

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:

- 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.

ANALYSIS: *The Proposed Request will not act to designate a substantial area of the County for low-intensity, low-density, or single-use development. See attached Future Land Use Map.*

- 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.

ANALYSIS: *The Subject Property is located in an Urban Growth Area. In addition, the property surrounding the Subject Property is currently developed or being developed for compatible uses.*

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

ANALYSIS: *The Proposed Request will not allow or promote radial, strip isolated or ribbon patterns. [See Polk County Future Land Use Map].*

- 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.

ANALYSIS: *The Subject Property does not appear to have any wetlands and is located outside of the 100-year flood zone. [See Wetlands Map; see Flood Map].*

- 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.

ANALYSIS: *The Subject Property is not adjacent to agricultural areas and/or activities.*

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

ANALYSIS: *The Subject Property is located in the City of Lakeland Utility Service Area. The Applicant will be required to coordinate with the City of Lakeland for the provision of centralized sewer and water.*

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

ANALYSIS: *The Subject Property is located in the City of Lakeland Utility Service Area. The Applicant will be required to coordinate with the City of Lakeland for the provision of centralized sewer and water.*

- 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.

ANALYSIS: *There are no anticipated offsite improvements required for the development of the Subject Property. The Applicant will conduct a traffic study prior to site plan approval. In addition, there are no anticipated negative impacts on public facilities.*

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

ANALYSIS: *The Subject Property is not located adjacent to rural uses. Notably, the Subject Property is located in an area that has predominantly been developed for compatible uses.*

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

ANALYSIS: *The Subject Property does not discourage in-fill development or redevelopment. See Future Land Use Map.*

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

ANALYSIS: *The Proposed Request is compatible with the surrounding area and will act to buffer Drane Field Rd from higher intensity uses to the south of the Subject Property. The shape and location of the Subject Property provides a natural scaling of land uses going south from Drane Field Rd.*

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

ANALYSIS: *See Analysis above.*

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

ANALYSIS: *The location of the Subject Property adjacent to BPC and Industrial activities is not a functional location for open space.*