road PD
		Case Planner:	Ian Nance

Request:	The applicant is requesting a Planned Development for increased density, reduced lot sizes, and reduced setbacks for a 77 single-family detached unit subdivision.
Location:	The subject property is located at 2190 Myrtle Road, west of Green Road, north of Daughtery Road, south of Duff Road, north of Lakeland in Section 22, Township 27, Range 23.
Property Owners:	Still Thomas B Jr and Still Murell J Intervivos Revocable Trust
Parcel Number (Size):	232722-000000-011180 (+/- 1.06 Acres); 232722-000000-011050 (+/- 0.65 Acres); 232722-000000-011080 (+/- 0.32 Acres); 232722-000000-011110 (+/- 8.31 Acres); 232722-000000-011150 (+/- 6.22 Acres); 232722-000000-011170 (+/- 0.94 Acres)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Site Location



Site Plan



Summary of Analysis:

The applicant is requesting a Planned Development for increased density, reduced lot sizes, and reduced setbacks for a 77 single-family detached unit subdivision in a Residential Low-1 land use district. The minimum lot size will be reduced from 40,000 sq. ft. to 5,500 sq. ft. with side setbacks reduced from 10 to five (5) feet, rear setbacks reduced from 15 to 10 feet, and rear accessory setbacks reduced from 10 to five (5) feet. The proposed density is 4.4 DU/AC. To attain this density, eleven (11) bonus density points are required, according to Table 3.4 of the Land Development Code (LDC). The applicant has demonstrated this plan will achieve 21 points. The site plan meets all Open Space and Recreation standards.

This site is located within an Urban Growth Area (UGA) where urban-level services such as utilities, schools, mass transit, emergency services, and sidewalks are available. The location is near US Highway 98, north of Lakeland, with short travel distances to employment and daily needs. The surrounding roadways have adequate capacity to serve the traffic generated by this request. No environmental constraints are found onsite, though the soils present require connection to wastewater, which the site will utilize.

The subject property is surrounded by both platted single-family developments approved through prior PDs and unplatted lots larger than those proposed. The applicant has utilized buffering techniques to mitigate intensities between existing homes and proposed lots. Where possible, existing canopy trees will be preserved in an effort to maintain the current aesthetics of the neighborhood. General measures include providing opaque fencing and enhanced buffering and landscaping where lot widths are dissimilar to neighbors, effectively utilizing strategies found in the LDC and Comprehensive Plan

This application is consistent with the relevant sections of the LDC and Comprehensive Plan. Through the site plan layout and conditions of approval, staff finds this request to be compatible with the surrounding uses. Though the site is within the RL-1 land use district and UGA development area, this site better suited for higher densities given the availability of urban services, proximity to the city of Lakeland, and an established pattern of residential development in the surrounding area. Staff recommends approval.

Findings of Fact

- *LDPD-2023-9 is a request for a Planned Development (PD) approval of 77 single-family detached lots. The minimum lot size will be reduced to 5,500 sq. ft. with side setbacks reduced from ten to five feet, rear setbacks reduced to 10 feet, and side and rear accessory setbacks reduced to five feet.*
- *The subject site is approximately 17.50 acres. The resulting upland density is 4.4 DU/AC. The PD is required to provide 20% of its gross upland acres to Open Space (3.5 acres) and 500 sq. ft. per unit of recreation (0.88 acres).*
- *According to Table 3.4 of the LDC, eleven (11) density bonus points are required to attain a density up to 4.4 DU/AC.*
- *Section 204.A.4 of the Land Development Code (LDC) states, "The purpose of the RL-1 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with larger sized lots, a minimum of 40,000 square feet."*
- *Per Table 2.2 of the LDC, the RL-1 district allows a maximum density of one dwelling unit per acre without a Planned Development approval. Interior side setbacks within RL-1 are ten (10) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are 15 feet for principal structures and ten (10) feet for accessory structures. Setbacks from local or private roadways are 15 feet. Setbacks from the rights-of-way of Urban Collector roadways is 35 feet.*
- *The subject site is located in an Urban Growth Area (UGA). Per Section 202.B of the LDC, "the purpose of UGAs is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGAs are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan's planning period. UGAs are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks."*
- *According to Section 303 of the LDC, "Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets."*
- *According to Table 2.1 of the LDC, Planned Developments are "C3" conditional uses in RL-1 which require staff review and approval by the Polk County Planning Commission.*
- *The subject property is within the Northwest Regional Utility Service Area for potable water and wastewater.*
- *The property is comprised of Immokalee Sand; Smyrna & Myakka Fine Sand; and Pomona Fine Sand.*

