

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	December 2, 2023	Level of Review:	4
PC Date:	July 10, 2024	Type:	Comprehensive Plan Amendment
BoCC Date:	August 6, 2024	Case Numbers:	LDCPAS-2023-29
Applicant:	Dave Schmitt	Case Name:	Grove Avenue CPA
		Case Planner:	J.P. Sims, Planner II

Request:	A Future Land Use designation change from Residential Suburban (RSX) to Residential Low (RLX), and from Suburban Development Area (SDA) to Urban Growth Area (UGA) on 10.76 +/- acres in the Southeast Polk SAP.
Location:	The subject property is located south of State Road 60, east of County Road 17B, west of Hamlin Street, north of Hunt Brothers Road, surrounded by the Lake Wales city limits, in Sections 07, Township 30, and Range 28.
Property Owner:	SHIV109, LLC
Parcel Size/number:	10.76 +/- acres (Parcel #283007-000000-034010, 283007-000000-034040)
Development Area:	Suburban Development Area (SDA), Southeast Polk SAP
Nearest Municipality:	City of Lake Wales
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	Pending
Florida Commerce*	N/A

Location Map



Current Future Land Use Map



Summary

The applicant, Dave Schmitt, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, SHIV109, LLC, to change the Future Land Use Designations from Residential Suburban (RSX) to Residential Low (RLX), and from Suburban Development Area (SDA) to Urban Growth Area (UGA) on 10.76 +/- acres of property. Site is located south of State Road 60, west of Hamlin Street, east of County Road 17B, and north of Hunt Brothers Road, surrounded by Lake Wales city limits, in Sections 07, Township 30, and Range 28 in the Southeast Polk SAP.

Compatibility Summary

This request will be compatible with the surrounding area as the density requested by the applicant is similar to the approved projects in the area as was confirmed with City of Lake Wales. It has Low Density Residential (LDR) surrounding the subject site within Lake Wales city limits. There is currently nothing developed on the site as it is an old orange grove.

Infrastructure Summary

The subject site is within the Lake Wales Utilities Service Area. The site will have access to water and wastewater lines as all of the surrounding sites being developed will also have access. This was confirmed by a representative of City of Lake Wales. The road with access, Grove Avenue, is a Local Road owned by Lake Wales, so capacity information is not available. However, the surrounding roads in County Road 17B and State Road 60 all have available capacity. Hamlin Street is a Local Road so the capacity is not tracked. Mass transit is available nearby, but there is not a stop directly adjacent to the site. Public safety response times are normal for this part of the County, but school capacity will be an issue in the future. The request is compatible with the available infrastructure.

Environmental Summary

The nearest neighborhood park is Lake Wales Park 1 mile northwest of the site, and the nearest regional Park is Washington Park 4 miles to the northwest of the subject site. The site is entirely comprised of Candler Sand. There are no wetlands or flood zone on 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 2.102-A10 Location Criteria
- Policy 2.105(A1-A5): Urban Growth Area (UGA)
- Policy 2.120-C: Residential Low

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for the Future Land Use designation change from Residential Suburban (RSX) to Residential Low (RLX) and from Suburban Development Area (SDA) to Urban Growth Area (UGA) on 10.76 +/- acres.
- The subject site is surrounded by City of Lake Wales land that will be developed with Low Density Residential (LDR). The subject site is undeveloped as of now.

Compatibility

- The existing uses surrounding the site are:
 - North – CITY; detached single family residential.
 - West – CITY; undeveloped.
 - East – CITY; undeveloped.
 - South – CITY; undeveloped.
- The general area to the west, east, north, and south of the subject site includes mostly single family detached. The site is surrounded by City of Lake Wales owned land that has already been approved for development with detached single family residential.

