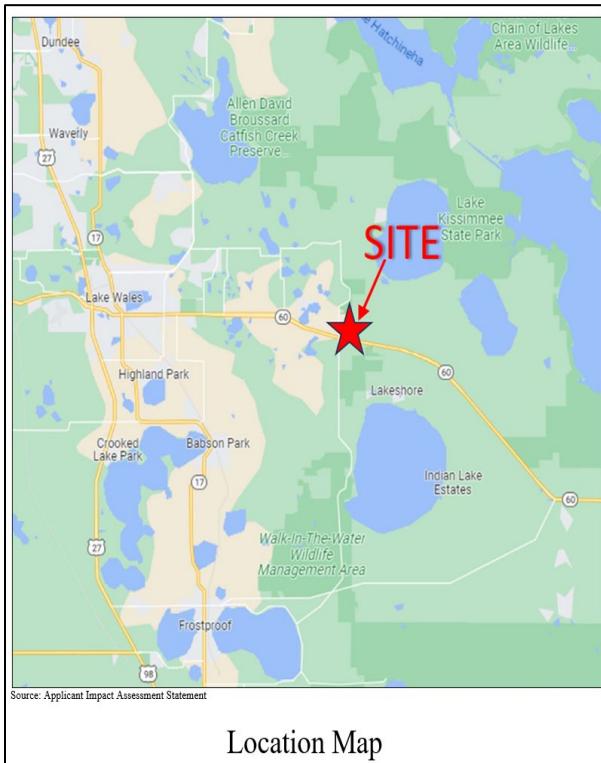


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	July 25, 2024
<b>Planning Commission Date:</b>	December 4, 2024
<b>BoCC Dates:</b>	January 21, 2025
<b>Applicant:</b>	Tom Wodrich, AICP
<b>Level of Review:</b>	Level 4 Review, Small-Scale Comprehensive Plan Amendment
<b>Case Number and Name:</b>	LDCPAS-2024-25 (Boy Scout Road RCC)
<b>Request:</b>	Change 6.5 acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the State Road 60 & Boy Scout Road RCC Activity Center Plan (ACP).
<b>Location:</b>	Northeast corner of the Boy Scout Road and the State Road (SR) 60 intersection, east of the City of Lake Wales, in Section 8, Township 30, Range 29.
<b>Property Owner:</b>	Goff Properties, LLC
<b>Parcel Size:</b>	6.5 acres
<b>Development Area:</b>	Rural Development Area (RDA)
<b>Future Land Use:</b>	Agricultural/Residential-Rural (A/RR)
<b>Nearest Municipality</b>	Lake Wales
<b>Case Planner:</b>	Mark J. Bennett, AICP, FRA-RA, Senior Planner



## **Summary:**

This is an applicant-initiated Comprehensive Plan map amendment to change 6.5 acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) on the Future Land Use Map and to change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the State Road 60 & Boy Scout Road RCC Activity Center Plan (ACP).

To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2024-27) is proposed. The ACP, if approved, will ensure that the development of this site will be compatible with the existing and proposed uses by providing for an orderly guide to ensure quality growth.

## **Compatibility Summary**

The site is within an A/RR district. The immediate land use districts to the west and southwest of the site are designated RCC. With the exception of a discount retail store to the west of the site, adjacent properties are undeveloped. The Polk County Regional Water Cooperative is constructing a Water Production Facility, located .75 mile north of the site, on the east side of Boy Scout Road.

Because this application involves the expansion of an existing activity center, the applicant is required to demonstrate that there is adequate minimum support population, which the applicant has provided. Another requirement for this request is that the applicant provide an Activity Center Plan (ACP) which has been reviewed and modified by staff. The ACP will ensure that this request is compatible by providing a guide for the orderly growth and eventual development of the intersection.

## **Infrastructure Summary**

Because the site is in the Rural Development Area, connection to public water and wastewater services is not required. There is sufficient roadway capacity. Public safety facilities and services are available.

## **Environmental Summary**

There are no wetlands, floodplains or surface waters on the site. The subject site is in an area with numerous environmental lands nearby. The site is part of a larger, 174-acre tract (known as Goff Properties LLC) that is proposed for purchase as part of the County's Environmental Lands Program. According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of documented endangered animal species sighting.

## Comprehensive Plan

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

• Policy 2.102(A1-A15):	Growth Management Policies
• Policy 2.108(A1-A6):	Rural Development Areas
• Objective 2.110-B:	Rural-Cluster Centers
• Objective 2.110-J:	Activity Center Expansions and Reclassifications
• Objective 2.110 L:	Activity Center Plans

## Findings of Fact

### Request and Legal Status

- LDCPAS-2024-25 is an applicant-initiated request for a Comprehensive Plan Amendment (CPA) to designate approximately 6.5 acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the State Road 60 & Boy Scout Road RCC Activity Center Plan (ACP).
- This case has a companion Land Development Code text amendment (LDCT-2024-27), which provides for an Activity Center Plan (ACP) to guide future development of the RCC at the SR 60/Boy Scout Road intersection as required by Policy 2.110-B3a.
- Policy 2.110-L1. describes and ACP as a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.
- According to POLICY 2.108-A1 of the Polk County Comprehensive Plan, the Rural Development Area (RDA) is an area “characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”
- POLICY 2.109-A4 states that “The purpose of the Agriculture/Residential-Rural (A/RR) land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.”
- POLICY 2.110-B1, Characteristics (Rural Cluster Centers) states that “At the adoption of the Comprehensive Plan in 1991 the Rural-Cluster Center (RCC) was to serve as a focus for the County's rural communities and was to generally contain public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population that may or may not be included in the RCC”

- Policy 2.110-B1 also includes the statement that “One commercial node of RCC exists at the intersection of Boy Scout Road and SR 60. This node does not include any residential. It is intended to allow some additional commercial nodes of RCC without any initial residential consistent with the location criteria listed in Policy 2.110-B3 at the time of application for a Future Land Use Map amendment.”
- The property is undeveloped and consist of woodlands and open pasture.

