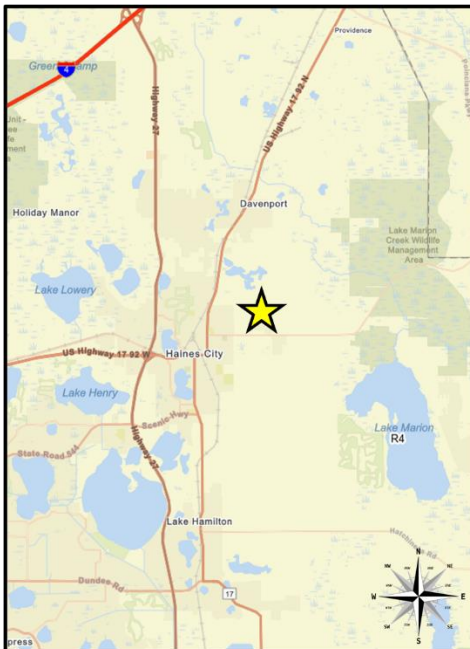


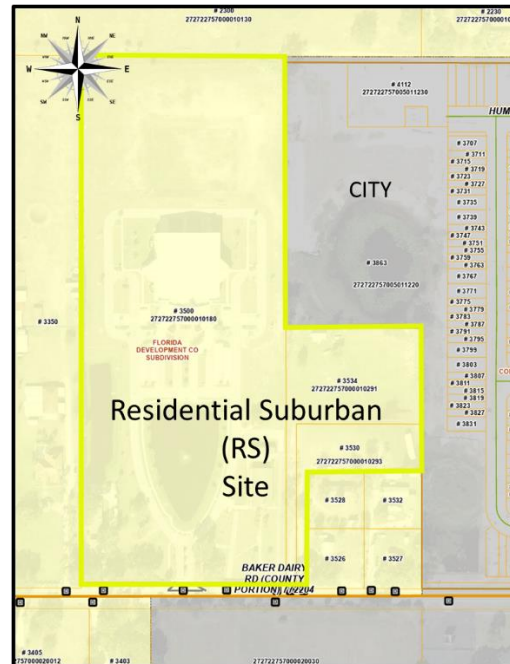
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

ID #:	149
DRC Date:	August 29, 2024
Planning Commission Date:	November 6, 2024
BoCC Dates:	December 17, 2024
Applicant:	Jerry Carter, DR Horton Inc
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2024-21 Parkview Christian CPA
Request:	Small Scale Comprehensive Plan map amendment from Residential Suburban (RS) to Institutional (INST) on 17.75 acres.
Location:	South of Mystery House Road, west of Power Line Road, north of Baker Dairy Road, east of US Highway 92 (State Road 600), and west of Haines City, in Section 22, Township 27, Range 27.
Property Owner:	Parkview Christian Center Inc.
Parcel Size:	± 17.75 acres (272722-757000-010180, 272722-757000-010291, 272722-757000-010293)
Development Area/Overlays:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7-0)
Case Planner:	Johnathan (JP) Sims, Planner II

Location



Current Future Land Use



Summary

The applicant, Jerry Carter, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, Parkview Christian Center Inc, to change the Future Land Use Designations from Residential Suburban (RS) to Institutional (INST) on 17.75 +/- acres of property in the Suburban Development Area (SDA). Site is located south of Mystery House Road, west of Power Line Road, east of US Highway 92, and north of Baker Dairy Road, west of Haines City limits, in Sections 22, Township 27, and Range 27. If this request is approved, the Land Development District will be INST-1.

Compatibility Summary

This request will be compatible with the surrounding area as Institutional uses are allowable anywhere in the County and are compatible with residential uses. It has ingress/egress onto an Urban Collector Road in Baker Dairy Road. It has Residential Suburban (RS) to the north of the site, Residential Suburban (RS) to the west, and Residential Suburban (RS) to the south. There is CITY future land use to the east which has a multi-family development on site. There is currently a non-denominational church on the subject site, so the conversion to Institutional (INST) would not be out of context. The change in future land use would allow for a future expansion of a School to be added on site for the church.

Infrastructure Summary

The subject site has access to water from Haines City Utilities already established. The site does use septic for wastewater and is not connected to sewage with Haines City Utilities. This was confirmed by the service map from Haines City utilities and our own Utilities GIS. There is sufficient road capacity on all surrounding road networks. 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. Fortunately, there is a church already on site so no student generation should occur unless something different is built on this site in the future. The request is compatible with the available infrastructure.

Environmental Summary

The nearest neighborhood park is the East Park 1.62 miles west of the site and the nearest regional Park is the Lake Confusion Boat Ramp 3.34 miles to the southwest of the subject site. There are wet soils on the subject as well as sandy soils. There are no wetlands on site, but there is Flood Zone A on the east corner and in the central part of the site. The wet soils on site will not be an issue as the area that is being used will be entirely on the sandy soils.

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 2.106(A1-A7): Suburban Development Area (SDA)
- Policy 2.116(A3-A4): Institutional (INST)
- Policy 2.120(A1-A4): Residential Suburban (RS)

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for the Future Land Use designation change from Residential Suburban (RS) to Institutional (INST).
- The subject site has an existing religious institution, Parkview Christian Center, that is currently in operation. This building was constructed in 1995 per Property Appraiser.
- If this request is approved, the Land Use district will be Institutional-1 (INST-1).