Infrastructure

- The zoned schools for the site are Spook Hill Elementary, McLaughlin Middle, and Bartow High School.
- Polk County Fire Rescue Station 26 will be the response unit for fire and EMS for this site. It is located at 2902 East State Road 60 in Lake Wales, with an approximate travel distance of 2.4 miles.
- The subject site is within the Sheriff Department's Southeast District. The Southeast District Office is located at 2902 East State Road 60 in Lake Wales.
- The subject site will be serviced by City of Lake Wales' Utility Service Area for potable water and wastewater. A representative of Lake Wales Utilities confirmed that this site will have access to water and wastewater.
- State Road 60 has sidewalks north of the subject site along its entirety from west to east.
- The closest mass transit route is Route 35, the Lake Wales Circulator route with the closest stop being at the intersection of 11 Street South and State Road 60, stop 41, which is 0.6 miles northwest from the subject site. This line runs west to east along State Road 60.
- The nearest neighborhood park is Lake Wailes Park 1 mile northwest of the site, and the nearest regional Park is Washington Park 4 miles to the northwest of the subject site.

Environmental

- There is a low elevation of 174 on the northeast side of the site, and slopes upwards to the west to a high of 195 feet.
- There are no wetlands or flood zone on site.
- The soil type for the site is 100% Candler Sand (0-5% slope).
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.

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:
 - nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - nearness to agriculture-production areas;
 - distance from populated areas;
 - economic issues, such as minimum population support and market-area radius (where applicable);
 - adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - sanitary sewer and potable water service;
 - storm-water management;
 - solid waste collection and disposal;
 - fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 - emergency medical service (EMS) provisions; and
 - other public safety features such as law enforcement;
 - schools and other educational facilities
 - parks, open spaces, civic areas and other community facilities
 - environmental factors, including, but not limited to:
 - environmental sensitivity of the property and adjacent property;
 - surface water features, including drainage patterns, basin characteristics, and flood hazards;
 - wetlands and primary aquifer recharge areas;
 - soil characteristics;
 - location of potable water supplies, private wells, public well fields; and
 - climatic conditions, including prevailing winds, when applicable.
- POLICY 2.105-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
 - 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 2.105-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 2.105.
- POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:
 - 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.
 - Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.
- POLICY 2.105-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UGAs in accordance with applicable criteria.
- POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:
 - a. connect to centralized potable water;
 - b. connect to centralized sanitary sewer systems if available.
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
 - d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
 - e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
 - f. provide access to civic space, parks, green areas, and open space and other amenities;

- g. be supported by public safety (i.e., fire, EMS and law enforcement);
 - h. have access to public schools;
 - i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;
 - j. encourage the inclusion of a variety of housing choices and mixed uses; and
 - k. additional standards supporting transit if development is within the "Corridor and Center Overlay"
- POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
 - POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."
 - POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.
 - POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

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 2023-29**.

Planning Commission Recommendation: On July 10, 2024, in an advertised public hearing, the Planning Commission voted ?? to **recommend ?? of LDCPAS-2023-29**.

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 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest CITY; low density detached single family residential	North CITY; low density detached single family residential	Northeast CITY; undeveloped (future site of Hunt Club Grove North)
West CITY; undeveloped (future site of Hunt Club Grove North)	Subject Site RSX; undeveloped	East CITY; undeveloped (future site of Hunt Club Grove North)
Southwest CITY; undeveloped (future site of Hunt Club Grove North)	South CITY; undeveloped (future site of Hunt Club Grove North)	Southeast CITY; undeveloped (future site of Hunt Club Grove North)

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

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.”

A. Land Uses

The purpose of Suburban Development Area (SDA) is to provide for areas of suburban-intensity growth. SDA's are those areas within the County that are not located within a TSDA or UGA and have developed predominantly in a suburban residential pattern with County-owned, municipal or County-franchised potable water systems, but generally without centralized sewer facilities. Since the site will be connecting to water and sewer, the transition from SDA to Urban Growth Area (UGA) seems appropriate.

The request is a Future Land Use designation that is compatible with the surrounding area. While the land has been designated Residential Suburban, it is completely surrounded by Low Density Residential (LDR) within the City of Lake Wales, with all of the surrounding parcels approved for some form of low-density residential development. All of the surrounding uses are detached single family residential. There is one multifamily development occurring northwest of the subject site in Oakridge, an approved plan, but it abuts commercial usage to the north and east so that makes sense.

