

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

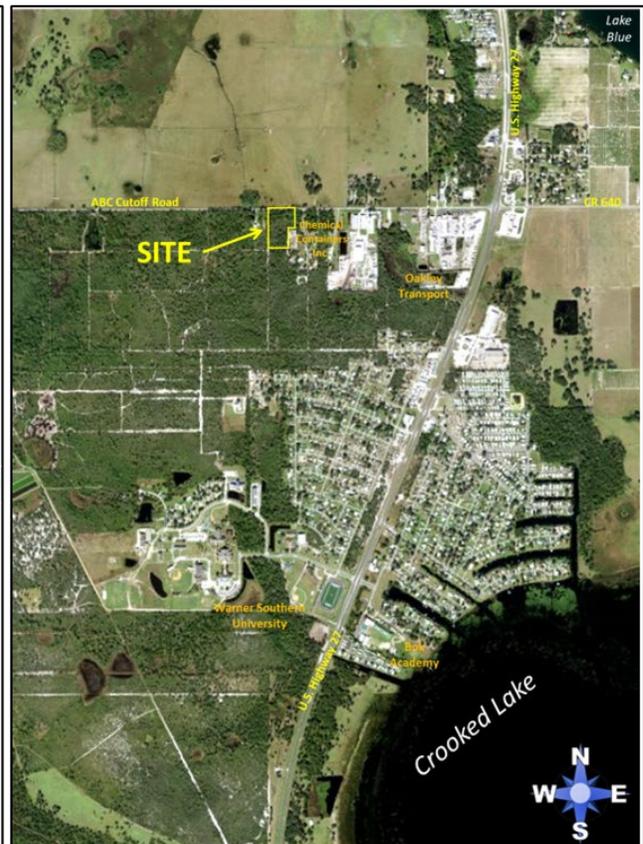
DRC Date: February 27, 2025	Level of Review: Level 4 Review
PC Date: April 2, 2025	Type: Small-scale Comprehensive Plan Amendment
BoCC Date: April 15, 2025	Case Numbers: LDCPAS-2025-6
Applicant: Polk County Facilities Management	Case Name: ABC Road Caloosa Fire Station
	Case Planner: Erik Peterson, AICP

Request:	Future Land Use Map change from Agricultural/Residential Rural (A/RRX) to Institutional-1 (INSTX) on ±5.82 acres for a new County Fire Rescue Station.
Location:	South side of Alturas-Babson Park Cutoff Road just over ½ mile west of U.S. Highway 27, North of Warner Southern College, South of the city of Lake Wales, North of the city of Frostproof in Section 26, Township 30, Range 27.
Property Owners:	Polk County
Parcel Size (Number):	±5.82 acres (273026-000000-043400)
Future Land Use:	Agricultural/Residential Rural-X (A/RRX)
Development Area:	Rural Development Area (RDA) Southeast Polk SAP
Nearest Municipality:	City of Lake Wales (1¼ miles)
DRC Recommendation:	Approval
Planning Commission Vote:	7:0 Approval

Location Map



2023 Aerial Photo



Summary:

The existing fire rescue facility and the property located in the Lake Caloosa/Warner Southern area are too small to meet the needs of the County's target level of service standard. Staff has found a better location on Alturas-Babson Park Cutoff Road on parcel 273026-000000-043400. The property has not been recognized by the Comprehensive Plan. It is currently Agricultural/Residential Rural (A/RRX) in the Southeast Polk SAP. Fire Rescue Stations are classified as Government Facilities in the Land Development Code (LDC). The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right. The property will default to INST-1 because there is no application for subdistrict change to INST-2. These uses allowed in the INST-1 district are listed in Exhibit 5.

This site is located just on the fringe of a well urbanized area. Although it is designated Rural on the Development Areas Map, it is far from it. The city of Lake Wales provides water and wastewater services, the roads have ample capacity, and with this amendment there will be improvement in public safety services. The area is also home to five major basic economic sector employers that include three manufacturing facilities, headquarters of a major trucking company, and a growing university. This land use change will enable expanded fire rescue operations and ambulance service that currently must travel over five miles to reach the area.

Compatibility Summary

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district. Additionally, the future homeowners within the area will benefit from the additional government services. By designating this site as INST, it will increase awareness of future government facilities for the real estate and development community which can potentially increase the market value of properties in the area.

Infrastructure Summary

There is potable water service onsite. The roadway network is unincumbered by traffic. There is wastewater available, but it is not needed for the intended use. Sidewalks and nearby public schools are the only weaknesses besides the outdated fire rescue station which this approval will resolve. Zoned schools are a significant distance away, but they are not needed for this fire station. There is a growing demand for housing to accommodate the nearby students and employees of the five major employers and the non-basic economic functions to support them. This investment in public safety infrastructure will help to encourage and enable more residential growth in the area.

Environmental Summary

The site has few environmental limitations for the property other than the poorly drained soil on most of the property. The facility will connect to the public water provided by the city of Lake Wales and there is ample area for an onsite septic system in spite of the soil conditions. The site is located in an open basin and no floodplain or wetland formations exist on or near the site. There are no endangered species likely on the remaining acreage or archaeological remains.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.108-A3 and A5 Rural Development Area (RDA) Land Use Categories and Development Criteria
- Policy 2.116-A3 INST Location Criteria

Findings of Fact

Request and Legal Status

- *On February 27, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station on Alturas-Babson Park Cutoff Road to replace the current station at 14684 U.S. Highway 27 to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-24.*
- *This is a county-initiated request for a Small-Scale Future Land Use designation change from Agricultural/Residential Rural (A/RRX) to Institutional (INSTX) on ±5.82 acres in the Rural Development Area (RDA).*
- *The Land Development Code Sub-district Map designation will default to INST-1X if this request is approved.*
- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST district.*
- *POLICY 2.125-E1 of the Comprehensive Plan identifies Police, Fire and EMS stations as Type “A” Community Facilities.*