Compatibility

- The existing uses surrounding the site are:
 - North – RS; single-family residential.
 - West – RS; undeveloped.
 - East – CITY; Congdon Townhomes.
 - South – RS/CITY; single-family residential and some undeveloped.
- The general area to the west, north, and south of the subject site includes mostly single family detached or undeveloped area. To the east is a multi-family development in Congdon Townhomes, which is within Haines City city limits.
- The subject site has some vacant area for expansion to allow for a K-5 church school.

Infrastructure

- The zoned schools for the site are Eastside Elementary, Boone Middle, and Haines City High School.
- Polk County Fire Rescue Station 1 will be the response unit for fire and EMS for this site. It is located at 112 Palmetto Street West in Davenport, with an approximate travel distance of 4.2 miles.
- The subject site is within the Sheriff Department's Northeast District. The Northeast District Office is located at 1100 Dunson Road in Davenport.
- The subject site will be serviced by Haines City's Utility Service Area for potable water, but per Polk County GIS information, wastewater is unknown. A service area map from Haines City Utilities and our internal Utilities GIS confirmed that this site uses septic and is not connected to wastewater.
- Baker Dairy Road has sidewalks adjacent to the subject site along its entire property frontage to the south, running west to east.

- The closest mass transit route is Route 15, the Winter Haven/Haines City route with the closest stop being Stop 1609 at South 22nd Street and East Hinson Ave in Haines City, which is 1.52 miles northeast from the subject site.
- The nearest neighborhood park is the East Park 1.62 miles west of the site and the nearest regional Park is the Lake Confusion Boat Ramp 3.34 miles to the southwest of the subject site.

Environmental

- There is a low elevation of 120 on the north side of the site, 114 feet at the west side, and 117 feet at south end of the site, but the lowest point of the site is on the east side at just 110 feet. The highest point is 120 on the north side of the church already constructed on site.
- There are no wetlands on site, but there is E flood zone on portions of the overall parcel, including on the portion of the site where there is vacant area for development expansion.
- The soil types for the subject site include Tavares fine sand (0-5% slope), Candler Sand (0-5% slope), and Adamsville fine sand, (0 to 2% 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:
 - 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 2.106-A1: DESCRIPTION - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned,

municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.

- **POLICY 2.106-A2: DESIGNATION AND MAPPING** - The Future Land Use Map Series shall designate and map SDAs, for those areas of the County meeting the general characteristics of this Section 2.106.
- **POLICY 2.106-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within the Suburban Development Areas:
 - **a. ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
 - **b. RESIDENTIAL:** Residential-Suburban.
 - **c. OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and 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 2.106-A4: OVERLAY DISTRICTS** - All Overlay Districts shall be permitted within the SDA in accordance with applicable criteria.
- **POLICY 2.106-A5: DEVELOPMENT CRITERIA** - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:
 - a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;
 - b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;
 - c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;
 - d. provide access to civic space, parks, green areas, and open space and other amenities;
 - e. be supported by public safety (i.e., fire, EMS and law enforcement);
 - f. have access to elementary schools;
 - g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS)

land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.

- POLICY 2.106-A6: SEWER EXTENSIONS - Sanitary sewer shall not be extended into the SDA, except as allowed by Policy 2.132-C10 or the Board deems it necessary given one of the following circumstances:
 - a. It is in the interest of on site and/or nearby environmental features;
 - b. It is in the interest of public health; or
 - c. The area has been designated a redevelopment district under Policy 2.124-F. Provided the development density of land served by the sewer lines does not exceed the amount allowed under the current land use designation.

- POLICY 2.106-A7: TIMING OF DEVELOPMENT - When evaluating non-residential projects within the Suburban Development Area the relative timeliness of the proposal shall be considered. The following factors shall indicate whether a project is premature:
 - a. there is not functional and proximate relationship between the proposed development and other development;
 - b. there is considerable displacement of ongoing economically viable agricultural activities;
 - c. there is a lack of urban services, including but not limited to police, fire, and EMS; and
 - d. the condition and adequacy of the collector and arterial road network is deficient.
 - If a project is determined to be premature it shall not be approved.

- POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:
 - a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.
 - b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
 - c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
 - d. Proximity to similar and compatible uses providing opportunities for shared facilities.
 - e. Plans of the School Board and other public service agencies with jurisdiction in the County.
 - The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

- Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.
- POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:
 - a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:
 - 1. public and private educational facilities;
 - 2. government-administration buildings;
 - 3. public-safety structures (e.g. police and fire);
 - 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
 - 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].
 - b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
 - c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
 - d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.
 - e. Institutional sites shall be designed to provide for:
 1. Adequate parking to meet the present and future demands of the use.
 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
 - f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:
 - 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
 - 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution
 - g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.
- POLICY 2.120-A1: CHARACTERISTICS - Densities up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. The Residential-Suburban classification is characterized by single-family dwelling units and duplex units.
- POLICY 2.120-A2: DESIGNATION AND MAPPING - Residential-Suburban districts shall be located within the SDA as designated on the Future Land Use Map Series as "RS."

