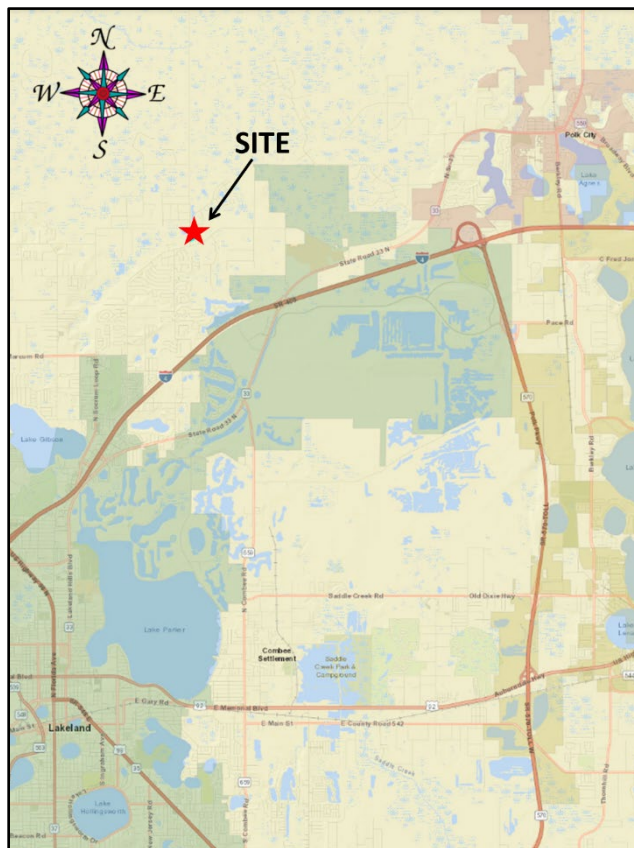


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

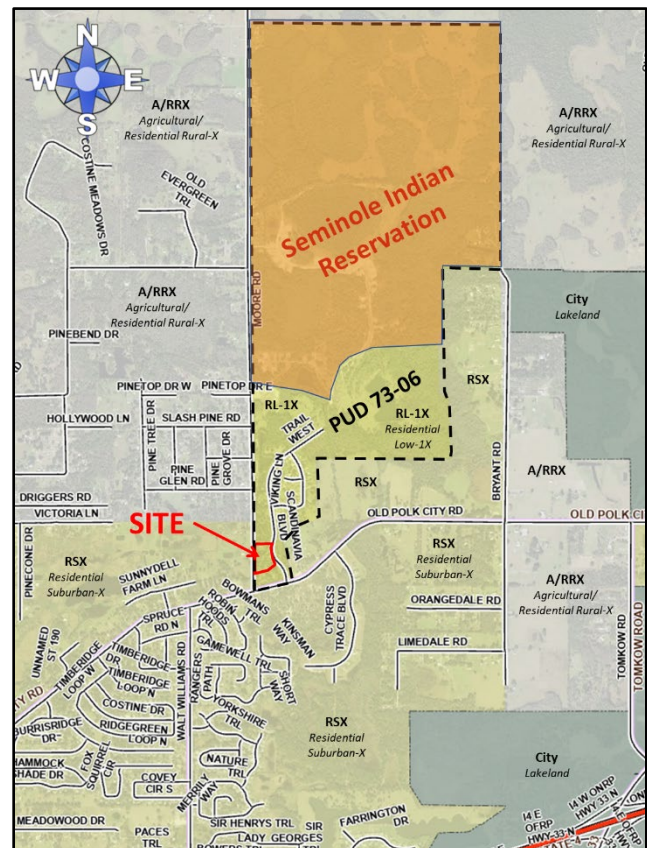
DRC Date:	November 19, 2022	Level of Review:	Level 4 Review
PC Date:	February 1, 2023	Type:	Large-Scale Comprehensive Plan Amendment
BoCC Date:	March 7, 2023	Case Numbers:	LDCPAL-2022-25
	May 2, 2023	Case Name:	Moore Road Fire Station RLX to INSTX
Applicant:	Polk County	Case Planner:	Erik E. Peterson, AICP

Request:	Change the Future Land Use designation on 4.01 +/- acres from Residential RL-X (RLX) to Institutional (INSTX)
Location:	East of Moore Road, west of Scandinavia Boulevard, south of Pine Glen Road, south of Viking Lane, north of Old Polk City Road, north and east of the city of Lakeland in Section 9, Township 27, Range 24.
Property Owners:	Polk County
Parcel Number:	4.01 +/- acres 242709-000000-033100
Future Land Use:	Residential Low-X (RLX) with LDC District RL-1X
Development Area:	Urban Growth Area (UGA), Polk City Special Protection Area (SPA) in the Green Swamp Area of Critical State Concern
Nearest Municipality:	Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Approval 7:0
DEO*	Pending *Department of Economic Opportunity

Location Map



Current Future Land Use Map



Summary:

This is a County-initiated Comprehensive Plan amendment (CPA) to change the Future Land Use Map on this property from RL-1X to INST-1X to recognize the County's plans to locate a fire rescue station on the property. This property is in Phase III of the Scandinavia Planned Unit Development (PUD 73-06). A modification to the PUD is under review to add one driveway for the fire station on Moore Road and one driveway on Scandinavia Boulevard under case number LDPD-2022-40 (See Exhibit 4 for driveway locations). A fire rescue station is a Level 3 Conditional use in the RL-1X district, and the PUD modification will fulfill that requirement. The purpose of this additional government action is to identify the location of the fire rescue station and public ownership of the 4-acre property on the Comprehensive Plan's Future Land Use Map. While a CPA is not necessary for the fire station to be constructed, the CPA will provide for better information to the public and land use analysis in the future.

The Scandinavia USA Planned Unit Development (PUD 73-06) was approved for a mixture of multifamily and single-family housing, an 18-hole golf course, and a commercial shopping plaza at the entrance on Old Polk City Road. In total there were 1,175 units on 1,055 acres (see Exhibit 6). After 50 years, only 49 lots have been developed. The bulk of the land was sold to the Seminole Indian Tribe of Florida and has gained reservation status and is now under the jurisdiction of the Seminole Nation and the U.S. Department of Interior.

Compatibility Summary

Institutional districts are considered to be compatible with any land uses because they are districts dedicated to serving the general public for the public benefit. Often the type of uses and proximity to existing uses nearby makes the difference between being compatible or incompatible. The proposed station's exit for fire rescue vehicles is immediately opposite a single-family dwelling on 14 acres. While the property is relatively large, the home is just over 250 feet from the station's proposed entrance. The next closest home to the site is over 380 feet from the rear entrance on Scandinavia Boulevard. In comparison, the entrance to the fire rescue station in Highland City is just over 100 feet from the nearest residence. It is difficult to locate a fire rescue station in a residential area that isn't close to an existing residence. This location is relatively benign in comparison to other land use and intensity mixtures.

Infrastructure Summary

The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. Potable water and wastewater are available in the right-of-way abutting the site. The Seminole Tribe to the north plans for approximately 180 families to live on nearly 800 acres. The former equestrian amenity on Moore Road became their entrance, and they have no current connection to Scandinavia Boulevard. The remaining acreage outside of the Reservation encompasses approximately 233 acres and is approved for 342 dwellings, 49 of which are developed. All these units will rely on Scandinavia Boulevard for their only entrance and exit. The Fire station site fronts both Moore Road and Scandinavia. Within approximately 700 feet both roads intersect Old Polk City Road.