- *The project has direct access to Myrtle Road (Road No. 731505). Myrtle Road is listed as a Local Residential roadway with an asphalt surface width of 18 feet.*
- *Fire and EMS responses are provided by Polk County Fire Rescue Station 23, located at 6750 Kathleen Road, Lakeland, FL 33810.*
- *The subject property is served by the Polk County Sheriff's Northwest District, located at 1045 Wedgewood Estates Blvd, Lakeland 33809.*
- *For the 2022-23 school year, the property is zoned public schools are Dr. NE Roberts Elementary; Sleepy Hill Middle School; and Kathleen High School.*
- *Hunt Fountain Park is located approximately 0.5 miles to the north.*
- *There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Master Site File.*
- *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.*
- *This request has been reviewed for consistency with Section 303, Section 906, and Tables 2.1 & 2.2 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.105 URBAN GROWTH AREA (UGA); SECTION 2.125-M PLANNED DEVELOPMENT.*
- *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."*

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 LDPD-2023-9**.

CONDITIONS OF APPROVAL

Based upon the findings of fact the DRC recommends **APPROVAL of LDPD-2023-9** with the following Conditions:

1. This Planned Development (PD) approval is for 77 single-family detached lots. The minimum lot size will be reduced to 5,500 sq. ft. with side setbacks reduced from 10 to five (5) feet, rear setbacks reduced from 15 to 10 feet, and rear accessory setbacks reduced from 10 to five (5) feet. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered

the “Binding Site Plan.” Any modifications to LDPD-2023-9, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

3. 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]
4. Where abutting existing residential properties, a six-foot opaque fence shall be constructed along all property lines, as depicted on the site plan. [PLG]
5. A Type “B” buffer and six-foot opaque fence or wall shall be constructed along the frontage of the site. [PLG]
6. All canopy trees greater than 4" d.b.h. (diameter breast height) within Tract E shall be preserved to assist in the compatibility between this subdivision and the neighboring property. [PLG]
7. A minimum four-foot-wide sidewalk shall be constructed along the frontage of the site to provide connectivity to the existing sidewalk network and the elementary school. [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: RL-1/PD 02-25 Myrtle Road Site-Built Homes	North: RL-1/PD 02-25 Myrtle Road Mobile Homes & Site-Built Homes	Northeast: RL-1 Myrtle Road Unplatted Lots & Mobile Homes
West: RL-1 Site-Built & Mobile Homes	Subject Property: RL-1 Pasture with Mobile Homes Proposed 50-foot-wide Lots	East: RL-1/PD 02-06 Site-Built Homes 65-foot-wide Lots
Southwest: RL-1 Site-Built Home	South: RL-1 Site-Built Home	Southeast: RL-1/PD 02-06 Drainage & Preservation Tract

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

Aerial imagery dating back to 1941 shows this area south of Myrtle Road was once used for pasture. The lack of well-drained soils likely precluded its suitability for citrus. In 1964 imagery, sparse development along Myrtle Road had arrived. Aquaculture was found at the corner of Myrtle and Green Road to the east in 1980. Dr. NE Roberts Elementary was under construction in 2002 and Hunt Fountain Park was open.

Today, the majority of the subject property is designated with the Property Appraiser as pasture with residential. There is an existing home on Parcel #232722-000000-011150 and #232722-000000-011170. Mobile homes are found on Parcel #232722-000000-011110 and #232722-000000-011080. A demolition plan will be included with the Level 2 review plans.

To the north of the subject site across Myrtle Road are a handful of large-acre lots, one exceeding four acres, built with mobile homes, and PD 02-25 (Krenson Oaks), which was approved on February 11, 2003. The approval was for 78 lots on 28 acres with 80-foot-wide lots, 10-foot side and rear setbacks with a density of 2.79 DU/AC. The plat was recorded on April 29, 2004 (PB 125 Pages 35-36), with retention and drainage tracts separating the homes from the road. One condition of approval was for all canopy trees greater than 4" d.b.h. (diameter breast height) within Tracts A, B, C, and D to be preserved to assist in the compatibility between this subdivision and surrounding larger tracts.