B. Infrastructure

The subject site will be serviced by City of Lake Wales' Utility Service Area for potable water and wastewater. A representative of Lake Wales Utilities confirmed that this site will be able to connect to water and wastewater and has available capacity. The site is adjacent to County Road 17B (11th Street South), an Urban Collector, while also having close access to State Road 60, a Principal Arterial. There is available transportation capacity on both roads. Public safety response times are normal for this part of the County. While there is capacity within the schools, this area has many approved projects currently in development which could alter that capacity. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Spook Hill Elementary School	9 students	89%	2.6 miles
McLaughlin Middle School	4 students	46%	1.9 miles
Bartow High School	6 students	81%	18.9 miles

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

It is important to note that the site is completely surrounded by ongoing development projects that have already been approved by the City of Lake Wales. This will significantly impact school capacities once fully developed.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff 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.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southeast District Command Unit (4011 Sgt Mary Campbell Way, Lake Wales)	7.2 +/- miles Priority 1 – 13:01 Priority 2 – 27:01
Fire/ EMS	Station #26 (2902 E State Rd 60 E Lake Wales, FL)	2.4 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for January 2024.

Water and Wastewater

A. Estimated Demand

The subject site is within the City of Lake Wales Utility Service Area for potable water and wastewater. The proposed Residential Low (RLX) has the potential to require more water and generate more wastewater than with the current land use due to increased number of dwelling units.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RSX in Southeast Polk SAP with a Planned Development (PD)	Maximum Allowable in Proposed RLX in Southeast Polk SAP with a Planned Development (PD)
10.76 +/- acres	10.76 +/- acres X 3 du/1ac = 32 du	10.76 +/- acres X 5 du/ac = 53 du
Potable Water Consumption	32 du X 360 GPD = 11,520 GPD	53 du X 360 GPD = 19,080 GPD
Wastewater Generation	32 du X 270 GPD =	53 du X 270 GPD =

	8,640 GPD	14,310 GPD
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Source: Concurrency Manual: RSX and RLX for single family residence is 360 GPD for water and 270 GPD for wastewater.

B. Service Provider

The subject site is within the City of Lake Wales Utility Service Area for water and wastewater. There is a Distribution Main Line for water that runs north of the subject property along on State Road 60.

C. Available Capacity

Information is not available for capacity as the water and wastewater is handled by City of Lake Wales Utilities.

D. Planned Improvements

There are no improvements planned at this time.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The Future Land Use change may result in higher trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RSX in Southeast Polk SAP with a Planned Development (PD)	Maximum Allowable in Proposed RLX in Southeast Polk SAP with a Planned Development (PD)
10.76 +/- acres	10.76 +/- acres X 3 du/1ac = 32 du	10.76 +/- acres X 5 du/ac = 53 du
Average Annual	32 du X 7.81 AADT = 250 Trips (100% New Trips)	53 du X 7.81 AADT = 414 Trips (100% New Trips)

PM Peak	32 du X 1 AADT = 32 Trips	53 du X 1 AADT = 53 Trips
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Source: Concurrency Manual and Table for Minor Traffic Study: Residential Low (RLX) and Residential Suburban (RSX) use the same calculation at 7.81 AADT and 1AADT at PM Peak Hours.

B. Available Capacity

The roads surrounding the subject site have sufficient PM Peak capacity available for a residential development. There is currently nothing developed on the site. The road directly accessing the site, Grove Avenue, is a Lake Wales owned Local Road so capacity information is not available. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider that the subject site is surrounded by ongoing residential development. These developments will have a significant impact on the road links.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
4032E	CR 17B (ELEVENTH ST S/HUNT BROTHERS RD)	C	588	E	C
4032W		C	579	E	C
5909E	SR 60 (HESPERIDES RD)	C	852	D	C
5909W		C	897	D	C

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

County Road 17B is an Urban Collector with available capacity in both directions. State Road 60 is a Principal Arterial and this road link has available capacity, but PCI rating is not tracked. Grove Avenue is a Local Road so capacity is not tracked. County Road 17B has a PCI rating of Poor on this Road Link. The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development.

D. Sidewalk Network

While there are no sidewalks directly fronting the subject site, there are sidewalks along State Road 60 to the north. Once this area is developed, there should be sidewalks along these roads, but that will come into play at the Level 2 Review. Grove Avenue is a Local Road, so sidewalks fronting the site will need to be placed within the right-of-way in accordance with Section 707 and Appendix A of the Land Development Code.

