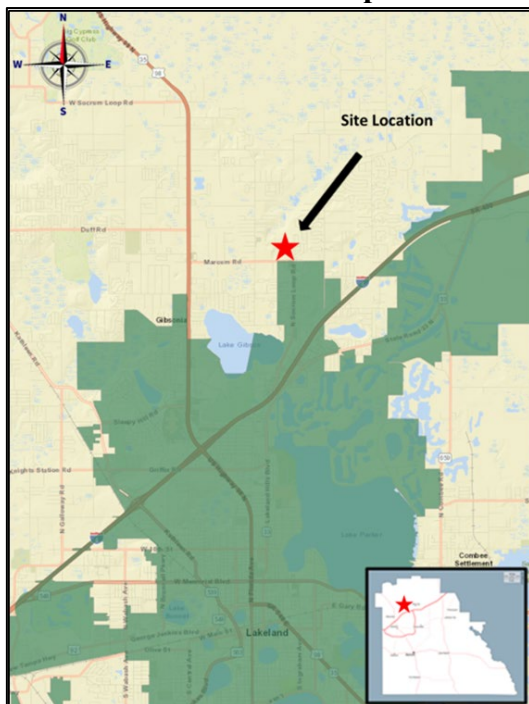


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

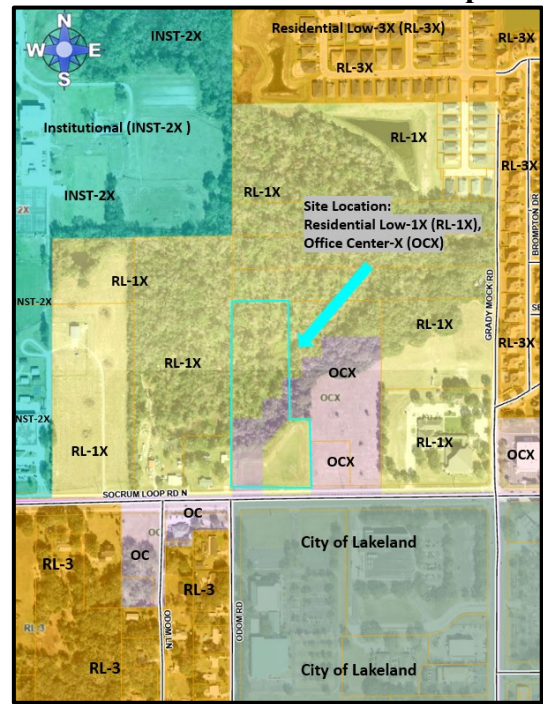
DRC Date: February 29, 2024	Level of Review: Level 4 Review
PC Date: June 5, 2024	Type: Large-Scale Comprehensive Plan Amendment
BoCC Date: August 6, 2024 December 17, 2024	Case Numbers: LDCPAL-2024-1
Applicant: Polk County	Case Name: Socrum Loop Rd PRESV
	Case Planner: Aleya Inglima, Planner II

Request:	Future Land Use Map change from Residential Low-X (RL-X) and Office Center-X (OCX) to Preservation-X (PRESVX) on ±6.88 acres.
Location:	The subject site located north of Socrum Loop Rd, east of Socrum Loop Rd N, west of Grady Mock Rd, north of the City of Lakeland in Section 18, Township 27, Range 24.
Property Owners:	Polk County
Parcel Size (Number):	±6.88 acres (242718-000000-042040)
Future Land Use:	Residential Low-X (RL-X), Office Center-X (OCX), Green Swamp ACSC, Polk City Special Protection Area
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	Pending
Florida Commerce	Pending Transmittal

Location Map



Current Future Land Use Map



Summary of Analysis

This is a County initiated Large Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Residential Low-1X (RL-1X) and Office Center-X (OCX) to Preservation-X (PRESVX) on ±6.88 acres in the Urban Growth Area (UGA). The subject site is located north of Socrum Loop Rd, east of Socrum Loop Rd N, west of Grady Mock Rd, north of the City of Lakeland in Section 18, Township 27, Range 24. This property is a retention pond that is owned by Polk County. Staff met with Parks and Natural Resources to agree on an appropriate land use for the retention pond to take in front of the board. Preservation-X (PRESVX) is an appropriate land use for the site to reflect on the land use map. Staff has reviewed the request and finds it IS consistent with the Comprehensive Plan policies and IS compatible with the surrounding land uses and infrastructure.

Compatibility Summary

The purpose of UGA is to complement the TSDA in guiding growth, while promoting orderly and compact development, be located contiguous to the TSDAs or a municipality as they represent the expansion areas, be supported by existing or planned urban type services that are programmed for the 20-year planning horizon, and be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs. UGA includes development criteria that promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, a range of housing opportunities, improve access to employment areas, schools, shopping and recreational opportunities, support the preservation of open space and natural areas, and reduce capital and operating cost for the provision of infrastructure and public services. The site is a preexisting retention pond. Staff is requesting the land use change to reflect the use on the land use map. Wetlands are located to the north of the subject site. To the west is single family homes, south is a church, and east is vacant land. This is an appropriate and compatible use in all urban, suburban, and rural areas in the County.