## Compatibility

- The Comprehensive Plan defines Compatibility in Section 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.”
- Adjacent property to the west of the site contains a commercial use (discount retail store).
- Because this application involves the expansion of an existing activity center, the applicant is required to demonstrate that there is adequate minimum support population. According to the applicant, there are 1,894 existing residential homes within a 3-mile radius. Utilizing the Comprehensive Plan’s average of 2.5 persons per household, this equates to approximately 4,735 persons living within the 3-mile radius of the site, exceeding the 2,500 minimum population support required by Policy 2.110-B3(2).
- The applicant is also required to provide an Activity Center Plan (ACP). This document is required when less than 80% of the site has been developed and is intended to promote quality planning practices. The applicant has submitted an ACP, which has been reviewed and modified by staff.
- To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2024-27) is required by Policy 2.110B3a. The ACP will ensure that the development of this site will be compatible with the existing and proposed uses by providing for a guide to ensure quality growth.

## Infrastructure

- The property is zoned for Spook Hill Elementary and McLaughlin Academy (Middle and High School).
- Fire and ambulance response is from Polk County Fire Rescue Station 14, located at 10399 Leisure Land West, Lake Wales. The estimated response time is eight (7) minutes.
- Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt. Mary Campbell Way, Lake Wales. The response times for October 2024 were: Priority 1 – 13:34 minutes, Priority 2 – 30:09 minutes.
- The site is not located within the Polk County Utility Service Area.

- The subject property is adjacent to Boy Scout Road (Road No. 090709). Boy Scout Road is a County-maintained Rural Minor Collector with a surface width of 22 feet.
- No improvements are currently proposed for Boy Scout Road.
- The site is adjacent to State Road (SR) 60, a Principal Arterial maintained by the Florida Department of Transportation (FDOT).
- The FDOT held a public meeting on February 28, 2023, to consider modifications to the SR 60/Boy Scout Road/Walk-in-Water Road intersection. No improvements are currently shown in FDOT's work program.

## **Environmental**

- There are no wetlands or floodplains on the site.
- The site consists of St. Lucie fine sand and Pomello fine sand. These soils have slight, moderate and severe limitations for development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.
- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of documented endangered animal species sighting.
- The site is not within a Wellfield-Protection District.
- According to a report from the Secretary of State's Department of Historical Resources Florida Master Site File, there are historic artifacts (consisting of glass, nonaboriginal ceramics, and metal) from the 1930s-1950s on the site (Site #PO07713).

## **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 bypassed 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 2.108-A1, Description, states that Rural-Development Areas (RDAs) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.
- POLICY 2.108-A3: Land Use Categories, lists the following land use categories shall be permitted within Rural-Development Areas:
  - 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 RDAs 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.
- POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:
  1. The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or
  2. On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.
  3. Not within 3 miles of another Activity Center or other RCC;
  4. Can be at the same intersection with a developed CE;
  5. The expansion of these isolated commercial nodes, in situations when the 80% developed standard cannot be met may be permitted according to the following:
    - a. Up to the size of a Neighborhood Activity Center (NAC) with an Activity Center Plan (ACP) to be incorporated into Appendix E of the Land Development Code
    - b. To ensure the increase of the node on as many corners as possible, and to ensure consistency with Policy 2.110-A5.

- POLICY 2.110-B4: DEVELOPMENT CRITERIA - Development within Rural-Cluster Centers shall conform to the following standards:
  1. Residential development within the Rural-Cluster Center shall be permitted at a density of up to two dwelling units per acre (2 DU/AC).
  2. Non-residential development in the RCCs within the communities listed in Policy 2.110-B1, shall be permitted within a Rural Cluster as follows:
    - a. Commercial uses shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services. Such determination should be based on the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers. The maximum floor area ratio shall not exceed 0.30.
    - b. Non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection.
    - c. Typical non-residential uses are grocery, pharmacy, medical offices, and personal services.
    - d. The amount of non-residential uses for any cluster shall be based on the location and minimum population support criteria established for the applicable Activity Center.
  3. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.
- POLICY 2.110-J1: Existing Activity Centers may be expanded to contiguous properties, subject to approval by the Board of County Commissioners, and approved as a Comprehensive Plan Amendment in compliance with state and local law. Expansions and reclassifications of Activity Centers shall be in accordance with the following criteria:
  - a. Expansion of an existing Activity Center may occur when eighty percent (80%) or more of the usable area within the center is developed, or has received approval of:
    1. a final engineered construction plan (with building-permit application); or
    2. a final PUD/PD/CU approval.

If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, items 1 and 2 above may be waived by the Board.
  - b. The expansion of an existing Activity Center shall generally be limited to the parameters established within the "general characteristics" for that class of Activity Center, unless it is being upgraded to the next classification. The expansion of an isolated commercial RCC may occur according to the criteria in Objective 2.110-B.
  - c. When the expansion of an existing Activity Center increases one or more of the "general characteristics" of the Center to those of the higher-level Activity Center classification, the expansion action may include reclassifying the Center to the next classification or consistent with Policy 2.110-J1.g.

d. An existing Activity Center may be expanded, or reclassified, when it is demonstrated that there are adequate facilities to support the proposed expansion or reclassification, or adequate facilities will be provided by the time the new Center is developed.

e. Expansion/reclassification review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

f. The Board of County Commissioners or the Land Development Director or his designee may require that a "Selected-Area Study" and/or a proposed "Activity-Center Plan" be submitted by the property owners requesting expansion or reclassification of a Center.

g. Existing Activity Centers requested to be expanded beyond the usable acreage listed in the "general characteristics" of the Center shall be in accordance with the following, in addition to other applicable policies of this Plan.

1. be expanded to the contiguous properties only;

2. submittal of Activity Center Plan (ACP) shall be required pursuant to the relevant policies under Objective 2.110 and the following:

- i. a Master Drainage Plan for the undeveloped properties as well as how the existing development properties may benefit from a Master Drainage Plan;
- ii. provisions for required shared parking; and
- iii. shared access.