Abutting the subject site to the east is PD 02-06 AKA Myrtlewood. This was approved for 49 lots on 14.99 acres with 65-foot-wide lots and 5-foot side setbacks. Minimum lot sizes are 7,000 sq. ft. with a density of 3.27 DU/AC. The plat was recorded on May 27, 2004 (PB 126 Pages 3-5) for 45 lots with a preservation area to the southwest corner of the site. As a condition of approval, the applicant was required to provide a four-foot sidewalk along Myrtle Road to connect to the existing sidewalk located at the abutting elementary school.

To the south of the site are two parcels under singular ownership with a site-built home on over 7.25 acres. To the south of this is the Silver Lakes subdivision approved by PUD 88-6 on September 20, 1988 for 244 units on minimum lot sizes of 4,000 sq. ft., lot widths of 48 feet, and a density of 4.2 DU/AC. Setbacks are 10-feet between buildings. The plat was recorded on December 21, 1993 (PB 97 Pages 19-20).

To the west are unplatted lots with mobile homes and site-built homes on properties reaching over four acres.

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 surrounding land uses are single-family residences, both mobile homes and site-built homes, on lot sizes ranging from several acres to those comparable to those requested with this application. To address 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

The site plan uses a number of these tools to create a layout that is compatible with the abutting uses while meeting new standards for Open Space and Recreation.

To the west and south where unplatted, large-acre lots are found, a six-foot-high opaque fence will be built along the property lines. Internal to this will be a contoured stormwater pond planted with Type “C” landscaping. Within this area, too, will be the beginning of a walking trail that winds along the western and southern borders and which connect to the internal sidewalks. The applicant is proposing park benches and dog walking stations at these locations to accommodate the recreation requirement of 500 sq. ft. per unit (Needed: 0.88 Acres/Provided: 2.92 Acres). These features will provide landscaped buffering between the existing homes and proposed lots, and the applicant intends to keep existing canopy trees in place to supplement the landscaping requirements and preserve the natural aesthetics.

To the east, the proposed 50-foot-wide lots will abut 65-foot-wide lots within the Myrtlewood subdivision. This represents a lot-width ratio of less than 2:1 for existing lots versus proposed lots, which staff deems compatible. Furthermore, the side setbacks for each development will be the same, at five (5) feet. The applicant is also proposing a six-foot opaque fence along this property line.

The proposed development will surround a single-family home on three sides near Myrtle Road. The site plan calls out an open space tract (Tract E) that will preserve the natural canopy trees and erect a six-foot opaque fence to buffer the existing home. Three lots will immediately abut the home on its southern property line. Along the frontage of the property, a 25-foot-wide Type “B” landscaping buffer and six-foot wall will buffer the lots from Myrtle Road. One tree will also be planted or preserved on each lot.

To enhance safety for pedestrians, two streetlights shall be provided at the crosswalks to all vehicular entrances to major subdivisions, in accordance with LDC Section 707.J. Street lighting will be provided along all internal roadways and be recessed or consist of fixtures designed to minimize offsite glare and light trespass. Sidewalks will be provided on both sides of the internal roadway system, and garages will be setback 25 feet from the right-of-way to prevent vehicles from parking on the sidewalks.

B. Infrastructure:

This site is listed within an UGA, but it is more characteristic of the TSDA with its full complement of urban level services. An elementary school and regional park are within a half-mile of the site with sidewalk connectivity. Multiple mass transit stops are within 1.5 miles, again, with at least partial sidewalk connectivity. Potable water, wastewater, and reclaimed water can be found in the adjacent right-of-way. Emergency services are available and operating at expected levels of service.

The site is also located close to US Highway 98, the primary thoroughfare into and out of Lakeland. Within just over a mile to the east is grocery, retail, self-storage, restaurants, personal services, and employment opportunities within activity centers focused on the intersections of US 98 with Marcum and Daughtery Roads. Proximity to these daily needs promotes shorter commutes and thus less time spent in traffic on the surrounding roadways. Given this ideal location and availability of services, it is likely that over the next several years that the remaining larger properties along Myrtle Road will re-develop with higher density development than what is currently present, conforming to the other subdivisions and planned developments that have been approved along this roadway.

Nearest Elementary, Middle, and High School

For the 2022-23 school year, the property is zoned public schools are Dr. NE Roberts Elementary; Sleepy Hill Middle School; and Kathleen High School. Roberts Elementary is located less than 500 feet to the east. The estimated number of students which 77 single-family lots could produce is: 16 – Elementary; 7 – Middle; 11 - High School.

Table 2, below, shows the annual estimated number of students this request will generate and the distance to the zoned schools, as well as the school capacity for the 2022-23 school year.

