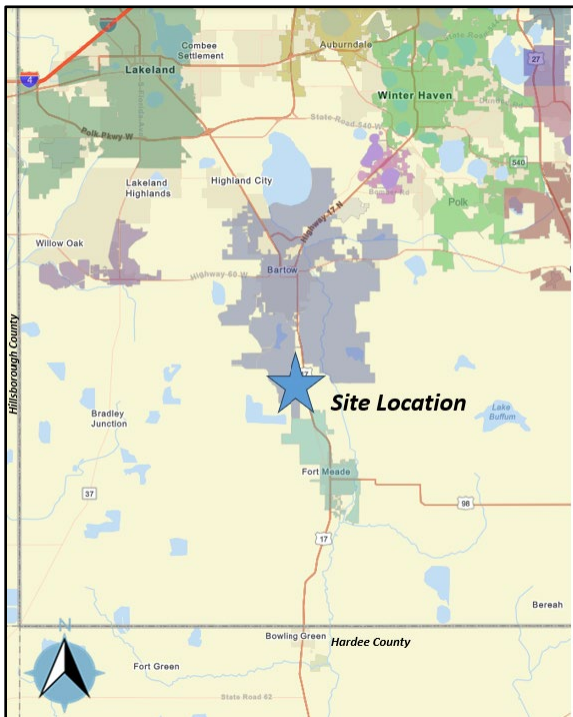


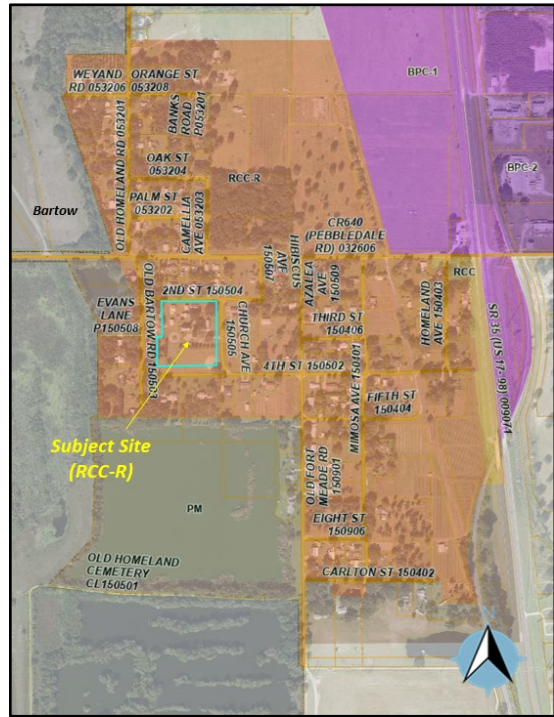
# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	July 18, 2024
<b>Planning Commission Date:</b>	September 4, 2024
<b>BoCC Dates:</b>	October 15, 2024
<b>Applicant:</b>	Polk County
<b>Level of Review:</b>	Level 4 Review, Comprehensive Plan Map Amendment
<b>Case Number and Name:</b>	LDCPAS-2024-17 (Homeland Park CPA)
<b>Request:</b>	County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Rural Cluster Center (RCC) to Leisure/Recreation (L/R) at the Homeland Heritage Park.
<b>Location:</b>	249 Church Avenue, south of 2 <sup>nd</sup> Street, east of Old Bartow Road, north of 4 <sup>th</sup> Street, west of US 17 in Homeland, south and east of Bartow in Section 04, Township 31, Range 25.
<b>Property Owner:</b>	Polk County
<b>Parcel Size:</b>	±5.71 acres (253104-431500-002004)
<b>Development Area/Overlays:</b>	Rural Development Area (RDA)
<b>Future Land Use:</b>	Rural Cluster Center (RCC)
<b>Nearest Municipality</b>	Bartow
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending
<b>Case Planner:</b>	Ian Nance

**Location Map**



**Current Future Land Use Map**



## **Summary of Analysis**

This is a County-initiated Small-Scale Comprehensive Plan Map Amendment (CPA) to change the Future Land Use (FLU) designation from Rural Cluster Center (RCC) to Leisure/Recreation (L/R). The purpose of this amendment is to conform the uses at the County's Homeland Heritage Park with an appropriate FLU designation. Staff met with Parks and Natural Resources to agree on an appropriate land use for the site to take in front of the Board. The subject site serves as a historical site with recreation facilities, with both uses supported by the L/R land use district. No development or changes to the park are proposed or anticipated with this application. Staff has reviewed the request and finds it **IS** consistent with the Comprehensive Plan policies and **IS** compatible with the surrounding land uses and infrastructure.