3. the incorporation of the ACP into the Land Development Code with reference in the Comprehensive Plan shall be required; and

4. demonstration that a collaborative process occurred between the applicant, County staff and adjacent property owners to identify potential buffer areas and areas most suitable for development.

- **POLICY 2.110-L1: ACTIVITY-CENTER PLANS** - An Activity-Center Plan (ACP) is a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.
- **POLICY 2.110-L2: INITIATED BY THE COUNTY** - An Activity-Center Plan may be adopted for an Activity Center and become incorporated into the Future Land Use Element by a Comprehensive Plan Amendment for all new Activity Centers proposed. The ACP, shall at a minimum, include land use, traffic, and market studies, or other appropriate studies to support the requested ACP.
- **POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER** - Any property owner applying for a new Activity Center shall prepare and submit an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment. The ACP can also be used as supporting documentation for a proposed expansion or reclassification. The Board may require that

such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.

- **POLICY 2.110-L4: PLAN REQUIRED** - A developer shall be required to prepare and submit an ACP for the following:
  - a. Development of Regional Impact (DRI) within an Activity Center;
  - b. a request to develop a residential development with a "Special Residential" classification (15 DU/AC or more) within an Activity Center; or
  - c. any new Activity Center proposed.
- **POLICY 2.110-L5: PLAN REQUIREMENTS** - ACPs, at a minimum, shall include a map, or maps, and policies which establish:
  - a. Land uses designations for all property within the center;
  - b. development criteria;
  - c. development restrictions, if appropriate;
  - d. a traffic circulation plan for the activity center; and
  - e. special transportation restrictions, if appropriate.
  - f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and
  - g. any other information that the Land Development Director or his designee may request.

**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 request **IS compatible** with the surrounding land uses and general character of the area and **IS consistent** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCPAS-2024-25**.

## **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other 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.*

## Compatibility with the Surrounding Uses

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. 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."

### A. Land Uses

The purpose of Rural Development Areas (RDAs) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

The site is within an Agricultural/Residential-Rural (A/RR) district. The immediate land use districts to the west and southwest of the site are designated as Rural Cluster Center. With the exception of a discount retail store to the west of the site, adjacent properties are undeveloped. The Polk County Regional Water Cooperative is constructing a Water Production Facility, located .75 mile north of the site, on the east side of Boy Scout Road.

Because this application involves the expansion of an existing activity center, the applicant is required to demonstrate that there is adequate minimum support population. According to the applicant, there are 1,894 existing residential homes within a 3-mile radius. Utilizing the Comprehensive Plan's average 2.5 persons per household, this equates to approximately 4,735 persons living within the 3-mile radius of the site, exceeding the 2,500 minimum population support required by Policy 2.110-B3(2).

Another requirement for this request is that the applicant provide an Activity Center Plan (ACP). This document is required when less than 80% of the site has been developed and is intended to promote quality planning practices. The applicant has submitted an ACP, which has been reviewed and modified by staff.

To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2024-27) is proposed. If approved, the ACP will serve as a guide by identifying potential transportation improvements and appropriate locations for future expansion of the RCC, and development standards (landscaping, signage, lighting, and building design) to promote quality development. The Land Development Code text amendment contains the details of the request. The ACP, if approved, will ensure that the development of this site will be compatible with the existing and proposed uses by providing for an orderly guide to ensure quality growth.

## B. Infrastructure:

According to Comprehensive Plan 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 parcels are located in the Rural Development Area (RDA) where the construction of sidewalks is not required. The Polk County Regional Water Cooperative is constructing a Water Production Facility north of the site, on the east side of Boy Scout Road. However, this facility is for regional, county-wide use, and is not intended to serve individual customers. There are no other public water or wastewater services offered in the immediate area, and there are no intentions of expanding services in this area.

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

**Table 1**

<b>Northwest</b> Agricultural/Residential-Rural (A/RR) Single-Family	<b>North</b> Agricultural/Residential Rural (A/RR) PRWC Well Site, Undeveloped-Woodlands	<b>Northeast</b> Agricultural/Residential-Rural (A/RR) Undeveloped –Woodlands
<b>West</b> Rural Cluster Center (RCC) Discount Retail Store	<b>Subject Site</b> Agricultural/Residential-Rural (A/RR) Undeveloped –Woodlands, Open Pasture	<b>East</b> Agricultural/Residential-Rural (A/RR) Undeveloped –Woodlands, Single-Family Residential
<b>Southwest</b> Rural Cluster Center (RCC) Undeveloped – Woodlands, Citrus Groves	<b>South</b> Agricultural/Residential-Rural (A/RR) Undeveloped –Woodlands	<b>Southeast</b> Agricultural/Residential-Rural (A/RR) Undeveloped –Woodlands

## Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property are listed in Table 2 below. Because the request is for a non-residential use, the request will not impact school concurrency.

Table 2: School Information

<b>School</b>	<b>Annual Estimated Demand</b>	<b>Average driving distance from subject site</b>
Spook Hill Elementary	0	9.6 miles
McLaughlin Academy	0	9.1 miles
McLaughlin Academy	0	9.1 miles

*Source: Polk County School Board website*

## Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Sheriff response times are not as much a function of the distance to the nearest sheriff's substation rather 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.

Table 3 provides a breakdown of response times and travel distances for emergency services.

Table 3 Public Safety Information

	Name of Station	Distance	Response Time*
Sheriff	Southeast District, located at 4011 Sgt. Mary Campbell Way, Lake Wales	±14 miles	P1: 13:34 minutes P2: 30:09 minutes
Fire/ EMS	Polk County Fire Rescue Station 14, located at 10399 Leisure Lane W, Lake Wales 33898	±4.3 miles	7 minutes

*Source: Polk County Sheriff's Office and Public Safety \*Response times are based on when the station receives the call and not from when the call is made to 911.*

## Water and Wastewater

Because development in the Rural Development Area is not required to connect to public water and sewer facilities, nor are there any public utilities in the area, the proposed Comprehensive Plan Amendment will not have an impact on these systems.