Table 2

Name of School	Annual Estimated Demand	School Capacity	Distance from Subject Site
Roberts Elementary	16 students	79%	±0.4 miles driving distance
Sleepy Hill Middle	7 students	96%	±5.0 miles driving distance
Kathleen Senior	11 students	73%	±11.0 miles driving distance

Source: Polk County School Board, GIS, Google Maps

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 (\$692,846).

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 are provided by Polk County Fire Rescue Station 23, located at 6750 Kathleen Road, Lakeland, FL 33810. The travel distance is 4.0 miles. Table 3, to follow, provides the locations, distances, and response times for emergency services that would respond to this site.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Polk County Sheriff's Northwest District 1045 Wedgewood Estates Blvd., 33809	±4.0 miles	Priority 1 – 10:38 Priority 2 – 26:41
Fire/EMS	Polk County Fire Rescue Station 23 6750 Kathleen Road, Lakeland, FL 33810	±2.9 miles	± 5 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 subject property is served by the Polk County Sheriff's Northwest District, located at 1045 Wedgewood Estates Blvd., 33809. The estimated response times for April 2023 were: Priority 1 – 10:38 and Priority 2 – 26:41. 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, 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.

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:

Polk County's Northwest Regional Utility Service Area will provide the potable water, sewer, and reclaimed water services needs for the proposed subdivision.

A. Estimated Demand and Service Provider:

The proposed development is for 77 single-family lots. Single-Family Detached Dwelling Units are estimated to utilize 360 gallons per day (GPD) of potable water and generate 270 GPD of wastewater. The estimated demand for potable water is 27,720 GPD, while the estimated demand for wastewater services is 20,790 GPD.

Table 4, to follow, provides the anticipated water and wastewater demands in terms of what is permitted by-right on this property; what the demand could be through a PD at the highest density possible; and what the potential demand this proposal could generate at full build-out.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted (1 DU/AC)	Maximum Demand (5 DU/AC)	Proposed Demand (4.4 DU/AC)
±17.50 Upland Acres RL-1/UGA			
Permitted Intensity	17 Single-Family Homes	87 Single-Family Homes	77 Single-Family Homes
Potable Water Consumption (GPD)	6,120 GPD	31,320 GPD	27,720 GPD
Wastewater Generation (GPD)	4,590 GPD	23,490 GPD	20,790 GPD

As Table 4 shows, the proposed development is approximately 86% of what could be achieved through a PD, if all other development standards could be met. A 6-inch potable water main is located in the southern right-of-way of Myrtle Road adjacent to the subject site. Gravity sewer and an 18-inch wastewater force main connection is located 20 feet from the site. A 14-inch reclaimed water main is located in the northern right-of-way of Myrtle. Being in the UGA, connection to all three utilities is required.

B. Available Capacity:

The site is within Polk County's Northwest Utility Service Area for potable water and wastewater. According to the Polk County Utilities Water and Wastewater Capacity Summary as of June 30, 2022, the current working permit for potable water in this service area is 4.640 million gallons per day (MGD). The current average flow is 3.042 MGD with 1.355 MGD in uncommitted capacity. The Average Daily Water Use is 223 GPD per connection. There will be capacity in the system beyond the next 20 years. The development will connect to reclaimed water for irrigation.

The County's Northwest Wastewater Service Area sends its flows to the Northwest Regional Wastewater Treatment Facility. The current working wastewater permit is for 3.082 MGD with 1.645 MGD in uncommitted capacity. The Average Daily Flow is 157 GPD per connection.

There will be capacity in the system beyond the next 20 years. Acceptance of reclaimed water extends the capacity of the NWRUSA WWTP.

C. Planned Improvements:

The PWS 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 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. 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 1.060 MGD of potable water. Improvements to the wastewater system are planned to generate an additional 1.485 MGD to the system.

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:

Single Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour trips per unit (ITE Code 210). The proposed modification will theoretically generate 601 AADT and 77 PM Peak hour trips.