Compatibility

- *Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.”*
- *The property is surrounded by less than vacant lands, pasture lands, six residential dwellings, manufacturing, and trucking.*
- *The surrounding Future Land Uses are Agricultural/Residential Rural (A/RRX), Commercial Enclave (CEX), Business Park Center (BPCX), and Industrial (INDX).*
- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to the development of the property because the abutting vacant land is designated A/RRX.*

Infrastructure

- *The property is zoned for schools in Lake Wales and Frostproof, 5-9 miles away driving distance: Ben Hill Griffin Elementary, Mclaughlin Middle and Frostproof High School.*
- *The current fire response to this project is from Polk County Fire Rescue Station 21 located at 14684 U Highway 27 formally the Caloosa Station. This change will enable that station to be replaced.*
- *The current ambulance response is from Polk County Fire Rescue Station 411 located at 2029 State Road 60, Lake Wales Ave 5.5 miles away. The proposed station for this site will provide ambulance services.*
- *There is a fire hydrant within 1,300 feet.*
- *The site is served by the Polk County Sheriff's Office Southeast District Command at 4011 Sgt. Mary Campbell Way, Lake Wales, approximately 8.5 miles driving distance from the site.*
- *The city of Lake Wales serves potable water to this area through its Grove Avenue Plant.*
- *The subject property has ±440 feet of frontage on Alturas-Babson Park Cut-off Road with enough frontage for a second access point according to LDC Section 705.*
- *Alturas-Babson Park Cut-off Road is a Rural Major Collector Road that has an average width of 60 feet of right-of-way and ±20 feet of pavement width along the frontage of the property.*
- *According to the Transportation Planning Organization, there is adequate capacity on Alturas-Babson Park Cut-off Road as well as other roads such as U.S. Highway 27 and County Road 640, within the area transportation network to support the development currently.*
- *There is no sidewalk system present on Alturas-Babson Park Road.*
- *No mass transit services are provided south of Lake Wales.*
- *The nearest park is just less than four (4) miles driving distance in Babson Park.*

Environmental

- *The closest surface water is Crooked lake, but runoff falls to the Peace River Canal system.*
- *No portion of the site is comprised of areas within the 100-year Flood Hazard Area, according to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Maps (FIRM).*

- *No portion of the site is comprised of areas wetlands, according to the National Wetlands Inventory (NWI) and the Southwest Florida Management wetland estimations.*
- *Most of the site is comprised of soil that is considered to have “severe limitations” for septic tank absorption fields and dwellings without basements, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of a past endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006, and 2011).*

Comprehensive Plan Policies

- *POLICY 2.102-A1 Development Location states that “Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.”*
- *POLICY 2.102-A2 Compatibility states that “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.”*
- *POLICY 2.102-A3 Distribution states that “development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.”*
- *POLICY 2.102-A4 Timing states that “development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.”*
- *POLICY 2.102-A10 Location Criteria states “the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:*
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;*
 - b. nearness to agriculture-production areas;*
 - c. distance from populated areas;*
 - d. economic issues, such as minimum population support and market-area radius (where applicable);*

- e. *adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:*
 - 1. *transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;*
 - 2. *sanitary sewer and potable water service;*
 - 3. *storm-water management;*
 - 4. *solid waste collection and disposal;*
 - 5. *fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;*
 - 6. *emergency medical service (EMS) provisions; and*
 - 7. *other public safety features such as law enforcement;*
 - 8. *schools and other educational facilities*
 - 9. *parks, open spaces, civic areas and other community facilities*
 - f. *environmental factors, including, but not limited to:*
 - 1. *environmental sensitivity of the property and adjacent property;*
 - 2. *surface water features, including drainage patterns, basin characteristics, and flood hazards;*
 - 3. *wetlands and primary aquifer recharge areas;*
 - 4. *soil characteristics;*
 - 5. *location of potable water supplies, private wells, public well fields; and*
 - 6. *climatic conditions, including prevailing winds, when applicable.”*
- *The Comprehensive Plan defines Compatibility in Division 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*
 - *Policy 2.108-A5 of the Comprehensive Plan states “Development within RDAs shall be... designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).*
 - *Policy 2.116-A3 of the Comprehensive Plan states that “The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:*
 - a. *Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.*
 - b. *Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).*
 - c. *The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.*
 - d. *Proximity to similar and compatible uses providing opportunities for shared facilities.*
 - e. *Plans of the School Board and other public service agencies with jurisdiction in the County.”*
 - *Policy 2.116-A4 of the Polk County Comprehensive Plan requires development within INST districts to “conform to the following criteria:*
 - a. *Institutional uses include, but are not limited to: private and public-service structures. These commonly include:*

1. *public and private educational facilities;*
 2. *government-administration buildings;*
 3. ***public-safety structures*** (e.g. *police and fire*);
 4. *cultural facilities* (e.g. *libraries, museums, and performing-arts theaters*);
 5. *health-care facilities* e.g. *hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.*
- b. *Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.*
 - c. *Prior to site planning, the School Board, independent special districts, and other governmental entities shall communicate to one another to pursue potential colocation of government services.*
 - d. *Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.*
 - e. *Institutional sites shall be designed to provide for:*
 1. *Adequate parking to meet the present and future demands of the use.*
 2. *Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.*
 - f. *Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:*
 1. *Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.*
 2. *Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution*
 - g. *Recreational uses accessory to the institutional use or compatible with the location of the institutional district.”*
- *POLICY 2.125-E2 of the Comprehensive Plan states that “Type A facilities shall be permitted pursuant to the following:*
 - a. *Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.*
 - b. *The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.*
 - c. ***The development of type A community facilities shall be permitted in the Rural areas, as designated on the Future Land Use Map, only when such developments provides regional services, or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.***

d. *Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for Type A Community Facilities.”*

- *The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and require additional landscaping within 50 feet of adjacent residential districts and uses.*
- *The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that 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 Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2025-4.**

Planning Commission Recommendation:

At an advertised public hearing on April 2, 2025, the Planning Commission voted 7:0 to recommend APPROVAL of LDCPAS-2025-6 to the Board of County Commissioners after hearing public testimony.

