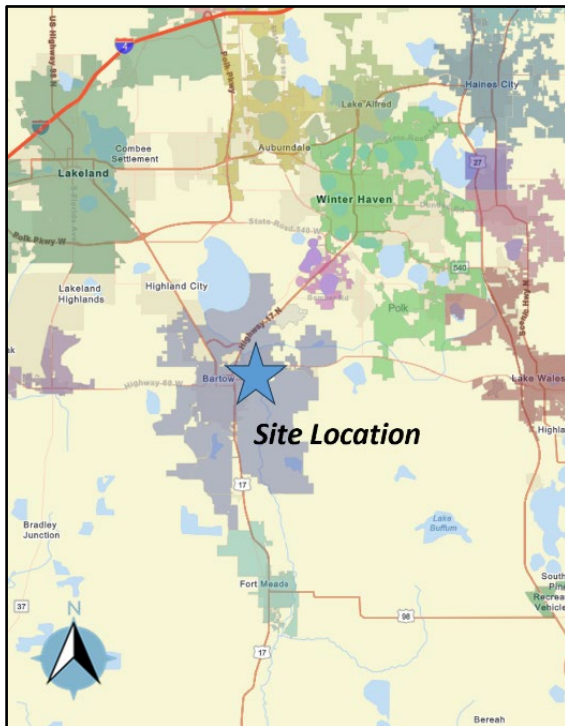


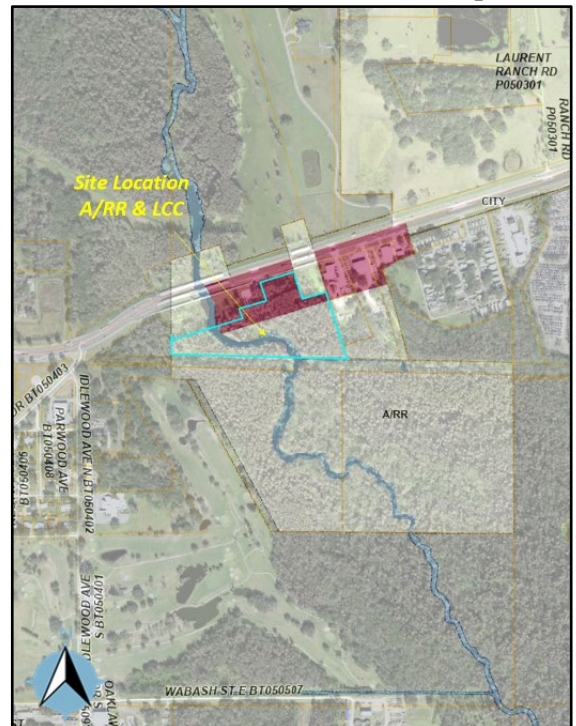
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	June 27, 2024
Planning Commission Date:	September 4, 2024
BoCC Dates:	October 15, 2024
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2024-14 (Peace River ROS)
Request:	County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC) to Recreation/Open Space (ROS) at the Bartow Peace River Landing.
Location:	2001 East Highway 60, north of Wabash Street, west of Moose Lodge Road, east of US-17, east of Bartow in Section 04, Township 30, Range 25.
Property Owner:	Polk County
Parcel Size:	±11.67 acres (253004-000000-012140)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC)
Nearest Municipality	Bartow
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Aleya Inglima

Site Location



Current Future Land Use Map



Summary of Analysis

This is a County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC) to Recreation/Open Space (ROS) at the Bartow Peace River Landing, on ±11.67 acres in the Rural Development Area (RDA). The subject site is located 2001 East Highway 60, north of Wabash Street, west of Moose Lodge Road, east of US-17, east of Bartow in Section 04, Township 30, Range 25. This property is a parcel that is owned by Polk County. Recreation Open Space (ROS) 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

Staff is requesting the land use change to reflect the use on the land use map. There are wetlands and flood zone AE on the subject site. To the west and south is vacant land, north is pasture, and east are auto repair. 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 Recreation Open Space (ROS) 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 Bartow 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 parcel owned by the County. There are wetlands and flood zone AE on site. The closest wetlands are within 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.

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. 2.117 (A1-A4): Recreation Open Space
POLICY 2. 108 (A1-A5): Rural Development Area

Findings of Fact

Request and Legal Status

- This is a County-initiated Future Land Use Map change from Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC) to Recreation/Open Space (ROS) on ±11.67 acres.
- The Land Development Code Future Land Use district is also Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC) for the subject site.
- The property is owned by the County and is the Bartow Peace River Landing.
- Section 204.C of the LDC states, the purpose of the ROS district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors.