Infrastructure Summary

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation, schools, utilities, and public safety facilities. The subject site will utilize the same public safety facilities as the existing FLU designation. School service will not be impacted. There is capacity at all of the zoned schools. The proposed Preservation-X (PRESVX) Future Land Use (FLU) designation will not generate more trips than a residential land use. The trips are not anticipated to degrade the level-of-service. The property is in the Northwest Regional Service Area for water and wastewater.

Environmental Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on the subject site. The site is a retention pond owned by the County. There are wetlands and flood zone A on site. The closest wetlands are northwest of the subject site. There have not been sightings of protected species near the subject site. There are no historical or archaeological sites have been identified on the subject site. A thorough review of the environmentally sensitive areas will take place at the Level 2 Review.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

POLICY 2.102 (A1-A15): Growth Management Policies

POLICY 2. 2.118 (A1-A4): Preservation

POLICY 2. 105 (A1-A5): Urban Growth Area

Findings of Fact

Request and Legal Status

- This is a County-initiated a Future Land Use Map change from Residential Low-X (RL-X) and Office Center-X (OCX) to Preservation-X (PRESVX) on ±6.88 acres.
- The Land Development Code Future Land Use district is Residential Low-X (RL-X) and Office Center-X (OCX) for the subject site.
- The property is owned by the County and is retention that serves as the outflow from Hidden Lake.
- Section 203.C of the LDC states, the purpose of the PRESV district is to provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.

Compatibility

- The existing uses surrounding the site are Residential Low-X (RL-X) to the north and west and Office Center-X (OCX) to the east. The LDC land use district is RL-1X. Lakeland City Limits are located to the south.
- West of the subject site is single family residential. East is vacant land.

- The subject site accesses Socrum Loop Road which is an Urban Collector Road.

Infrastructure

- The zoned schools for the site are Edgar L. Padgett Elementary, Lake Gibson Middle, Lake Gibson Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 6, located at 8936 US Hwy 98 N, Lakeland, FL 33810, which is approximately 3.8 miles away with an estimated 8-minute response.
- The subject site is within the Northwest District Command Area for the Sheriff's office which is located at 1045 Wedgewood Estates Boulevard in Lakeland.
- The subject site is within the Northwest Regional service area for water and wastewater.
- CR 582 (Socrum Loop Road N), which runs west to east, is an Urban Collector two-lane roadway with 60 feet of pavement width. Level of Service is listed as a "C" and there is available road capacity.
- The subject site is not within a Citrus Connection service area.

Environmental

- The elevation on the property starts on the southeast at 157 feet and slopes downward to 138 feet towards the northwest.
- There are wetlands and flood zone A on the subject site.
- The soil type for the subject site is Hontoon muck (80.7%), Tavares fine sand (17.6%), and Candler sand (1.7%)
- Per the Polk County Protected Species Map there are no protected species with a one-mile radius of the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The closest wellfield is on the subject site.
- The County runs this parcel for the purpose of water overflow from Hidden Lake.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that 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.

- POLICY 2.102-A2 Compatibility states that 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.
- POLICY 2.102-A3 Distribution states that 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.
- POLICY 2.102-A4 Timing states that 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.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided.
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;

3. storm-water management;
 4. solid waste collection and disposal;
 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 6. emergency medical service (EMS) provisions; and
 7. other public safety features such as law enforcement;
 8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities
- f. environmental factors, including, but not limited to:
1. environmental sensitivity of the property and adjacent property;
 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- POLICY 2.108-A1: DESCRIPTION - Urban-Growth Areas shall:
 - a. complement the TSDA in guiding growth, while promoting orderly and compact development;
 - b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
 - c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;
 - d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
 - e. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 2. improve access to employment areas, schools, shopping and recreational opportunities;
 3. support the preservation of open space and natural areas;
 4. reduce capital and operating cost for the provision of infrastructure and public services.
- **POLICY 2.108-A2: DESIGNATION AND MAPPING** - The Future Land Use Map Series shall designate and map UGAs for those areas of the County meeting the general characteristics of this Section.
 - **POLICY 2.108-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within Urban-Growth Areas:
 - a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
 - b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
 - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.
 - **POLICY 2.118-A1: CHARACTERISTICS** - Preservation Areas are generally characterized by property publicly or privately owned or managed for long-term protective purposes; and
 - a. sensitive and/or unique vegetative or animal habitats; or
 - b. publicly-accessible property intended for low impact open space purposes.
 - **POLICY 2.118-A2: DESIGNATION AND MAPPING** - Preservation areas shall be designated and mapped on the Future Land Use Map Series as "Preservation" (PRESV) and shall include all existing major properties purchased for long-term protection or acquired or dedicated for use as publicly accessible open-space areas.
 - **POLICY 2.118-A3: LOCATION CRITERIA** - Future designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:
 - a. the general public benefit to be gained;

- b. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;
 - c. availability of the property for purchase;
 - d. the environmental quality or uniqueness of the property;
 - e. the amount of endangered or threatened plant or animal life found on the site; and
 - f. the ability of the property to serve more than one public function.
 - g. inclusion within the PolkGreen District.
- POLICY 2.118-A4: DEVELOPMENT CRITERIA - Low impact development and uses permitted within a future or currently existing Preservation Area (PRESV) shall be restricted to the following:
 - a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Preservation Areas or public safety;
 - b. Building floor area ratio (FAR) shall be limited within each PRESV area to 0.0001 FAR;
 - c. Environmentally non-damaging access points and trails;
 - d. Resource-based, non-motorized recreational uses which include:
 1. Non-motorized boating access,
 2. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and
 3. Overnight primitive tent camping where permitted.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAL 2024-1**.