Table 5, to follow, provides generalized estimates of the traffic demands in terms of what is permitted by-right on this property; what the demand could be through a PD at the highest density possible; and what the potential demand this proposal could generate at full build-out.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted (1 DU/AC)	Maximum Demand (5 DU/AC)	Proposed Demand (4.4 DU/AC)
±17.50 Upland acres RL-1/UGA			
Permitted Intensity	17 Single-Family Homes	87 Single-Family Homes	77 Single-Family Homes
Average Annual Daily Trips (AADT)	131	679	601
PM Peak Hour Trips	17	87	77

Source: Polk County Concurrency Manual

The site will have direct ingress/egress to Myrtle Road through two driveways. Of the Peak PM Traffic, 37% of these trips (28) are anticipated to enter the roadway system during this busy time as single-family uses remove more vehicles from the roads in the evening hours. A Minor Traffic Study will be required with the Level 2 Review submission as the proposed number of trips generated will not exceed 750 AADT.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. Lake Myrtle Road is a Local Residential roadway and not tracked by TPO; however, Table 6, to follow, displays the generalized capacity on the four most-affected transportation links.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4088 E	Duff Road Kathleen Road to US 98	C	398	D
4088 W	Duff Road US 98 to Kathleen Road	C	381	D
8314 N	Green Road West Daughtery Road to Duff Road	C	478	D
8314 S	Green Road Duff Road to West Daughtery Road	C	490	D

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

Myrtle Road runs from Duff Road to the north and Green Road and US 98 to the east. These connections will limit the effects of traffic on any one link.

C. Roadway Conditions:

According to Polk County's Road Inventory, Myrtle Road (Road No. 731505) is a Local Residential roadway with a pavement width of 18 feet. The impacts on Myrtle and any improvements to it will be examined during the Level 2 Review. The applicant is proposing an 80-foot-wide boulevard entrance to enter the site.

D. Sidewalk Network:

Though not normally required on a Local Residential roadway, a sidewalk is found on the southern side of the Myrtle Road right-of-way just to the east of the site. This was built with the approval of the Myrtlewood subdivision to connect to the sidewalk for Roberts Elementary. As a condition of approval, this development will be required to provide a sidewalk along its frontage to tie into this network. This sidewalk extends north, connecting to Hunt Fountain Park and Duff

Road. The applicant will provide sidewalks on both sides of the internal roadways to connect to this system, as well.

E. **Planned Improvements:**

There are no planned roadways improvements in the immediate area and no improvements are needed for this approval. The continual improvements to the sidewalk network could help future use of transit by future residents.

F. **Mass Transit:**

Citrus Connection's Blue Line is the closest available mass transit route. It runs from Gow B. Fields Park & Ride south of I-4, north to Northside Village east of the subject property, before heading west on Duff Road, north on Park Byrd Road and returning to US 98 on Griffin Road. The Wal-Mart on US 98 and Daughtery Road and the Salvation Army on Kathleen are other major stops.

Stop 1565 is the nearest stop to the subject site, located at 7325 Park-Byrd Road, approximately one-mile to the north. Sidewalk connectivity is available. Stops 1208 and 1809 are located at Mann Road and US 98 and are approximately 1.2 miles to the east.

Park Facilities and Environmental Lands:

The closest public park facilities are located at the Hunt Fountain Sports Complex. Large tracts of environmental lands are found in this region of the County.

A. **Location:**

Hunt Fountain Sports Complex is located less than a mile to the north of the subject site. Sidewalk connectivity is available.

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:**

No multi-use trails are located in the immediate area. Trails are located within the Gator Creek Reserve to the northeast.

D. **Environmental Lands:**

The Upper Hillsborough Conservation Easement is located to the northwest and constitutes a portion of the headwaters of the Hillsborough River.

Gator Creek Reserve is located to the northeast. 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.

Environmental Conditions

This proposed development is not expected to create any adverse impacts upon wetlands, flood zones, or surface water.

A. Surface Water:

There is no surface water onsite. The nearest lake is Lester Lake, approximately 0.2 miles to the west. There are no planned changes to the natural drainage features on site. Treatment of stormwater from new impervious areas shall be permitted through the County and SWFWMD.

B. Wetlands/Floodplains:

No wetlands or flood hazard areas are located onsite. The nearest such features are located approximately 0.20 miles to the west in associated with Lake Lester.

C. Soils:

The site is comprised primarily of Immokalee Sand and Smyrna & Myakka Fine Sands., according to the U.S. Department of Agriculture. The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. Smyrna soils also feature slow internal drainage.