Compatibility

- The existing uses surrounding the site are City of Bartow to the north, and west. LCC is on the east. A/RR is to the south. The LDC land use district is LCC and A/RR for the subject site.
- West, north, and south of the subject site is vacant land. East is auto repair.
- The subject site accesses Hwy 60 which is a State Road.

Infrastructure

- The zoned schools for the site are Eagle Lake Elementary, Bartow Middle, Bartow Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 9, located at 2475 E Clower St, Bartow, FL 33830, which is approximately 2 miles away with an estimated 8-minute response.
- The subject site is within the Southwest District Command Area for the Sheriff's office which is located at 4120 US 98 S in Lakeland.

- The subject site is within the Bartow service area for water and wastewater.
- Hwy 60, which runs west to east, is a State roadway.
- The subject site is along the Citrus Connection 21X Bartow / Lake Wales Express route.

Environmental

- The elevation on the property starts on the northeast at 98 feet and slopes downward to 93 feet southwest.
- There are wetlands and flood zone AE on the subject site.
- The soil type for the subject site is Nittaw sandy clay loam (100%).
- 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 approximately 0.81 miles northwest of the subject site.

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 - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.
 - POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas:
 - a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.
 - b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.
 - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.
 - POLICY 2.117-A1: CHARACTERISTICS - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.
 - POLICY 2.117-A3: LOCATION CRITERIA - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:
 - a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);

- b. satisfying resident and seasonal visitor/tourist recreation demand;
- c. impacts of the proposed uses on public facilities and services;
- d. vehicle access relative to the size and planned intensity of a proposed ROS district;
- e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,
- f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

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 LDCPAS-2024-14**.

Planning Commission Recommendation: Pending Hearing

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 – Vacant land City of Bartow Conservation (CV)	North – Vacant land City of Bartow Agriculture (AG)	Northeast – Auto Repair Linear Commercial Corridor (LCC)
West – Vacant land City of Bartow Heavy Industrial (I-2)	Subject Site – Bartow Peace River Landing	East – Auto Repair Linear Commercial Corridor (LCC)
Southwest – Vacant land City of Bartow Public Recreation (PR)	South – Vacant Land Agriculture/Residential Rural (A/RR)	Southeast – Auto Repair Agriculture/Residential Rural (A/RR)

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

There is vacant land to the north, south, and west. East of the subject site is auto repair.

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.”

ROS is compatible for the surrounding area as the subject site is a County owned property. The County uses this property for passive recreation and is the Bartow Peace River Landing. This will contribute to protect the site. There is vacant land to the north, south, and west. East of the subject site is auto repair. 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. The ROS designation is not anticipated to generate traffic on uses with Bartow High School.

Table 2 School Impacts

Name of School	% Capacity 2023-2024 School Year	Average driving distance from subject site
Eagle Lake Elementary (Zoned)	87%	±8.1 mile driving distance
Bartow Middle (Zoned)	92%	±7.1 miles driving distance
Bartow Senior High (Zoned)	77%	±6.5 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/Response
Sheriff	Polk County Sheriff’s Office Southwest District 4120 US 98 S in Lakeland. Estimated response time:	9.1 +/- miles Priority 1 – 10:11 Priority 2 – 22:41
Fire/EMS	Polk County Fire Rescue Station 9 2475 E Clower St, Bartow, FL 33830 Estimated response time: 8 minutes	2 +/- miles

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

Water and Wastewater

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

A. Estimated Demand and Service Provider

The property is a County owned property. This site is Bartow Peace River Landing 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

Permitted Intensity	Maximum Permitted in Existing Land Use A/RR	Maximum Allowable in Proposed ROS
11.67 +/-acres 508,345 sq ft	1.67+/- acres (508,345) 508,345 x 0.25 FAR = 127,086 SF	11.67 +/- acres = 508,345 sq ft X 0.1 FAR = 50,835 sq ft
Potable Water Consumption	127,086 SF X .24 GPD = 30,501 GPD	50,835 sq ft X .24 /sf = 12,200 GPD

Wastewater Generation	30,501 GPD X 80% GPD = 24,401 GPD	12,200 GPD X 80% = 9,760 GPD
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Source: Polk County Maximum Feasible Buildout Methodology; General Offices 0.25 FAR and 2,614 GPD for Water and 80% Wastewater; Dance Hall 0.24 FAR and 836 GPD for Water and 80% Wastewater

B. Available Capacity

The Bartow service area provides water and wastewater to this area. The subject site does not have any structures that require connection.