### A. Estimated Demand

The development of the property under the proposed land use designation will not negatively impact the minimum LOS for the existing facilities. The analysis is based on a maximum estimate of 84,942 square feet (SF) of retail commercial use. This number is derived by multiplying the maximum Floor Area Ratio (FAR) of .30 for RCC by 6.5 acres (283,140 SF).

Table 4 Estimated Water and Sewer Impact Analysis

<b>Maximum Allowable Use: 6.5± acres of retail commercial 283,140 SF @0.30 FAR = 84,942 SF</b>	Estimated Impact Analysis <i>Development Area: RDA</i>	
	<b>Current Land Use designation A/RR</b>	<b>Maximum Permitted Use in Proposed RCC</b>
Current Maximum Allowable Use	A/RR – 6.5 acres (1 single-family dwelling unit (DU))	84,942 square feet (SF)
Potable Water Consumption	A/RR - 1 DU * 360 GPD/DU = <b>360 GPD</b>	84,942 SF * .22 GPD/SF = <b>18,687 GPD</b>
Wastewater Generation	A/RR - 1 DU * 270 GPD/DU = <b>270 GPD</b>	18,687 GPD * .8 = <b>14,950 GPD</b>

*GPD – Gallons Per Day;*

*Source: Polk County Concurrency Manual and Polk County Utilities: RCC rates @ 0.22 per sq ft and 80% for wastewater, single family @ 360 GPD Potable water and 270 Wastewater*

## B. Available Capacity:

The Polk County Regional Water Cooperative is constructing a Water Production Facility, located .75 mile north of the site, on the east side of Boy Scout Road. However, this facility is for regional, county-wide use, and is not intended to serve individual customers. There are no other public water or wastewater services offered in the immediate area, and there are no intentions of expanding services in this area. If necessary, a well and septic system will be required to support any future development of the site.

## C. Planned Improvements:

No information is known currently for any planned improvements to utilities in this area.

## **Roadways/ Transportation Network**

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. 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).

The proposed Comprehensive Plan Amendment is not anticipated to affect surrounding roadways or transportation network. The Amendment will not change the LOS below the minimum established standards.

## A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The analysis is based on a maximum estimate of 84,942 square feet (SF) of retail commercial use. This number is derived by multiplying the maximum Floor Area Ratio (FAR) of .30 for RCC by 6.5 acres (283,140 SF).

Table 5 Estimated Transportation Impact Analysis

Estimated Impact Analysis Development Area: RDA		
Maximum Allowable Use: 6.5± acres of retail commercial 283,140 SF @0.30 FAR = 84,942 SF	Current Land Use designation A/RR	Maximum Permitted Use in Proposed RCC
	A/RR – 6.5 acres (1 single-family dwelling unit (DU))	84,942 square feet (SF)
<b>Average Annual Daily Trips (AADT)</b>	A/RR - 1 DU * 7.81 trips/DU = <b>8 AADT</b>	84,942 SF * 212.23 trips/1,000 SF * 76% new trips = <b>13,700 AADT</b>
<b>PM Peak Hour Trips</b>	A/RR - 1 DU * 1 trip/DU = <b>1 AADT</b>	84,942 SF * 48.48 trips/1,000 SF * 76% new trips = <b>3,130 AADT</b>

Source: *Concurrency Manual and Table for Minor Traffic Study – A/RR - single family @ one house per five acres – 7.81 AADT per unit and 1 PM Peak Hour per unit 100% new trips. RCC - because the Table does not contain a use code for retail commercial, ITE Code 945 (Convenience Market with Gasoline Pumps) was used, with 212.23 trips per 1,000 SF for a daily trip rate, and 48.48 peak hour trips per 1,000 SF.*

#### B. Available Capacity:

The roads surrounding the subject site should have sufficient capacity available, depending on the eventual use and full build out of the site. The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available. Table 6, below, charts the generalized available capacity of the most-affected links.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hour Projected LOS
5910E	SR 60 From: Stokes Road to CR 630	B	1503	C	B
5910W	SR 60 From: Stokes Road to CR 630	B	1531	C	B

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database October 13, 2023

As identified above, SR 60 has sufficient PM peak hour capacity to support future development activity.

#### C. Roadway Conditions

Boy Scout Road is a County-maintained Rural Minor Collector with a surface width of 22 feet. State Road (SR) 60 is a Principal Arterial.

**D. Planned Improvements:**

There are no roadway improvements planned in the next five years for this area of the County. However, on February 28, 2023, The Florida Department of Transportation (FDOT) held a public meeting to consider improvements to the SR 60 and Walk in Water/Boy Scout Road intersection.

As shown on FDOT's website, "The project proposes median modifications to reduce conflict points and increase safety at the intersection of SR 60 at Walk in Water Road/Boy Scout Camp Road. Changes include converting the full median opening to a two-way directional median opening. The proposed safety improvement will remove crossing movements of SR 60 from Walk in Water Road and Boy Scout Camp Road and require motorists to make right turns onto SR 60 with U-turns at the adjacent median openings. Left turns onto Walk in Water Road and Boy Scout Camp Road will continue to be permitted."

No improvements to the intersection are currently shown in FDOT's work program.

**E. Mass Transit**

There is no transit within a reasonable distance of the site.

**F. Sidewalks**

There are no sidewalks along the parcel. Sidewalks are required in the Rural Cluster Center land use district and will be reviewed at the Level 2 stage of development.

**Park Facilities and Environmental Lands:**

Park Facilities are limited in this area, with the Lake Rosalie Park and Campground being the closest facility to the site. Because the proposed request is for a non-residential use, it is not expected to impact these facilities.

**A. Location:**

The Lake Rosalie Park and Campground is located at the end of Rosalie Lake Road, off of SR 60, 3.75 miles (straight-line distance) from the site.

