

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	August 15, 2024
Planning Commission Date:	October 2, 2024
BoCC Dates:	November 5, 2024
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2024-24 (Lake Rosalie Park CPA)
Request:	County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (LR) at the Lake Rosalie Park.
Location:	2925 Rosalie Lake Road, east of Shore Drive, west of Tupelo Lane, north of State Road 60, east of Lake Wales, in Section 35, Township 29, Range 29.
Property Owner:	Polk County
Parcel Size:	±4.90 acres (292935-000000-041010)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Agricultural/Residential Rural (A/RR)
Nearest Municipality	Lake Wales
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Ian Nance

Location Map



Current Future Land Use Map



Summary of Analysis

County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (LR) at the Lake Rosalie Park. The purpose of this amendment is to conform the uses at the park with an appropriate FLU designation. Staff met with Parks and Natural Resources to agree on an appropriate land use for the site to take in front of the Board. The subject site has an RV Park for recreational camping and a boat ramp for access to Lake Rosalie, which are uses supported by the L/R land use district. No development or changes to the park are proposed or anticipated with this application. Staff has reviewed the request and finds it **IS** consistent with the Comprehensive Plan policies and **IS** compatible with the surrounding land uses and infrastructure.

Compatibility Summary

This County facility is located at the terminus of Rosalie Lake Road and is adjacent to large-acreage single-family properties to the east and south, ranging from 2.3 to 3 acres, within the A/RR land use district. To the north is Lake Rosalie, and to the west are wetlands also owned by Polk County. The boat ramp has been onsite since at least 1964. Since at least 1998, camping facilities have been onsite.

Infrastructure Summary

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation and public safety facilities. The subject site will utilize the same public safety facilities as the existing FLU designation. School service will not be impacted. The site is within the RDA where municipal potable water and wastewater services are unavailable.

Environmental Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on the subject site. The site is a parcel owned by the County, and no development is anticipated.

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 2.115: Leisure/Recreation

POLICY 2.108: Rural Development Area

Findings of Fact

Request and Legal Status

- This is a County-initiated Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation on ±4.90 acres from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (LR) at the Lake Rosalie Park.
- The subject site is in the Rural Development Area (RDA). According to LDC Section 202.E, the purpose of the RDA is to provide areas for rural activities such as agricultural uses, mining activities, and rural residential development.
- According to Land Development Code (LDC) Section 204.A.1, “The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.”
- According to LDC Section 204.C.8, “The purpose of the L/R district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.”
- The property is owned by the County and is used for the Lake Rosalie Park & Campground, located at 2925 Rosalie Lake Road. Staff has reviewed aerial imagery dating to 1941. The boat ramp has been onsite since at least 1964. Since at least 1998, camping facilities have been onsite. The Property Appraiser lists a 675 sq. ft. restroom building constructed in 1998 onsite.
- According to LDC Chapter 10, a Recreational Vehicle (RV) Park is defined as, “Land for sale, lease, or rent for the placement of recreational vehicles and Park Trailers for stays up to and exceeding 30 days. RV parks are not intended to accommodate year-round residential use.”
- According to LDC Table 2.1, an RV Park is not permitted in A/RR land use districts. They are “C2” conditional uses in L/R.
- According to LDC Chapter 10, Recreational Camping is defined as, “Land under unified ownership and management which has been planned, designed, and constructed for the placement of Recreational Vehicles, cabins, and/or tents for short-term occupancy of spaces rented from the owner for recreational purposes and typically located away from urban areas. For purposes of this definition, unless otherwise limited in sections of this Code, short-term occupancy shall mean stays not exceeding 30 days. Such uses may be standalone or part of a larger park or resort facility.
- According to LDC Table 2.1, Recreational Camping is a “C3” conditional use in A/RR and a “C2” conditional use in L/R.

- Boat ramps are classified under the use of “Vehicle-Oriented Recreation,” defined by LDC Chapter 10 as, “Any type of recreation, competition, or facility designed to accommodate motorized vehicle use as part of the activity including, but not limited to, off-road vehicles, watercraft, and remote-control vehicles.”
- According to LDC Table 2.1, “Vehicle-Oriented Recreation” is a “C3” conditional use in A/RR and a “C2” conditional use in L/R land use districts.