Planning Commission Recommendation: Pending Hearing

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): The DEO report is expected in mid-November 2024. This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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

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: 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.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 below lists the Future Land Use (FLU) designation and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest –Single family residence Residential Low-1X (RL-1X)	North – Vacant Residential Low-1X (RL-1X)	Northeast – Vacant Office Center-X (OCX)
West – Single family residence Residential Low-1X (RL-1X)	Subject Site – Retention for Hidden Lake Outfall Project	East – Vacant Office Center-X (OCX)
Southwest – Animal Clinic Office Center (OC)	South – Religious Institution City of Lakeland	Southeast – Religious Institution City of Lakeland

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

There are residential developments to the west and vacant land to the east of the subject site.

Compatibility with the Surrounding Uses

According to Policy 2.102-A2 of Polk County’s Comprehensive Plan, “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; and 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 “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the

appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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.” PRESVX is compatible for the surrounding area as the subject site is a County owned retention pond. This will contribute to protect the site along with the wetlands. This site will not be developed as it is used for overflow from Hidden Lake. There are single family homes to the west of the subject site. This is an appropriate and compatible use in all urban, suburban, and rural areas in the County.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property site are listed in the Table 2 below. The proposed request will not generate students. Student capacity is not an issue as all schools have available capacity.

Table 2 School Impacts

Name of School	% Capacity 2022-2023 School Year	Average driving distance from subject site
Edgar L. Padgett Elementary (Zoned)	60%	±0.9 mile driving distance
Lake Gibson Middle (Zoned)	87%	±0.4 miles driving distance
Lake Gibson Senior High (Zoned)	91%	±0.9 miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays the nearest public safety facilities. Response time varies depending on where the nearest sheriff’s deputy patrol car is located rather than the office. The facilities are within appropriate distances to the subject site for an urban area.

Table 3 Public Safety Information

	Name of Station	Distance
Sheriff	Polk County Sheriff’s Office Northwest District 1045 Wedgewood Estates Blvd in Lakeland. Estimated response time: Priority 1 – 12:21 Priority 2 – 27:50	3.8 +/- miles
Fire/EMS	Fire Rescue Station 6 8936 US Hwy 98 N, Lakeland, FL 33810, Estimated response time: 8 minutes	3.8 +/- miles

Source: Polk County Sheriff’s Office and Polk County Fire Rescue.

Water and Wastewater

The subject site is located within the Northwest Regional service area for water and wastewater.

A. Estimated Demand and Service Provider

The property is a County owned retention pond. This site catches rain runoff and will not need water wastewater services based upon the current and proposed Future Land Use designation.

Table 4 Estimated Water and Sewer Impact Analysis

	Maximum Permitted in Existing Land Use	Maximum Permitted in Proposed Land Use
Permitted Intensity 1.88± acres 81,893 sf <small>(see above paragraph)</small>	Office Center-X (1.88± ac)	PRESV (6.88± ac)
	81,893 sf X 0.3 FAR = 24,568 sf	299,693 sf X 0.00005 FAR = 15 sf
Potable Water Consumption	24,568 sf x 0.24 sf = 5,896 GPD	15 sf x 5,23 GPD 78 GPD
Wastewater Generation	5,896 GPD x 80% = 4,717 GPD	78 GPD x 80% = 63 GPD
Permitted Intensity 5.00± acres <small>(see above paragraph)</small>	Residential Low-1X (5± ac)	
	5 ac X 1du/ac = 5 du	
Potable Water Consumption	5 ac x 360 GPD 1,800 GPD	
Wastewater Generation	5 ac x 270 GPD = 1,350 GPD	

Source: Polk County Maximum Feasible Buildout Methodology; Single family residential 360 GPD for water and 270 GPD for wastewater; General Office 0.3 FAR and 0.24 per square foot for Water and 80% Wastewater; Dance Hall 0.00005 FAR and 5.23 GPD for Water and 80% Wastewater

B. Available Capacity

Northwest Regional service area services the area.

C. Planned Improvements

The County has no planned improvements contained in its Capital Improvement Plan for this area.

Roadways/Transportation Network

The proposed land use change is not anticipated to generate more traffic than a residential land use.

A. Estimated Demand

The subject site has a total area of 6.88± acres. The site is not generating many trips. The site will have less than one average annual daily trips (AADT) and less than one PM Peak Hour Trips.