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 anticipated to generate less traffic than the current residential land use.

A. Estimated Demand

The subject site has a total area of 11.67± acres. The site is not generating many trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use A/RR	Maximum Allowable in Proposed ROS
11.67 +/-acres	11.67 X 1 du/ 5 ac = 2 du	11.67 +/- acres = 508,345 sq ft X 0.1 FAR = 50,835 sq ft
Average Annual	2 du X 7.81 AADT = 16 Trips (100% New Trips)	50,835 sq ft / 1,000 sf = 51 sq ft X 47.62 AADT (89% New Trips) = 2,431 Trips
PM Peak	2 du X 1.00 PM Peak (100% New Trips) = 2 Trips	51 sq ft X 11.12 PM Peak (89% New Trips) = 567 Trips

Source: Polk County Table 1 for Minor Traffic Study; Single-family detached; 7.81 AADT and 1.0 PM Peak Hour Daycare Center at 47.62 AADT and 11.12 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
6003E	SR 60	C	807	D	C
6003W		C	853	D	C

Source: Polk County Transportation Planning Organization Roadway Network Database 2023

C. Roadway Conditions

SR 60, which runs east to west, is a State roadway with a Level of Service is listed as a “C” and there is available road capacity.

D. Sidewalk Network

There are currently sidewalks along Hwy 60 on the south side of the road.

E. Mass Transit

The subject site is along the Citrus Connection 21X Bartow / Lake Wales Express route.

F. Planned Improvements

The subject site is located in the Rural Development 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 Bartow Peace River is located onsite.

B. Wetlands/Floodplains

The subject site does contain wetlands and AE flood zones.

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. 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)
Nittaw sandy clay loam	Severe flooding	Severe flooding	100%

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 not located within a Wellhead Protection district.

G. Airports

The subject site is located within the Bartow Municipal Airport district.

Economic Impact:

The County’s subject site is in a Linear Commercial Corridor and Agriculture/Residential Rural land use. This County initiated CPA will change the land use to Recreation Open Space (ROS) for the site. ROS is a better future land use designation for the site as it will be accessible to the public and will be managed for long-term recreation 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. 2.117 (A1-A4): Recreation Open Space
- POLICY 2. 108 (A1-A5): Rural Development 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 comprised of vacant land. The site accesses an State Road and will conserve the land for recreation.</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"> there have been provisions made which buffer incompatible uses from dissimilar uses; incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; 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 Recreation Open Space to be designated in the RDA areas. Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County.</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-density and intensity development is located where urban services can be made available.</p>	<p>Bartow Utilities services the area. Police and Fire are both available, and zoned schools have capacity.</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,</p>	<p>The subject site accesses Hwy 60, a State Road. Bartow utilities serve the site, the roads are sufficient, emergency services are available, and</p>

Comprehensive Plan Policy	Consistency Analysis
<p>at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>the schools have capacity. The subject site is within the Citrus Connection service area.</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; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities. 	

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.108-A1: DESCRIPTION - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.</p> <p>POLICY 2.108-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Rural-Development Area base areas 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 Rural-Development Areas:</p> <p>a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.</p> <p>POLICY 2.108-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within RDAs in accordance with applicable criteria.</p> <p>POLICY 2.108-A5: DEVELOPMENT CRITERIA - Development within RDAs shall be guided by the following criteria:</p> <p>a. The detailed criteria listed for each land use category permitted within the Rural-Development Area;</p> <p>b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the</p>	<p>Recreation Open Space (ROS) is allowed in the RDA. This is a County owned property. This site will be managed for long-term recreation purposes.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>guidelines of the County's Land Development Code; and</p> <p>c. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).</p>	
<p>POLICY 2.117-A1: CHARACTERISTICS - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.</p> <p>POLICY 2.117-A2: DESIGNATION AND MAPPING - Recreation and open space areas shall be designated and mapped on the Future Land Use Map Series as "Recreation and Open Space" (ROS) and shall include all existing publicly accessible recreation and open space areas.</p> <p>POLICY 2.117-A3: LOCATION CRITERIA - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:</p> <p>a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);</p> <p>b. satisfying resident and seasonal visitor/tourist recreation demand;</p> <p>c. impacts of the proposed uses on public facilities and services;</p> <p>d. vehicle access relative to the size and planned intensity of a proposed ROS district;</p>	<p>The County owns the parcel. The site is accessible to the public. This is located in the RDA and be oriented towards being managed for long-term recreation purposes.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,</p> <p>f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</p> <p>POLICY 2.117-A4: DEVELOPMENT CRITERIA - Recreation and Open Space development shall conform to the following criteria:</p> <p>a. provide for adequate parking to meet the present and future demands of the use;</p> <p>b. provide buffering, screening or setbacks where the effects of lighting, noise, odors, and other such factors may adversely affect adjacent land uses. Parking lots, dumpsters, utilities and air handling units, signage, etc. are examples of activities that may require special buffering, screening or setbacks provision; and</p> <p>c. incorporate water and energy conserving techniques.d.in the Rural Special Protection Area of the Green Swamp Area of Critical State Concern Recreation and Open Space may not include the following:</p> <ol style="list-style-type: none"> 1. Motorized Recreation except when providing access for disabled persons and boat access for non-competitive recreation; 2. Recreation activities that produce large crowds (more than 250 people); or, 3. Facilities with lighting that accommodates nighttime use. 	