Compatibility

- The existing uses surrounding the site are single-family homes on large properties, wetlands, and Lake Rosalie in the A/RR land use district.
- The subject site has an RV Park for recreational camping and a boat ramp for access to Lake Rosalie.
- The subject site accesses Rosalie Lake Road, a Rural minor Collector roadway.

Infrastructure

- The zoned schools for the site are Spook Hill Elementary, McLaughlin Middle, and Frostproof Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 14, located at 10399 West Leisure Lane, Lake Wales 33898.
- The subject site is within the Southeast District Command Area for the Sheriff’s office, which is located at 4011 Sgt. Mary Campbell Way, Lake Wales 33859.
- The subject site is not within a utility service area.
- The subject site is not within a Citrus Connection service area.

Environmental

- The subject site is on the south side of Lake Rosalie. Type “AE” Flood Hazard areas are located onsite.
- The soil type for the subject site is Arent-Urban Land Complex.
- This site is within the Florida Wildlife Corridor and Polk Green District. According to the Florida Natural Areas Inventory (FNAI), a bald eagle has been documented within Matrix ID Unit 46979.

- There are no archeological or historical resources on the subject site, per data from the Florida State Historical Commission.
- There are no wellfields near the subject site.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided.
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);

e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:

1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
2. sanitary sewer and potable water service;
3. storm-water management;
4. solid waste collection and disposal;
5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
6. emergency medical service (EMS) provisions; and
7. other public safety features such as law enforcement;
8. schools and other educational facilities
9. parks, open spaces, civic areas and other community facilities

f. environmental factors, including, but not limited to:

1. environmental sensitivity of the property and adjacent property;
2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
3. wetlands and primary aquifer recharge areas;
4. soil characteristics;
5. location of potable water supplies, private wells, public well fields; and
6. climatic conditions, including prevailing winds, when applicable.

- POLICY 2.115-A3: Location Criteria - Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas. The following factors shall be taken into consideration when determining the appropriateness of establishing new L/R areas:

a. Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/R developments supported by a regional or national market.

- b. Proximity to recreational attractions that would support the proposed development, to include, but not limited to: recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.
- c. Economic issues, such as minimum population support and market area radius (where applicable).
- d. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) 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 DRC recommends **APPROVAL of LDCPAS-2024-24**.

Planning Commission Recommendation: Pending Hearing

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1, below, lists the Future Land Use (FLU) designation and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

Northwest Lake Rosalie	North Lake Rosalie	Northeast Lake Rosalie
West A/RR Wetlands	Subject Site A/RR Lake Rosalie Park RV Park & Boat Ramp	East A/RR Lake Rosalie Shores Single-Family Homes
Southwest A/RR Wetlands	South A/RR Single-Family Homes	Southeast A/RR Single-Family Homes

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

Staff has reviewed aerial imagery dating to 1941. The boat ramp has been onsite since at least 1964. Since at least 1998, camping facilities have been onsite. The Property Appraiser lists a 675 sq. ft. restroom building constructed in 1998. The subject site and all surrounding uses are within an Agricultural/Residential Rural (A/RR) land use district. The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas, but it does allow recreational facilities such as boat ramps. RV parks are not permitted in A/RR. The primary benefit of changing this to L/R would be to bring the existing RV Park into compliance with the LDC.

Compatibility with the Surrounding 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.”

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.

As noted before, no development is being contemplated with this application. Lake Rosalie Park and Campground offers camping sites and restrooms, picnic tables, and a boat launching site. For camping, it can accommodate tents (20 spaces) and RVs (35 sites) with partial electric hook-ups and water. The boat ramp onsite is open 6:00 a.m. to 10:00 p.m. Most County ramps are open 24 hours, but with the RV Park located here, the hours are limited to prevent late-hour noises and traffic.