Environmental Summary

There are few environmental limitations within this site. While there are wetlands and 100-year flood hazard areas onsite, they are directly associated with the water feature pond. The site plan shows no real intrusion into natural wetland or flood hazard areas. The soil conditions would be a cause for concern if wastewater service was not available because of the septic tank limitations. Most of the surface water will be contained on site given the amount of freeboard in the ponds and the Green Swamp Area of Critical State Concern requirements.

Comprehensive Plan

Staff is recommending approval because the request is consistent with the Comprehensive Plan, does not disrupt the remaining entitlements within the PUD Plan, and is consistent with the Land Development Code. By design, the site plan is compatible with existing infrastructure and land uses. Plus, there are significant amounts of right-of-way providing separation from nearby residences. The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.105-A3 Urban Growth Area (UGA) policies
- Policy 2.116-A3 INST Location Criteria
- Policy 2.116-A4 INST Development Criteria

Findings of Fact

Request and Legal Status

- *This is a county-initiated request for a Large-Scale Future Land Use designation change from Residential Low-X (RLX) to Institutional-X (INSTX) on approximately 4.01 acres in the Urban Growth Area (UGA), the Polk City Special Protection Area in the Green Swamp Area of Critical State Concern.*
- *The Land Development Code (LDC) Sub-district Map designation for the site is currently RL-1X which allows up to one (1) units per acre and requires a minimum lot size of 40,000 square feet.*
- *The subject site is also within Planned Unit Development 73-06 (PUD 73-06), Scandinavia. A Level 3 Major Modification (case# LDPD-2022-40) will be heard by the Planning Commission on March 1, 2023, to amend the condition that no access shall be permitted on Moore Road and permit the fire rescue station on the property.*
- *The subject site has the existing sales center for the development and a portion of the entitlements for Phase III of the Scandinavia development vested for 137 dwelling units and 54,000 square feet of commercial. The four acre property appears to occupy part of the commercial portion of the phase known as Swedish Village.*
- *Policy 2.116-A1 states that “Institutional areas are primarily characterized by private and public-service structures.” This request is to identify the location of the fire rescue station*

and public ownership of the 4-acre property on the Comprehensive Plan's Future Land Use Map.

- *The request, if approved, will default to INST-1 on the LDC Subdistrict Map according to Section 105 of the Land Development Code (LDC).*
- *Table 5.2, Use Table for Green Swamp ACSC, of the LDC lists Commercial Enclave (CEX), Linear Commercial Corridor (LCCX), Institutional-1X (INST-1X), Institutional-2X (INST-2X), Business Park Center-1X (BPC-1X), Business Park Center-2X (BPC-2X), and Convenience Center-X (CCX) as districts where a Government Facility (in this case Fire Rescue Station) is permitted by right. Office Center-X (OCX), Residential Low-1X (RL-1X), Residential Low-2X (RL-2X), Residential Low-3X (RL-3X), Residential Suburban (RSX), and Recreation and Open Space (ROSX) require Planning Commission approval. A broader list of permitted and conditional uses for both RL and INST-1 is listed in Exhibit 8.*

Compatibility

- *The site is immediately adjacent to residential districts on all four sides . Residential Suburban (RSX) is west of Moore Road and South of Old Polk City Road. Residential Low-1X (RL-1X) is to the north and east of Scandinavia Boulevard.*
- *The planned exit for fire rescue vehicles is immediately opposite a single-family dwelling on 14 acres but the home is just over 250 feet from the station's proposed entrance. The next closest home to the site is over 380 feet from the rear entrance on Scandinavia Boulevard.*
- *Moore Road is a Rural Minor Collector roadway. Scandinavia is a Local Road.*
- *Property to the north is vested for 136 single-family attached dwellings (duplex or townhomes). The subject property and remaining parcel to the south is vested for 54,000 square feet of commercial development.*

Infrastructure

- *The property is zoned for the closest schools: Wendell Watson Elementary, Lake Gibson Middle School, and Lake Gibson High School. The elementary is within less than two (2) miles driving distance from the site. Middle and high schools are less than four (4) miles away.*
- *The closest fire rescue stations are Lakeland Station #6 within five miles, Providence within seven miles and Polk City #7 within 7 ½ miles. Auburndale's closest station is 15 miles away but their city limits extend to within six miles of this site.*
- *The nearest Sheriff's substation is the Northwest Command Center at 1045 W. Wedgewood Estates Boulevard, 6 and a half miles to the southwest.*

- *The Polk County Utilities Department provides potable water to the site from a 12-inch line the right-of-way on Moore Road.*
- *The city of Lakeland provides wastewater service to the site from a 6-inch force main on Moore Road.*
- *According to the most recent Polk County Utilities Water and Wastewater Capacity Summary Report published December 31, 2020, the Northwest Utility Service Area has approximately 1,688,000 GPD of uncommitted potable water capacity.*
- *Access to the property is proposed from a new driveway on Moore Road, a Rural Minor Collector that connects to Old Polk City Road an Urban Collector that runs from North Socrum Loop to State Road 33.*
- *According to the Transportation Planning Organization, there is adequate capacity on Old Polk city Road and other roads such as State Road 33 and Interstate 4 within the area transportation network to support the development at the time of this report. A Major Traffic Study is not required per Section 703.C of the Land Development Code.*
- *There are no sidewalks within two miles of the PUD.*
- *The closest public park facility is Hunt Fountain Park more than six miles away.*

Environmental

- *The closest surface water is a manmade pond onsite used for decoration. Outfall connects through County drainage systems to Gator Creek and the Hillsborough River.*
- *There are wetlands and flood hazard areas on site but part of an onsite manmade pond.*
- *The site is comprised of Smyrna and Myakka Fine Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the proposed site is not located within a one-mile radius of an endangered species sighting in the Florida Natural Areas Inventory as of 2002, 2006, and 2011.*
- *The site is not within the flight path and height restriction buffer zones of a public use airport.*
- *According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for Section 9, Township 27, Range 24.*

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.”*
- *The Comprehensive Plan defines Compatibility in Division 4.400 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.”*
 - *Policy 2.105-A3 of the UGA Land Use Categories policies states that Institutional is a permitted Future Land Use designation.*
 - *Policy 2.116-A3 of the Comprehensive Plan states that “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 large-scale 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.”*
 - *Policy 2.116-A4 of the Polk County Comprehensive Plan requires development within INST districts to “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.*
 - 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.”
- The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and require additional landscaping within 50 feet of adjacent residential districts and uses.
 - The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.

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 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 LDCPAL 2022-25**.

Planning Commission Recommendation:

On February 1, 2023, at an advertised public hearing, the Planning Commission voted 7-0 to recommend approval of this application.