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

F. Mass Transit

The closest mass transit route is Route 35, the Lake Wales Circulator route, with the closest stop being Stop 41 on State Road 60 at the 11th Street intersection, 0.6 miles to the northwest of the site.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Lake Wailes Park 1.6 miles northwest of the site and the nearest regional Park is Washington Park four (4) miles to the northwest of the subject site.

A. Location:

The nearest neighborhood park is the Lake Wailes Park 1.6 miles northwest of the site and the nearest regional Park is Washington Park four (4) miles to the northwest of the subject site.

B. Services:

Washington Park has a baseball complex, tot lot, a soccer field, basketball court, and open pavilion space. Lake Wailes Park has a dock that leads out into the lake.

C. Multi-use Trails:

The closest free hiking trail is in the North Walk-in-Water Hiking Trail which is 6.6 +/- miles to the west of the subject site.

D. Environmental Lands:

The closest environmental lands to the site are the North Walk-in-Water Creek which is 6.6 +/- miles to the west of the subject site.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The site is entirely composed of Candler Sand, which is suitable for building.

A. Surface Water:

There is no surface water on the subject site.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the subject site.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil is 100% Candler Sand which is suitable for most construction.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Candler sand, 0 to 5% slopes (3)	Slight	Severe: cutbanks cave.	100%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, 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:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water from City of Lake Wales Utilities.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

There are no known economic factors that would impact the development of this site.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
<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> <p>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>	<p>The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Residential Low would not be out of context with the surrounding area, as everything else is residential in nature, so the density requested would be compatible with what is being constructed.</p>
<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 lands surrounding the subject site are already detached single family homes, and the future development sites of many more low-density houses. City of Lake Wales Utilities are readily available in this area for water and wastewater. This request is consistent with this policy.</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> <p>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:</p> <ol 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 	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for low density residential construction through the City of Lake Wales. There is ample connectivity to water, wastewater, and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not at capacity. The overall parcel does not contain wetlands or floodplains. The site is undeveloped and entirely surrounded by future residential development sites, with existing single-family homes directly to the north of the subject site.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	
<p>POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:</p> <p>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.</p> <p>POLICY 2.105-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 2.105.</p> <p>POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:</p> <p>a.ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial</p>	<p>Residential Low is not allowed within the Suburban Development Area, hence the change to Urban Growth Area (UGA), and the Southeast Polk SAP does allow Residential Low. Sewer lines have already been constructed in this area by City of Lake Wales and will service the subject site if developed. The timing of trying to get this site developed is consistent with what has already been approved surrounding the site. All of the parcels around our subject site have been approved by the City of Lake Wales for low density single family residential development.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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>Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.</p> <p>POLICY 2.105-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UGAs in accordance with applicable criteria.</p> <p>POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:</p> <p>a.connect to centralized potable water;b.connect to centralized sanitary sewer systems if available.c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;e.promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to public schools;i.be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;j.encourage the inclusion of a variety of housing choices and mixed uses; andk.additional standards supporting transit if development is within the "Corridor and Center Overlay"</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.</p> <p>POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."</p> <p>POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p> <p>POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.</p>	<p>The densities surrounding the subject site average around 4 to 5 dwelling units per acre. This request to go from RSX to RLX is compatible with the surrounding area since the allowable density is equivalent to what is currently being constructed.</p>

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 and it is permitted in the designated area. 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	Sections where 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
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