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

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

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

Analysis

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

Surrounding Uses

Table 1 to follow lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

<p>Northwest: Agricultural/ Residential Rural (A/RRX) Vacant land and pasture mostly</p>	<p>North: A/RRX Vacant land and pasture mostly</p>	<p>Northeast: A/RRX, Commercial Enclave (CEX) Vacant land, three residences, industrial uses</p>
<p>West: A/RRX One non-residential looking use, but mostly vacant land</p>	<p>Subject Property: A/RRX Vacant land</p>	<p>East: A/RRX, Business Park Center (BPC-2), Industrial (INDX) two residences, Chemical Containers Inc., Oakley Transport</p>
<p>Southwest: A/RRX Vacant land</p>	<p>South: A/RRX Vacant land</p>	<p>Southeast: A/RRX, Business Park Center (BPC-2), Industrial (INDX) two residences, Chemical Containers Inc., Oakley Transport</p>

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

This is an excellent location for a fire station in an area that is likely to see an increase in all types of development growth in the near future. It sits on the fringe of industrial development not far from the intersection of a major arterial roadway. It's close enough to the urban services it needs but far enough from the nearby more congested residential areas. The immediate area is most likely to see more industrial growth, but if services are extended farther to the west, there could be some residential growth possibilities.

Compatibility with the Surrounding Land Uses and Infrastructure:

This Comprehensive Plan amendment (CPA) will designate the property to serve government facilities in the future. The site is intended for a fire rescue station that will be relatively benign for approximately 95% of any given day. However, when emergencies occur there are approximately two minutes of loud noise and lights. This can be occasionally disruptive to neighboring properties, but they are necessary to all the development in the area. For now, there are only a few residents near this site. Fire stations are often located in populated areas because that's where the services they provide are most needed. This site is on the fringe of a populated area. In time, more growth may occur in this area. The prominent form is industrial, but that pattern could change to residential the farther from the main highway (U.S. 27). The future extension of water and wastewater services will influence the growth in the area immediately surrounding the station if it occurs in the future.

A. Land Uses:

Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.” Therefore, designating government property INST should be considered compatible with any other land use district. By designating the property INST, there is a greater chance that future residents will be aware of the government facilities located there. In all likelihood, the new fire rescue station will be under construction within the next year. INST and the abutting Agricultural/ Residential Rural (A/RRX) land uses immediately surrounding the property is considered compatible by most policies in the plan. This area may transition to other land uses when it is evaluated for all the urban infrastructure that is available.

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

B. Infrastructure:

This is an area with a significant amount of urban infrastructure for being classified as a Rural Development Area (RDA). Sidewalks and nearby public schools are the only weaknesses besides the outdated fire rescue station which this approval will resolve. Zoned schools are a significant distance away, but they are not needed for this fire station. Public water is available, and public wastewater would be available if it was needed. There is ample traffic capacity on the major roadways that serve the area. There is more than adequate infrastructure to support the station including water and roadway frontage with room for two points of access (± 440 feet) to a rural major collector roadway. There are five major employers nearby including a growing university. There is a growing demand for housing to accommodate the nearby basic economic sector employers and the non-basic economic functions to support them. This investment in public safety infrastructure will help to encourage and enable more residential growth in the area.

C. Environmental:

The site has few environmental limitations for the property other than the poorly drained soil on most of the property. The facility will connect to the public water provided by the city of Lake Wales and there is ample area for an onsite septic system in spite of the soil conditions. The site is located in an open basin and no floodplain or wetland formations exist on or near the site. There is also a positive outfall for drainage. Regardless of conditions, public safety facilities are required to be designed for a 100-year flood event. There are no endangered species likely on the remaining acreage or archaeological remains.

Nearest Schools

The property is zoned for schools in Frostproof, because the city of Lake Wales has a separate school system from the rest of the County and the closest schools are a part of that system. Babson Park Elementary ($\pm 4\frac{1}{2}$ miles) and Bok Academy (± 2 miles) are the closest schools. Fire rescue workers are unaccompanied while working; therefore, no demand for K-12 schools is anticipated. The table to follow provides data on the zoned schools and current capacities.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Ben Hill Griffin Elementary	0 students	±9 miles driving distance	72%
McLaughlin Middle Academy of Excellence	0 students	±5½ miles driving distance	79%
Frostproof Senior High School	0 students	±9½ miles driving distance	61%

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Proximity to schools and conflicts with school entrances are the primary concerns with non-residential uses due to the congestion caused by pick-up and drop-off of students. There are no public or private schools nearby that will conflict with this site.

Nearest Sheriff, Fire, and EMS Station

The fire rescue station that currently serves this area is only 6,521 square feet, built in 1978, has little or no room to accommodate resident staff, lacks ambulance and other necessary equipment and vehicles, and sits on less than a half-acre. It is bordered by two streets, a mobile home sales lot and a print shop and shed sales lot. This station needs to be brought into the 21st century. Today the prototypical fire rescue station is over 11,000 square feet and needs at least five acres of land to accommodate staff, vehicles, equipment, storage, maintenance, and training. This new station will also house EMS staff and vehicles. Currently, the ambulance service must come from the west side of Lake Wales to service this area and Sunray to the south. Fire rescue provides immediate Emergency Medical Technician (EMT) services to a scene. Ambulance provides transport for the injured to the Hospital. Water is available to the site from the city of Lake Wales. There is a hydrant located within 1,300 feet east of the site. The city's water line will be extended to serve this facility, and an additional fire hydrant will be added.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Command (4011 Sgt. Mary Campbell Way, Lake Wales).	±8½ miles	7 minutes
Fire	Station 21 (14684 U Highway 27 formally the Caloosa Station)	< ½ mile	4 minutes
EMS	Station 411 (2029 State Rd 60, Lake Wales)	<5 ½ miles	6 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.

