



Comprehensive Plan Amendments

Level 4 Reviews Application Check List

Small Scale (50 acres or less and text amendment associated with specific sites)

Large Scale (more than 50 acres, anything in the Green Swamp any acreage, text amendments)

Map amendments and text amendments do not require the same items, so the list is divided by the two type.

Map Amendments (~~Small or Large Scale~~)

- Institutional policies

- Narrative of the request and why it is needed for the County.
- Narrative of how the request is consistent with Policies of the Land Use, Development Area, or other overlays requested and the policies in the Comprehensive Plan that support the request.
- Demonstration of Need Form (each item addressed – Policy 2.102-A11 Comprehensive Plan)
- Impact Assessment Statement (each item addressed -Section 910 Land Development Code).
- Deed for all parcels included.
- Meets and bounds legal description (Word Version) of the area of the land use change which may be different then boundary of the parcel(s).
- Letter of Authorization from the property owner for the applicant and their representatives to make the application. and
- Other items requested during the Pre-application conference.

Text Amendment (~~Small for Parcel Specific and Large Scale~~)

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- Impact of the policy change to other properties that will be impacted by the change.
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Impact Assessment Statements (Section 910)

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;
THERE IS AVAILABLE ROOMS FOR MORE PATIENTS
2. Provide a site plan showing each type of existing and proposed land use;
SEE COPY OF HOUSE PLAN
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;
THERE ISN'T ANY INCOMPATIBILITY
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and
THERE ISN'T ANY PROPOSED PLAN FOR ANY FUTURE CHANGES
5. Describe each of the uses proposed in a Planned Development and identify the following:
 - a. The density and types of residential dwelling units;
THE DWELLING IS CONSIST OF 7 ROOMS AVAILABLE FOR USE
 - b. The type of commercial and industrial uses;
NONE
 - c. The approximate customer service area for commercial uses; and
NONE
 - d. The total area proposed for each type of use, including open space and recreation.
THE YARD AND PORCH AREA

B. Access to Roads and Highways

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

ABIDE BY ANY County, city AND STATE development PL

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;
TWO SUV FOR IMMEDIATE TRANSPORTATION
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
NONE
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;
SPACE FOR SIX (6) VEHICLES
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and
FROM THE PREMISE TO THE MAIN ROAD IS A EASY ACCESS
5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

C. Sewage Public

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;
60 GALLONS PER DAY
2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on site treatment is proposed;
✓
3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

PUBLIC SEWAGE

4. Identify the service provider; and
POLK COUNTY PUBLIC WATER SUPPLY
5. Indicate the current provider's capacity and anticipated date of connection.
Already
- D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall: NONE

USE AS NEEDED

1. Indicate the proposed source of water supply and, the type of treatment;
PUBLIC WATER SUPPLY
2. Identify the service provider;
POLK COUNTY WATER SUPPLY
3. Calculate the estimated volume of consumption in gallons per day (GPD); and
1
4. Indicate the current provider's capacity and anticipated date of connection.
60 Gallons

E. Surface Water Management and Drainage

PUBLIC SEWAGE

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

INSPECT THE FACILITY BY WATER SEWAGE AUTHORITY

1. Discuss the impact the proposed development will have on surface water quality;
NOT OVER USE OR WASTE
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; N/A
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and
NONE
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

N/A

F. Population

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;
2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;
3. Indicate the expected demographic composition of the additional population (age/socio economic factors); and
4. Describe the proposed service area and the current population thereof.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and
2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation;
 - b. Educational Facilities (preschool/elementary/middle school/high school);
 - c. Health Care (emergency/hospital);
 - d. Fire Protection;

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- e. Police Protection and Security; and

Ring Camera installed & more to come.

- f. Electrical Power Supply

Polk County Electric Supply

- H. Maps

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. *N/A*
2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:
3. Map A: A location map showing the relationship of the development to cities, highways, and natural features; *N/A*
4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County; *N/A*
5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density; *N/A*
6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable; *N/A*
7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right of way widths. *N/A*

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and
SEE HOUSE/DWELLING MAP
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. N/A

DEMONSTRATION OF NEED

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

HAVING ENOUGH ROOM FOR GROWTH TO ADD MORE PATIENTS

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.
THERE ARE MORE PATIENTS WHO COULD USE THE FACILITY FOR SHOWERS, WASHING CLOTHES AND OTHER NEEDS
- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. N/A
- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments. N/A
- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems. NO NATURAL PRESERVATION WILL BE AFFECTED BY THIS PROJECT.
- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.
- f. Fails to maximize use of existing public facilities and services. N/A
- g. Fails to minimize the use of future public facilities and services. N/A
- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and

emergency response, and general government.

DIRECT ACCESS TO EMERGENCY AGENCIES

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

THIS PROJECT WILL NOT AFFECT RURAL CAUSES

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

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

THIS PROJECT WILL NOT AFFECT LAND USES

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

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