**B. Services:**

Lake Rosalie Park and Campground offers camping sites and restrooms, picnic tables and a boat launching site. For camping, it can accommodate tents and RVs.

**C. Multi-use Trails:**

Multi-use trails can be found at the County owned Walk-in-Water Creek property, located 3 miles east of the site.

**Environmental Lands:**

The subject site is in an area with numerous environmental lands nearby. Portions of the Lake Wales Ridge State Forest are located both to the north and southeast of the site. A wetland

mitigation bank is located ½ mile southeast of the site. The North Walk-in-Water Creek reserve is east of the site, with the property entrance located 3 miles to the east, on SR 60.

## Environmental Conditions

The site is part of a larger, 174-acre tract (known as Goff Properties LLC) that is proposed for purchase as part of the County's Environmental Lands Program. This property, identified as EL-129-24, received approval by the Board of County Commissioners on November 19, 2024, to pursue acquisition. According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of documented endangered animal species sighting.

### A. Surface Water:

There are no surface water features on or near the site. The elevation of the site is generally flat, ranging from 112 to 114 feet, with a very slight slope southward.

### B. Wetlands/Floodplains:

There are no wetlands or floodplains on this site.

### C. Soils:

The site is comprised of soils that slight, moderate, and severe limitations for certain types of development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Table 7, below, lists the soils associated with the subject site.

**Table 7**

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
St. Lucie fine sand, 0 to 5 percent slopes	Slight	Slight	85%
Pomello fine sand	Severe: wetness, percs slowly	Moderate: wetness	15%

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

Any future development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual.

### D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of documented endangered animal species sighting. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to a report from the Secretary of State's Department of Historical Resources Florida Master Site File, there are historic resources on this site (Site # PO0713). The site contains artifacts from the mid-20<sup>th</sup> century (1930s-1950s), and consists of glass, nonaboriginal ceramics, and metal.

F. Wells (Public/Private)

The site is not within a Wellfield Protection District. The nearest wellfield site is 2 miles to the southeast in Nalcrest.

G. Airports:

This property is not within an Airport Impact District.

**Economic Factors:**

Construction of buildings and site development activities create temporary jobs. Any new business activity that occurs at this site will need more goods and services, thereby generating more economic activity.

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

Table 8 Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
<p>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:</p> <ul style="list-style-type: none"><li>a. there have been provisions made which buffer incompatible uses from dissimilar uses;</li><li>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</li><li>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.</li></ul>	<p>The adjacent property to the west is developed with commercial uses. The proposed request is appropriate with the criteria for the expansion of existing activity centers. The use of activity centers promotes contiguous and compact growth.</p>