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 to follow lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

Northwest: Residential Suburban-X (RSX) and Agricultural/Residential Rural-X (A/RRX) Single-family on acreage lots	North: Residential Low-1X (RL-1X) PUD 73-06 Phase III, Copenhagen Landing approved for 136 Multifamily units Vacant	Northeast: Residential Low-1X (RL-1X) PUD 73-06 Phase I, Viking Cove 49 platted single-family residential lots
West: Residential Suburban-X (RSX) Single-family and mobile homes on acreage lots	Subject Property: Residential Low-1X (RL-1X) PUD 73-06 Phase III, Swedish Village 54,000 sq.ft. Commercial Requesting a Fire Rescue Facility on approximately ± 4 acres.	East: Residential Low-1X (RL-1X) PUD 73-06 Phase III, open space Residential Suburban-X (RSX) Single-family on acreage lots
Southwest: Residential Suburban-X (RSX) PD 89-26 84 vested residential lots 100% developed	South: Residential Suburban-X (RSX) PD 89-15 56 vested residential lots vacant	Southeast: Residential Suburban-X (RSX) Vacant and Estates at Cypress Trace Platted single-family residential

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

The Scandinavia USA Planned Unit Development (PUD 73-06) was approved for a mixture of multifamily and single-family housing, an 18-hole golf course, and a commercial shopping plaza at the entrance on Old Polk City Road. In total there were 1,175 units on 1,055 acres. At the time it was first proposed it was remote and highly intense for the surrounding area. Today the city of Lakeland has grown out to it. Most of the development to the southwest is well above 1-unit to the acre gross density. However, development along Moore Road is still very rural and homes are on lots of two acres or more. In the initial approval of the PUD access was restricted to only one location where an equestrian amenity was located. Moore Road was not paved at the time and residents along it were opposed to any of the proposed development's traffic.

After 50 years, only 49 lots were developed. The bulk of the land was sold to the Seminole Indian Tribe of Florida and has gained reservation status and is now under the jurisdiction of the Seminole Nation and the U.S. Department of Interior. The Tribe plans for approximately 180 families to live on nearly 800 acres. The former equestrian amenity became their entrance on Moore Road. The remaining acreage outside of the Reservation encompasses approximately 233 acres and is approved for 342 dwellings, 49 of which are developed.

To the east of the site the residential development continues to be rural but the warehouse and distribution facilities are growing exponentially. The State Road 33 and I-4 interchange has become quite a hub for large distribution facilities hosting a number of major national companies.

Compatibility with the Surrounding Land Uses and Infrastructure:

This Comprehensive Plan amendment (CPA) will recognize a new fire station location between U.S. Highway 98 and Polk City. Fire stations are relatively benign land uses for approximately 95% of any given day. However, when emergencies occur there is approximately two minutes of loud noise and lights. This can be occasionally disruptive to neighboring properties but they are necessary to all the developmen in the area. Fire stations are often located in populated areas because that's where the services they provide are most needed. There is more than adequate infrastructure to support the station including water, wastewater, and two points of access to an urban collector roadway.

A. Land Uses:

There are no properties designated Institutional (INST) in the immediate area nor are there community or government facilities. The immediate area is mostly suburban residential but becomes very industrial to the east. This is a prime location for a fire rescue station given the amount of residential development in the area and the closes stations over five miles away. This station will also be close to the warehouse and distribution facilities and a strategic interchange on Interstate-4 (I-4).

The station exit for fire rescue vehicles is immediately opposite a single-family dwelling on 14 acres. While the property is relatively large, the home is just over 250 feet from the station's proposed entrance. The next closest home to the site is over 380 feet from the rear entrance on Scandinavia Boulevard. In comparison, the entrance to the fire rescue station in Highland City is just over 100 feet from the nearest residence. It is difficult to locate a fire rescue station in a residential area that isn't close to an existing residence.

The Comprehensive Plan defines compatibility 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."

B. Infrastructure:

The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. Potable water and wastewater are available in the right-of-way abutting the site and this parcel fronts on two roads in close proximity to a third which is a major roadway.

Nearest Schools

School capacity is not a concern for non-residential uses. However, the location of the closest schools and school bus stops is a potential concern. There are many non-residential uses that can conflict with school locations and school bus stops. Listed to follow are the three (3) closest schools to the site.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Wendell Watson Elementary	0 students	96%	±2 miles driving distance
Lake Gibson Middle School	0 students	89%	±3½ miles driving distance
Lake Gibson High School	0 students	93%	±3¾ miles driving distance

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

Institutional land uses and especially fire stations do not generate students of course, but they will be an attractor for future residents to an area because proximity to fire rescue stations factors significantly in the cost of homeowners insurance.

Nearest Sheriff, Fire, and EMS Station

This station will be locating in what is currently a void for fire station coverage. The closest is in the City of Lakeland nearly five miles away. It's the only station north of I-4 between Providence on U.S. Highway 98 and the County's station located in the center of Polk City. This facility will serve the Seminole Reservation and much of the unincorporated areas to the north and south and back-up fire rescue services in Lakeland and Auburndale.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northwest District Command (1045 W. Wedgewood Estates Boulevard)	<6± miles	7 minutes
Fire	Lakeland Station #6 (5050 State Road 33)	4¾ ± miles	6 minutes
EMS	Station 46 (5200 Cornell Street)	6 ± miles	8 minutes

Source: Polk County Sheriff's Office and Public Safety

*Response times are based from when the station receives the call, not from when the call is made to 911.

The nearest Sheriff's substation is the Northwest Command Center just off U.S. 98, less than six miles to the southwest. 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. This station will work alongside Sheriff's deputies in response to vehicle crashes.

Water and Wastewater

Polk County Utilities provides potable water, and the City of Lakeland provides wastewater services abutting the property, and there is ample capacity of all three to serve the project at this time. A 12,000 square foot fire station will not consume a significant amount of the services. The site is served by a 12-inch water main and a 6-inch wastewater force main. Both are in the right-of-way on Moore Road.

A. Estimated Demand:

If you look at the absolute worst-case scenario of what can be constructed in the INST district you will see an outrageous discrepancy between the current and proposed district demands for services Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands in the maximum scenario. However, it is not likely that the maximum will occur on this site.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to INST-1X maximum effect	Percentage increase
4.01± acres <i>Residential Low-1X (RL-1X)</i>			
Permitted Intensity	1-3 single-family site-built units per acre (4 units/12 units)	Office building (122,272.92 sq.ft @ 70% FAR)	
Potable Water Consumption (GPD)	1,440/4,320 GPD	29,346 GPD	2,037% 679%
Wastewater Generation (GPD)	1,080/3,240 GPD	23,476 GPD	2,173% 725%

Source: Polk County Concurrency Manual & Polk County Utilities estimates

***single-family units generate an estimated 360 GPD potable water demand and 270 GPD wastewater and Offices are 0.24 GPD per sf for water and 80% for wastewater.*

In reality, a 12,000 square foot fire rescue station will be developed that may likely consume up to 2,880 gallons of potable water per day and 2,304 according to standard estimates. Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands compared to the raw estimates of what the RL-1X district could grant under current standards.

Table 4a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-1X	Maximum Permitted on the property RL-1X	Proposed Plan Government Facility
±4 acres <i>RL-1X Polk City Special Protection Area</i>			
Permitted Intensity	4 single-family dwelling units	12 single-family dwelling units	12,000 sq.ft. Fire Rescue Station
Potable Water Consumption (GPD)	1,440 GPD	4,320 GPD	2,880 GPD
Wastewater Generation (GPD)	1,080 GPD	3,240 GPD	2,304 GPD

Source: Polk County Concurrency Manual & Polk County Utilities estimates

B. Available Capacity:

The Northwest Utility Service Area is permitted for 4,640,000 gallons per day (GPD) of water capacity. Current flow is at approximately 3,042,000 GPD. There is approximately 242,000 GPD allocated to projects with entitlements leaving 1,355,000 GPD in uncommitted capacity. The new Lake Gibson Water Treatment plant will add an additional 2,040,000 GPD of capacity to the system this year.