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
<i>a. Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
<i>b. Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
<i>c. Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
<i>d. Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
<i>e. Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
<i>f. Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>g. Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
<i>h. Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
<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)

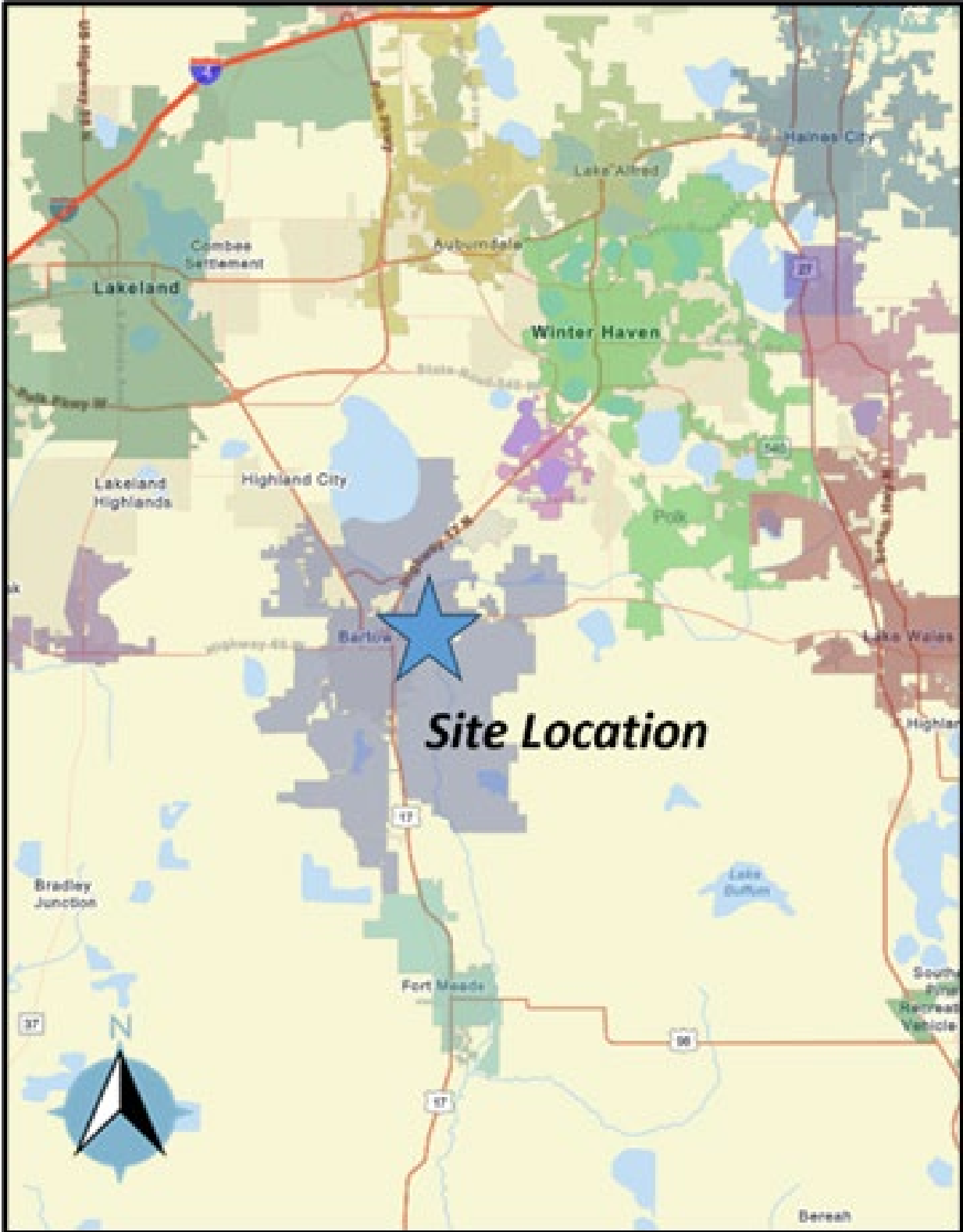
Exhibit 4: Current Future Land Use Map

Exhibit 5: Proposed Future Land Use Map

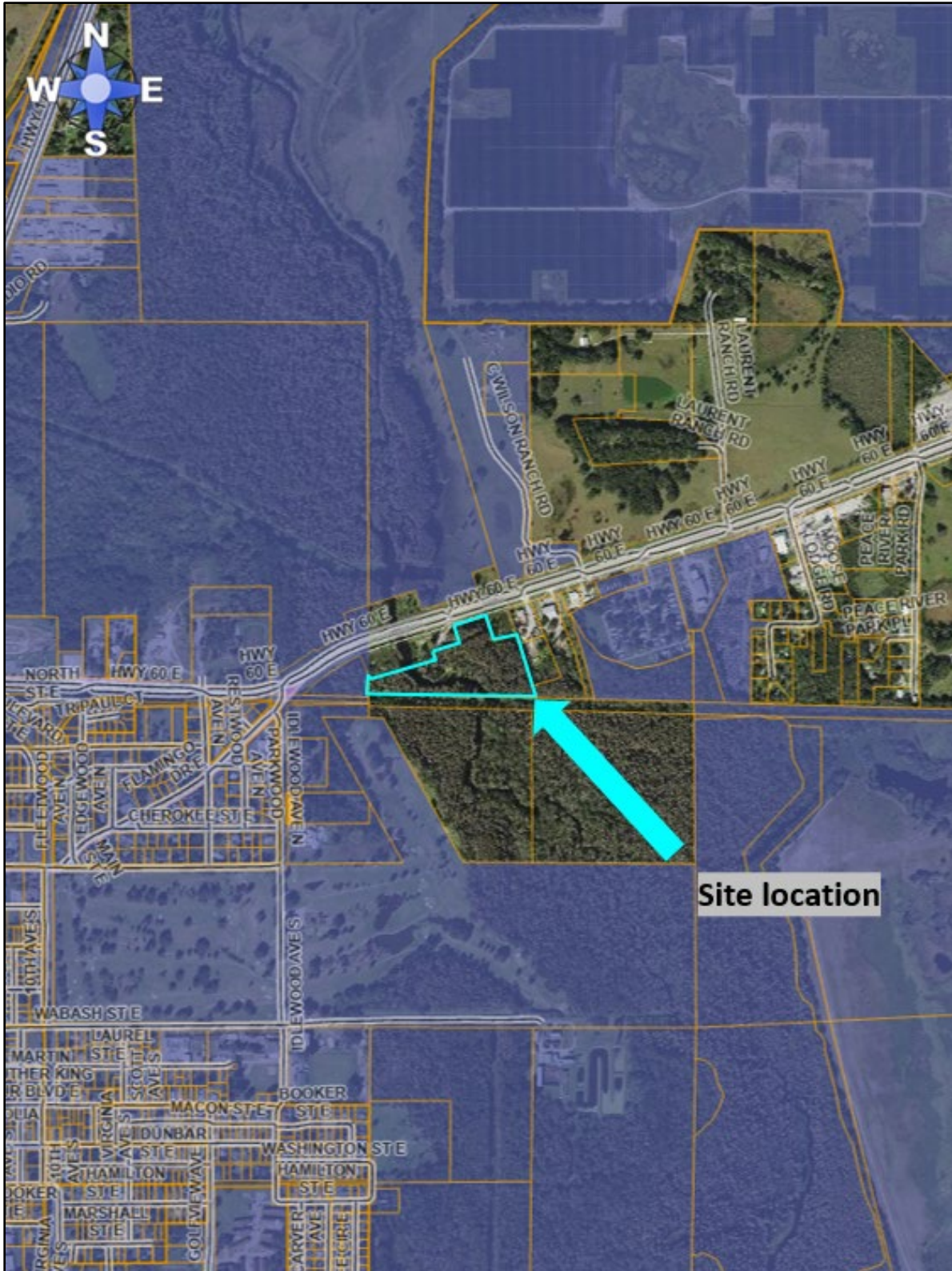
Exhibit 6: List of Permitted and Conditional Uses for Recreation Open Space