- POLICY 2.120-A3: LOCATION CRITERIA - Residential-Suburban areas shall be located only within the SDA and new Residential-Suburban development shall not be located within Activity Centers.
- POLICY 2.120-A4: DEVELOPMENT CRITERIA - Development within designated RS areas shall be limited to:
 - a. Residential development containing single-family dwelling units, duplex units, and family-care homes, at a density of up to, and including, one dwelling unit per five acres (1 DU/5 AC). Density may be adjusted based on the actual size of the section. A property outside of the Green Swamp Area of Critical State of Concern, may be considered five acres if it is one one-hundred and twenty-eighth (1/128) the section size for sections less than six hundred forty acres (640 acres). This includes counting to the centerline of local and collector roads.
 - b. The "permitted uses" of Suburban Planned Development (SPD), Rural-Residential Development (RRD), or Rural Mixed-Use Development (RMD). (See Sections 2.120-B, 2.121-B, and 2.121-C.)
 - c. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (3 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:
 - 1.Connect to a centralized potable water supply, and
 - 2.Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.
 - d. Community Facilities, in accordance with policies of this Plan and the provisions of the Land Development Code.
 - e. Residential Infill Development (RID) that contains single-family or duplex-style development and is located amongst an existing residential community (See Section 2.125-N).
 - f. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acres.
 - NOTE: All SDA policies also apply.

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 2024-21**.

Planning Commission Recommendation: On November 6, 2024, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL of LDCPAS-2024-21.**

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 RS; undeveloped	North RS; single-family residential	Northeast RS; single-family residential
West RS; single-family residential	Subject Site RS; Parkview Christian Center	East CITY; Congdon Townhomes.
Southwest RS; single-family residential	South RS and CITY; single family home and undeveloped	Southeast CITY; affordable housing

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 SDA's 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.

The request is a Future Land Use designation that is reflective of the current use on site. While the land has been designated Residential Suburban, it currently has a large church on site (Parkview Christian Center). This use is more closely in line with the requested land use change of Institutional. The majority of the surrounding uses are single family residential with townhomes to the east and affordable housing to the southeast of the subject site.

B. Infrastructure

The subject site will be serviced by Haines City’s Utility Service Area for potable water, but per Polk County GIS information, wastewater is unknown. A service area map of Haines City Utilities confirmed that this site uses septic and is not connected to wastewater. The site is directly accesses on to Baker Dairy Road, an Urban Collector, while also having close access to Power Line Road to the east, an Urban Collector and US Highway 17/92 to the west. There is available transportation capacity on all road links. Public safety response times are normal for this part of the County. While there is capacity within the schools, this site is not expected to generate students. 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
Eastside Elementary School	0 students	74%	1.8 miles
Shelly S. Boone Middle School	0 students	63%	2.6 miles
Haines City High School	0 students	111%	2.4 miles

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

It is important to note that the site currently has a church that is in service, so no students are anticipated to be generated. In addition, the policies in the Comprehensive Plan limits any residential to multifamily associated with a university or college.

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	Northeast District Command Unit (1100 Dunson Rd., Davenport)	12 +/- miles Priority 1 – 11:39 Priority 2 – 27:51
Fire/ EMS	Fire Station 1 , 112 Palmetto St W, Davenport, FL 33837	4.2 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for November 2023.

Water and Wastewater

A. Estimated Demand

The subject site is within the Haines City Utility Service Area for potable water, but wastewater will be handled by on-site septic as confirmed by the Haines City Service Area Map. The proposed INST has the potential to require more water and generate more wastewater than the current land use and more. The church that is currently on site does want to expand to include a K-5 school and install signage.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use Residential Suburban (RS)	Maximum Permitted in Proposed Institutional (INST-1)
17.75 +/- acres	17.75 +/- acres X 1 du/ 5 ac = 3 du	17.75 +/- acres (773,190 sq ft) X 0.75 FAR = 579,893 sq ft
Potable Water Consumption	3 du X 360 GPD = 1,080 GPD	579,893 sq ft X 0.24 = 139,174 GPD
Wastewater Generation	3 du X 270 GPD = 810 GPD	139,174 GPD X 80% = 111,339 GPD

Source: Concurrency Manual: RS for single family residence is 360 GPD for water and 270 GPD for wastewater. INST-1 uses 0.75 FAR, 0.24/sf for water, and 80% of water for wastewater.

B. Service Provider

The subject site is within the Haines City Utility Service Area for water, but wastewater will be handled by on-site septic as was confirmed by Haines City Utilities service area map and our internal Polk County Utilities GIS. There is a Distribution Main Line for water that runs along the front of the subject property on Baker Dairy Road.