The city of Lakeland has two wastewater treatment facilities Northside and Glendale. The Northside Wastewater Reclamation Facility serves the site and has a gross capacity of 8 million GPD.

C. Planned Improvements:

The Gibson Oaks Water Treatment Plant on Tom Costine Road is nearing completion. This will add the capabilities of another 5.24 million GPD to the Northwest Potable Water System. However, it will also take few existing small plants offline. The net increase in capacity will less than four million GPD.

There are no planned improvements in the City of Lakeland's current Capital Improvements Program that will increase capacity at the Northside Plant. Currently listed are improvements to efficiency and replacement of pumps.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district and a fire rescue station at this location. The traffic generated from such a facility is rather low relative to other potential uses for the property. The surrounding roadway network ample capacity remaining despite the increases in demand over the past five years. There are weaknesses in sidewalk network and mass transit services in the area. However, there is not a high level of urban demand for those services in this area yet.

A. Estimated Demand

It is often difficult to estimate the impacts of a Future Land Use Map change to an Institutional district because there are so many possible uses. Looking at the worst-case scenario almost distorts this analysis. However, for some reason this table below is required.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to INST-1 maximum effect	Percentage increase
4.01± acres (174,676 sf) <i>Residential Low-1X (RL-1X)</i>			
Permitted Use	1-3 single-family site-built units per acre (4 units/12 units)	Office building (122,272.92 sq.ft @ 70% FAR)	
Average Annual Daily Trips (AADT)	32/94	4,154	12,981% 4,419%
PM Peak Hour Trips	4/12	345	8,625% 283%

Source: Polk County Concurrency Manual rate of 7.81 AADT and 1.00 PM Peak Hour per single-family unit; Government Office Complex = 89% new trips 33.98 AADT/1,000 sq.ft., 2.82 PM Peak Hour

In reality, the proposed 12,000 square foot Fire Station will likely have as much impact on transportation facilities as does a similar size government office. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips.

Table 5a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-1X	Maximum Permitted on the property RL-1X	Proposed Plan Government Facility
±4 acres <i>RL-1X</i> <i>Polk City Special Protection Area</i>			
Permitted Intensity	4 single-family dwelling units	12 single-family dwelling units	12,000 sq.ft. Fire Rescue Station
Average Annual Daily Trips (AADT)	32	94	242
PM Peak Hour Trips	4	12	21

Source: Polk Transportation Planning estimates based on Institute of Traffic Engineers 10th Edition, Single-family 7.81 AADT per unit, 1.0 PM Peak Hour

Only a Minor Traffic Study to document the impact will be required. The most crucial time to judge a project's traffic influence is during the PM peak hour because that is the "worst case scenario." The Institute of Transportation Engineers (ITE) has conducted numerous studies on how much traffic residential developments place on the roadway system at all times of the day. They also have identified how much of that traffic is going onto the system and how much is coming off the system. The biggest threat to the roadway system's capacity is traffic leaving the development and entering the system. ITE estimates that approximately 75% of the average PM peak hour (peak day) traffic will be leaving the fire station at the PM peak Hour, which is approximately 16 vehicles.

Trips leaving will be drawn in both directions on Old Polk City Road. Nine will go east towards I-4 and seven will go west towards Lakeland. Based on the estimated AADT, a Type I Intersection per Section 705.C of the Land Development Code (LDC) would normally be required. A wider driveway and turning radius will accommodate the large vehicles entering and exiting. There are no dedicated turn lanes on Old Polk City Road either for Moore Road or the entrance to the development at Scandinavia Boulevard. If the remaining 293 units or the 54,000 square feet of commercial develop within the PUD, a Type III or better intersection will be required at Scandinavia Boulevard. A safety signal may be added to the intersection of Moore Road and Old Polk City Road to enable a quicker exit from the station during emergencies.

B. Available Capacity

There is an ample amount of transportation capacity to support the proposed development on all of the most effected roadways tracked for concurrency.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4130E	Old Polk City Road From: Walt Williams Rd. To: State Road 33	B	670	D
4130W	Old Polk City Road From: State Road 33 To: Walt Williams Rd.	B	673	D
4131E	Old Polk City Road From: CR 582 (N. Socrum Loop) To: Walt Williams Rd.	C	318	D
4131E	Old Polk City Road From: Walt Williams Rd. To: CR 582 (N. Socrum Loop)	C	299	D
5603N	State Road 33 From: I-4 To: Old Polk City Road	B	717	D
5603S	State Road 33 From: Old Polk City Road To: I-4	B	697	D
4161N	CR 582 (N. Socrum Loop) From: E. Daughtery Road To: Old Polk City Road	C	1,043	D
4161N	CR 582 (N. Socrum Loop) From: Old Polk City Road To: E. Daughtery Road	C	1,072	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database March 16, 2020

**Indicates capacity after programmed improvements*

The number of vehicles traveling Old Polk City Road on the link that passes Moore Road is up according to FDOT estimates from 2,200 AADT in 2017 to 2,500 AADT in 2021. However, there is plenty of capacity available. If the remaining entitlements in PUD 73-06 are developed, there

will be some improvements needed at the entrance on Scandinavia Boulevard and perhaps Moore Road.

C. Roadway Conditions

The fire station will access both Moore Road and Scandinavia Boulevard just under 700 feet north of Old Polk City Roads. All are County maintained roads. Both Old Polk City Road and Scandinavia Boulevard are in “good” condition according to the Pavement Surface Evaluation and Rating (PASER) method established by the Transportation Information Center at the University of Wisconsin-Madison. Moore Road is rated “above average.”

There are no sidewalks on Old Polk City Road, Moore Road, or Scandinavia Boulevard. This area is not scheduled for any sidewalk improvements due to its past rural nature. The closest sidewalk network begins at the intersection of Walt Williams Road on Old Polk City Road over two miles away from the site entrance.

E. Planned Improvements:

There are no transportation projects in the immediate area listed in the County’s 5-year Community Investment Program (CIP).

F. Mass Transit

There are no transit routes in the immediate area and no sidewalk network to safely reach them if there were. The closest Citrus Connection route is route is The Pink Line that reaches Plantation Square Publix on N. Socrum Loop (CR 582). It is over four mile driving distance from the site.

Park Facilities and Environmental Lands

Park facilities are not in high demand to many INST-1 uses other than schools. There will be some recreation equipment onsite of the fire station to maintain the health of the fire personnel, but fire stations don’t present a significant demand for recreation facilities other than their indirect impact on housing growth. Hunt Fountain Park is approximately six (6) miles away. It is the County’s third largest Regional Park. There is not an adequate sidewalk network to reach the park but at least it’s in close driving distance.

A. Location:

Hunt Fountain Park is located at 7036 Green Road, ±6 miles driving distance to the southwest of the site.

B. Services:

There are two (2) lighted soccer/football fields, three (3) multipurpose fields, 10 lighted baseball fields, three (3) basketball courts, two (2) tennis courts, and four (4) racquetball courts, a rodeo arena, concession facilities, as well as playground facilities for children and dog walks.

C. Environmental Lands:

Gator Creek Preserve is within eight (8) miles driving distance of the site. Gator Creek is comprised of 2,708 acres. It has hiking trails and an interpretive center.