These soil limitations will increase development costs with increased fill and stormwater management demands, but they will not make development of the site unfeasible as other developments in the area were built upon these soil types. As the project will tie into public wastewater services, there are no concerns for septic absorption fields; rather, it is preferred that wastewater connections are made over private septic systems in such areas. Table 7, to follow, breaks down the soil types on the site.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Immokalee Sand	Severe: Wetness	Severe: Wetness	75.7%
Smyrna & Myakka Fine Sands	Severe: Wetness	Severe: Wetness	23.3%
Pomona Fine Sand	Severe: Wetness	Severe: Wetness	1.0%

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

The elevation slopes from the northeast to the southwest, from approximately 171 feet to 145 feet.

D. Protected Species:

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

There are no known wells on the subject property.

G. Airports:

The proposed planned development is not within any Airport Impact District.

Economic Factors:

This site is located north of Lakeland in an area where new developments often come into contact with older developments on larger lots built prior to the investment and extension of infrastructure. The County has invested in potable water, wastewater, and reclaimed water services here, and this development will help realize a return on these investments. Also, with this development will come additional sidewalks.

A majority of the existing development surrounding the property took place in the late 1980s through the mid-2000s. The smaller lots will present some variety to the housing stock in this area. Given increasing costs in homeownership, the current trend is to place homes on smaller lots which cuts back on expenses such as lawn care. There is less value in the back yard than there once was. Adding a variety of housing options to an area helps maintain economic stability, too, especially in a place such as Polk County that is reliant on commuters to nearby Tampa and Orlando. Areas with low diversity but high housing costs may force households to move farther away from their desired location, possibly increasing transportation costs.

The site is also well-situated near a park, school, grocery, retail, restaurants, personal services, mass transit, and employment opportunities. Higher density development is well-planned near these features as they reduce commute times to reach these necessities, relieving traffic congestion and reducing personal expenses in the process. During the construction of housing, the local economy benefits directly and indirectly from the funds spent on material and labor. The effects are three-fold: jobs created and supported by the construction; jobs supported by spending locally-earned wages; and jobs supported by households occupying new homes.

Consistency with the Comprehensive Plan and Land Development Code:

Table 8, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
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.	The proposed single-family development is compatible with neighboring properties and there is adequate infrastructure to support the request.
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.	This site is located where potable water, wastewater, and reclaimed water services are available and have capacity. Schools and parks are available. Emergency services are available. A pattern of higher-density development has been established in this area.
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.	The proposed development is consistent with services available in the UGA.
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.	The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. The only service weaknesses are sidewalks and mass transit.
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).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

This request is consistent with the Land Development Code. Development criteria for Planned Developments are detailed under Section 303 of the LDC. Table 9, to follow, outlines relevant components of Section 303 and how the project addresses them.

Table 9

LDC Section 303 – Planned Development	Consistency Analysis
<i>The site shall be suitable, or it shall be possible to make the site suitable for development in the manner proposed without negative impact to persons or property, on or off the property. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of use intended. Erosion, flood hazard and damage to natural resources shall be avoided.</i>	During the Level 2 Review, the applicant will submit a lot grading plan that shall be reviewed by the Development Review Committee.

LDC Section 303 – Planned Development	Consistency Analysis
<i>Planned Development shall be so located in relation to transportation systems, sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations that services can be available at the time of request for Certificate of Concurrence.</i>	All listed services are available, as identified in the Staff Report, and have ample capacity for this development.
<i>Planned Development, where appropriate because of the size or intensity of the proposed project, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities. Planned Development shall be designed to provide access to and from its location without creating excessive traffic along minor streets in residential neighborhoods outside the Planned Development.</i>	The site is within a short travel distance to two Urban Collector roadways and an arterial roadway. Mass transit stops are located within 1.5 miles.
<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 per the requirements in Ch. 7 of the LDC. The level of traffic generated by this request will have minor impact on the roadways and not require a major traffic study. Glare from internal street lighting shall be minimized.
<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>	This area is dominated by single-family uses with similar lot sizes.
<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 request is within the standards and expectations of the RL-1 land use district.
<i>Planned Development shall include additional screening, buffering, transitional uses, or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.</i>	This development will meet or exceed the buffering and landscaping practices as described in Ch. 7 of the LDC.
<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. Each residential unit shall have two parking spaces not counting garage space.
<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>	This development will provide internal sidewalks and internal street lighting. Sidewalks will be required along Myrtle Road, and streetlights will be required at the entrance of the intersection per LDC Section 707.
<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</i>	No endangered species/habitats or surface waters are found onsite. There are no anticipated impacts to wetlands or flood zones. Stormwater ponds will be

LDC Section 303 – Planned Development	Consistency Analysis
<i>fields, flood plains, surface water, and archaeological and historic sites, as much as possible.</i>	constructed in accordance with regulations set forth by the LDC and Southwest Florida Water Management District.
<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 proposal will not exceed residential density limits of 5 DU/AC in RL land use districts in the UGA.
<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 development will not exceed the height restrictions of the RL-1 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 adhere to buffering and landscaping practices as described in Ch. 7 of the LDC and further detailed in the Conditions of Approval 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 side setbacks will be reduced to five (5) feet. Other setbacks will be maintained and have been depicted on the submitted site plan.
<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 or exceed 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 and will be further examined during the Level 2 Review.