C. Available Capacity

Information is not available for capacity as the water is handled by Haines City 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. However, it is already developed with a religious institution.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing	Maximum Permitted in
	Land Use Residential Suburban (RS)	Proposed Institutional 1 (INST-1)
17.75 +/- acres	17.75 +/- acres X 1 du/ 5 ac = 3 du	17.75 +/- acres (773,190 sq ft) X 0.75 FAR = 579,893 sq ft
Average Annual	3 du X 7.81 AADT = 23 Trips (100% New Trips)	579,893 sq ft / 1000 = 580 sq ft X 7.60 AADT = 4,408 Trips (89% New Trips)
PM Peak	3 du X 1 AADT = 3 Trips	580 sq ft X 0.49 AADT = 284 Trips
<i>Source: Concurrency Manual and Table for Minor Traffic Study –Residential Suburban (RS) Single-family detached residential 7.81 AADT and 1 PM Peak Hours (100% new trips), and INST-1 for Church uses 7.60 AADT and 0.49 AADT at PM Peak Hours</i>		

B. Available Capacity

The roads surrounding the subject site have sufficient PM Peak capacity available for a religious institution. The site is developed with a religious institution and a school could be added to the site in the future. Since services do not take place every day of the week, capacity should not be a problem. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider the distribution of traffic as it leaves a development site. As traffic leaves a site the impact is not at the same intensity the farther away from the site as it is at the driveway.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
8304E	Baker Dairy Road (US 17/92 to Power Line Road)	C	601	E	C
8304W		C	594	E	C

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

Baker Dairy Road is an Urban Collector with available capacity in both directions. The Pavement Condition Index (PCI) for Baker Dairy Road is Good. 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

Baker Dairy Road has sidewalks adjacent to the subject site along its entire property frontage from west to east.

E. Planned Improvements:

There is currently an in-house agreement regarding improvements to be made along Power Line Road from Hinson Avenue all the way up to South Blvd. This road section will go from a two-lane design to a four-lane design.

F. Mass Transit

The closest mass transit route is Route 15, the Winter Haven/Haines City route with the closest stop being Stop 1609 at South 22nd Street and East Hinson Ave in Haines City, which is 1.52 miles northeast from the subject site.

Park Facilities:

The following analysis is based on public recreation facilities.

A. Location:

The nearest neighborhood park is the East Park 1.62 miles west of the site and the nearest regional Park is the Lake Confusion Boat Ramp 3.34 miles to the southwest of the subject site.

B. Services:

Ben Graham Park has a playground, open pavilions with game tables, a walking path, fitness stations, and a pool. Lake Confusion Boat Ramp has a dock that leads out into the lake.

C. Multi-use Trails:

The closest free hiking trail is in the Snell Creek Hiking Trail which is 2.59 +/- miles to the east of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site is the Upper lake Marion Creek Watershed, which is 1.66 miles to the east of the subject site on the north side of Baker Dairy Road.

E. Planned Improvements:

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

Environmental Conditions

The site is primarily composed of Tavares Sand, which is suitable for building. It also has Candler Sand and Adamsville fine sand on the site.

A. Surface Water:

There is no surface water on the subject site. There is a low elevation of 120 on the north side of the site, 114 feet at the west side, and 117 feet at south end of the site, but the lowest point of the site is on the east side at just 110 feet. The highest point is 120 on the north side of the church already constructed on site.

B. Wetlands/Floodplains:

There are no wetlands on site, but there is a partial flood zone A on the south and east parts of 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 types range in good permeable soils as well as soils associated with wetlands.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Tavares fine sand, 0 to 5% slopes (15)	Moderate: wetness	Slight	48.1%
Candler sand, 0 to 5% slopes (3)	Slight	Slight	13.9%
Adamsville fine sand, 0 to 2% slopes (31)	Severe: wetness, poor filter.	Moderate: wetness	38%

*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 Haines City Utilities. The nearest Wellfield is about 1.65 miles to the southwest of the subject site.

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. This land use change would act as a good economic impact on the area as it will allow for the already present religious institution to expand and provide a school for the community.

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> <ul style="list-style-type: none"> a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development. 	<p>The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Institutional would not be out of context with the surrounding area as religious institutions are meant to be in residential areas along collector roads.</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 a combination of single-family homes, townhomes, and a multi-family development. Haines City Utilities are readily available in this area for water but will use septic for 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> <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: <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 a variety of residential uses. There is ample connectivity to water and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not anticipating on being impacted. The overall parcel does not contain wetlands but does have partial Flood Zone A. The site already has a large church constructed on site which is consistent with the land use change.</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 2.106-A1: DESCRIPTION - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.</p>	<p>Institutional is allowed in the SDA. There are sidewalks on the front of the property along Baker Dairy Road. The change from Residential Suburban to Institutional will complement the surrounding land uses.</p>
<p>POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:</p> <p>a.ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.</p> <p>b.RESIDENTIAL: Residential-Suburban.</p> <p>c.OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers. Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and 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>The proposed Institutional Future Land Use designation is permitted in the SDA. The site is connected to water through Haines City Utilities. It has septic on site it uses for wastewater. The sidewalks fronting the property promote walkability in the surrounding area. Public Safety is readily available nearby. The zoned high school does have a capacity issue, but as Institutional does not allow Single Family Residential uses in nature, there should be no student generation caused by the Future Land Use Change.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:</p> <p>a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;b.protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;c.incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;d.provide access to civic space, parks, green areas, and open space and other amenities;e.be supported by public safety (i.e., fire, EMS and law enforcement);f.have access to elementary schools;g.encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; andh.in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.</p>	<p>The development on site is already established with the religious institution and may expand in the future with a school on site. The front of the subject site which accesses directly onto Baker Dairy Road has sidewalks that run west to east along the entire frontage. There is public safety available in the area. The schools zoned for this site should be largely unaffected. Baker Dairy Road has close proximity to both US Highway 17/92 and Power Line Road.</p>
<p>POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.</p> <p>POLICY 2.116-A2: DESIGNATION AND MAPPING -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not</p>	<p>The site being changed to Institutional will make the large religious institution constructed on site, in Parkview Christian Center, consistent. Baker Dairy Road is an Urban Collector which is suitable for the Institutional land use. The site will be required to provide adequate buffering for the residential uses abutting it.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.</p> <p>POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p> <p>a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County.</p> <p>The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.</p> <p>Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.</p> <p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: 1. public and private educational facilities; 2. government-administration buildings; 3. public-safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].</p> <p>b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.</p> <p>c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.</p> <p>d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.</p> <p>e. Institutional sites shall be designed to provide for:</p> <ol style="list-style-type: none"> 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. <p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <ol style="list-style-type: none"> 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and faculty members of the nearby educational institution. <p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</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