E. Planned Improvements:

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

Environmental Conditions

There are few environmental limitations within this site. While there are wetlands and 100-year flood hazard areas onsite, they are directly associated with the water feature pond. The site plan shows no intrusion into these areas. The soil conditions would be a cause for concern if wastewater service was not available because of the septic tank limitations. Most of the surface water will be contained on site given the amount of freeboard in the ponds and the Green Swamp Area of Critical State Concern requirements. The Timberidge well site is over ½ mile from the site to the southwest. It is slated to be taken offline with the opening of the Gibson Oaks facility. There have been no endangered species sightings in the area and there are no archeological resources on or near the site.

A. Surface Water:

There is a manmade pond onsite that can consume a fair amount of stormwater run-off during most rain events. The Green Swamp Area of Critical State Concern requires development to retain and infiltrate the total run-off generated by a 25-year frequency, 24-hour duration storm event. This volume is required to be recovered within 14 days, according to the Section 507.B of the Land Development Code. This significantly raises the bar for all development in the area when it comes to surface water protection. If there is further runoff to be handled, there are drainage structures along Moore Road that convey runoff to a ditch system maintained by the County that moves water to north westerly toward Gator Creek which is a tributary to the Hillsborough River.

B. Wetlands/Floodplains:

There are generalized wetlands shown on the site in the GIS Data Viewer for both the National Wetlands Inventory (NWI) and the Southwest Florida Water Management District data. There is also an unnumbered A-zone according to the generalized maps provided by the Federal Emergency Management Agency (FEMA). However, these are clearly associated with the manmade pond which was a water feature created for the development's sales center constructed in the early 1970s. The proposed fire station will be located clear of these environmental features.

C. Soils:

Most of the site is comprised of Smyrna and Myakka Fine Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Smyrna and Myakka Fine Sands have severe limitations to all forms of development. This would be a significant limitation if the fire station was not able to connect to centralized sanitary sewer services.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Smyrna and Myakka Fine Sands	Severe: wetness, poor filter	Severe: wetness	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to Polk County Endangered Habitat Maps, there have been no sightings of endangered species in the last 20 years (Source: Florida Natural Areas Inventory, 2002, 2006 & 2011). The area is just populated enough that there isn't the likelihood of any established animal habitats and is at the confluence of three roads which is also an animal deterrent.

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 for Section 9, Township 27, Range 24.

F. Wells (Public/Private)

There is a no public use wellfield in the area. The Timberidge well site is just over ½ mile from the site to the southwest. It is slated to be taken offline with the opening of the Gibson Oaks facility. The fire rescue station poses no threat to this facility.

G. Airports:

The site is not within the flight path and height restriction buffer zones of a public use airport. There are no public or private airport facilities within 10 miles from this site.

Economic Factors:

Polk County had planned to enter into a joint venture with the Seminole Tribe to locate a fire station at the entrance to the Seminole Reservation located to the north on Moore Road. However, changes in the amount of space needed to house a fire rescue facility has prompted the need for a larger site. This station is needed to serve all residents and businesses in the area not only in the unincorporated Polk County but within the city limits of Lakeland, Auburndale, and the Seminole Reservation. This site is also in a slightly more strategic location to serve the cities.

There are many economic benefits to the general public that may go unnoticed with the addition of a new fire station. Efficient and effective fire protection and emergency rescue is vital to an urbanizing area. It makes housing and commerce more affordable by lowering insurance costs to homeowners and businesses. Most importantly it raises the quality of life for all who locate in the area because there is greater assurance that there will be quicker response in the event of emergencies. This station's proximity to I-4 enables responders to attend more quickly to accidents on one of the most dangerous roadway corridors in Florida. This can improve the quality of life for travelers along the corridor.

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 or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.105 – Urban Growth Area (UGA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

Table 9

Comprehensive Plan Policy	Consistency Analysis
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.	The proposed INST district is for a fire rescue station that is compatible with neighboring properties because it is relatively far from the nearest residential structure. There are homes within half of the distance to other fire stations located in the County.
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: 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.	The INST district will recognize a fire rescue station that is needed due to the population growth in the area and the weaknesses in the coverage by existing stations.
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.	The existing development and proposed INST district is consistent with services available in the Urban Growth Area (UGA) because all necessary urban services are available.
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.	The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. The only service weaknesses are fire protection. That is why this location was chosen for a new fire rescue station. This INST designation will acknowledge this fire station on the Future Land Use Map.

Table 9

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>The requested INST district is to recognize the placement of fire rescue services on this site to ensure that adequate response times of emergency services are maintained in the area.</p>

The table to follow provides a brief breakdown of Section 2.106 policies that are most pertinent to this request.

Table 10

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.105-A1: DESCRIPTION -- Urban-Growth Areas shall:</p> <ol style="list-style-type: none"> complement the TSDA in guiding growth, while promoting orderly and compact development; be located contiguous to the TSDAs or a municipality as they represent the expansion areas; be supported by existing or planned urban type services that are programmed for the 20-year planning horizon; be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs; include development criteria that: <ol style="list-style-type: none"> promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities; improve access to employment areas, schools, shopping and recreational opportunities; support the preservation of open space and natural areas; reduce capital and operating cost for the provision of infrastructure and public services. 	<p>This UGA district is isolated because it was part of a settlement agreement, and the plan has not been updated to recognize the existing development pattern. However, the change to INST to recognize the fire rescue station site is a positive step in the right direction.</p>
<p>POLICY 2.105-A5: DEVELOPMENT CRITERIA -- Development within the Urban Growth Area Areas shall conform to the following criteria as further specified by the Land Development Code:</p>	
a. connect to centralized potable water;	The site has water and wastewater (sanitary sewer) lines in the abutting right-of-way on Moore Road.
b. connect to centralized sanitary sewer systems if available.	The site has water and wastewater (sanitary sewer) lines in the abutting right-of-way on Moore Road.
c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;	The fire station that this CPA is recognizing promotes healthy communities by saving people from dying.

Table 10

Comprehensive Plan Policy	Consistency Analysis
d. promote the implementation “Complete Street’ and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;.	This CPA is to recognize an existing public use. There’s no promoting Complete Streets to be had here.
e. promote the integration pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;	There are no sidewalks for over two miles in any direction.
f. provide access to civic space, parks, green areas, and open space and other amenities;	This change has nothing to do with parks.
g. be supported by public safety (i.e., fire, EMS and law enforcement);	The purpose of the fire station that this CPA is recognizing is public safety.
h. have access to public schools, and	Schools need fire stations, not he other way around.
i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.	There is no TSDA nearby. This is an Isolated UGA.
j. encourage the inclusion of a variety of housing choices and mixed uses.	More fire stations enable different housing choices to be developed. This CPA recognizes a new fire station.
k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);	This is not in a Corridor and Center Overlay

Table 11

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.	This CPA recognizes a new County fire station.
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	<p>a. This site has frontage on a collector road.</p> <p>b. The closest residential structure is over 250 feet away.</p> <p>c. It meets the criteria enumerated in in Policy 2.102-A9 and Policy 2.102-A10. See pages 10 thru 18 of the staff report.</p> <p>d. This is the only INST for miles around.</p>

Table 11

Comprehensive Plan Policy	Consistency Analysis
<p>approving the location for an institutional use not located within lands classified as Institutional:</p> <ol style="list-style-type: none"> Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. Proximity to similar and compatible uses providing opportunities for shared facilities. Plans of the School Board and other public service agencies with jurisdiction in the County 	<ol style="list-style-type: none"> Schools are not permitted in the Green Swamp ACSC.
<p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p>	
<ol style="list-style-type: none"> Institutional uses include, but are not limited to: private and public-service structures. These commonly include: <ol style="list-style-type: none"> public and private educational facilities; government-administration buildings; public-safety structures (e.g. police and fire); cultural facilities (e.g. libraries, museums, and performing-arts theaters); 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. 	<p>The County currently owns the property and intends to use it for a Fire/EMS station. The approval for the PD modification is scheduled for March 1, 2023.</p>
<ol style="list-style-type: none"> 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>4 acres is not large.</p>
<ol style="list-style-type: none"> 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>Schools are not permitted in the Green Swamp ACSC.</p>
<ol style="list-style-type: none"> 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>It's a fire station. Not a place for commercial uses.</p>
<ol style="list-style-type: none"> Institutional sites shall be designed to provide for: <ol style="list-style-type: none"> Adequate parking to meet the present and future demands of the use. 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>The site has commercial development entitlements and is separated from residential by roads, streets, and open space.</p>

Table 11

Comprehensive Plan Policy	Consistency Analysis
<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 facility members of the nearby educational institution. 	No multifamily uses are proposed or characteristic of a fire station.
g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.	Recreational uses are not contemplated on this site.