## **Compatibility Summary**

This County facility is home to several original structures from 19th century pioneer life in Homeland, Florida, including an 1800s farmhouse, school, and church. There are two types of historic houses at the park that exhibit different lifestyles. One home is the English home, a single room log cabin with four doors and windows. The second home, the Raulerson house, belonged to an affluent pioneer family. It was built in 1900 and said to house the Raulerson family downstairs and the foreman's family upstairs.

In addition to the preserved structures, Homeland Heritage Park has a basketball court and softball diamond. Educational tours and special events are regularly provided. The surrounding uses are single-family residences and a church. This park serves as a focal point and provides a sense of place for the surrounding Homeland community.

## **Infrastructure Summary**

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

## **Environmental Summary**

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

## **Comprehensive Plan**

The relevant sections of the Comprehensive Plan that are applicable to the project request:

POLICY 2.102 (A1-A15): Growth Management Policies

POLICY 2.115: Leisure/Recreation

POLICY 2.108: Rural Development Area

## Findings of Fact

### Request and Legal Status

- This is a County-initiated Future Land Use Map change from Rural Cluster Center (RCC) to Leisure/Recreation (L/R) on ±5.71 acres. The Land Development Code district is Rural Cluster Center-Residential (RCC-R).
- The subject site is in the Rural Development Area (RDA). According to LDC Section 202.E, the purpose of the RDA is to provide areas for rural activities such as agricultural uses, mining activities, and rural residential development.
- According to LDC Section 204.A.2, the purpose of the RCC-R district is to recognize and protect residential neighborhoods within unincorporated communities designated RCC on the Future Land Use Map Series of the Comprehensive Plan. The RCC-R district permits low density residential development with minimum lot sizes of 20,000 square feet, group living facilities, and community facilities.
- According to LDC Section 204.C.8, the purpose of the L/R district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.
- The property is owned by the County and is used for the Homeland Heritage Park and is located at 249 Church Ave, Homeland, FL 33847.
- According to LDC Chapter 10, a Cultural Facility is “a building or complex of buildings that provide educational and informational services to the general public including, but not limited to, civic centers or theaters predominantly used for live performances, libraries, historical landmarks, museums, art galleries and studios, planetariums, and similar facilities. These facilities may provide ancillary educational programs associated with the facility and its resources.”
- According to LDC Table 2.1, “Cultural Facilities” are “C2” conditional uses in L/R land use districts.
- According to LDC Chapter 10, Low-Intensity Recreation Facilities are, “all types of sports venues such as ball fields, courts, and tournament grounds with attendance below 250 persons at any event and without lighting for night-time use by the public. Limited concessions may be permitted, but no alcohol sales. This does not include an Event Facility or Outdoor Concert Venue use.”
- According to LDC Table 2.1, “Recreation, Low-Intensity” is a “C1” conditional use in L/R land use districts.

## Compatibility

- The existing uses surrounding the site are single family homes in an RCC-R land use district.
- The park has several original structures from 19th century pioneer life in Florida, including an 1800s farmhouse, school and church. A softball field and basketball court are also located onsite.
- The subject site accesses Church Avenue, a Local Residential roadway. It also has frontage along 2<sup>nd</sup> Street (Local Residential) and 4<sup>th</sup> Street (Local Residential).

## Infrastructure

- The zoned schools for the site are Floral Avenue Elementary, Bartow Middle, and Bartow Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 9, located at 2475 E Clower St, Bartow, FL 33830.
- The subject site is within the Southwest District Command Area for the Sheriff's office, which is located at 4120 US 98 South, Lakeland 33812.
- The subject site is within the city of Ft. Meade's utility service area.
- The subject site is not within a Citrus Connection service area.

## Environmental

- There are no wetlands or flood zones on the subject site.
- The soil type for the subject site is Tavares Fine Sand/ 0 to 5% Slopes.
- Per the Polk County Protected Species Map there are no protected species with a one-mile radius of the subject site.
- There are archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wellfields near the subject site.

## Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services,

and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
  - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided.
  - b. nearness to agriculture-production areas;
  - c. distance from populated areas;
  - d. economic issues, such as minimum population support and market-area radius (where applicable);
  - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
    - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
    - 2. sanitary sewer and potable water service;
    - 3. storm-water management;
    - 4. solid waste collection and disposal;

5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
6. emergency medical service (EMS) provisions; and
7. other public safety features such as law enforcement;
8. schools and other educational facilities
9. parks, open spaces, civic areas and other community facilities

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

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

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

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

b. Proximity to recreational attractions that would support the proposed development, to include, but not limited to: recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

c. Economic issues, such as minimum population support and market area radius (where applicable).

d. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions, the proposed request **IS**

**COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCPAS-2024-17**.

**Planning Commission Recommendation:** Pending Hearing

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

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

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

**Analysis**

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

**Surrounding Uses**

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

**Table 1**

<b>Northwest</b> RCC-R Single-Family Homes	<b>North</b> RCC-R Single-Family Homes	<b>Northeast</b> RCC-R Single-Family Homes
<b>West</b> RCC-R Single-Family Homes	<b>Subject Site</b> RCC-R Homeland Heritage Park	<b>East</b> RCC-R Church
<b>Southwest</b> RCC-R Single-Family Homes	<b>South</b> RCC-R Single-Family Homes	<b>Southeast</b> RCC-R Single-Family Homes

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

The subject site and all surrounding uses are within a Rural Cluster Center-Residential (RCC-R) land use district. The RCC-R is intended primarily for residential uses, but it does allow cultural facilities and recreation through a “C3” conditional use review. The primary benefit of changing this to L/R would be to allow additional recreation opportunities through administrative approval, as well as incidental retail and sales onsite and in conjunction with the operation of the park. However, that is not being recommended with this application. The L/R land use is simply more conforming to the operation of the park than RCC-R.

## **Compatibility with the Surrounding Uses**

Compatibility is defined in the Comprehensive Plan as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

According to Policy 2.102-A2 of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:

- a. there have been provisions made which buffer incompatible uses from dissimilar uses;
- b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and
- c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.”

The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses.

As noted before, no development is being contemplated with this application. This County facility is home to several original structures from 19th century pioneer life in Homeland, Florida, including an 1800s farmhouse, school, and church. There are two types of historic houses at the park that exhibit different lifestyles. One home is the English home, a single room log cabin with four doors and windows. The second home, the Raulerson house, belonged to an affluent pioneer family. It was built in 1900 and said to house the Raulerson family downstairs and the foreman’s family upstairs.

In addition to the preserved structures, Homeland Heritage Park has a basketball court and softball diamond. Educational tours and special events are regularly provided. The surrounding uses are single-family residences and a church. This park serves as a focal point and provides a sense of place for the surrounding Homeland community.

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

The zoned schools for the site are Floral Avenue Elementary (+/- 6.0 miles); Bartow Middle (+/- 5.0 miles); and Bartow Senior High (+/- 6.0 miles). This application will have no bearing on school capacity or concurrency. No residential uses are onsite, and L/R does not permit single-family detached housing.

## **Nearest Sheriff, Fire, and EMS Station**

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake



Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

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

**Table 2**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Times</b>
PCSO	Southwest District Command Area 4120 US 98 South, 33812	14 miles	P1: 10:11 minutes P2: 22:41 minutes
Fire/EMS	Fire Rescue Station 9 2475 East Clower Street, 33830	5 miles	10 minutes

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

Sheriff response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County.

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

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

## **Water and Wastewater**

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

### **A. Estimated Demand**

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

For purposes of illustration, though, recreation at the existing intensity is allowable in RCC; however, single-family residential uses are not allowed in L/R. Single-family units are assumed to demand 360 gallons per day (GPD) of potable water and generate 270 GPD of wastewater. Based on the raw upland acreage of this site (5.71 acres) and maximum residential density allowed in the RCC-R (2 DU/AC), in theory this site could support up to eleven homes (3,960 GPD Potable Water/2,970 GPD Wastewater). This amendment will eliminate this possibility, though.

B. Available Capacity

The site is within Ft. Meade's utility service area. Capacity information from the city is not available. At any rate, connectivity to services is not warranted. The site is within the RDA.

C. Planned Improvements

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

### **Roadways/Transportation Network**

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

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

A. Estimated Demand

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

For purposes of illustration, though, recreation at the existing intensity is allowable in RCC; however, single-family residential uses are not allowed in L/R. Single-family units are assumed to create 7.81 AADT and 1 Peak PM Trip per unit. Based on the raw upland acreage of this site (5.71 acres) and maximum residential density allowed in the RCC-R (2 DU/AC), in theory this site could support up to eleven homes (86 AADT/11 Peak PM Trips). This amendment will eliminate this possibility, though.

B. Available Capacity

The nearest road tracked for concurrency by Polk County’s Transportation Planning Organization (TPO) is CR 640 to the north of the site. This is a Minor Arterial roadway with ample capacity. This change will not bring added traffic demands.

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

**Table 3**

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
4070 E	CR 640	B	1,035	D	B
4070 W	From SR 37 to US 17/98	B	1,027	D	B

*Source: Polk County Transportation Planning Organization Roadway Network Database 2023*

C. Roadway Conditions

The subject site accesses Church Avenue, a Local Residential roadway. It also has frontage along 2nd Street (Local Residential) and 4th Street (Local Residential). These are not tracked for concurrency by TPO.