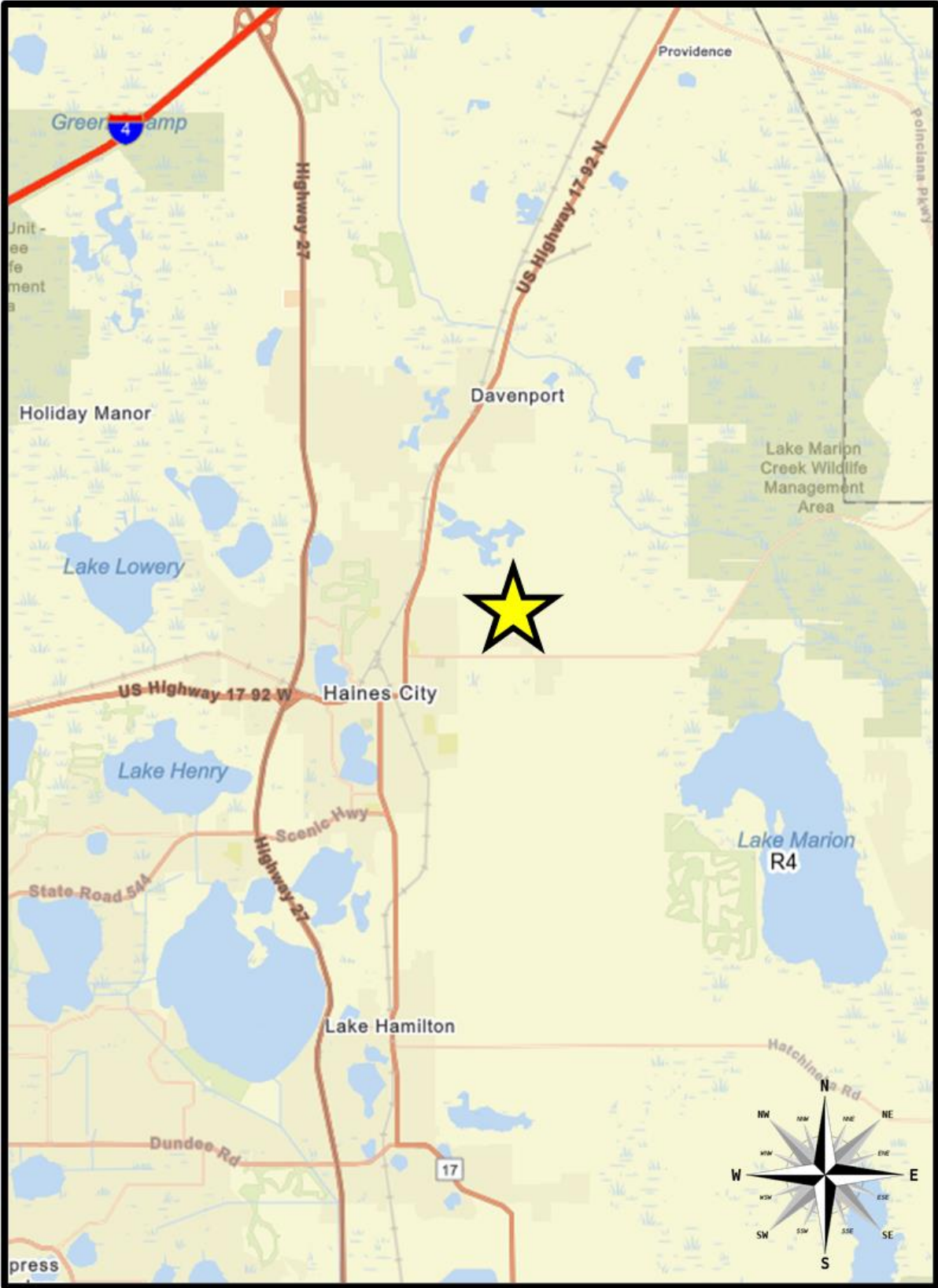
Comments from other agencies

No comments

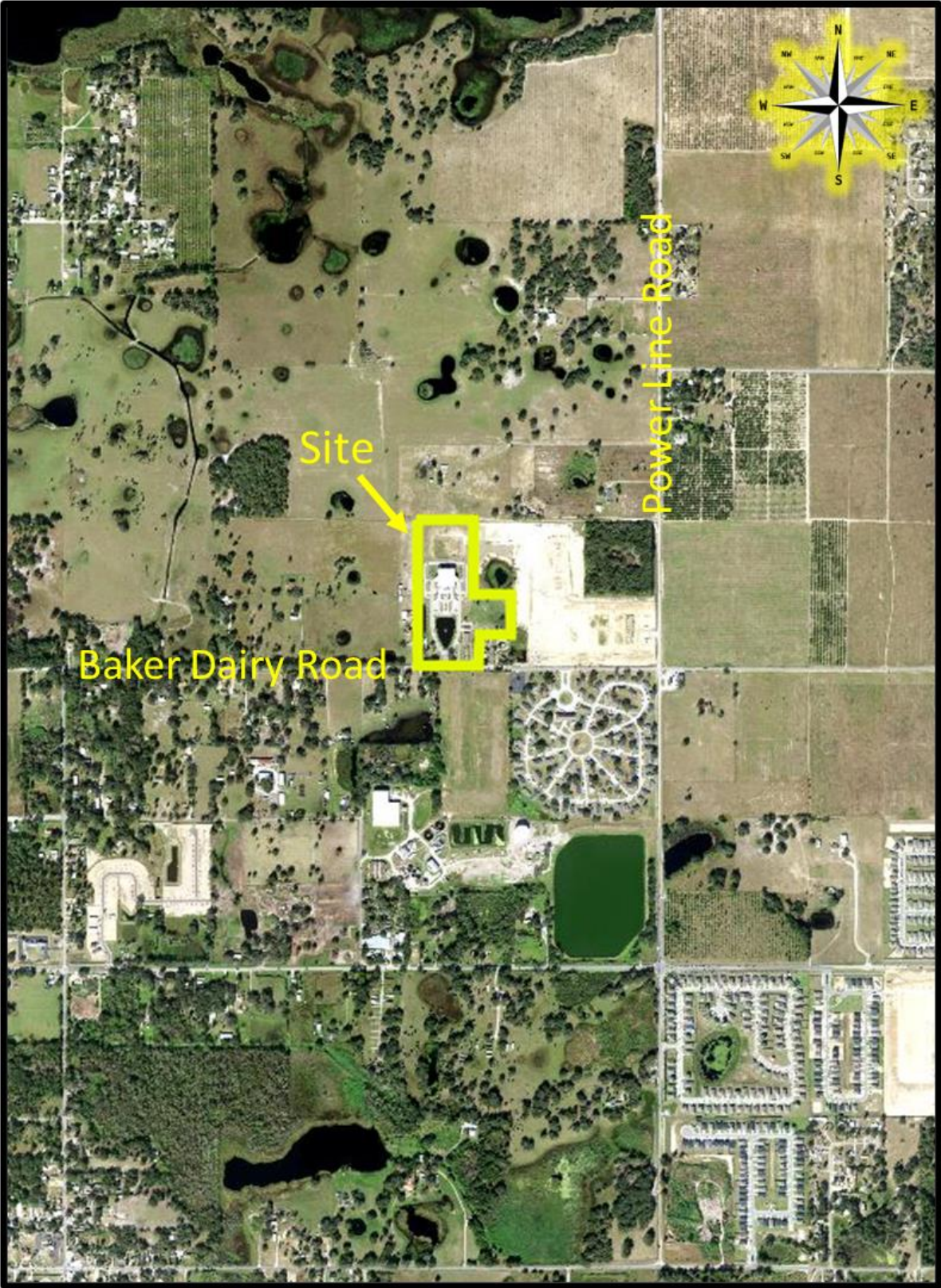
Exhibits:

- 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 6a RS Permitted and Conditional Uses
- Exhibit 6b INST-1 Permitted and Conditional Uses