The nearest Sheriff's station is the Southeast Command Center at 4011 Sgt. Mary Campbell Way on the north side of Lake Wales less than 8½ miles to the north. Typically, 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 an area of the County. Fire rescue and EMS use the same communication system as law enforcement.

Water and Wastewater

There is ample capacity of potable water available from the city of Lake Wales and there is no need for public wastewater services given the distance and demand. The addition of a new fire

rescue station will not likely result in significantly greater needs of the existing potable water system.

A. Estimated Demand:

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

Table 4a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to 5.82 acres INST maximum effect	Percentage increase
±5.82 acres <i>Agricultural/ Residential Rural (A/RRX)</i>			
Permitted Use	1 dwelling unit	Office building (190,140 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	360	45,634 GPD	13,521%
Wastewater Generation (GPD)	270	36,507 GPD	13,521%

Source: Polk County Concurrency Manual & Polk County Utilities estimates

** Offices are 0.24 GPD per sf for water and 80% for wastewater.

In reality, a 7,500 square foot fire rescue station most likely consumes an average of 790 gallons of potable water per day and 632 gallons of wastewater according to standard estimates. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the potential expansion of government facilities on the undeveloped remainder of the site.

Table 4b

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted A/RRX	Maximum Permitted on the property A/RRX	Future Plan Government Facility
±5.82 acres <i>Agricultural/ Residential Rural (A/RRX)</i>			
Permitted Intensity	Vacant One residential Unit	17 dwelling units	7,500 sq.ft. Fire Rescue Station
Potable Water Consumption (GPD)*	360	6,120	1,800 GPD
Wastewater Generation (GPD)*	270	4,590	1,440 GPD

Source: Polk County Concurrency Manual & Polk County Utilities estimates

*Offices = 0.24 gallons per square foot, 20% less for wastewater

The city of Lake Wales is the water and wastewater service provider in this area. There is a 6-inch water line within 1,200 feet of the property at Chemical Containers Inc. Circle-K is the closest wastewater customer but it's over 3,800 feet away.

B. Available Capacity:

The city of Lake Wales has three water treatment plants for potable water distribution and has recently acquired the Park Water system to the south of the development. The three main plants in operation provide the following capacities to the system according to the City's official website:

- **Market Street Water Plant** capacity is 8.57 million gallons per day and averages approximately 0.492 million gallons per day, with peak daily flow of 1.421 million gallons per day.
- **Grove Avenue Water Plant** capacity is 3.48 million gallons per day and actual treated flow averages 1.356 million gallons per day, with a peak daily flow of 1.983 million gallons per day.
- **High School Water Plant** capacity is 4.44 million gallons per day and actual treated flow averages 0.808 million gallons per day, with a peak daily flow of 1.385 million gallons per day.

The water for the development will primarily come from the Grove Avenue Plant, but the system is interconnected and can shift capacity to different parts of the system.

C. Planned Improvements:

The city has listed a \$5,500,000 wastewater treatment expansion in the 24/25 fiscal year of their capital improvements budget. They have recently contracted with Kimley-Horn to draft a 25-year wastewater master plan. The city is an active member government of the Polk Regional Water Cooperative and has planned line extensions and interconnections for future blending of the water from the regional system into their water treatment network.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district with a fire rescue station at this location. The traffic generated from such a facility is rather low relative to other potential uses for the property. The surrounding roadway network has ample capacity remaining. There is no sidewalk network or mass transit services in the area. If the population grows through the new and infill development in the area, pedestrian and mass transit facilities will be in higher demand.

A. Estimated Demand

It is often difficult to estimate the impact of a Future Land Use Map change to an Institutional district because there are so many possible uses. Looking at the maximum buildout of the highest intensity use possible provides the analysis below:

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to 5.82 acres INST maximum effect	Percentage increase
±5.82 acres Agricultural/ Residential Rural (A/RRX)			
Permitted Use	1 dwelling unit	Office building (190,140 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	7.81	3,823	48,950%
PM Peak Hour Trips	1	326	326%

Source: Polk County Concurrence Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour

In reality, the existing 7,500 square foot Fire Station will not likely have as much impact on transportation facilities as it does a similar size government office. Current estimated multipliers

are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips.

Table 5a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted <i>A/RRX</i>	Maximum Permitted on the property <i>A/RRX</i>	Future Plan Government Facility
±5.82 acres <i>Agricultural/ Residential Rural (A/RRX)</i>	Vacant One residential Unit	17 dwelling units	7,500 sq.ft. Fire Rescue Station
Permitted Intensity			
Average Annual Daily Trips (AADT)	7.81	133	168
PM Peak Hour Trips	1	17	12

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour

B. Available Capacity

There is available traffic capacity in the network to support a public safety facility at this location and much more.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4010E	Alturas Babson Park Cut Off Road (CR 640) From: CR 559 To: US Hwy 27	B	362	C
4010W	Alturas Babson Park Cut Off Road (CR 640) From: US Hwy 27 To: CR 559	B	358	C
5102N	U.S. Highway 27 From: CR 640 To: SR 60	C	764	D
5102S	U.S. Highway 27 From: SR 60 To: CR 640	C	806	D
5101N	U.S. Highway 27 From: CR 630 To: CR 640	C	1,128	D
5101S	U.S. Highway 27 From: CR 630 To: CR 630	C	1,162	D
4068E	CR 640 From: US Hwy 27 To: SR 17 (Scenic Hwy)	C	517	D
4068W	CR 640 From: SR 17 Scenic Hwy To: US Hwy 27	C	509	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

** Indicates capacity after programmed improvements*

Traffic capacity is important to fire rescue operations. As capacity declines, it increases the time of travel to destinations. This raises the response times and limits the area that the station can effectively service. Table 6 provides a gauge of the area traffic at its peak hour, peak season level. In this location the major roads have ample capacity.