Exhibit 7: List of Permitted and Conditional Uses for Agriculture/Residential Rural

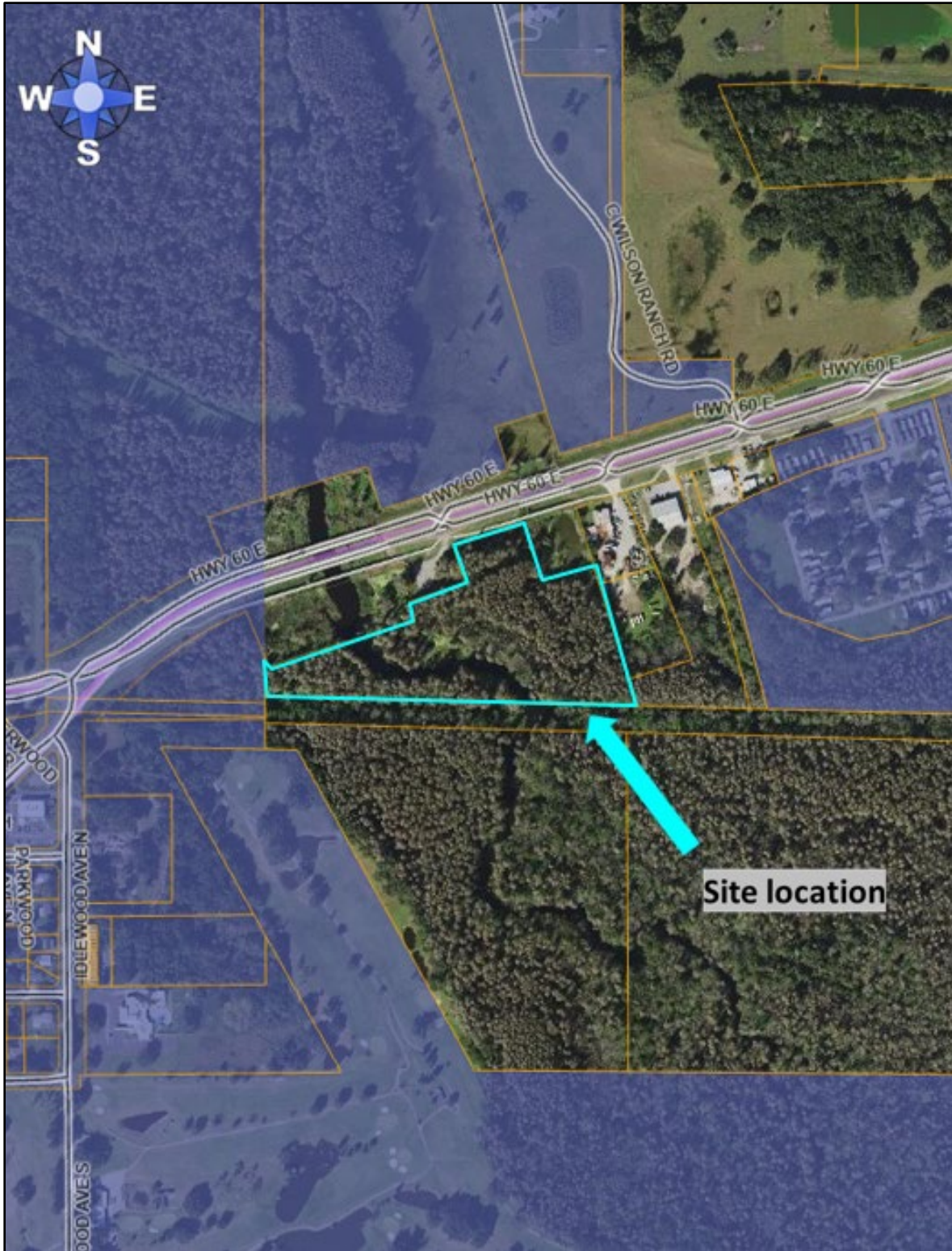
Exhibit 8: List of Permitted and Conditional Uses for Linear Commercial Corridor