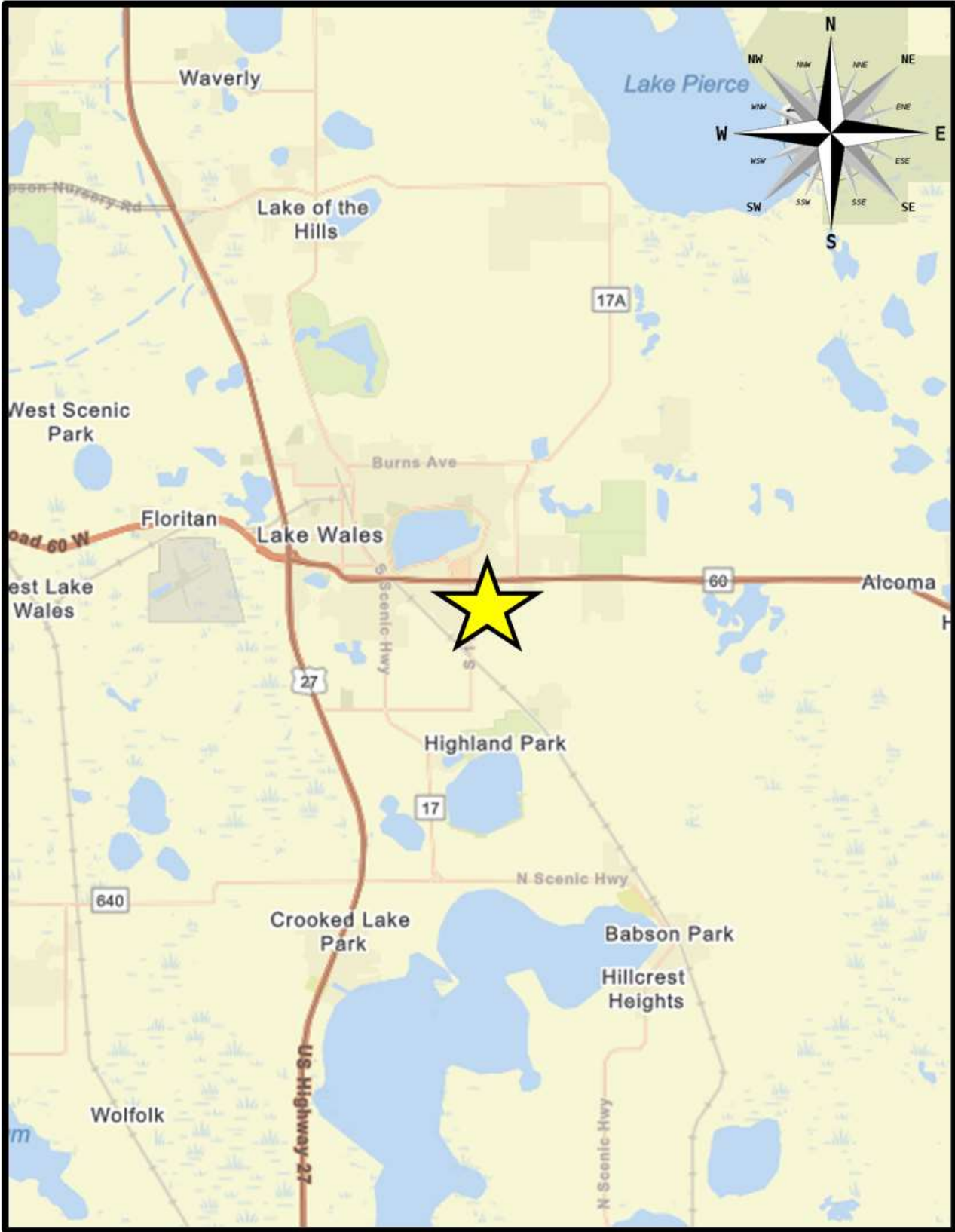
Comments from other agencies

No comments

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 Surrounding Projects
- Exhibit 7a RSX Permitted and Conditional Uses
- Exhibit 7b RLX Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



LOCATION MAP



2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM Residential Suburban (RSX)



PROPOSED FLUM Residential Low (RLX)



SURROUNDING PROJECTS

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RS	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Family Farm, Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale- Auction, Nurseries and Greenhouses, Recreation- Passive, Riding Academies, Utilities- Class II, Farm Worker Dormitory- Apartment Style, Residential Infill Development, Convenience Stores- Isolated, Recreation- Low Intensity, School- Elementary, Veterinary Service	Duplex- Two-family Attached, Farm Worker Dormitory- Barrack Style, Fly-in Community, Group Home- Large (7-14 residents), Group Living Facility (15 or more residents), Rural Residential Development (RRD), Suburban Planned Development, Planned Development, Residentially Based Mixed Development (RBMD), Rural Mixed Development (RMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Cemetery, Childcare Center, Communication Tower- Monopole

Residential Suburban (RSX) PERMITTED AND CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-1	Single-family Detached Home & Subdivision, Farming General, Utilities-Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale- Auction, Nurseries and Greenhouses, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle	Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, Riding Academies, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

Residential Low (RLX)

PERMITTED AND CONDITIONAL USES