Table 5 Estimated Transportation Impact Analysis

	Maximum Permitted in Existing Land Use	Maximum Permitted in Proposed Land Use
Permitted Intensity 1.88± acres 81,893 sf (see above paragraph)	Office Center-X (1.88± ac)	PRESV (6.88± ac)
	81,893 sf / 1,000 sf = 82 sf	6.88 ac
Average Annual Daily Trips (AADT)	82 sf X 10.84 AADT = 889 Trips	6.88 x 0.78 AADT = 5 Trips
PM Peak Hour Trip	82 sf X 1.44 PM Peak= 118 Trips	6.88 x 0.11 PM Peak = 1 Trips
Permitted Intensity 5.00± acres (see above paragraph)	Residential Low-1X (5± ac)	
	5 ac X 1 du/ac = 5 du	
Average Annual Daily Trips (AADT)	5 du X 7.81 AADT= 39 Trips	
PM Peak Hour Trip	5 du X 1.0 PM Peak= 5 Trips	

Source: Polk County Table 1 for Minor Traffic Study; Single-family detached; 7.81 AADT and 1.0 PM Peak Hour General Office Building; 10.84 AADT and 1.44 PM Peak Hour; County Park at 0.78 AADT and 0.11 PM Peak Hour

B. Available Capacity

Table 6 below displays the available capacity on the surrounding roadway network.

Table 6 Roadway Link Concurrency

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
4161N	CR 582 (Socrum Loop Road N)	C	1,033	D	C
4161S		C	1,001	D	C

Source: Polk County Transportation Planning Organization Roadway Network Database 2023

C. Roadway Conditions

CR 582 (Socrum Loop Road N), which runs west to east, is an Urban Collector two-lane roadway with 60 feet of pavement width. Level of Service is listed as a “C” and there is available road capacity.

D. Sidewalk Network

There are currently sidewalks that runs along Socrum Loop Road.

E. Mass Transit

The subject site is not a Citrus Connection service area.

F. Planned Improvements

The subject site is located in the Urban Growth Area. There are no planned improvements.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, “The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.” There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water

The elevation on the property starts on the southeast at 157 feet and slopes downward to 138 feet towards the northwest.

B. Wetlands/Floodplains

The subject site does contain wetlands and A flood zones. The closest wetland is to the northwest of the subject site. This site is part of the Hidden Lake Outfall Project. There is a pipe system that goes to this retention. The pump system turns on to evaluate flooding in the subdivision and the retention receives the outflow.

C. Soils:

According to the soil survey by the United States Department of Agriculture the subject site includes the soils listed in Table 7 below. The subject site will utilize well water and septic. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.

Table 7 Soils

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Hontoon muck, frequently ponded, 0 to 1 percent slopes	Severe: ponding	Severe: ponding	80.7%
Tavares fine sand, 0 to 5 percent slopes	Moderate: wetness	Slight	17.6%
Candler sand, 0 to 5 percent slopes	Slight	Slight	1.7%

Source: USDA Natural Resources Conservation Service 2024

D. Protected Species

According to Polk County Protected Species Observation Maps, the subject site is not located within a one-mile radius of endangered animals.

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)

The subject site is located within a Wellhead Protection district.

G. Airports

The subject site is not located within an airport district.

Economic Impact:

There is a Level 2 case being reviewed by staff for the vacant Office Center-X (OCX) property to the east of this subject site. The County’s subject site is in a Residential Low-1X (RL-1X) and Office Center-X (OCX) land use. These land uses do not reflect the retention. The Land Development Code requires a 50-foot setback for commercial uses abutting residential. Due to the retention pond being in a (RL-X) land use, the adjacent property located to the east in the OCX land use will not be able to develop properly. This County initiated CPAL will change the land use to Preservation-X (PRESVX) for the retention pond and allow the east property to develop properly. PRESVX is a better land use for the retention as the site will not be accessible to the public and will be managed for long-term protective purposes.

Consistency with the Comprehensive Plan and Land Development Code

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County’s Comprehensive Plan is provided. The policies reviewed are as follows:

- POLICY 2.102(A1-A15): Growth Management Policies
- POLICY 2. 2.118 (A1-A4): Preservation
- POLICY 2. 105 (A1-A5): Urban Growth Area