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.102-A1: DEVELOPMENT LOCATION</b> – 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><b>POLICY 2.102-A10: LOCATION CRITERIA</b> - 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"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;</li> <li>b. nearness to agriculture-production areas;</li> <li>c. distance from populated areas;</li> <li>d. economic issues, such as minimum population support and market-area radius (where applicable);</li> <li>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions;</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> <li>9. parks, open spaces, civic areas and other community facilities;</li> </ul> </li> <li>f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> <li>1. environmental sensitivity of the property and adjacent property;</li> <li>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</li> <li>3. wetlands and primary aquifer recharge areas;</li> <li>4. soil characteristics;</li> <li>5. location of potable water supplies, private wells, public well fields; and</li> <li>6. climatic conditions, including prevailing winds, when applicable.</li> </ul> </li> </ul>	<p>Fire protection and EMS service is available approximately 4.3 miles from the site.</p> <p>The non-residential use should not create demand on schools and parks.</p> <p>The applicant has provided documentation showing the there is adequate population support in the surrounding area.</p> <p>The Polk County Regional Water Cooperative is constructing a Water Production Facility. 75 mile north of the site, on the east side of Boy Scout Camp Road. However, this facility is for regional, county-wide use, and is not intended to serve individual customers.</p> <p>The site is part of a larger tract that has been approved by the Board of County Commissioners to pursue acquisition as part of the County's Environmental Lands Program.</p>
<p><b>POLICY 2.108-A1: DESCRIPTION</b> - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>centers. Services are limited and mostly found in the rural centers and clustered developments.</p> <p><b>POLICY 2.108-A3: LAND USE CATEGORIES</b> - The following land use categories shall be permitted within Rural-Development Areas:</p> <ul style="list-style-type: none"> <li>a. <b>ACTIVITY CENTERS:</b> Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.</li> <li>b. <b>RESIDENTIAL:</b> Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.</li> <li>c. <b>OTHER:</b> 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.</li> </ul>	
<p><b>POLICY 2.110-B3: LOCATION CRITERIA</b> - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:</p> <ol style="list-style-type: none"> <li>1. The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or</li> <li>2. On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.</li> <li>3. Not within 3 miles of another Activity Center or other RCC;</li> <li>4. Can be at the same intersection with a developed CE;</li> <li>5. The expansion of these isolated commercial nodes, in situations when the 80% developed standard cannot be met may be permitted according to the following: <ul style="list-style-type: none"> <li>a. Up to the size of a Neighborhood Activity Center (NAC) with an Activity Center Plan (ACP) to be incorporated into Appendix E of the Land Development Code</li> <li>b. To ensure the increase of the node on as many corners as possible, and to ensure consistency with Policy 2.110-A5.</li> </ul> </li> </ol> <p><b>POLICY 2.110-B4: DEVELOPMENT CRITERIA</b> - Development within Rural-Cluster Centers shall conform to the following standards:</p>	<p>The proposed request for the expansion of a Rural Cluster Center is allowed in the RDA.</p> <p>Concurrent with this request, an application for an Activity Center Plan (LDCT-2024-27) has been submitted. The ACP will address items such as future transportation requirements, potential areas of expansion for the RCC, and development standards.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>1. Residential development within the Rural-Cluster Center shall be permitted at a density of up to two dwelling units per acre (2 DU/AC).</p> <p>2. Non-residential development in the RCCs within the communities listed in Policy 2.110-B1, shall be permitted within a Rural Cluster as follows:</p> <ul style="list-style-type: none"> <li>a. Commercial uses shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services. Such determination should be based on the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers. The maximum floor area ratio shall not exceed 0.30.</li> <li>b. Non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection.</li> <li>c. Typical non-residential uses are grocery, pharmacy, medical offices, and personal services.</li> <li>d. The amount of non-residential uses for any cluster shall be based on the location and minimum population support criteria established for the applicable Activity Center.</li> </ul> <p>3. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.</p>	
<p>POLICY 2.110-J1: Existing Activity Centers may be expanded to contiguous properties, subject to approval by the Board of County Commissioners, and approved as a Comprehensive Plan Amendment in compliance with state and local law. Expansions and reclassifications of Activity Centers shall be in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>a. Expansion of an existing Activity Center may occur when eighty percent (80%) or more of the usable area within the center is developed, or has received approval of: <ul style="list-style-type: none"> <li>1.a final engineered construction plan (with building-permit application); or</li> <li>2.a final PUD/PD/CU approval.</li> </ul> </li> </ul> <p>If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, items 1 and 2 above may be waived by the Board.</p> <p>b. The expansion of an existing Activity Center shall generally be limited to the parameters established within the "general characteristics" for that class of Activity Center, unless it is being upgraded to the next classification. The expansion of an isolated commercial RCC may occur according to the criteria in Objective 2.110-B</p>	<p>Because the 80% developed standard could not be met, an Activity Center Plan for this intersection has been submitted concurrent with this application.</p> <p>The applicant has provided documentation showing there is adequate population support in the surrounding area.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>.c. When the expansion of an existing Activity Center increases one or more of the "general characteristics" of the Center to those of the higher-level Activity Center classification, the expansion action may include reclassifying the Center to the next classification or consistent with Policy 2.110-J1.g.</p> <p>d. An existing Activity Center may be expanded, or reclassified, when it is demonstrated that there are adequate facilities to support the proposed expansion or reclassification, or adequate facilities will be provided by the time the new Center is developed.</p> <p>e. Expansion/reclassification review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</p> <p>f. The Board of County Commissioners or the Land Development Director or his designee may require that a "Selected-Area Study" and/or a proposed "Activity-Center Plan" be submitted by the property owners requesting expansion or reclassification of a Center.</p> <p>g. Existing Activity Centers requested to be expanded beyond the usable acreage listed in the "general characteristics" of the Center shall be in accordance with the following, in addition to other applicable policies of this Plan.</p> <p>1.be expanded to the contiguous properties only;</p> <p>2.submittal of Activity Center Plan (ACP) shall be required pursuant to the relevant policies under Objective 2.110 and the following:</p> <p>g. Existing Activity Centers requested to be expanded beyond the usable acreage listed in the "general characteristics" of the Center shall be in accordance with the following, in addition to other applicable policies of this Plan.</p> <p>1.be expanded to the contiguous properties only;</p> <p>2.submittal of Activity Center Plan (ACP) shall be required pursuant to the relevant policies under Objective 2.110 and the following:</p> <p>i. a Master Drainage Plan for the undeveloped properties as well as how the existing development properties may benefit from a Master Drainage Plan;</p> <p>ii. provisions for required shared parking; and</p> <p>iii. shared access.</p> <p>3.the incorporation of the ACP into the Land Development Code with reference in the Comprehensive Plan shall be required; and</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>4.demonstration that a collaborative process occurred between the applicant, County staff and adjacent property owners to identify potential buffer areas and areas most suitable for development.</p>	
<p><b>POLICY 2.110-L1: ACTIVITY-CENTER PLANS</b> - An Activity-Center Plan (ACP) is a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.</p> <p><b>POLICY 2.110-L5: PLAN REQUIREMENTS</b> - ACPs, at a minimum, shall include a map, or maps, and policies which establish:</p> <ul style="list-style-type: none"> <li>a. Land uses designations for all property within the center.</li> <li>b. development criteria;</li> <li>c. development restrictions, if appropriate.</li> <li>d. a traffic circulation plan for the activity center; and</li> <li>e. special transportation restrictions, if appropriate.</li> <li>f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and</li> <li>g. any other information that the Land Development Director or his designee may request.</li> </ul>	<p>The proposed request complies with the criteria for this policy with the applicant demonstrating that the request complies with the population criteria for a Rural Cluster Center (RCC).</p> <p>The proposed request is contiguous to the existing RCC.</p> <p>The applicant has also submitted an Activity Center Plan (ACP).</p> <p>The ACP is proposed for consideration as part of LDCT-2024-27.</p> <p>Staff has contacted the property owners at the southeast and southwest corners of the SR 60/Walk-in-Water Road intersection to demonstrate that a collaborative process occurred for this project.</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 and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