D. Sidewalk Network

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

E. Mass Transit

The subject site is not a Citrus Connection service area.

F. Planned Improvements

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

**Environmental Conditions**

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

A. Surface Water

No surface water is located onsite. A pond from previous mining is located to the west.

B. Wetlands/Floodplains

No wetlands or flood hazard areas are located onsite.

C. Soils:

According to the soil survey by the United States Department of Agriculture the subject site is comprised of Tavares Fine Sand/ 0 to 5% Slopes. The Tavares series consists of very deep, moderately well-drained soils that formed in sandy marine or eolian deposits. Tavares soils are on hills, ridges and knolls of the lower Coastal Plain.

D. Protected Species

According to Polk County Protected Species Observation Maps, the subject site is not located within a one-mile radius of endangered animals.

E. Archeological Resources

The subject site preserves historical structures from the old Homeland Community, as described previously in this report. The only building on the property that has been officially recognized on the National Register is the Homeland School, which was designated in 2007. The marker on the site indicates the National Register designation and is not a County or state historic marker. The rest of the buildings are important to the history of Polk County, but because they were moved from their original sites are not able to be nominated for the National Register.

F. Wells (Public/Private)

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

G. Airports

The subject site is not located within an airport district.

**Economic Impact:**

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

**Consistency with the Comprehensive Plan and Land Development Code**

The following policies in Table 4 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County's Comprehensive Plan is provided. The policies reviewed are as follows:

- POLICY 2.102(A1-A15): Growth Management Policies
- POLICY 2.108: Rural Development Area

- POLICY 2.115: Leisure/Recreation

**Table 4**

Comprehensive Plan Policy	Consistency Analysis
<p>Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</p>	<p>The area surrounding the subject site is mostly comprised of single family residential with a church to the east. The site accesses local roads and will conserve the land for recreation.</p>
<p>Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other.</p>	<p>The Comprehensive Plan permits L/R to be designated in the RDA areas. Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County.</p>
<p>Policy 2.102-A3: Distribution - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>The park onsite is a low-impact use, designed for historical preservation and limited recreational opportunities. It is in the RDA where water and wastewater utilities are neither programmed nor planned.</p>
<p>Policy 2.102-A4: Timing - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>The subject site is surrounded by existing residential development and was once residential development. It does not require public utilities. Emergency services are available to the site. The site preserves the history of the area and provides recreational and educational opportunities.</p>
<p>Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <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> </ul> </li> </ul>	<p>The subject site is home to a developed public park and recreation facilities to serve nearby residents and tourists. The LR designation recognizes these existing facilities, which are allowed under this FLU designation. There is potential for future limited retail and commerce in association with this change, pursuant to further reviews. However, the reality of this park and the history it preserves would severely curtail any uses that would create a significant impact on the community.</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</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>	
<p>POLICY 2.108-A3: LAND USE CATEGORIES – The following land use categories shall be permitted within Rural Development Areas:</p> <ul style="list-style-type: none"> <li>a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.</li> <li>b. RESIDENTIAL: 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. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, <b>Leisure/Recreation</b>, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.</li> </ul>	<p>The request is consistent with this policy. The change is from RCC-R to L/R</p>
<p>POLICY 2.115-A3: LOCATION CRITERIA - Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas.</p>	<p>The County owns the parcel. The site is a park and accessible to the public. This site is in the RDA and oriented for recreation purposes.</p>