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

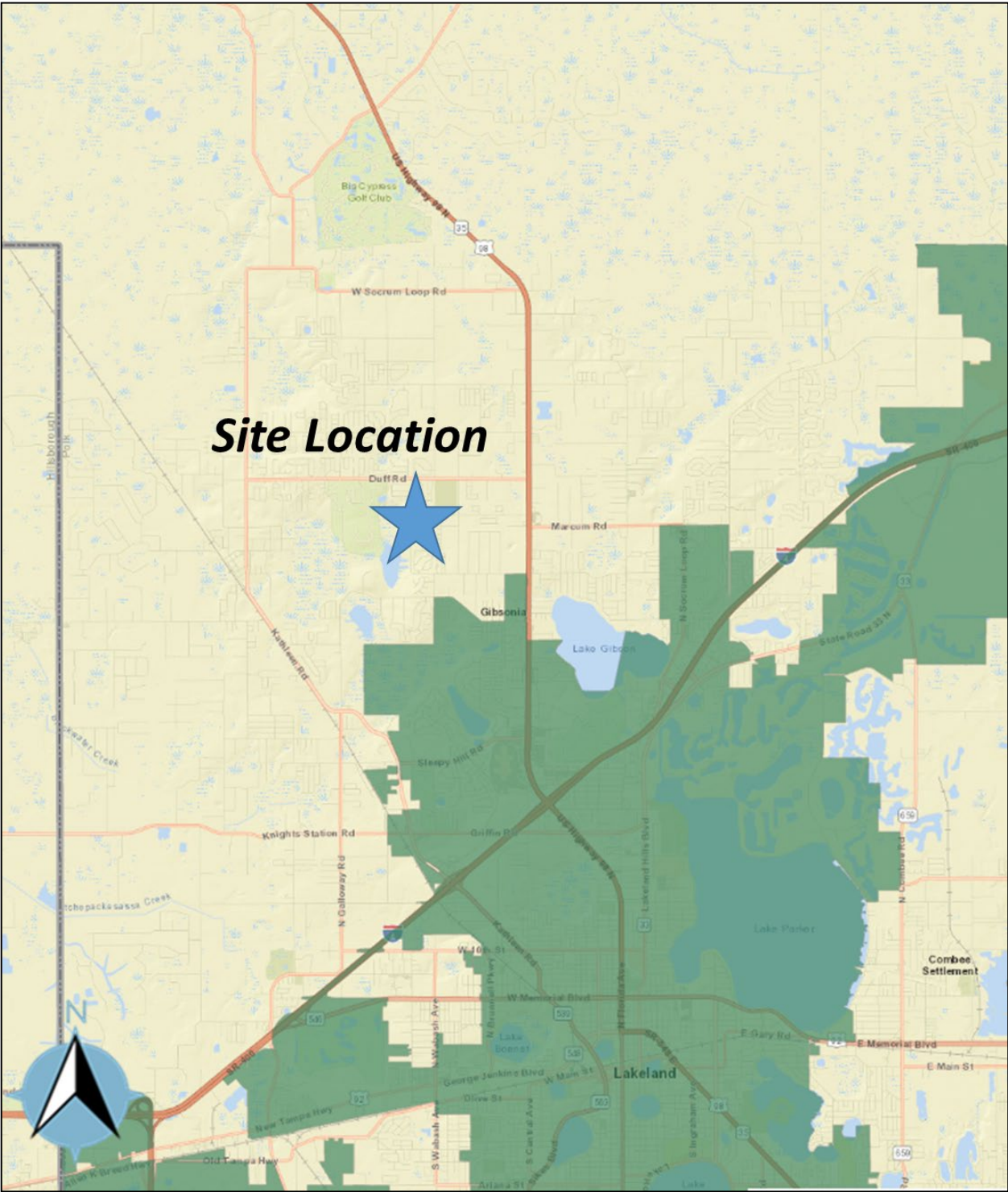
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Section 303 Planned Developments. This request exceeds standards such as Open Space requirements and does not exceed density limits.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the following Comprehensive Plan policies and sections: POLICY 2.102-A2 – Growth Management POLICY 2.105 – Urban Growth Area POLICY 2.125-M - Planned Developments</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 Pages 6-8 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 8-13 of this staff report for data and analysis.</i>