Lake Rosalie Shores subdivision is located to the east. This was approved by plat on January 6, 1986 (PB 80 Page 33). Lot sizes here are listed at five acres, but parcel lines are created through the lake. Upland areas are around two acres. The nearest home is over 100 feet from camping facilities.

Nearest Elementary, Middle, and High School

The zoned schools for the site are Spook Hill Elementary, McLaughlin Middle, and Frostproof Senior High. This application will have no bearing on school capacity or concurrency. No residential uses are onsite, and L/R does not permit single-family detached housing.

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Table 2, below, displays the nearest public safety facilities. Response time varies depending on where the nearest sheriff’s deputy patrol car is located rather than the office. The facilities are within appropriate distances to the subject site for a rural area.

Table 2

	Name of Station	Distance	Response Times
PCSO	Southeast District Command Area 4011 Sgt Mary Campbell Way, Lake Wales 33859	21 miles	P1: 11:11 minutes P2: 27:00 minutes
Fire/EMS	Polk County Fire Rescue Station 14 10399 West Leisure Lane, Lake Wales 33898	6.9 miles	12 minutes

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

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. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s 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.

The PCSO improves response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are more spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater

The subject site is within the RDA where centralized utilities are neither present nor planned in the future.

A. Estimated Demand

The property is a County-owned parcel. This site is a park and will not need centralized water or wastewater services based upon the current and proposed Future Land Use designation.

For purposes of illustration, though, recreation at the existing intensity is allowable in L/R; however, single-family residential uses are not allowed in L/R. Single-family units are assumed to demand 360 gallons per day (GPD) of potable water and generate 270 GPD of wastewater. Based on the raw upland acreage of this site (4.90 acres) and maximum residential density allowed in the A/RR (1 DU/5AC), in theory this site could possibly support one home (360 GPD Potable Water/270 GPD Wastewater).

B. Available Capacity

The site is not within any utility service areas.

C. Planned Improvements

The County has no planned improvements contained in its Capital Improvement Plan for this area.

Roadways/Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

A. Estimated Demand

The subject site has an existing RV Park and boat ramp, neither of create a regular demand on traffic. Some of the traffic demand is seasonal, as tourism and nearby special events might create a fluctuation in activity. At any rate, the use of the property is not changing with this application, and traffic demand is not going to increase or decrease based upon an approval.

For purposes of illustration, though, recreation at the existing intensity is allowable in L/R; however, single-family residential uses are not allowed in L/R. Single-family units are assumed to create 7.81 AADT and 1 Peak PM Trip per unit. Based on the raw upland acreage of this site (4.90 acres) and maximum residential density allowed in the A/RR (1 DU/5 AC), in theory this site could support one home (7.81 AADT/1 Peak PM Trips). This amendment will eliminate this possibility, though. The existing use is more intense than a home onsite.

B. Available Capacity

The nearest road tracked for concurrency by Polk County’s Transportation Planning Organization (TPO) is SR 60 south of the site. This is a Principal Arterial roadway with ample capacity. This change will not bring added traffic demands.

Table 3 below displays the generalized available capacity on the surrounding roadway network.

Table 3

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
5910 E	SR 60	B	1,503	C	B
5910 W	Stoke Road to CR 630	B	1,531	C	B

Source: Polk County Transportation Planning Organization Roadway Network Database 2023

C. Roadway Conditions

The subject site accesses Rosalie Lake Road (Road No. 090201), a Rural Minor Collector roadway, with a paved surface width of 20 feet and a right-of-way of 50 feet.

D. Sidewalk Network

There are currently no sidewalks along the perimeter roads of this park. This site is within the RDA where sidewalks are not anticipated. These are also local roads where sidewalks are not required.

E. Mass Transit

The subject site is not a Citrus Connection service area.

F. Planned Improvements

The subject site is in the RDA. There are no planned improvements.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, “The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.” There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water

The site is on the south side of Lake Rosalie and provides access to the lake. This waterbody is located within the Kissimmee River - Below Lake Hatchineha Watershed and is considered impaired, according to the Florida Dept. of Environmental Protection's (FDEP) implementation of the Impaired Waters Rule (IWR). The FDEP evaluates whether waters meet their designated uses, which include aquatic life use support, primary contact and recreation use support, fish and shellfish consumption use support, and drinking water use support.