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 12 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl. However, this is one of the last available properties for development in an area that has long been planned for urban development. It is in no way urban sprawl.

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

Table 12 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections 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

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

Table 12 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
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

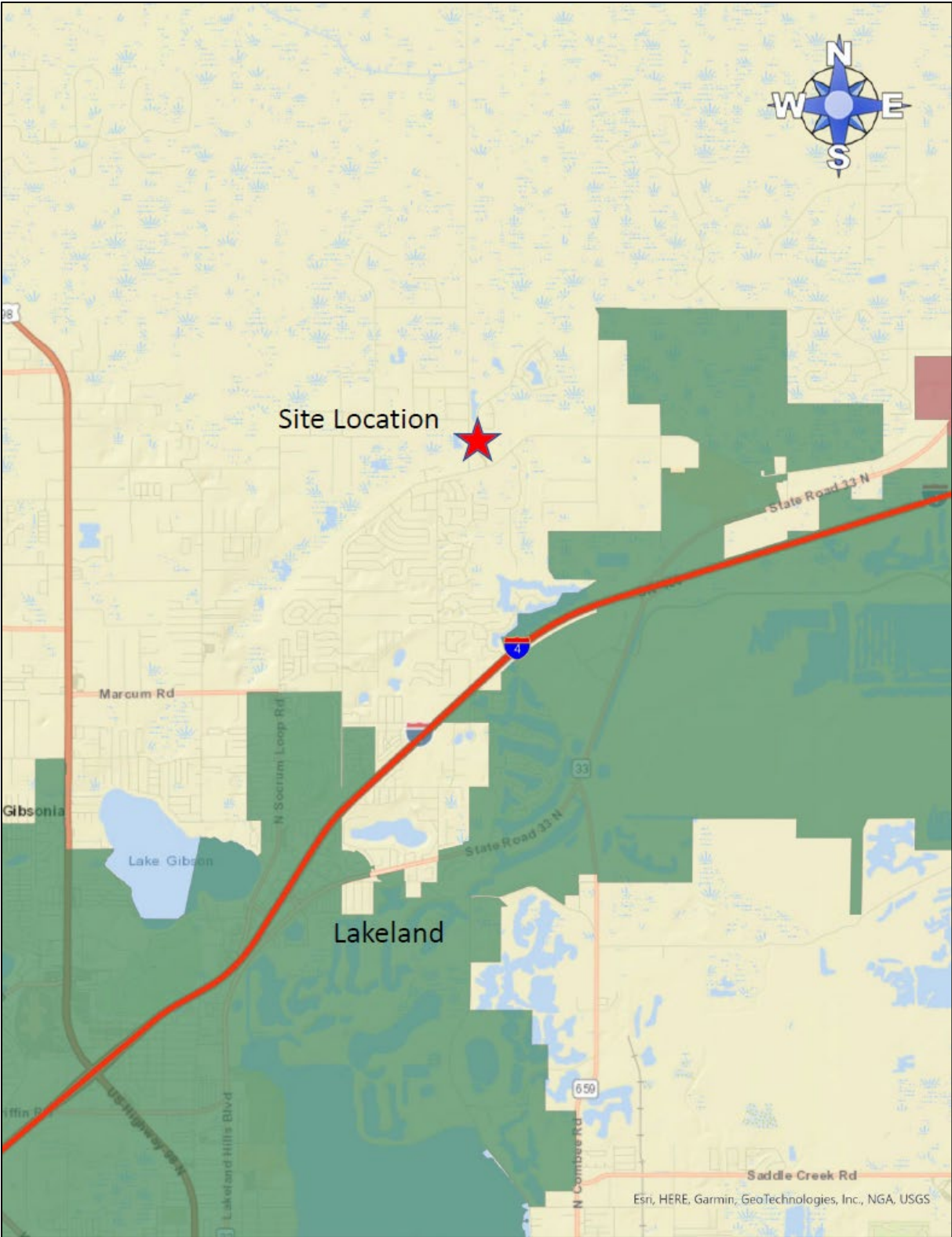
Comments from other Agencies:

The County Surveyor's office has reviewed the legal description included in the draft ordinance for completeness and accuracy.

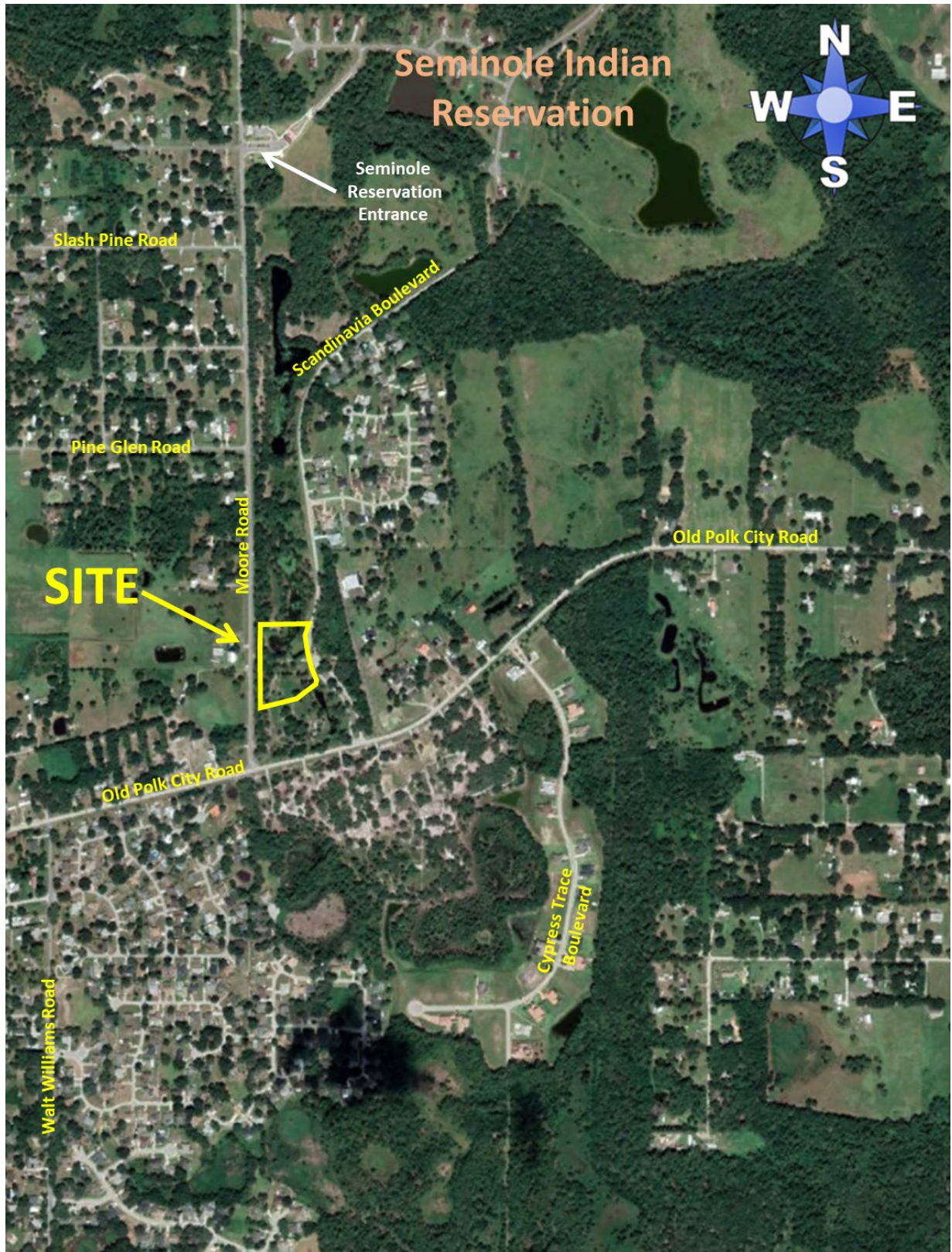
Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 2022 Satellite Photo (Context)
- Exhibit – 3 2022 Satellite Photo (Close-up)
- Exhibit – 4 Current Future Land Use Map
- Exhibit – 5 Proposed Future Land Use Map
- Exhibit – 6 PUD 73-06 Major Modification Site Plan
- Exhibit – 7 PUD 73-06 Master Plan
- Exhibit – 8 Permitted and Conditional Uses for RL-1X and INST-1X