LOCATION MAP



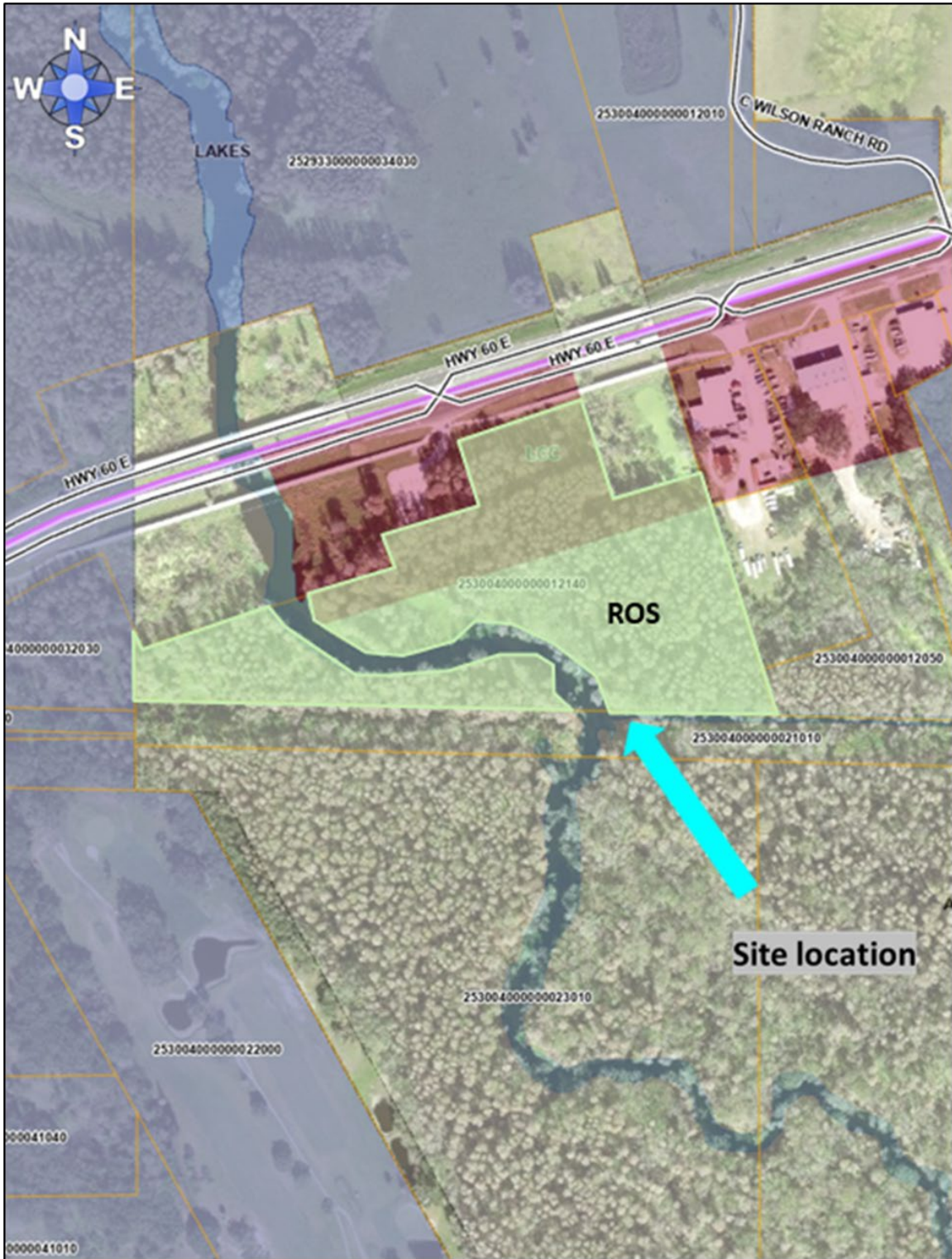
AERIAL MAP (CONTEXT)



AERIAL MAP (CLOSE UP)



**CURRENT FUTURE LAND USE
Agricultural/Residential Rural (A/RR) & Linear
Commercial Corridor (LCC)**



PROPOSED FUTURE LAND USE Recreation Open Space (ROS)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
ROS	<p>Farming General, Lodges and Retreats, School Leisure/Special Interest, Utilities Class I, Utilities Class II</p>	<p>Recreational camping, Community Center, Cultural Facility, Golf Course, Helistops, Recreation Passive, Recreation High Intensity, Recreation Low- Intensity, Recreation Vehicle Oriented, Religious Institution, Riding Academies</p>	<p>Planned Development, Communication Towers Guyed and Lattice, Communication Tower Monopole, Government Facility, Mining non-phosphate, Outdoor Concert Venue, Utilities Class III, Water Ski Schools</p>