B. Wetlands/Floodplains

The subject site is on the south side of Lake Rosalie. Type “AE” Flood Hazard areas are located onsite.

C. Soils:

According to the soil survey by the United States Department of Agriculture, the soil type for the subject site is Arent-Urban Land Complex. These soils have been disturbed by the addition of pavement and fill material.

D. Protected Species

This site is within the Florida Wildlife Corridor and Polk Green District. According to the Florida Natural Areas Inventory (FNAI), a bald eagle has been documented within Matrix ID Unit 46979.

The PolkGreen District overlay was established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands.

The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;
- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

This change is consistent with the Polk Green policy, providing recreational opportunities around natural resources.

The Florida Wildlife Corridor is statewide network of nearly 18 million acres of connected lands and waters supporting wildlife and people. It is not incorporated in the Comprehensive Plan or LDC at this time.

E. Archeological Resources

No registered historical or archaeological resources are located within the park boundaries.

F. Wells (Public/Private)

The subject site is not located within a Wellhead Protection district.

G. Airports

The subject site is not located within an airport district.

Economic Impact:

This County-initiated CPA is not intended to have an economic impact on the site. Lake Rosalie Park will remain accessible to the public and will be managed for long-term recreation purposes.

Consistency with the Comprehensive Plan and Land Development Code

The following policies in Table 4 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not

be consistent with the County’s Comprehensive Plan is provided. The policies reviewed are as follows:

- POLICY 2.102(A1-A15): Growth Management Policies
- POLICY 2.108: Rural Development Area
- POLICY 2.115: Leisure/Recreation

Table 4

Comprehensive Plan Policy	Consistency Analysis
<p>Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</p>	<p>The site provides access to Lake Rosalie in addition to camping and other recreational opportunities. This is a long-established park with large-acreage residential uses to the east and south.</p>
<p>Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other.</p>	<p>The Comprehensive Plan permits L/R to be designated in the RDA areas. Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County.</p>
<p>Policy 2.102-A3: Distribution - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>The park onsite is for limited recreational opportunities. It is in the RDA where water and wastewater utilities are neither programmed nor planned.</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>The subject site does not require public utilities and is within the RDA. The park has long been established at this location. The adoption of this amendment will conform the FLU with the uses onsite.</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: 	<p>The subject site is home to a developed public park and recreation facilities to serve nearby residents and tourists. The LR designation recognizes these existing facilities, which are allowed under this FLU designation. There is potential for future limited retail and commerce in association with this change, pursuant to further reviews. However, the reality of this park would severely curtail any uses that would create a significant impact on the community.</p>

Comprehensive Plan Policy	Consistency Analysis
<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 facilities 9. parks, open spaces, civic areas and other community facilities. 	
<p>POLICY 2.108-A3: LAND USE CATEGORIES – The following land use categories shall be permitted within Rural Development Areas:</p> <ol style="list-style-type: none"> a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria. b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria. c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional. 	<p>The request is consistent with this policy. The change is from A/RR to L/R</p>
<p>POLICY 2.115-A3: LOCATION CRITERIA - Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas.</p>	<p>The County owns the parcel. The site is a park and accessible to the public. This site is in the RDA and oriented for recreation purposes.</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. Table 5 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 5 Urban Sprawl Criteria	
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Where sections referenced in this report
<p>a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i></p>	<p>Summary of analysis</p>

Table 5 Urban Sprawl Criteria	
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Where sections referenced in this report
<i>b. Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
<i>c. Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
<i>d. Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
<i>e. Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
<i>f. Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>g. Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
<i>h. Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>i. Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>j. Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>k. Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>l. Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>m. Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments from other agencies: None

- Exhibit 1: Location Map
- Exhibit 2: Aerial Map 2023 (Context)
- Exhibit 3: Aerial Map 2023 (Close)
- Exhibit 4: Current Future Land Use Map
- Exhibit 5: Proposed Future Land Use Map