C. Roadway Conditions

Alturas- Babson Park Cutoff Road (aka CR 640 west of US 27) is a rural major collector in fair condition, but the pavement width is only 22 feet, and right-of-way is substandard in most locations. US Highway 27 is a four-lane divided arterial roadway and is in good condition according to the Florida Department of Transportation. County Road 640 is a paved rural major collector roadway with a pavement width of 24 feet that is currently rated in fair condition from US Highway 27 to the Ridge Scenic Highway (SR 17).

D. Planned Improvements:

There is only one roadway improvement, and two drainage improvements are planned in the five-year Community Investment Program in this area. These are listed to follow.

Table 7

Location	Fiscal Year CIP (construction cost)	Project Description
South Lake Wales Drainage Improvement Project	Under construction (\$2,200,000)	Project is to design, permit, and construct drainage improvements to address ongoing flooding issues within the community. Estimated completion date: December 1, 2026.
CR 630 at CR 630A Intersection	Design and utility relocation completed (\$3,801,625)	Improvements to the intersection of CR 630 @ CR 630A. Design phase is complete for a single lane roundabout. The construction date has not been determined.
Benton Street Drainage Improvements	\$420,000	Design, Permit, and Construction Drainage Improvements for Benton Street. Completed August 2024

Infrastructure will be programed as more residential development which is anticipated begins to occur in this area. New public facilities will likely stimulate more residential growth.

E. Mass Transit

There are currently no fixed-route mass transit services south of Lake Wales.

F. Sidewalks

There is no sidewalk network on Alturas-Babson Park Cutoff Road. Once it crosses U.S. Highway 27, there are some sidewalks provided by new development. Sidewalks are not a requirement in the Rural Development Area (RDA).

Park Facilities and Environmental Lands

Public safety facilities provide onsite recreation when there is enough land. The current facility lacks this, but this new facility will have ample recreation both indoors and outdoors. There are no sidewalk connections to any public recreational areas. The closest public park facility is more than five (5) miles driving distance of the vehicle entrance on 5th Avenue in Babson Park. The Babson Park Playground features a new playground and basketball court. The closest boat access is Lake Easy at Welling Park. There are also a significant amount of wildlife preserves on the opposite side of Crooked Lake from the development. Crooked Lake Prairie on Ohlinger Road and Crooked Lake Sandhill on Hollister Road.

A. Location:

- Babson Park Playground, 5th Avenue, Babson Park
- Crooked Lake Prairie, 985 Ohlinger Rd., Babson Park
- Crooked Lake Sandhill, 801 Hollister Rd., Babson Park
- Welling Park on Lake Easy, 4004 Muncie Road, Babson Park

B. Services:

- Babson Park Playground, playground and basketball court

- Crooked Lake Prairie, hiking trails on 525-acre property that protects more than two miles of the Crooked Lake shoreline
- Crooked Lake Sandhill, hiking trails on 25 acres of one of the best remaining examples of the sandhill ecosystem in Polk County
- Welling Park on Lake Easy, boat ramp and picnic shelter

C. Environmental Lands:

There are many acres of protected environmental lands around Crooked Lake. Crooked Lake Prairie is located on the opposite side of the lake from the proposed CDD. Recently, the County purchased a large tract on the west side of U.S. Highway 27 to match the previous purchased on the east side along the western shore of Crooked Lake to improve water quality and expand drainage capacity in the basin. Combined, these environmentally managed areas equate to over 4,500 acres of habitat protection, floodplain management, and water quality enhancement.

D. Planned Improvements:

There are no further recreational improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

The site has few environmental limitations for the property other than the poorly drained soil. The facility will connect to the public water provided by the city of Lake Wales. An onsite septic system will be utilized. Fortunately, the best soil is on the south side of the property away from where most of the impervious surfaces will be placed. This may limit the development of the less than approximately five available acres. Fortunately, this site is located in an open basin and no floodplain or wetland formations exist on or near the site. There is also a positive outfall for drainage. Regardless of conditions, public safety facilities are required to be designed for a 100-year flood event. There are no endangered species likely on the remaining acreage or archaeological remains.

A. Surface Water

Crooked Lake is part of a stressed basin. Although the future fire rescue station site is close to Crooked Lake, it is not in the Crooked Lake Basin. It is in the Peace River Basin which is also stressed in places but not in this area. The site is in the Peace Creak Tributary Canal Basin. This has some capacity to assimilate outfall. However, public safety facilities are required by Section 630 of the LDC to be designed for the 100-year storm event. The site is sloped from south to north with the best soil on the high end at 135 feet NAVD and ABC Road at 129 feet NAVD. ABC Road is equipped with a robust swale system capable of providing a positive outfall.

B. Wetlands/Floodplains

There are no wetlands onsite according to the generalized information in the County’s GIS system derived from the National Wetlands Inventory (NWI) and the Southwest Florida Water Management District. There is an X5 Flood zone along the side of the roadway in the system of drainage swales.