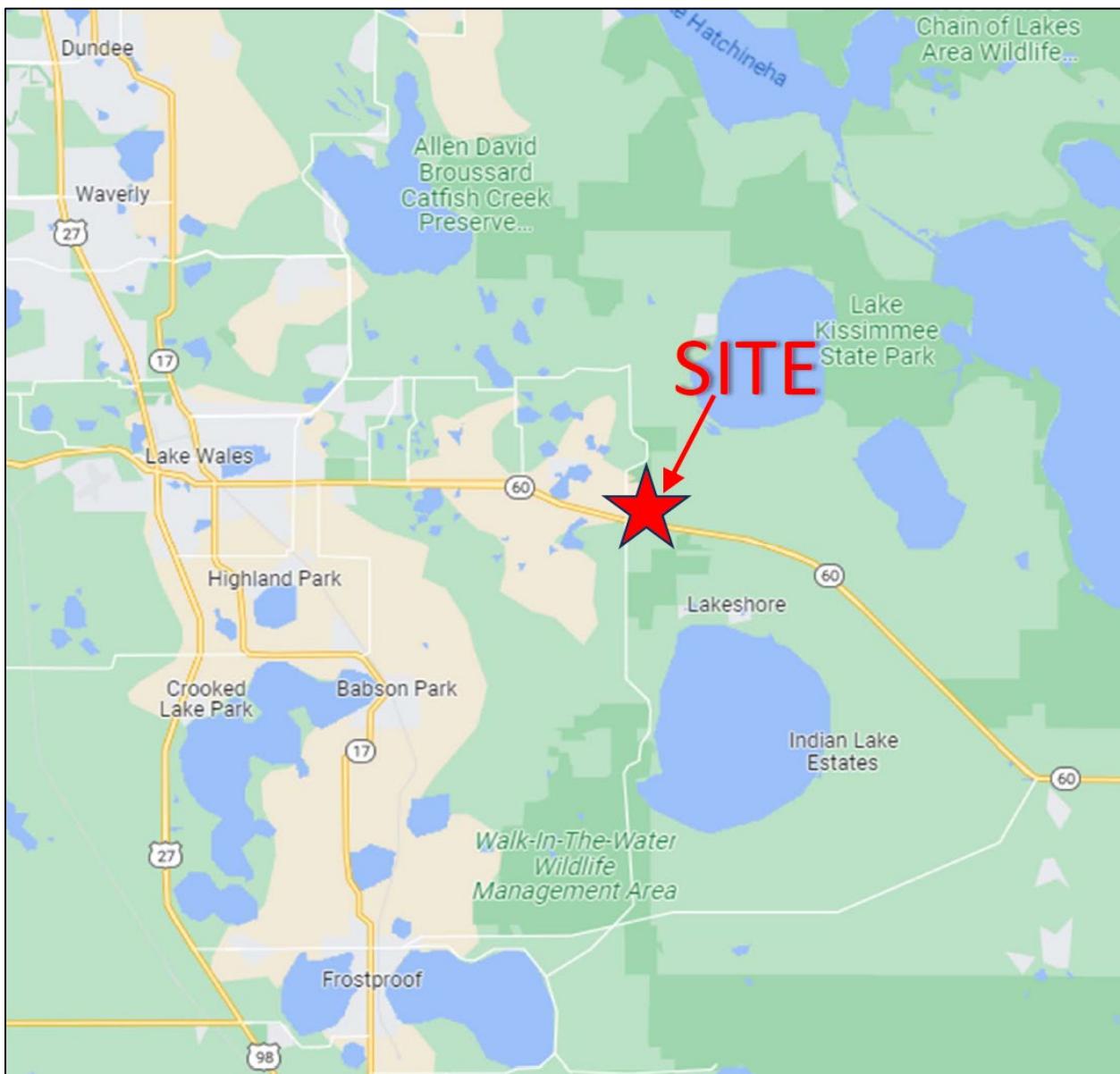
<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Sections where referenced in this report</b>
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated 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
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

None

## Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 2023 Aerial Photo (Context)
- Exhibit – 3 2023 Aerial Photo (Site)
- Exhibit – 4 Current Future Land Use Map
- Exhibit – 5 Proposed Future Land Use Map
- Exhibit – 6 Proposed Text Change