Comments from other Agencies: None Noted

Exhibits:

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Photograph
Exhibit 4	Site Plan
Exhibit 5	Site Information



Location Map



Future Land Use Map



Aerial Image

The image displays a comprehensive site plan for a residential development along Myrtle Road, along with two typical lot layout diagrams.

Site Plan Details:

- Tracts:** The site is divided into several tracts labeled A through F. Tract A contains lots 1-4, Tract B contains lots 47-48, Tract C contains lots 43-46, Tract D contains lots 32-42, Tract E contains lots 44-46, and Tract F contains lots 1-16 and 17-26.
- Lot Numbers:** Individual lots are numbered throughout the site, including 1-16, 17-26, 27-31, 32-42, 43-46, 47-48, 49-51, 52-58, 59-67, 68-72, 73-76, 77, and 78.
- Infrastructure:** The plan shows Myrtle Road at the top, a central road network, and a retention area (natural design with Type C buffer landscaping) on the left. Various utility easements (15' public utility, 15' private utility) and setbacks (10' rear yard, 5' side yard) are indicated.
- Other Features:** A north arrow is located in the top left corner. A note specifies: "NOTE: EXISTING TREES WITHIN TRACT E SHALL BE PRESERVED TO PROVIDE NATURAL BUFFERING TO ADJACENT PARCEL." Another note mentions: "15' PUBLIC UTILITY EASEMENT TO BE SHOWN ON 'FINAL' PLAN."

Typical Lot Layouts:

- Typical Corner Lot:** This diagram shows a lot at a street corner. It includes a 15' street side setback, a 15' front yard setback, a 15' rear yard setback, and a 4' sidewalk. The lot is bounded by the R/W (Right of Way) line and the 15' public utility easement.
- Typical Lot Layout:** This diagram shows a standard rectangular lot. It includes a 15' rear yard setback, a 5' side yard setback, and a 4' sidewalk. The lot is bounded by the R/W line and the 15' public utility easement.

OPEN SPACE / RECREATION AREA PLAN

REQUIRED OPEN SPACE (0.2 X 17.50) = 3.50 ACRES
 OPEN SPACE PROVIDED = 3.76 ACRES
 REQUIRED RECREATION AREA (77 UNITS X 500 SF) = 0.88 ACRES
 RECREATION AREA PROVIDED = 2.92 ACRES

NOTES:

1. RETENTION AREA WITHIN TRACT F SHALL BE DESIGNED WITH A NATURAL SHAPE AND MEET THE PLANTING REQUIREMENTS OF A TYPE C LANDSCAPE BUFFER
2. ALL UNITS ARE WITHIN 1/4 MILE (1,320 FT) OF THE RECREATION AREA. LOT 43 IS LOCATED THE FURTHEST (VIA ROW) AT ROUGHLY 800' AWAY.

OPEN SPACE / RECREATION AREA PLAN

TRACT	USAGE	AREA	OWNED & MAINTAINED
A	LANDSCAPE BUFFER / OPEN SPACE	0.17 ACRES	HOA
B	LANDSCAPE BUFFER / OPEN SPACE	0.08 ACRES	HOA
C	LANDSCAPE BUFFER / OPEN SPACE	0.01 ACRES	HOA
D	LANDSCAPE BUFFER / OPEN SPACE	0.10 ACRES	HOA
E	OPEN SPACE	0.48 ACRES	HOA
F	RETENTION AREA / OPEN SPACE / RECREATION	2.92 ACRES	HOA

TOTAL = 3.76 ACRES

LOT DIMENSIONS & SETBACK INFORMATION

- MAXIMUM LOTS = 77 LOTS
- MINIMUM LOT SIZE = 5500 SF
- SIDE YARD SETBACK SHALL BE 5 FT.
- REAR YARD SETBACK SHALL BE 10 FT.
- STREET SIDE YARD SETBACK SHALL BE 15 FT.
- FRONT YARD SETBACK (GARAGE) SHALL BE 25 FT.
- FRONT YARD SETBACK (HOUSE) SHALL BE 15 FT.

Site Information