LIST OF PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE (ROS)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
A/RR	<p>Single-family Detached Home & Subdivision, Animal Farm, Intensive, Farming General, Kennels, Boarding and Breeding, Livestock Sale, Auction, Nurseries and Greenhouses, Utilities, Class I, Veterinary Service</p>	<p>Family farm Group Home, Small (6 or less residents), Farm Worker Dormitory, Apartment Style, Mobile Homes, Individual, Cemetery, Communication Towers, Guyed and Lattice, Communication Tower, Monopole, Convenience Stores, Isolated, Emergency Shelter, Small (6 or less residents), Golf Course, Heliports, Helistops, Recreation, Passive, Recreation, Low-Intensity, Riding Academies, Solar Electric-Power Generation Facility, Utilities, Class II</p>	<p>Fly-in Community, Group Home, Large (7-14 residents), Group Living Facility (15 or more residents), Farm Worker Dormitory, Barrack Style, Mobile Home Park, Mobile Home Subdivision, Recreational camping, Rural Residential Development (RRD), Planned Development, Residentially Based Mixed Development (RBMD), Rural Mixed Development (RMD), Adult Day Care Center (7 or more clients), Agricultural Support, Off-Site, Airport, Airstrip, Private, Bed and Breakfast, Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, Childcare Center, Community Center, Correctional Facility, Cultural Facility, Emergency Shelter, Medium (7-14 residents), Emergency Shelter, Large (15 or more residents), Event Facility, Government Facility, Lime Stabilization Facility, Lodges and Retreats, Marinas and Related Facilities, Mining, non-phosphate, Outdoor Concert Venue, Recreation, High Intensity, Recreation, Vehicle Oriented, Religious Institution, Residential Treatment Facility, School, Elementary, School, Leisure/Special Interest, School, Technical/Vocational/Trade & Training, Seaplane Base, Utilities, Class III, Water Ski Schools</p>

LIST OF PERMITTED AND CONDITIONAL USES IN AGRICULTURE/RESIDENTIAL RURAL (A/RR)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
LCC	<p>Agricultural Support, Off-Site, Childcare Center, Clinics & Medical Offices, Farming General Government Facility, Kennels, Boarding and Breeding, Lodges and Retreats, Nurseries, Retail, Nurseries and Greenhouses, Office, Office Park, Personal Service, Restaurant, Sit-down/Take-out, Retail, 10,000 - 34,999 sq. ft., Retail, 35,000 - 64,999 sq. ft., Retail, Less than 10,000 sq. ft., Studio, Production, Transit, Facility, Utilities, Class I, Utilities, Class II, Veterinary Service</p>	<p>Adult Use, Alcohol Package Sales, Car Wash, Full Service, Car Wash, Incidental, Car Wash, Self Service, Commercial Vehicle Parking, Community Center, Cultural Facility, Financial Institution, Financial Institution, Drive Through, Funeral Home & Related Facilities, Gas Station, Heavy Machinery Equipment Sales and Services, Helistops, Hotels and Motels, Livestock Sale, Auction, Manufacturing, General, Manufacturing, Light, Marinas and Related Facilities, Medical Marijuana Dispensaries, Nursing Home, Printing & Publishing, Recreation, Passive, Recreation & Amusement General, Recreational Vehicle Storage, Religious Institution, Research & Development, Restaurant, Drive-thru/Drive-in, Retail, Home Sales Offsite, Retail, Outdoor Sales/Display, School, Leisure/Special Interest, School, University/College, Self-storage Facility, Truck Stop, Vehicle Recovery Service/Agency, Vehicle Service, Mechanical, Vehicle Sales, Leasing, Warehousing/Distribution</p>	<p>Multi-family, Planned Development, Transitional Area Development, Bars, Lounges, and Taverns, Cemetery, Communication Tower, Monopole, Heliports, Lime Stabilization Facility, Mining, non-phosphate, Motor Freight Terminal, Nightclubs and Dance Halls, Recreation & Amusement Intensive, Residential Treatment Facility, Retail, More than 65,000 sq. ft., School, Technical/Vocational/Trade & Training, Transit, Commercial, Transitional Area Development, Utilities, Class III, Vehicle Repair, Auto Body, Water Ski Schools</p>

LIST OF PERMITTED AND CONDITIONAL USES IN LINEAR COMMERCIAL CORRIDOR (LCC)