### Urban Sprawl Analysis

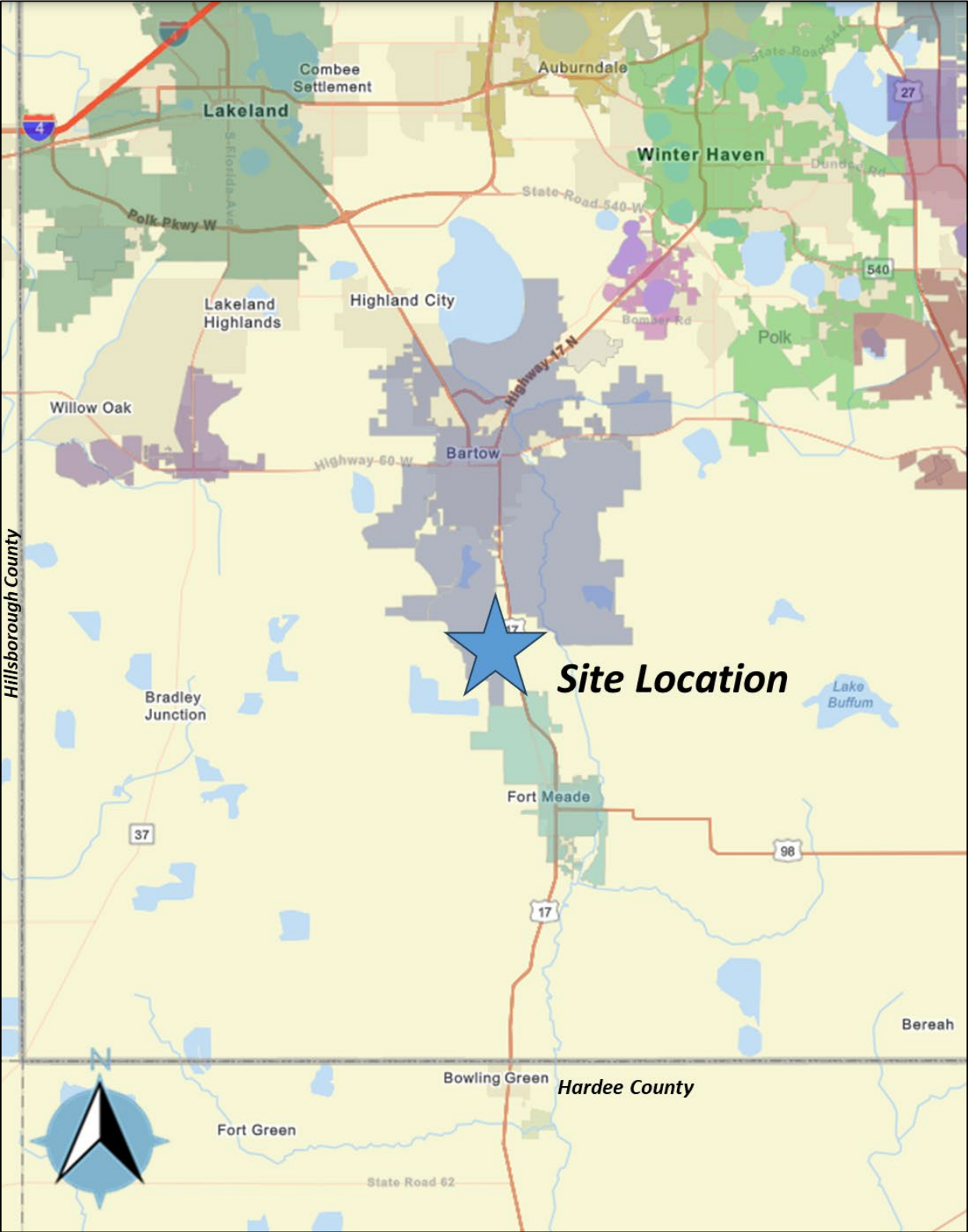
After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria. Table 5 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

<b>Table 5 Urban Sprawl Criteria</b>	
<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Where sections referenced in this report</b>
<p>a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i></p>	<p>Summary of analysis</p>
<p>b. <i>Allows a significant amount of urban development to occur in rural areas.</i></p>	<p>Summary of analysis</p>
<p>c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i></p>	<p>Summary of analysis, surrounding Development, compatibility</p>