Source: Applicant Impact Assessment Statement

## Location Map

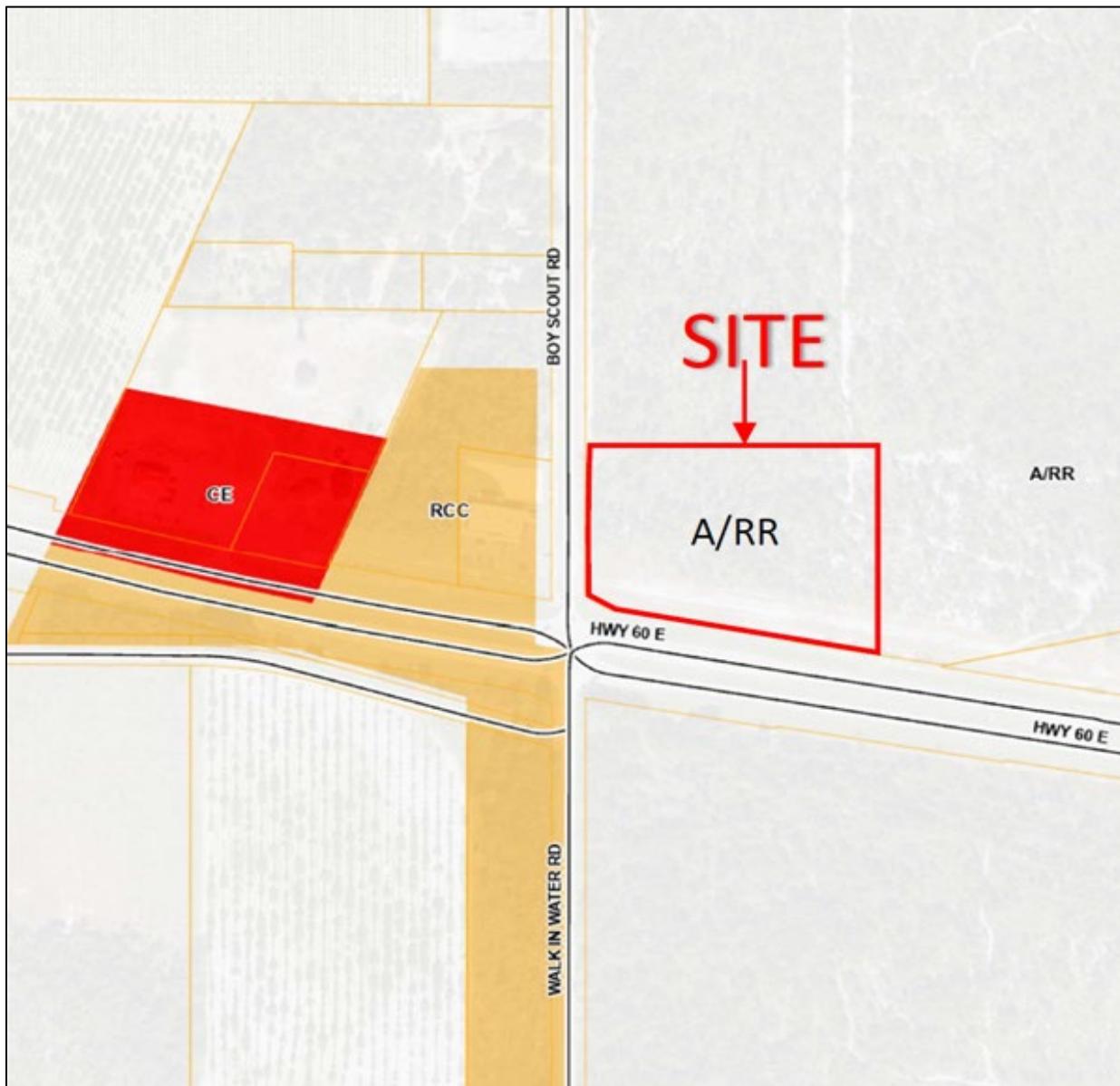


2023 Aerial Photo (Context)



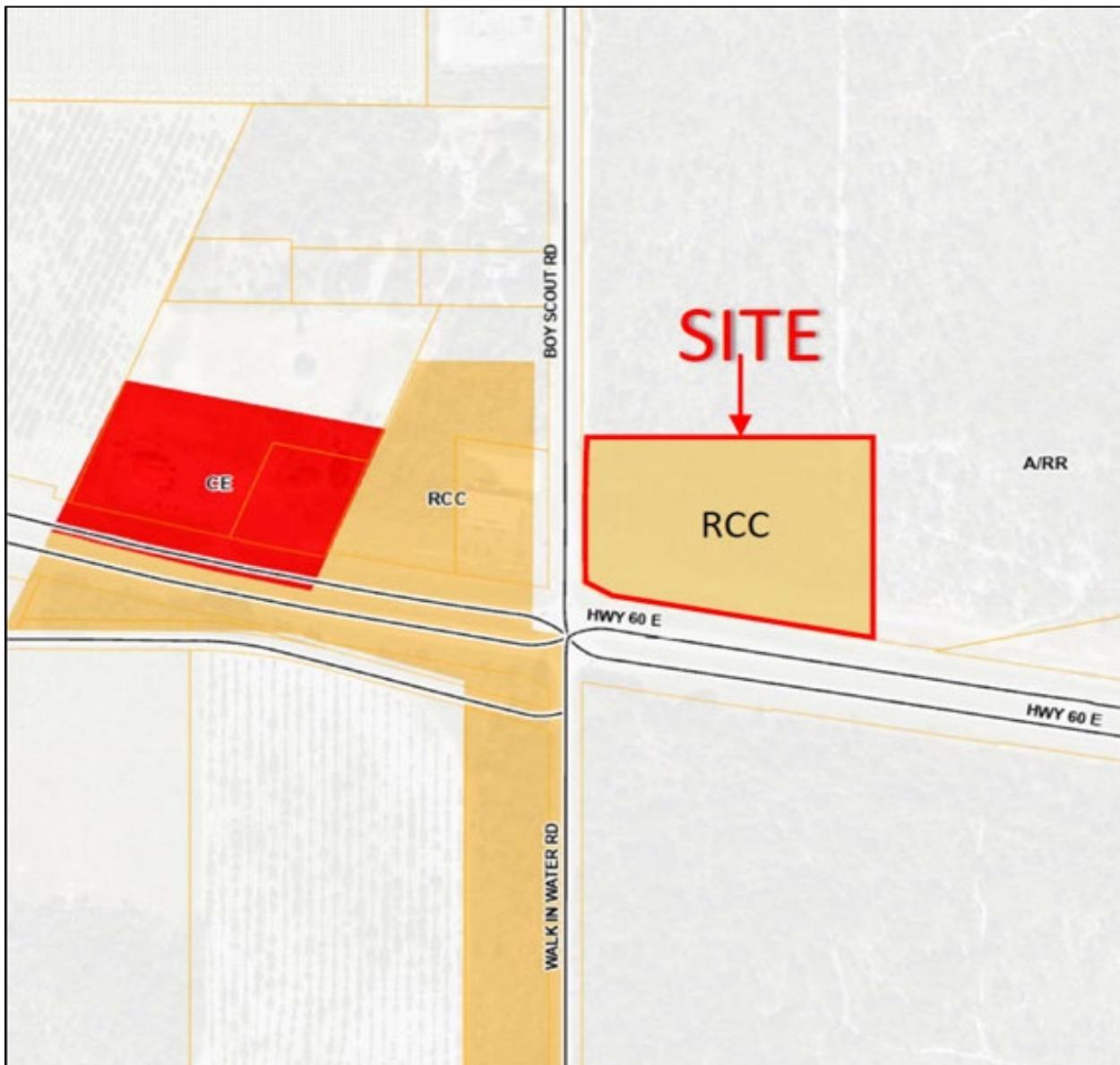
Source: Applicant Impact Assessment Statement

## 2023 Aerial Photo (Site)



Source: Applicant Impact Assessment Statement

## Current Future Land Use Map



Source: Applicant Impact Assessment Statement

## Proposed Future Land Use Map

**APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS  
WITH CONDITIONS**

SECTION 2.135-T – State Road 60 & Boy Scout Road Rural Cluster Center (RCC) Activity Center Plan (ACP)

OBJECTIVE 2.135-T: Through the adoption of LDCPAS 2024-25, this section of the plan provides for the establishment of an Activity Center Plan for the area shown with conditions adopted into the Land Development Code through LDCT-2024-27.

POLICY 2.135-T1: DEVELOPMENT CRITERIA - Development within this Activity Center Plan shall conform with the requirements adopted for these properties in the Polk County Land Development Code.

**Proposed Text Change**