



June 4, 2023

Attn: Polk County Staff

**Re: Watts Ranch**  
**DSE Job #: CBD-16**

## **Watts Ranch – Demonstration of Need**

Response to the Questions:

**1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**

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*The proposed amendment for Watts Ranch aims to transition the land use from "RS (Residential-Suburban)" to "RL-1 (Residential-Low)". Given the strategic location and the projected density of approximately 5 du/ac, which is in alignment with the RL's planning density, the development is low-density and low intensity. The development caters to the anticipated housing demands of the community, thus there is no promotion of development in excess of demonstrated need.*

**2. Will passage of the proposed amendment allow significant amounts of urban development to occur in rural areas?**

*The Watts Ranch development is strategically positioned adjacent to future Hunt Club North and Hunt Club South developments. This suggests that the region is poised for structured urban growth and is not predominantly rural. Hence, the amendment will not promote urban development within rural contexts.*

**3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**

*The design of the Watts Ranch development promotes structured urban expansion, with road accesses aligning with adjacent subdivisions. The layout does not encourage radial, strip, isolated, or ribbon patterns, but rather a cohesive and integrated urban layout.*

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**4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?**

*The report focuses on residential development and does not mention encroachment into agricultural lands. Furthermore, the emphasis on preserving open spaces indicates a balanced approach towards development while maintaining green spaces.*

**5. Could the proposed amendment fail to maximize existing public facilities and services?**

*The Watts Ranch proposal outlines efficient land utilization and design that aligns with the county's vision, and its proximity to essential services like the fire department, police department, and health facilities indicates an intent to maximize existing public services.*

**6. Could the proposed amendment fail to minimize the need for future public facilities and services?**

*Given the projected population of 110.4 residents, the development has been tailored to cater to the region's housing demand. The design's alignment with existing facilities and the projected efficient land use implies that the need for future public facilities will not be unduly escalated.*

**7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**

*The strategic location and design ethos of Watts Ranch will integrate seamlessly with existing infrastructures. This should reduce potential costs related to transportation or accessibility challenges and will not disproportionately increase the cost of public services.*

**8. Does the proposed amendment fail to provide clear separation between urban and rural uses?**

*The information provided positions Watts Ranch within a context that is urbanizing. While direct delineation between urban and rural uses isn't explicitly mentioned, the development's adjacency to other urban projects suggests a clear urban context.*

**9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**

*The Watts Ranch development serves to supplement and integrate with existing and upcoming neighborhoods. It does not appear to discourage infill development, but rather supports the region's anticipated growth patterns.*

**10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?**

*The development plan for Watts Ranch emphasizes both residential structures and green zones. This suggests an attractive mix of land uses, prioritizing both housing and environmental aspects.*

**11. Could the proposed amendment result in poor accessibility among linked or related land uses?**

*The Watts Ranch development blueprint incorporates three road accesses, one to the north, and two to the east boundaries of the property, indicating a design intent for optimal accessibility among linked or related land uses.*

**12. As a result of approval of this amendment, how much open space will be lost?**

*The proposal specifies that 1.82 acres will be dedicated to open space area. This indicates a commitment to preserving open spaces and does not suggest a loss of significant open areas.*

In summary, the proposed amendment for the Watts Ranch site ensures a balanced, structured, and cohesive development that aligns with community growth patterns, environmental considerations, and efficient utilization of public facilities. The design does not indicate undue strain on public services or the environment but instead shows a forward-thinking approach to urban development.

Sincerely,



Dave Schmitt, P.E.  
President  
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