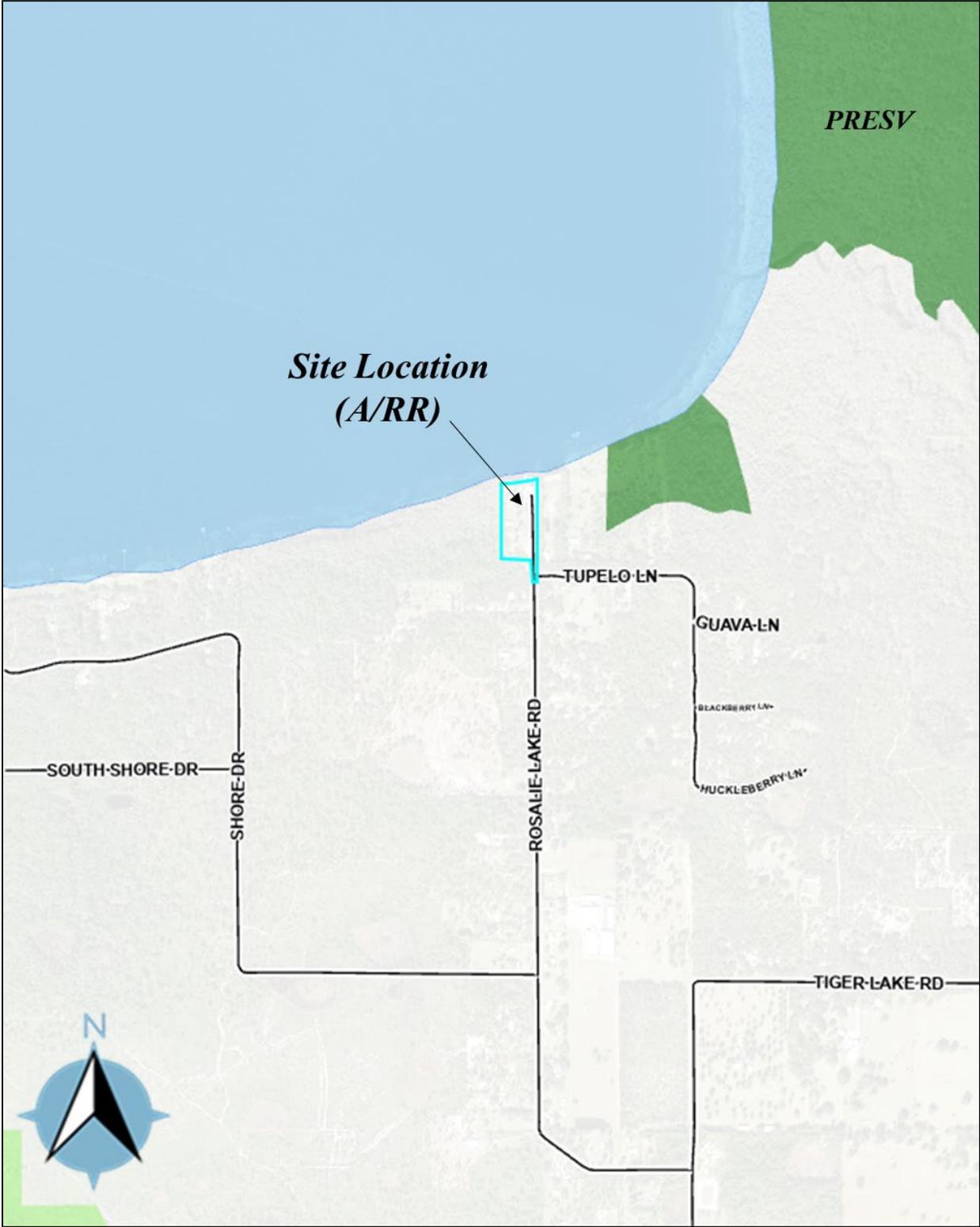
Location Map



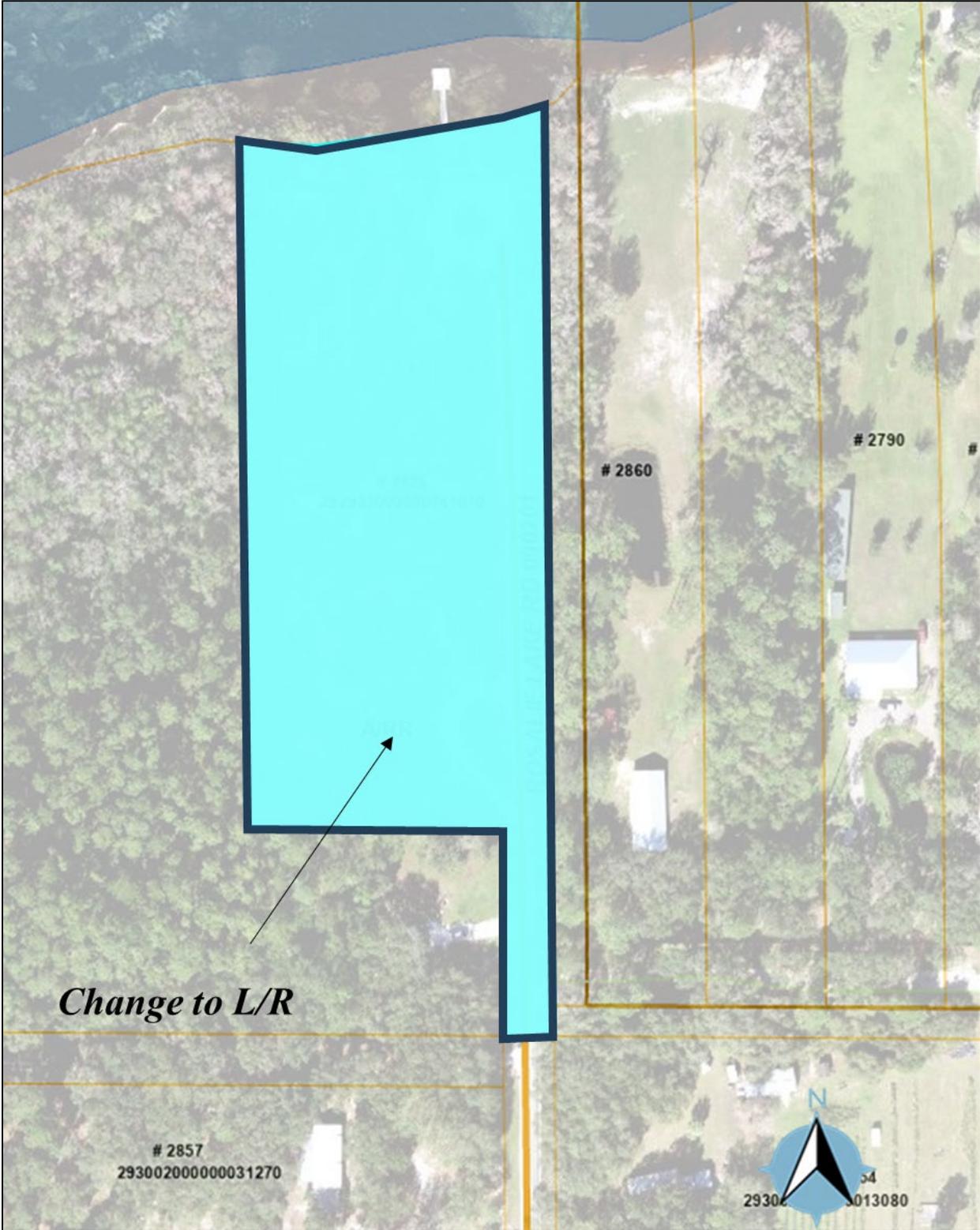
Aerial Map (Context)



Aerial Map (Close)



Current Future Land Use Agricultural/Residential Rural (A/RR)



Change to L/R

Proposed Future Land Use Leisure/Recreation (L/R)