Table 8 Comprehensive Plan Policy

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	<p>The area surrounding the subject site is mostly vacant or comprised of single family residential. The site accesses an Urban Collector Road, will conserve land.</p>
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>The Comprehensive Plan permits Preservation to be designated in the UGA areas. Preservation areas provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.</p>
<p>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-</p>	<p>Northwest Regional Utilities services the area. Police and Fire are both available, and zoned schools have capacity.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>density and intensity development is located where urban services can be made available.</p>	
<p>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.</p>	
<p>Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided; b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> 1. transportation facilities, including but not limited to mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 	<p>The subject site accesses Socrum Loop Road, an Urban Collector Road to the south. Northwest Regional utilities does have capacity, the roads are sufficient, emergency services are available, and the schools have capacity. The subject site is not within the Citrus Connection service area.</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities. 	
<p>POLICY 2.108-A1: DESCRIPTION - Urban-Growth Areas shall:</p> <ul style="list-style-type: none"> a. complement the TSDA in guiding growth, while promoting orderly and compact development; b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas; c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon; d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs; e. include development criteria that: <ul style="list-style-type: none"> 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities; 2. improve access to employment areas, schools, shopping and recreational opportunities; 3. support the preservation of open space and natural areas; 4. reduce capital and operating cost for the provision of infrastructure and public services. <p>POLICY 2.108-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map UGAs for those areas of the County meeting the general characteristics of this Section.</p> <p>POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Urban-Growth Areas:</p>	<p>Preservation (PRESV) is allowed in the UGA. This is a County owned retention that is part of the Hidden Lake Outfall Project. There is a pipe system that goes to this retention. The pump system turns on to evaluate flooding in the subdivision and the retention receives the outflow. This site will be managed for long-term protective purposes.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.</p>	
<p>POLICY 2.118-A1: CHARACTERISTICS - Preservation Areas are generally characterized by property publicly or privately owned or managed for long-term protective purposes; and</p> <p>a. sensitive and/or unique vegetative or animal habitats; or</p> <p>b. publicly-accessible property intended for low impact open space purposes.</p> <p>POLICY 2.118-A2: DESIGNATION AND MAPPING - Preservation areas shall be designated and mapped on the Future Land Use Map Series as "Preservation" (PRESV) and shall include all existing major properties purchased for long-term protection or acquired or dedicated for use as publicly accessible open-space areas.</p> <p>POLICY 2.118-A3: LOCATION CRITERIA - Future designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:</p> <p>a. the general public benefit to be gained;</p> <p>b. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;</p>	<p>The County owns the retention pond for outfall from Hidden Lake. The site will not be accessible to the public. This is located in the UGA and be oriented towards being managed for long-term protective purposes.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>c. availability of the property for purchase;</p> <p>d. the environmental quality or uniqueness of the property;</p> <p>e. the amount of endangered or threatened plant or animal life found on the site; and</p> <p>f. the ability of the property to serve more than one public function.</p> <p>g. inclusion within the PolkGreen District.</p> <p>POLICY 2.118-A4: DEVELOPMENT CRITERIA - Low impact development and uses permitted within a future or currently existing Preservation Area (PRESV) shall be restricted to the following:</p> <p>a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Preservation Areas or public safety;</p> <p>b. Building floor area ratio (FAR) shall be limited within each PRESV area to 0.0001 FAR;</p> <p>c. Environmentally non-damaging access points and trails;</p> <p>d. Resource-based, non-motorized recreational uses which include:</p> <ol style="list-style-type: none"> 1. Non-motorized boating access, 2. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and 	

Comprehensive Plan Policy	Consistency Analysis
3. Overnight primitive tent camping where permitted.	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria	
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Where sections referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure

Table 9 Urban Sprawl Criteria	
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Where sections referenced in this report
<i>i. Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>j. Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>k. Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>l. Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>m. Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments from other agencies

None

Attachments: Exhibit 1: Location Map

Exhibit 2: Aerial Map 2023 (Context)

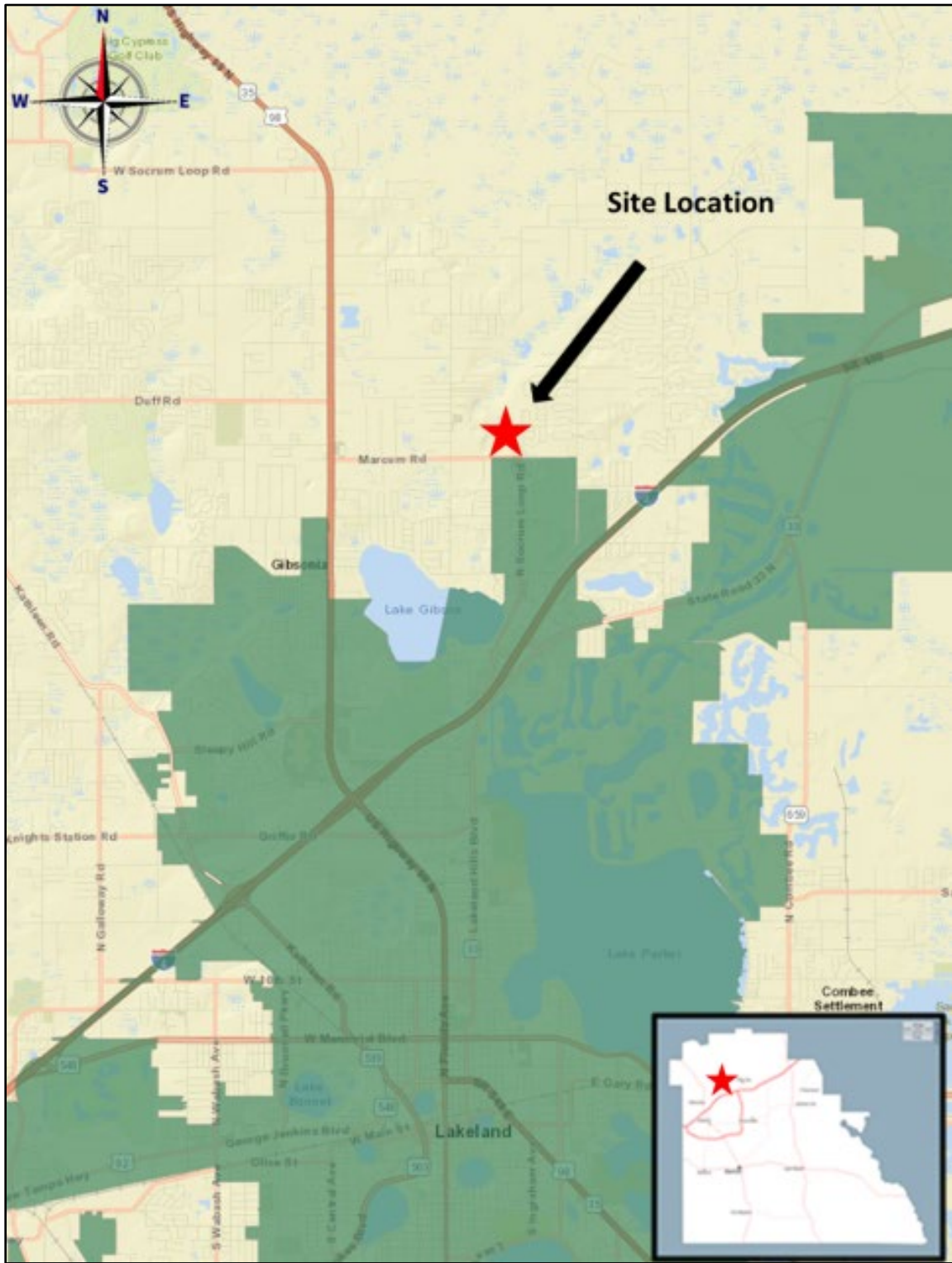
Exhibit 3: Aerial Map 2023 (Close Up)

