

Demonstration of Need

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

ANALYSIS: *The Proposed Request will designate the Subject Property for a more flexible use that remains compatible with the surrounding development pattern.*

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

ANALYSIS: *The Proposed Site is located in an urban area that is highly developed.*

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

ANALYSIS: *The Proposed Request does not create radial, strip isolated or ribbon patterns on the Future Land Use Map. [See Polk County Future Land Use Map].*

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

ANALYSIS: *The Subject Property is developed. In addition, the Subject Property does not appear to have any wetlands, nor is it located in a flood zone. [see Wetlands Map; see Flood Zone Map].*

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

ANALYSIS: *The Subject Property is not adjacent to agricultural activities and there are no anticipated impacts to agricultural areas.*

- f. Fails to maximize use of existing public facilities and services.

ANALYSIS: *No negative impacts to existing public facilities and services are anticipated.*

- g. Fails to minimize the use of future public facilities and services.

ANALYSIS: *No impacts to future public facilities and/or services are anticipated.*

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

ANALYSIS: *There are no anticipated off-site improvements required for the development of the Subject Property. In addition, there are no anticipated adverse impacts on public facilities in general.*

- i. Fails to provide a clear separation between urban and rural uses.

ANALYSIS: *The Subject Property is not located adjacent to rural uses.*

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

ANALYSIS: *The Proposed Request does not discourage in-fill development or redevelopment. The Proposed Request qualifies as in-fill development under the appropriate LCC provisions of the Land Development Code. As such, it will act to alleviate in-fill development.*

- k. Fails to encourage an attractive and functional mix of land uses.

ANALYSIS: *The Proposed Request will ultimately align the historic use of the Subject Property with the surrounding property and the Polk Comprehensive Plan and Land Development Code.*

- l. Results in poor accessibility among linked or related land uses.

ANALYSIS: *The Proposed Request will create compatibility with the adjacent LCC/LCCX Districts adjacent to the Subject Property.*

- m. Results in the loss of a significant amount of functional open space.

ANALYSIS: *N/A. The Subject Property is developed.*