C. Soils:

The majority of the site is comprised of Smyrna and Myakka fine sands, severely rated soil. More than likely, filling material will be needed to stabilize the building foundations.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to small commercial buildings	% of Site (approximate)
Smyrna and Myakka (17)	Severe: wetness, poor filter	Severe: wetness.	80%
Archbold Sand	Moderate: wetness	Slight	20%

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

Smyrna and Myakka Soils often have a surficial aquifer (water table) within less than 18 inches of the surface. They are not always a sign of wetlands but possess many wetland qualities. A significant portion of the site will need to be dedicated to stormwater management. The site is higher on the south side which is where the Archbold sand appears.

D. Protected Species

According to Polk County Endangered Habitat Maps, the proposed CDD is located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 & 2011). A species study will be conducted prior to Level 2 Review (engineered plans). This will be necessary to receive funding under federal programs.

E. Archeological Resources

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for the property. However, there have been historical resources discovered in the area.

F. Wells (Public/Private)

The potable water wells for the former Park Water Company are located within 950 feet of the boundary, but more than 1,000 feet from any proposed development on the site. The Park Water Company system has been brought into the city of Lake Wales. Lake Wales will provide water to the new station.

G. Airports

There are no public use airports within three miles of this site. The closest is Lake Wales Airport 3 ½ miles to the north. It has a fire station and there appears to be no conflicts with that. There are no structures planned onsite above two floors.

H. Conservation Lands

The closest Conservation easement is over four miles away to the northwest at the bend in Alturas-Babson Park Cutoff Road (ABC Road) on property owned by the XL Ranch Limited Partnership. It was dedicated to the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture on September 15, 2011. It is over 700 acres. The County purchased a large tract on

the west side of U.S. Highway 27 recently to match the previous purchased on the east side along the western shore of Crooked Lake to improve water quality and expand drainage capacity in the basin. Combined, these environmentally managed areas equate to over 4,500 acres of habitat protection, floodplain management, and water quality enhancement.

Economic Factors:

There are a significant number of industrial uses and other employment generators in this area such as Oakley Transport, Chemical Containers, Inc., and Robin Builders, Inc. There is also a moderate amount of commercial land uses surrounding the intersection and along the Highway 27 corridor. There is a growing student population not only at nearby Warner Southern University to the south, but Weber University in Babson Park less than three miles to the east. Enrollment has significantly increased since the early 2010s. With the increase in enrollment there is a need for housing not only for students but for faculty and staff. With the added population and housing will be a need for greater fire protection and emergency medical services. The current facility is on less than a ½ acre and was constructed in 1978. There are no living quarters for staff, no cleaning equipment, and no ambulance service. Public safety staff have seen a rise in calls for this area and know that more services will soon be needed. The type of facility needed to provide the services for the area cannot fit on such a small property and there is no land around the current site available. A new larger site is needed.

Although the area is only considered rural under the current Comprehensive Plan, it is primed for more growth in the future. The city of Lake Wales has recently extended wastewater treatment services to the area and has incorporated the former Park Water system into its water service area. These improvements will enable more intensive residential and commercial growth in the area in the future. Changing the land use designation from A/RR to INST will allow for the development of a new, larger fire rescue facility to serve the new growth. This facility and the new services it will bring to this area of the County will enable more residential growth because it will provide the community with greater sustainability and lower homeowners insurance rates. This area is the center of economic activity south of Lake Wales and serves the development surrounding Crooked Lake.

Consistency with the Comprehensive Plan

The property is part of the Southeast Polk Selected Area Plan. The plan does not address the need for more INSTX districts nor much to do with directing their locations. There is only one policy that mentions the district, POLICY 2.131-UE4.K, which states *“In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, environmental educational uses and ecotourism shall be promoted within INSTX Future Land Use districts within this SAP.”* In the Land Development Code (LDC) INSTX districts are required to provide *“a minimum of a 25-foot landscape buffer that includes a mix of over story or long leaf pines, understory, and shrubs that are native to this area of Florida within the SAP consistent with a Type A Buffer as listed in Section 720 of this Code”* if the property abuts conservation areas. The subject property does not abut any conservation areas or conservation easements, according to the Property Appraiser’s Office database.

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be

consistent with the Comprehensive Plan. How the request is **consistent or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.108 – Rural Development Area (RDA) policies
- Section 2.116 – Institutional

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

Table 8

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 proposed INST district is relatively compactly located near a node of industrial and commercial uses that is supported by intense residential uses to the east and south. While the abutting properties and Agricultural, in time they will likely intensify.</p>
<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: 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.</p>	<p>This property is located near an intersection of commercial and industrial uses. There are five residences nearby and abutting the industrial uses.</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 site will connect to public water from the City of Lake Wales. The placement is on the edge of a growing urban cluster of dense residential, industrial, and institutional uses.</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>This site has been under Polk County's ownership since 1990. The INST designation will allow for government facilities such as the proposed fire rescue station.</p>
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>The requested INST district is to allow for the placement of fire rescue services on this site to ensure that adequate response times of emergency services are maintained in the area.</p>

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

Table 9 Rural Development Area (RDA)

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.108-A1: DESCRIPTION - 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 centers. Services are limited and mostly found in the rural centers and clustered developments.</p>	<p>The Caloosa Lake/Crooked Lake Park area is a rural center of clustered development. It developed in the 1960s. It houses retirees, workers at the three nearby manufacturing facilities and Oakley Transport, and students and faculty of Warner University. This site is on the edge of the rural center that is becoming more urban every day.</p>
<p>POLICY 2.108-A5: DEVELOPMENT CRITERIA - Development within RDAs shall be guided by the following criteria:</p>	
<p>a. The detailed criteria listed for each land use category permitted within the Rural-Development Area;</p>	<p>The new fire station will be connected to the Lake Wales public water system and use an onsite septic system for wastewater services. The fire station will be permitted use in INST-1.</p>
<p>b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County's Land Development Code; and</p>	<p>A fire station is being moved from a smaller site on U.S. Highway 27 with no room for expansion to a bigger site to accommodate more services.</p>
<p>c. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).</p>	<p>This site is “designed to facilitate the provision of public safety services.” It will be developed with them.</p>