Exhibit 4: Current Future Land Use Map

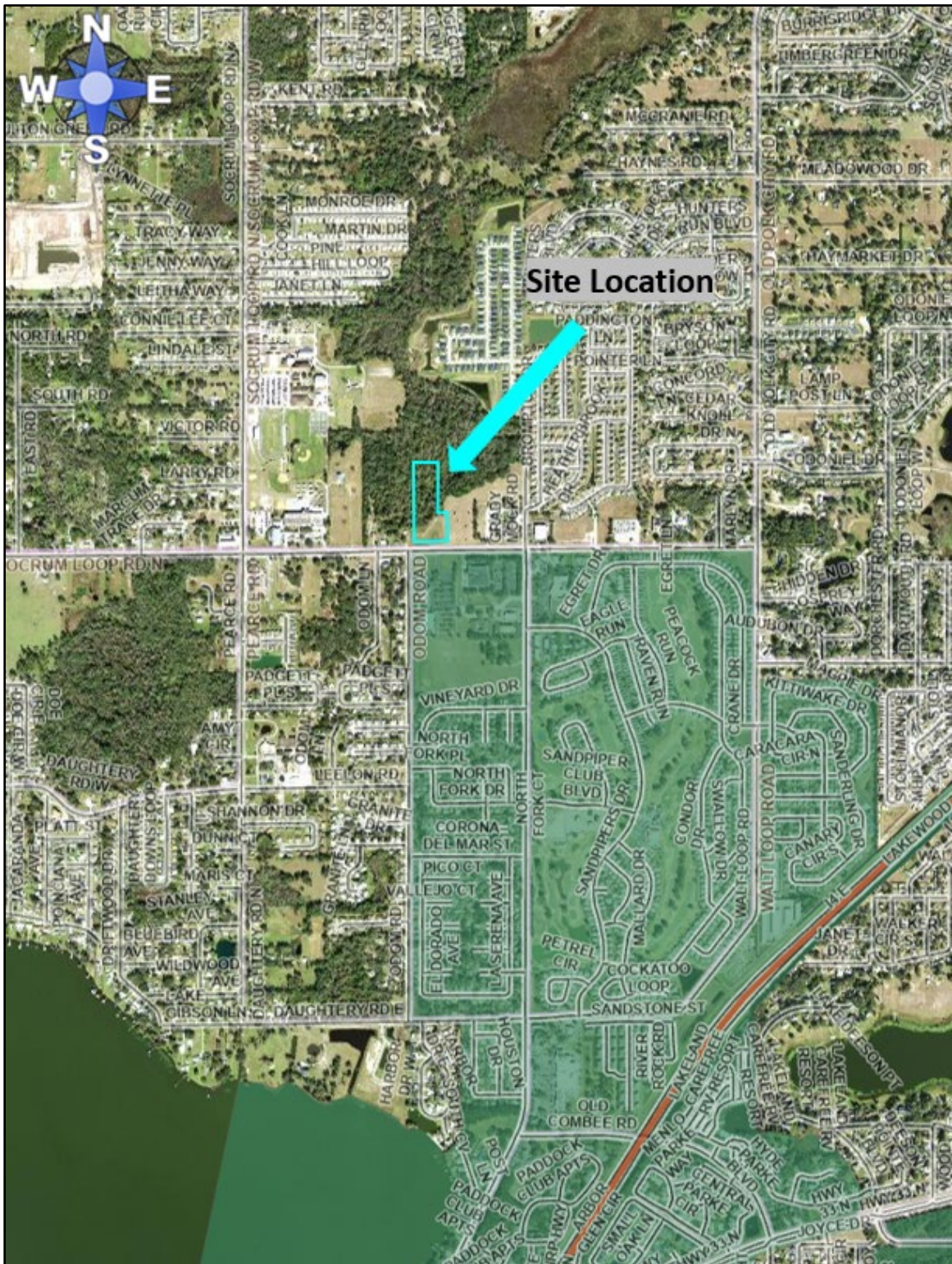
Exhibit 5: Proposed Future Land Use Map

Exhibit 6: List of Permitted and Conditional Uses for Preservation

Exhibit 7: List of Permitted and Conditional Uses for Residential Low



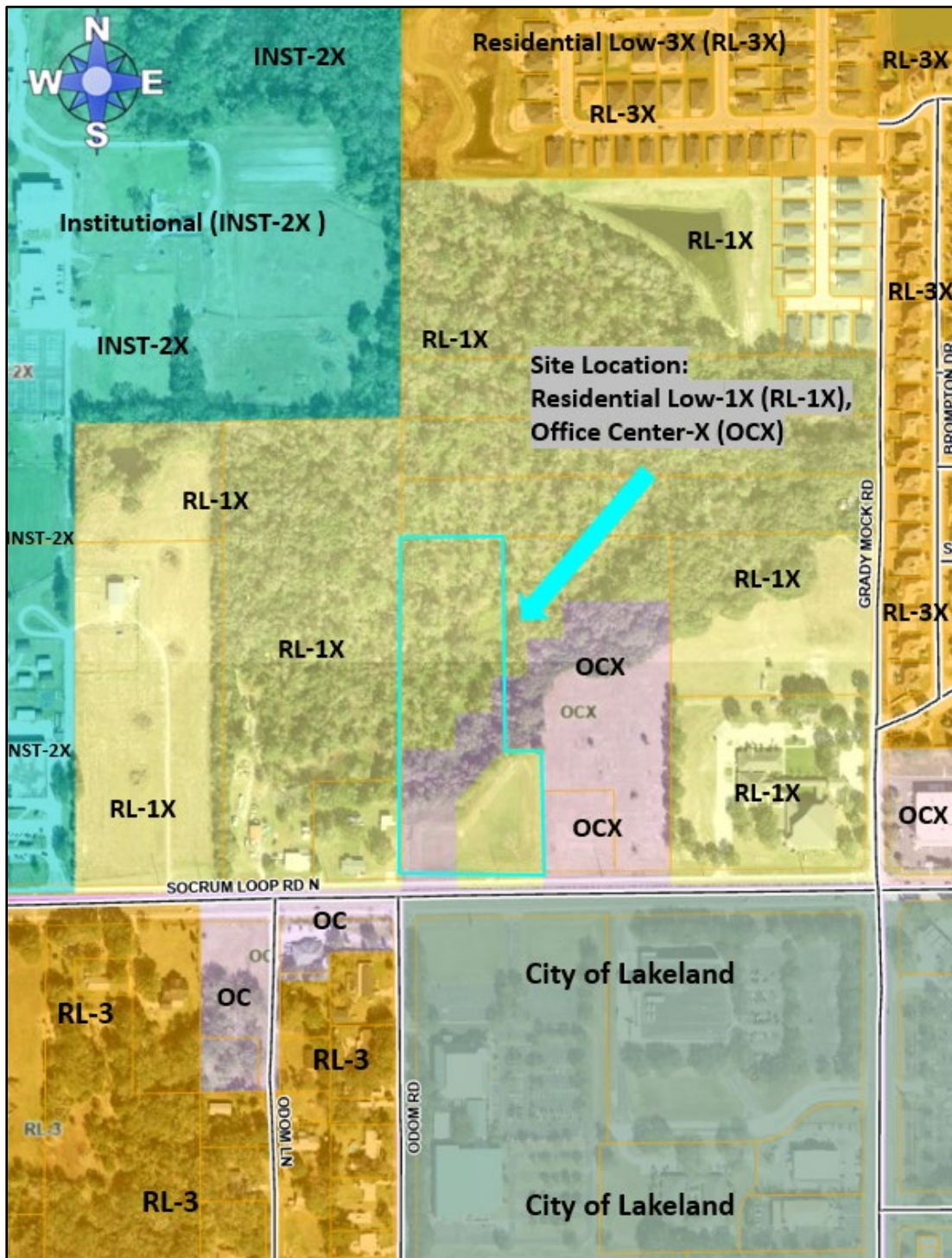
LOCATION MAP



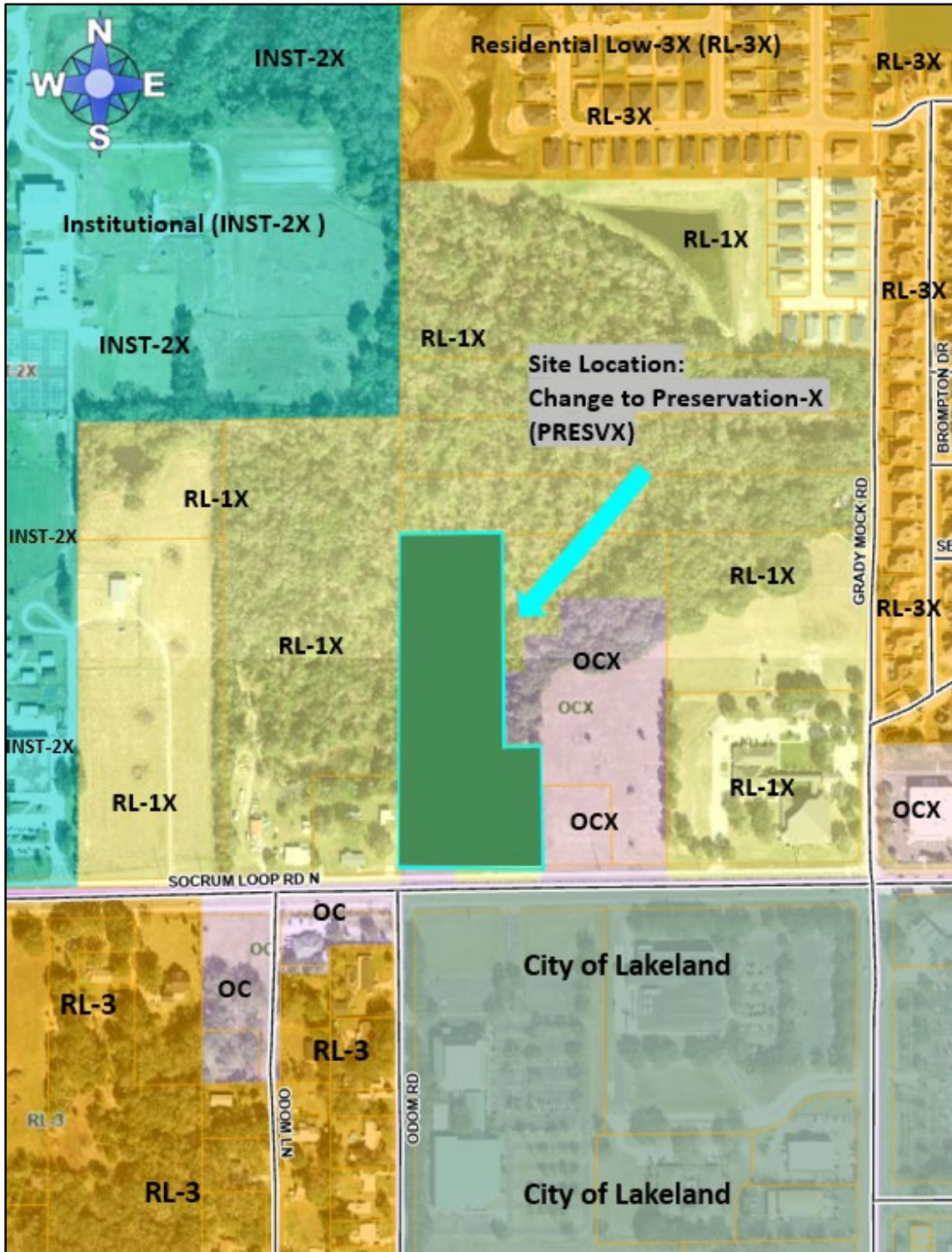
AERIAL MAP (CONTEXT)



AERIAL MAP (CLOSE UP)



CURRENT FUTURE LAND USE Residential Low-1X (RL-1X) and Office Center-X (OCX)



PROPOSED FUTURE LAND USE Preservation-X (PRESVX)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
PRESVX	Utilities (Class I),	Recreation (Passive),	Planned Development, Communication Towers (Guyed and Lattice), Communication Tower (Monopole),

**LIST OF PERMITTED AND
CONDITIONAL USES IN
PRESERVATION-X (PRESVX)**

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-X	<p>Single-Family Detached Home, Agricultural Support, On-site, Animal Grazing, Farming, General, Utilities, Class I</p>	<p>Group Home, Small (6 or less residents), Mobile Homes Individual, Residential Infill Development, Emergency Shelter, Small (6 or less residents), Golf Course, Recreation, Low-Intensity, Recreation Passive, Utilities, Class II</p>	<p>Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Recreation Active, Short -Term Rental Units, Planned Development, Residentially Based Mixed Development (RBMD), Adult Day Care Center (7 or more clients), Bed & Breakfast, Childcare Center, Communication Towers, Guyed & Lattice, Communication Towers, Monopole, Community Center, Cultural Facility, Emergency Shelter, Large (15 or more residents), Governmental Facilities, Helistops, Mining, Non-phosphate, Recreation, High Intensity, Religious Institutions, Utilities, Class III</p>

**LIST OF PERMITTED AND
CONDITIONAL USES IN PRESIDENTIAL
LOW-X (RL-X)**