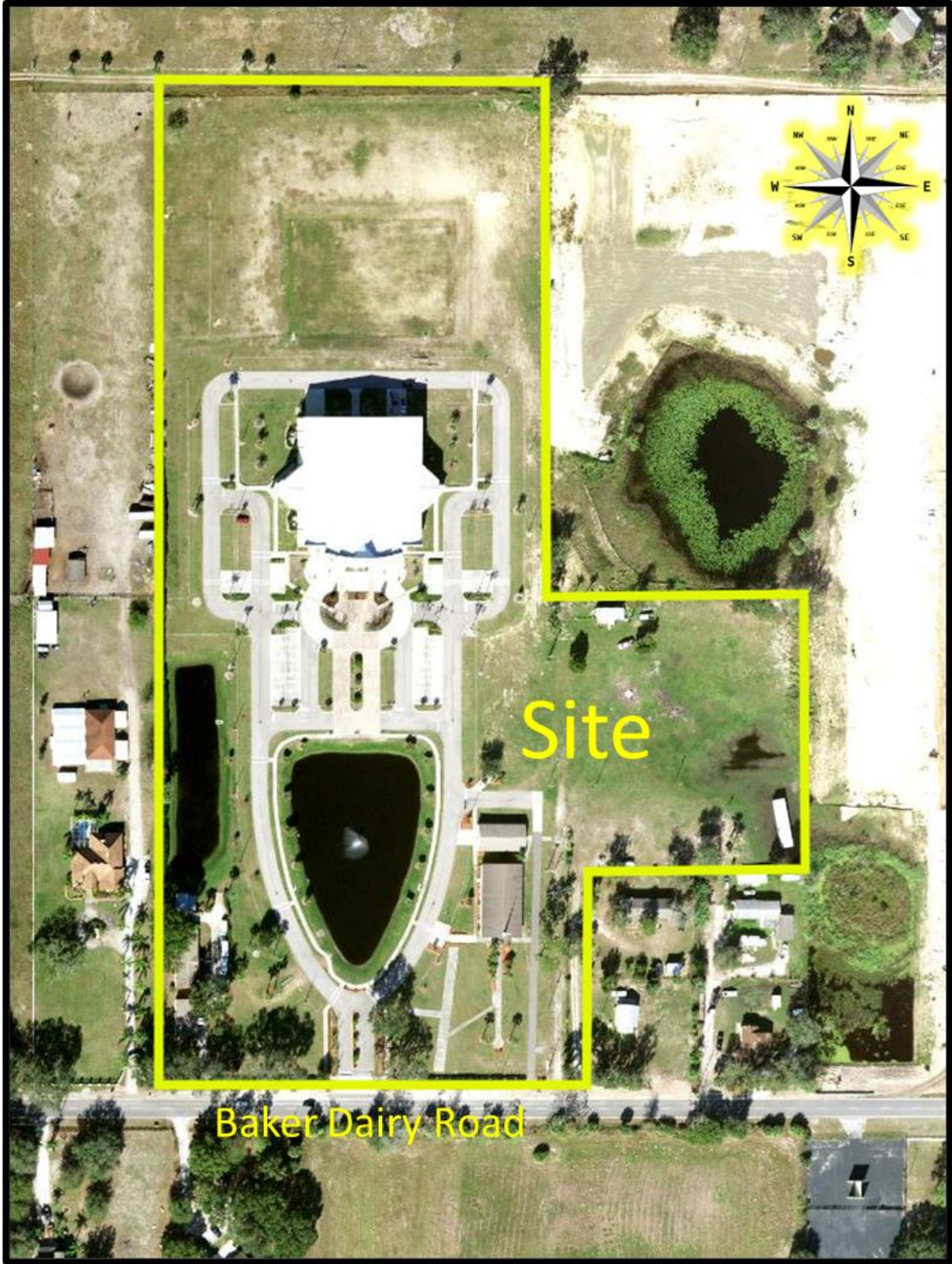
Applicant's submitted documents and ordinance as separate files