Applicant's submitted documents and ordinance as separate files



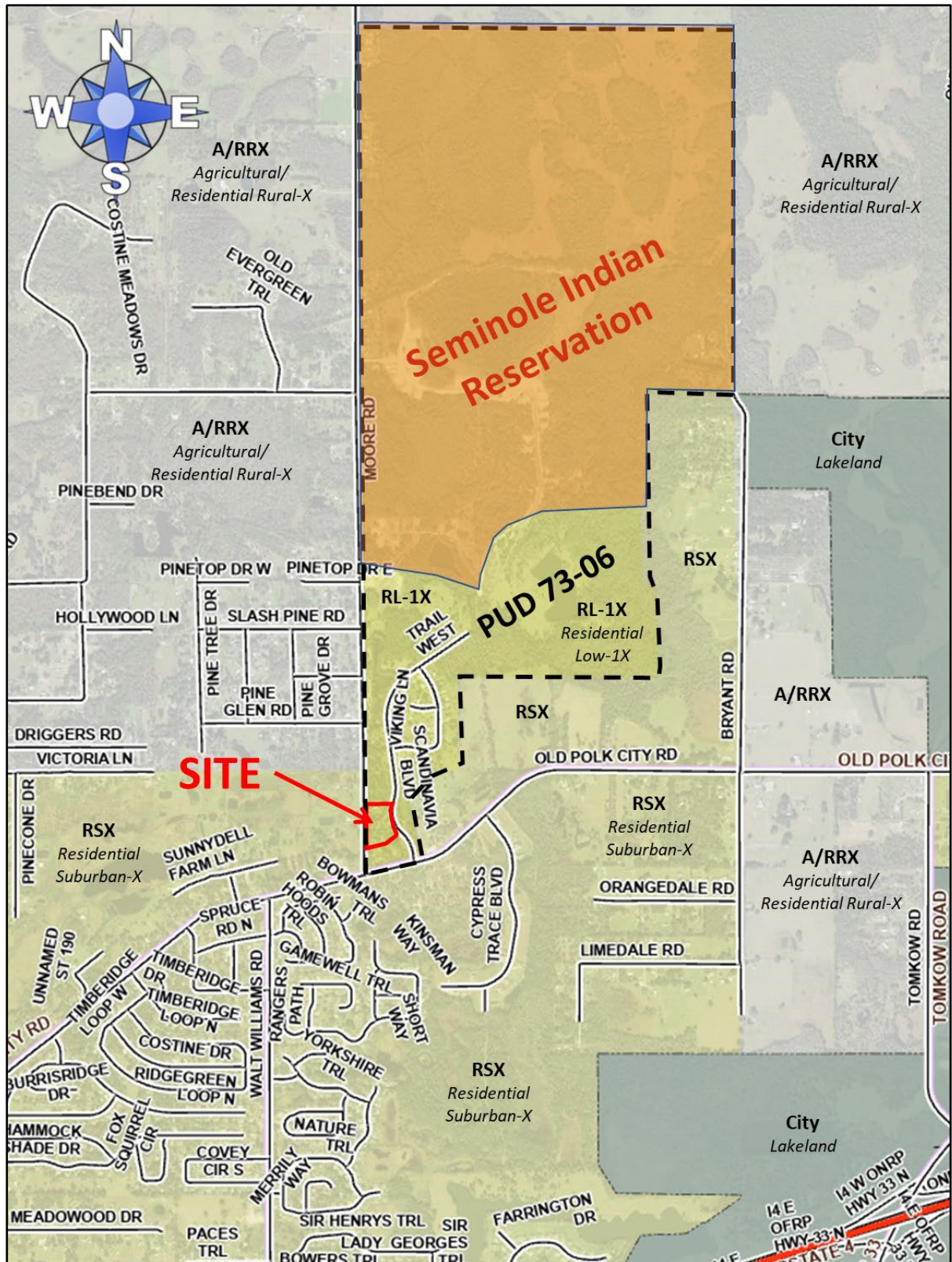
Location Map



2022 Satellite Photo (Context)



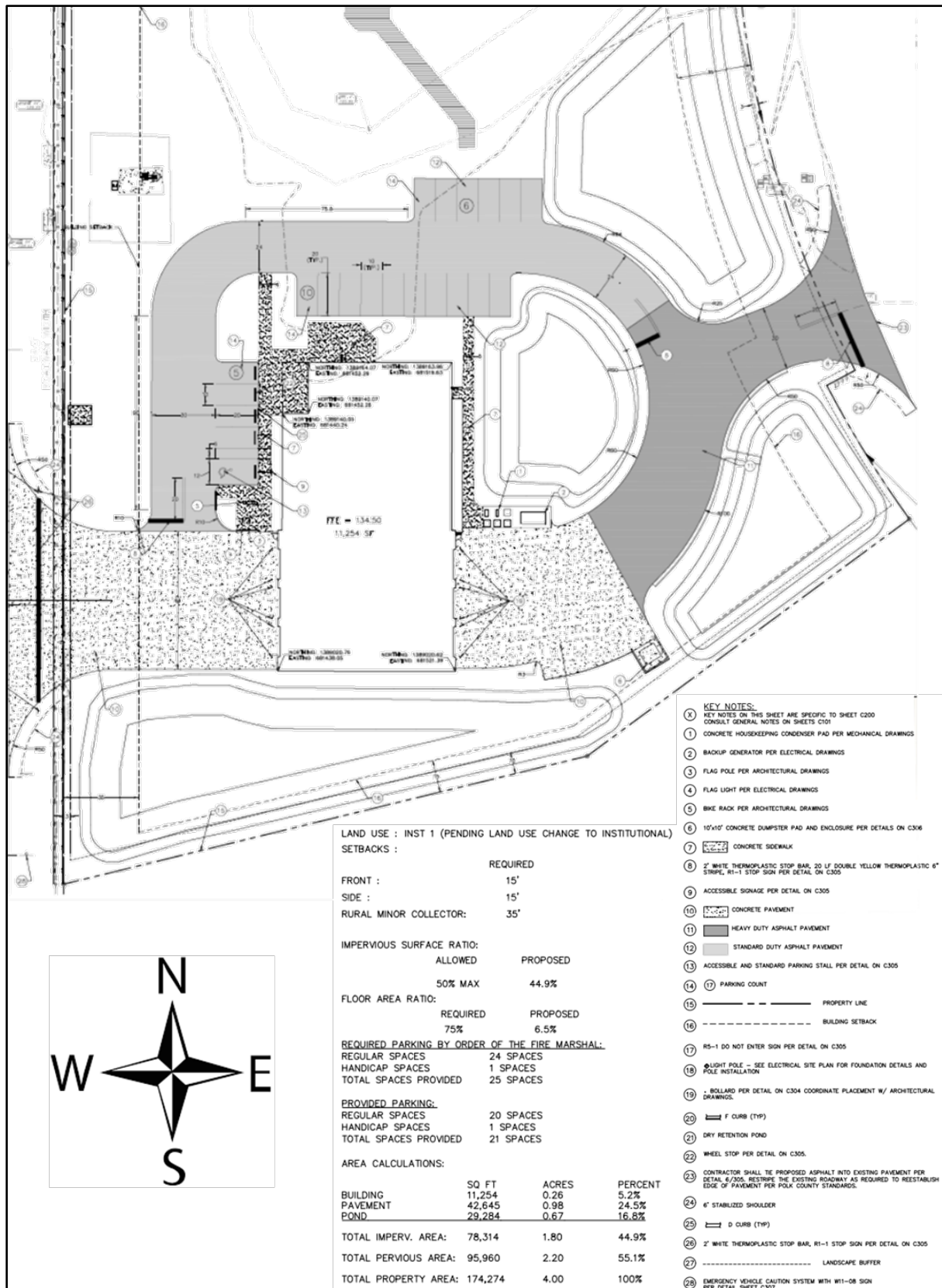
2022 Satellite (Close Up)



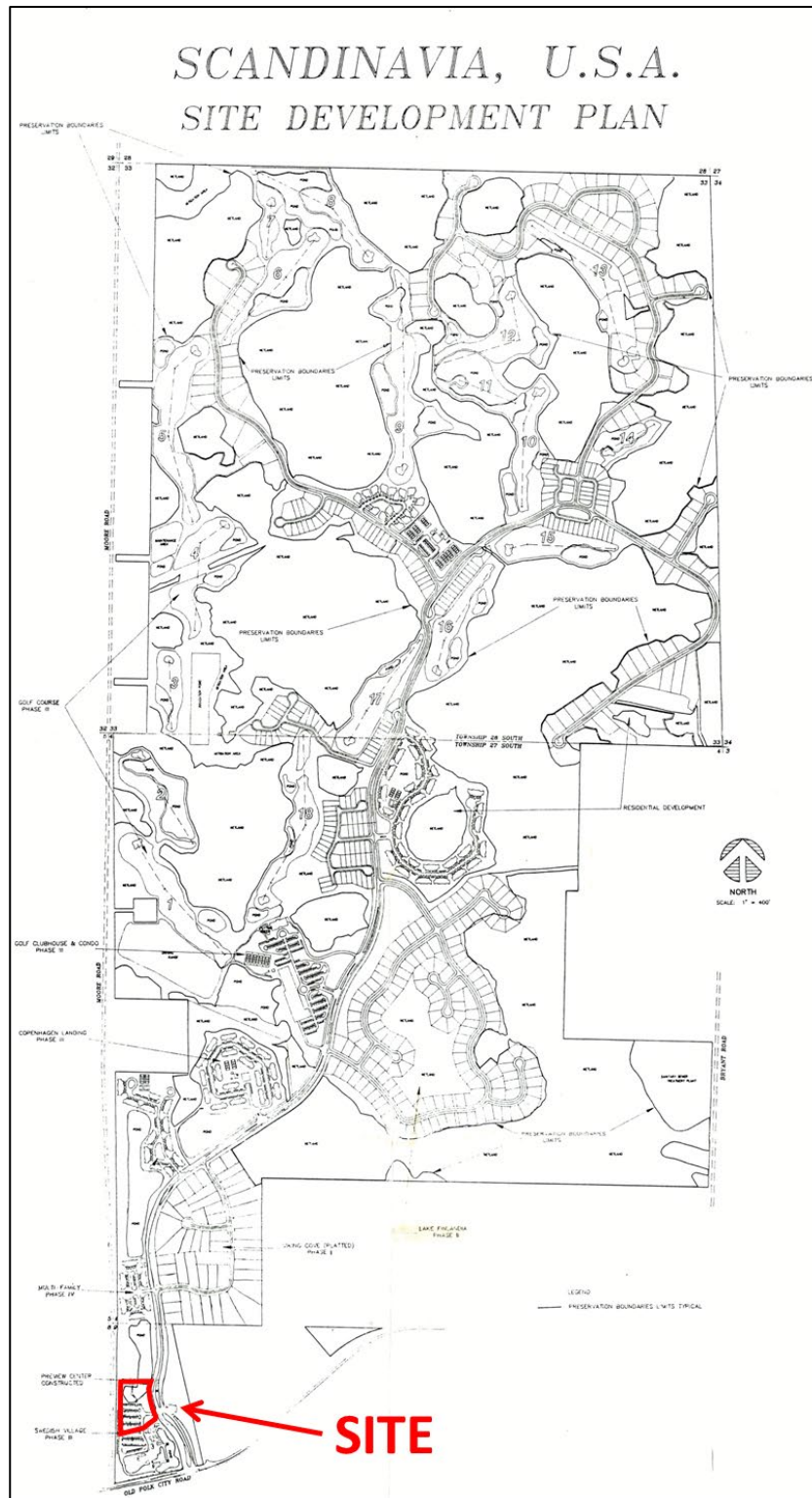
Future Land Use Map



Proposed Future Land Use Map



PUD 73-06 Master Site Plan



PUD 73-06 Master Plan

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-1X <i>Residential Low-1X</i>	Single-family Detached Home	Small Group Home (<or=6 residents) Single Mobile Home Small Emergency Shelter (<or=6) Golf Course Low Intensity Recreation	Mobile Home Park & Subdivision Adult Day Care Center (7+ clients) Group Living Facility (15+ clients) Bed and Breakfast Childcare Center Community Center Cultural Facility Emergency Shelter, Large (15+) Government Facility High Intensity Recreation Helistop Religious Institution
INST-1X <i>Institutional-1X</i>	Childcare Center Government Facility Lodges and Retreats Leisure/Special Interest School Production Studio Transit Facility	Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices High & Low Intensity Recreation Religious Institution Research & Development Solar Power Generation Facility	Hospital Lime Stabilization Facility Residential Treatment Facility Vo-Tech, College, or University

*Uses with the same level of review in both categories not listed nor are agricultural and utility uses preempted by State Law
 Also excluded are uses impractical due to property size or location.