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.</p>	<p>This CPA will enable the development of a County fire rescue station.</p>
<p>POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p>	<p>a. This site has frontage on a rural major collector road.</p> <p>b. The closest residential structure is approximately 190 feet away.</p> <p>c. It meets the criteria enumerated in in Policy 2.102-A9 and Policy 2.102-A10. See pages 10 thru 18 of the staff report.</p>

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
<p>a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.</p> <p>b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).</p> <p>c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</p> <p>d. Proximity to similar and compatible uses providing opportunities for shared facilities.</p> <p>e. Plans of the School Board and other public service agencies with jurisdiction in the County</p>	<p>d. This will be for fire rescue and EMS with little room for anything else.</p> <p>e. The closest school is on U.S. Highway 27 approximately two miles away. But it is a charter school.</p>
<p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p> <p>a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:</p> <ol style="list-style-type: none"> 1. public and private educational facilities; 2. government-administration buildings; 3. public-safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities. 	<p>The County acquired multiple properties from different owners over the course of three years to assemble enough land to fit a fire rescue station on Alturas-Babson Park Road in close enough proximity to U.S. Highway 27.</p>
<p>b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.</p>	<p>5.82 acres is not large. The fire station will fill the remaining area on the site. The open space will be needed for drainage and onsite wastewater treatment.</p>
<p>c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.</p>	<p>Polk County recently purchased the site. The proposed fire rescue station will take up a lot of the useable property. There will be no room for school site.</p>
<p>d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.</p>	<p>There are no commercial uses proposed on this site. The fire station takes up all of the frontage. See conceptual site plan Exhibit 6.</p>
<p>e. Institutional sites shall be designed to provide for:</p> <ol style="list-style-type: none"> 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. 	<p>The site has adequate space for the required parking for a fire rescue station. See Exhibit 6.</p>

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
<p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <ol style="list-style-type: none"> 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution. 	<p>No multifamily uses are proposed or characteristic of a fire station. The proposed fire station will also include ambulance service (EMS) as well. This along with the other fire rescue equipment and living quarters for personnel will consume most of the ±5.82-acre property. It is likely that the septic tank and drain field will consume much of the open space.</p>
<p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	<p>The fire station has a basketball goal for the firefighters to use.</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 as this is a mapping error of a land use, and it is permitted in the designated area. Table 10 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

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

Table 10 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
<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>
<p>d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i></p>	<p>Summary of analysis, surrounding Development, compatibility</p>
<p>e. <i>Fails to adequately protect adjacent agricultural areas.</i></p>	<p>Compatibility with Surrounding Land Uses</p>
<p>f. <i>Fails to maximize existing public facilities and services.</i></p>	<p>Summary of Analysis, Infrastructure</p>
<p>g. <i>Fails to minimize the need for future facilities and services.</i></p>	<p>Summary of Analysis, Infrastructure</p>
<p>h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i></p>	<p>Summary of Analysis, Infrastructure</p>
<p>i. <i>Fails to provide a clear separation between urban and rural uses.</i></p>	<p>Summary of Analysis, Compatibility with Surrounding Land Uses</p>
<p>j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i></p>	<p>Summary of Analysis, Compatibility with Surrounding Land Uses</p>

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

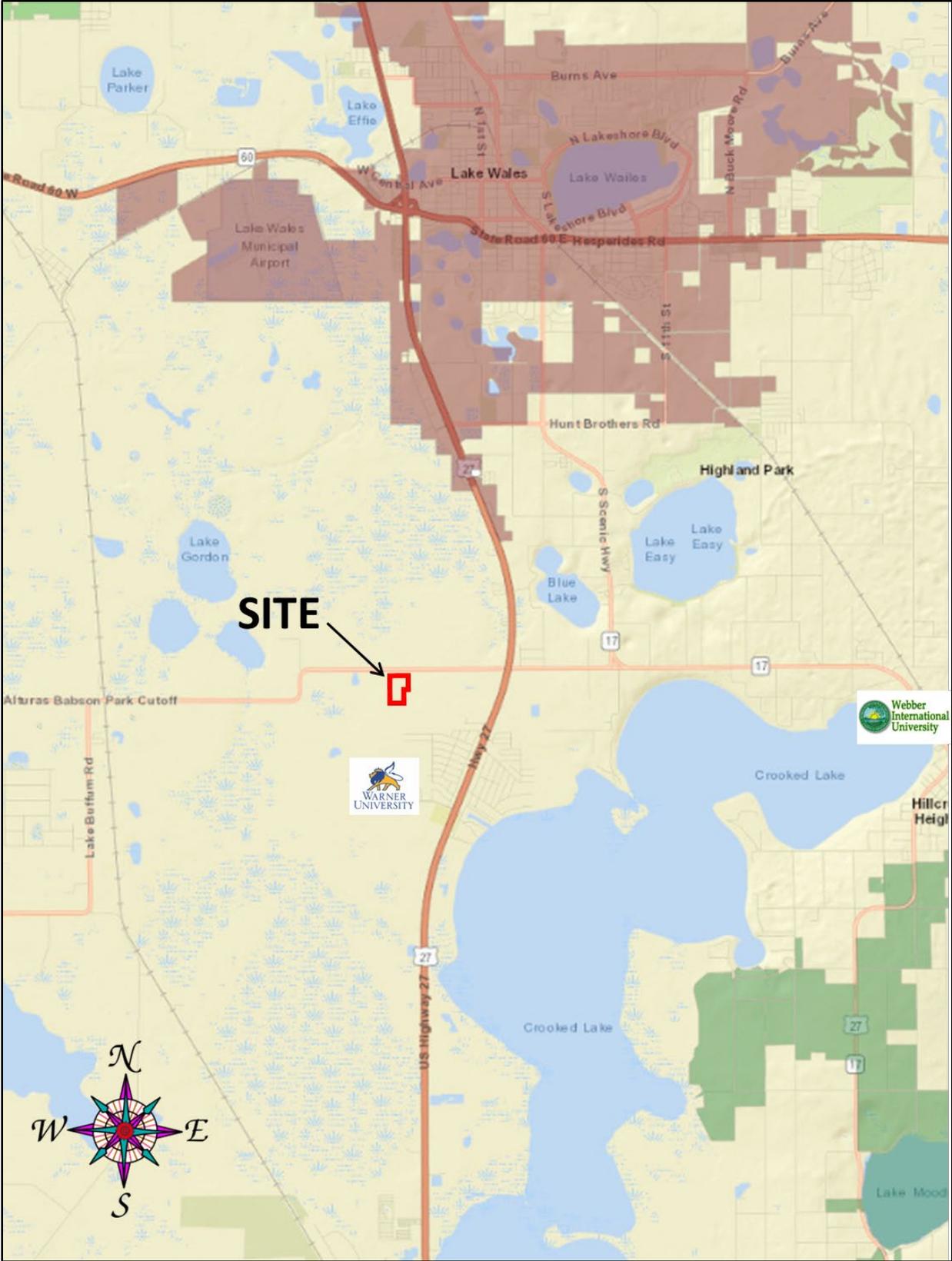
Table 10 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
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