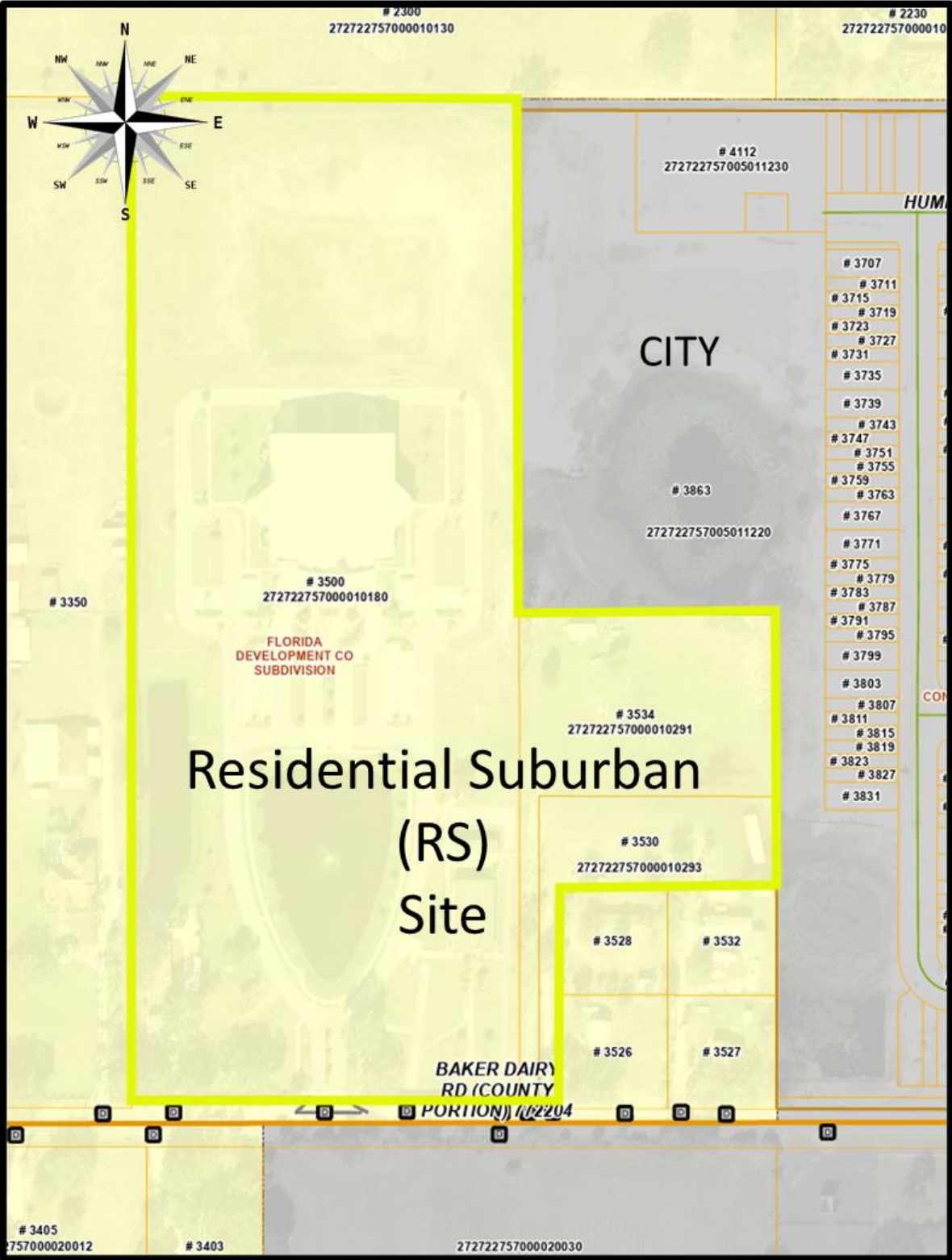
LOCATION MAP



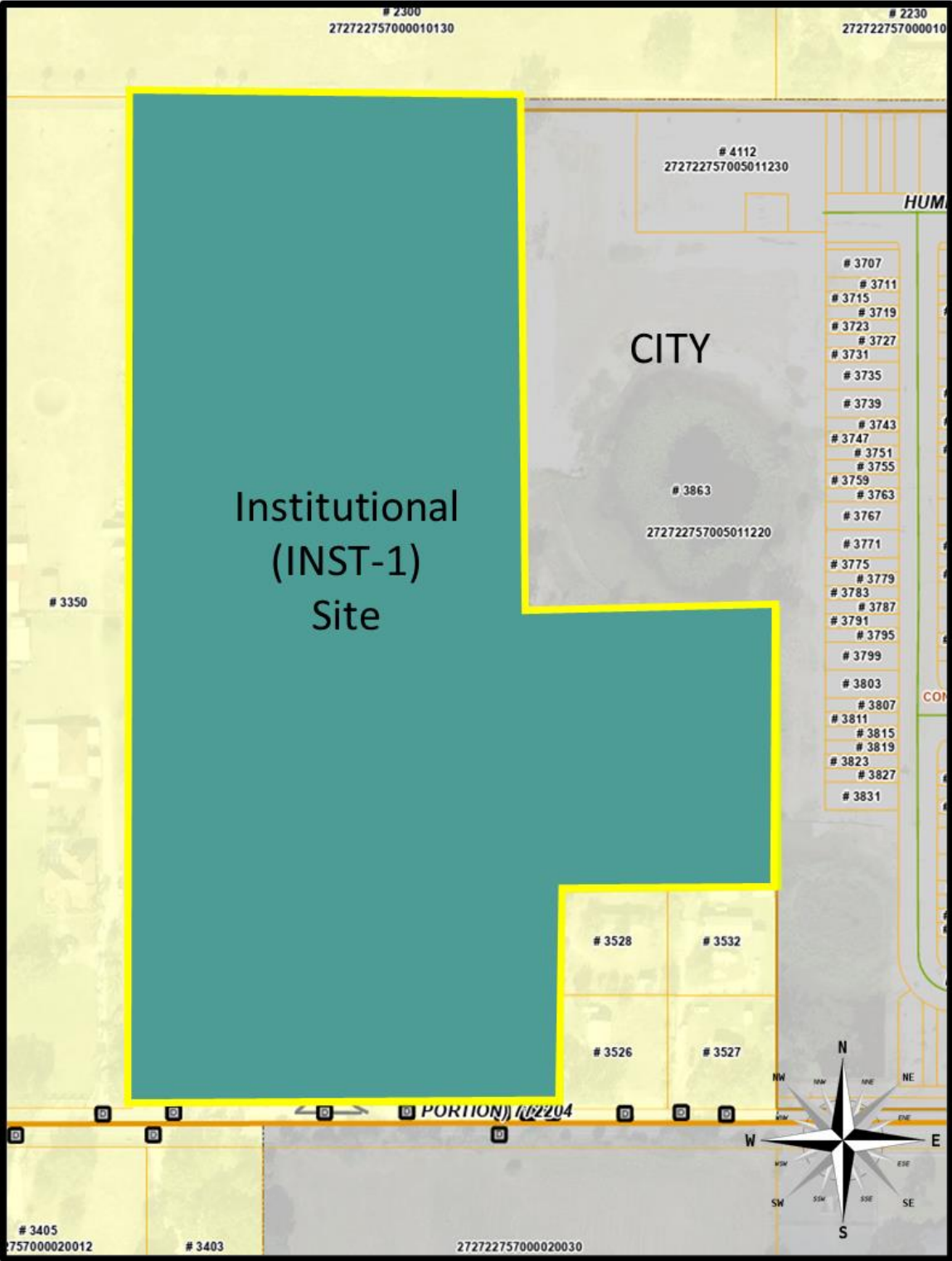
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



**CURRENT FLUM
Residential Suburban (RS)**



PROPOSED FLUM Institutional (INST-1)

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 (RS) 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)
INST1	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School- Elementary, School- Leisure/Special Interest, School- Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter- Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining- Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School- University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

Institutional (INST-1) PERMITTED AND CONDITIONAL USES