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

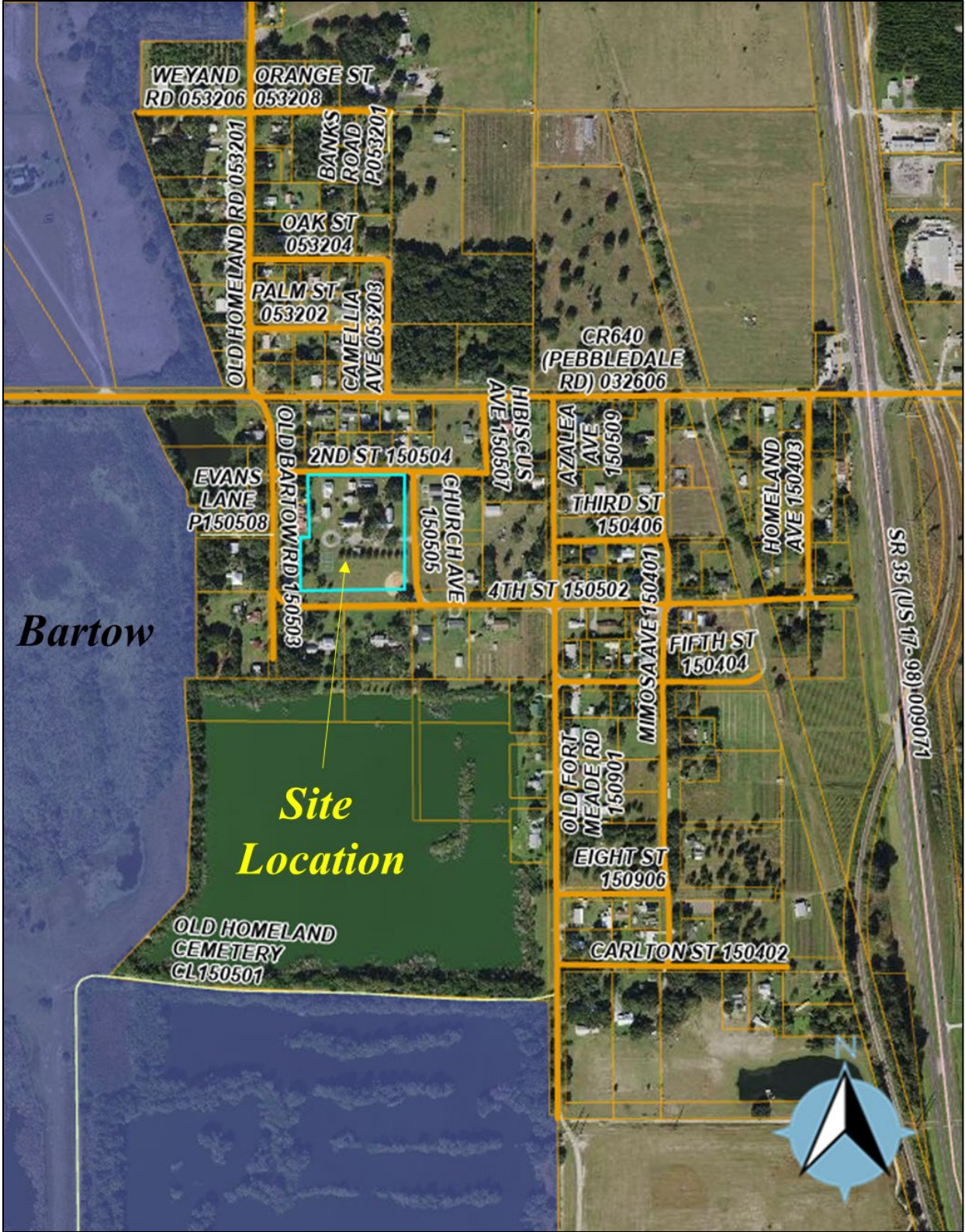
**Comments from other agencies:** None

