

Demonstration of Need and Impact Assessment Statement Form

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

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

This is a residential area and the current land use is institutional. This request restores residential.

- 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.

This request positively improves the residential pattern to the area.

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

This request does not alter the development pattern.

- 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.

This request does not alter the development pattern.

- 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.

This request does not impact agricultural activities.

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

Maximizes public facilities.

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

Maximizes public facilities

- 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.

Maximizes public facilities

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

These is a positive impact to separation.

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
This request is clearly I appropriate infill.
- k. Fails to encourage an attractive and functional mix of land uses.
This request is clearly I appropriate infill
- l. Results in poor accessibility among linked or related land uses.
There is improved accessibility.
- m. Results in the loss of a significant amount of functional open space.
This is a residential with a residential FLU request.