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



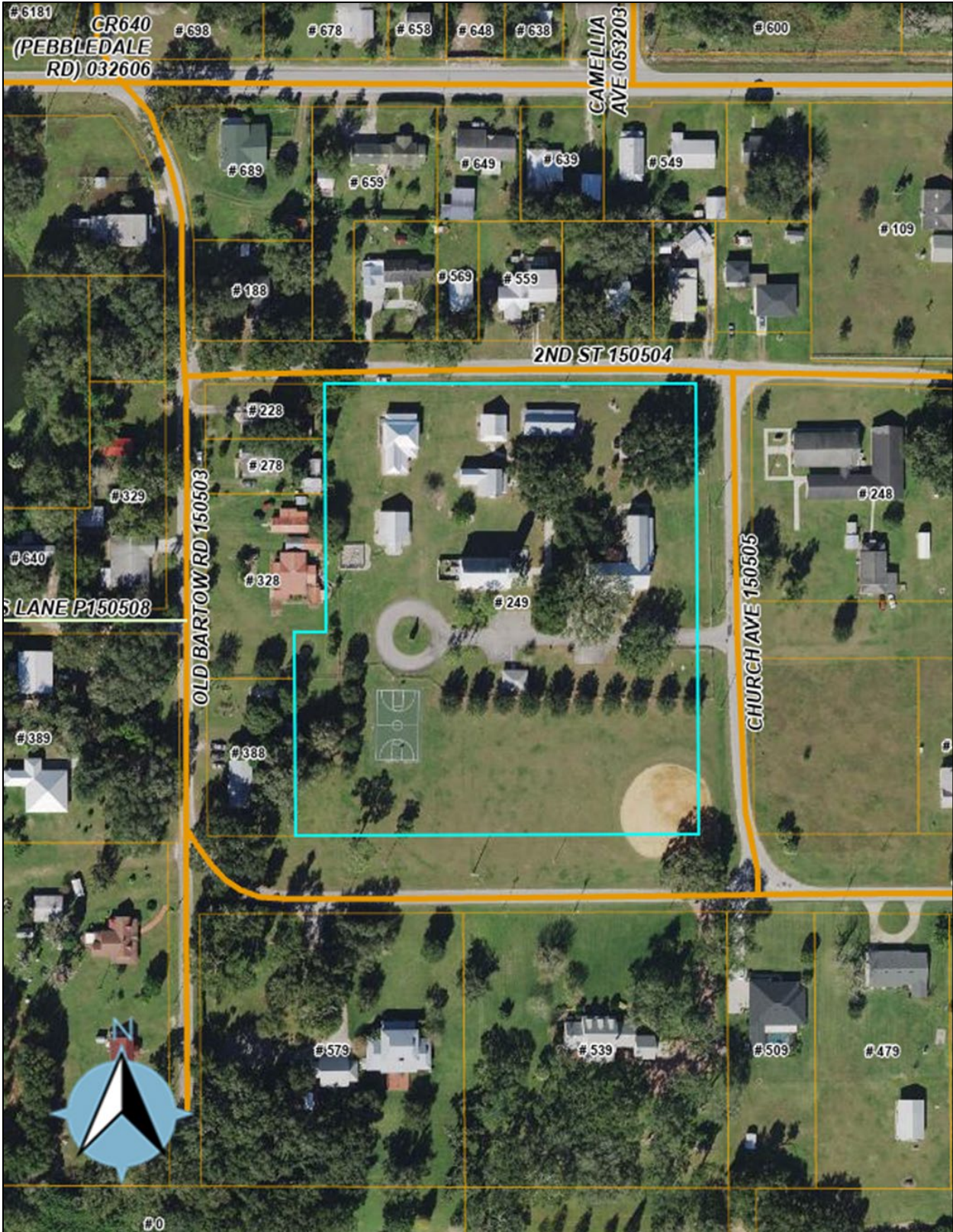
Location Map





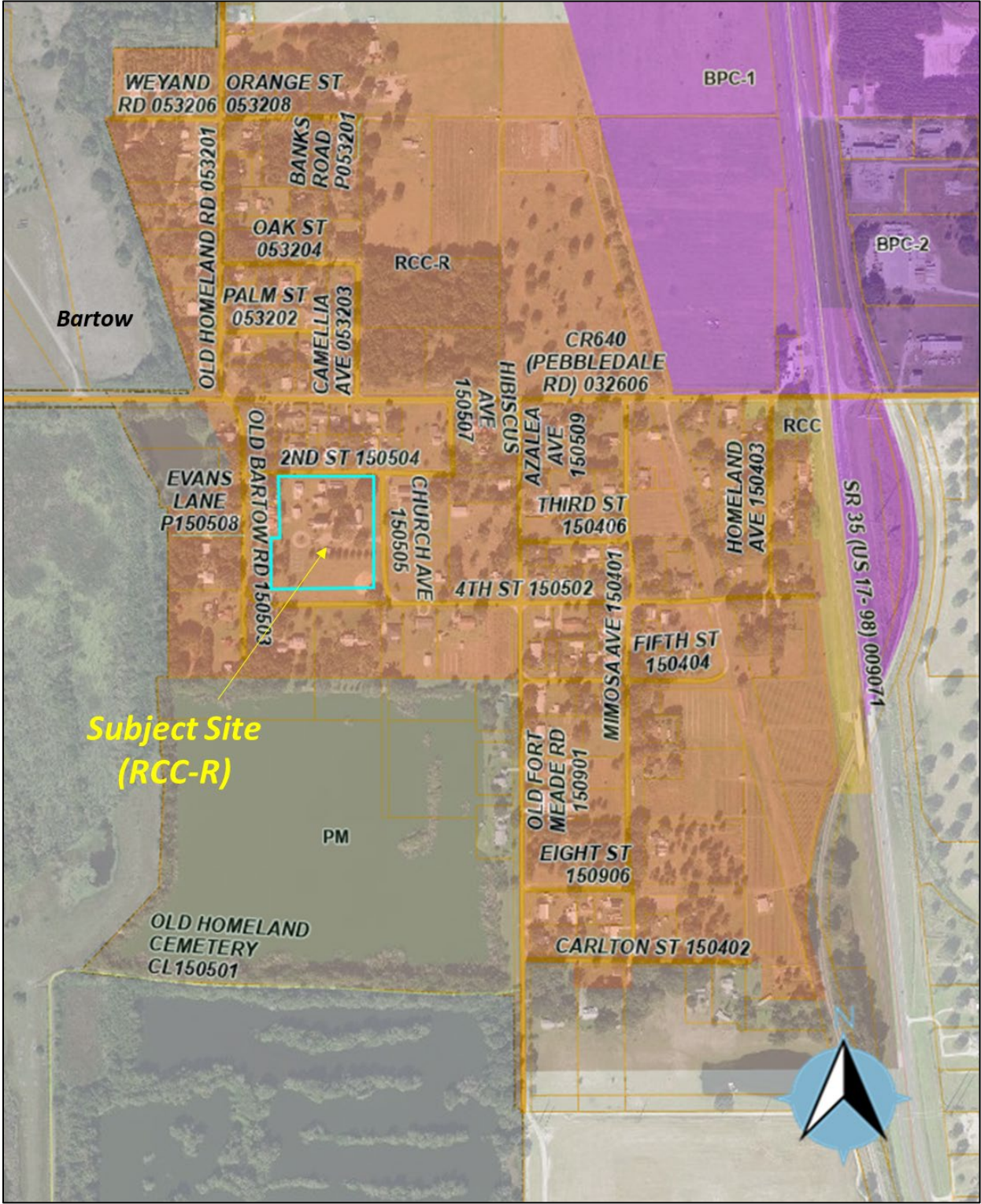
Aerial Map (Context)





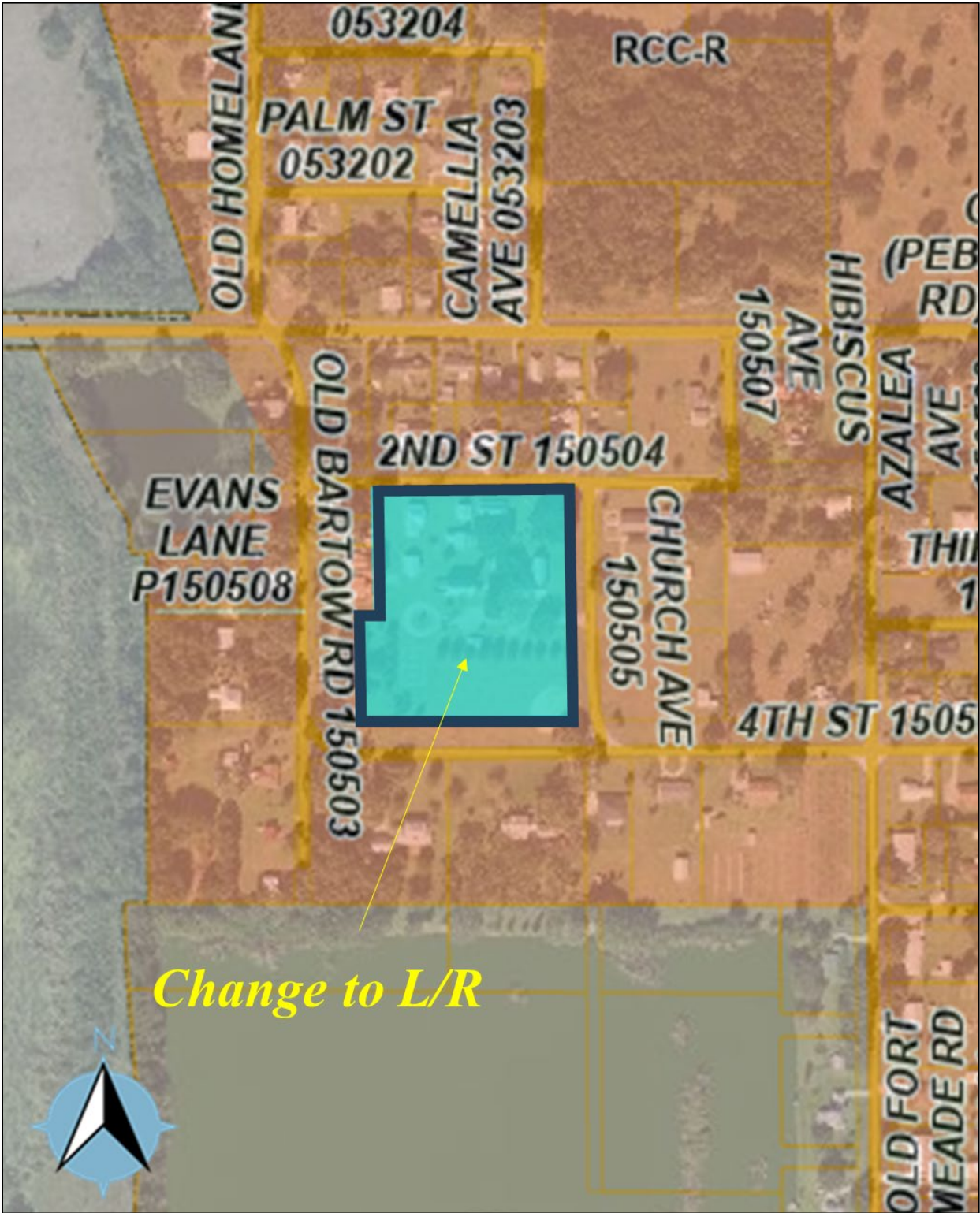
Aerial Map (Close)





# Current Future Land Use Rural Cluster Center-Residential (RCC-R)





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