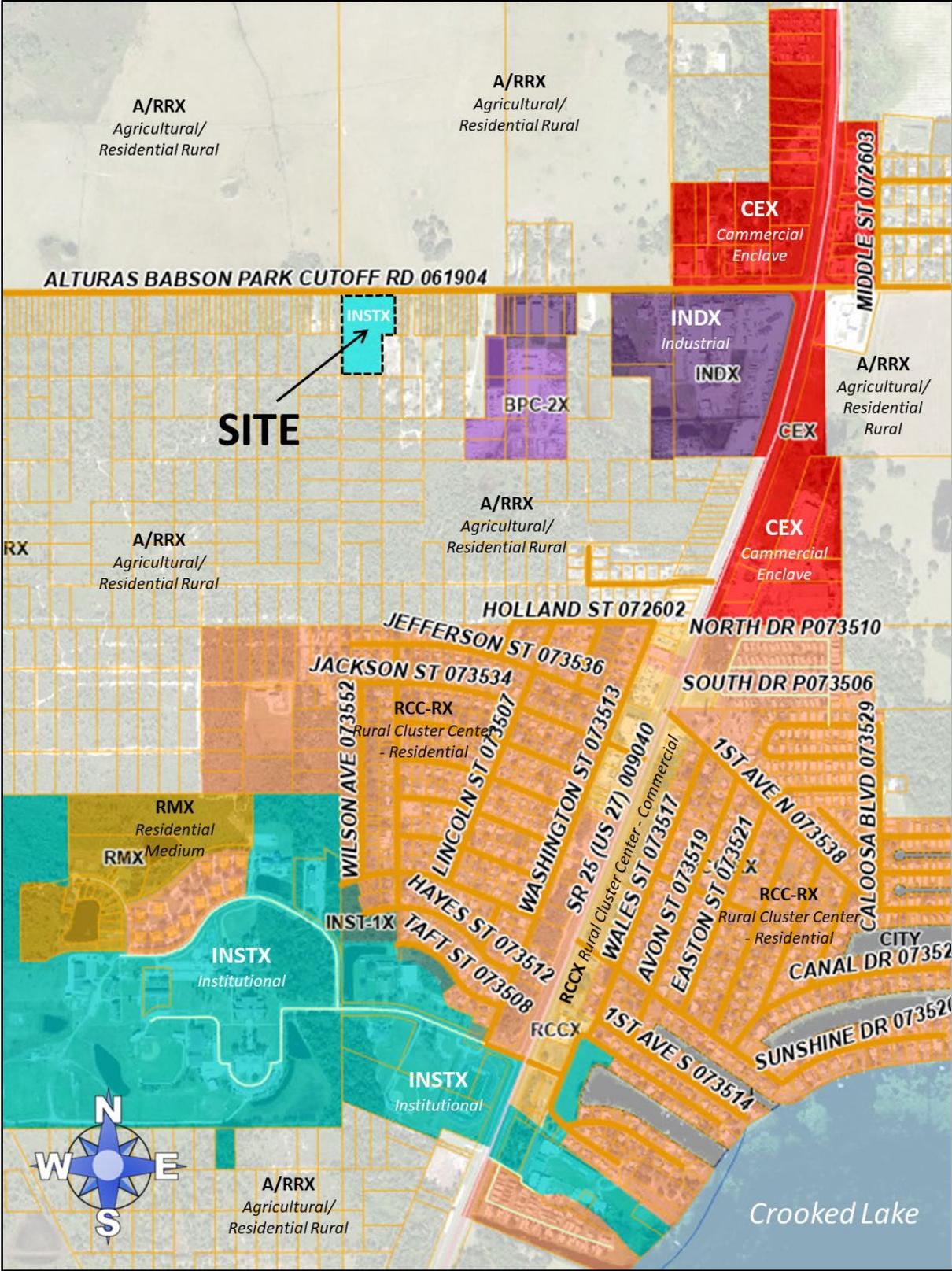
Comments from other Agencies: None.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2023 Aerial Photo (Context)
- Exhibit – 4 2023 Aerial Photo (Close-up)
- Exhibit – 5 District Use Comparison Table
- Exhibit – 6 Conceptual Site Plan



Location Map



Future Land Use Map



2023 Aerial Photo (Context)

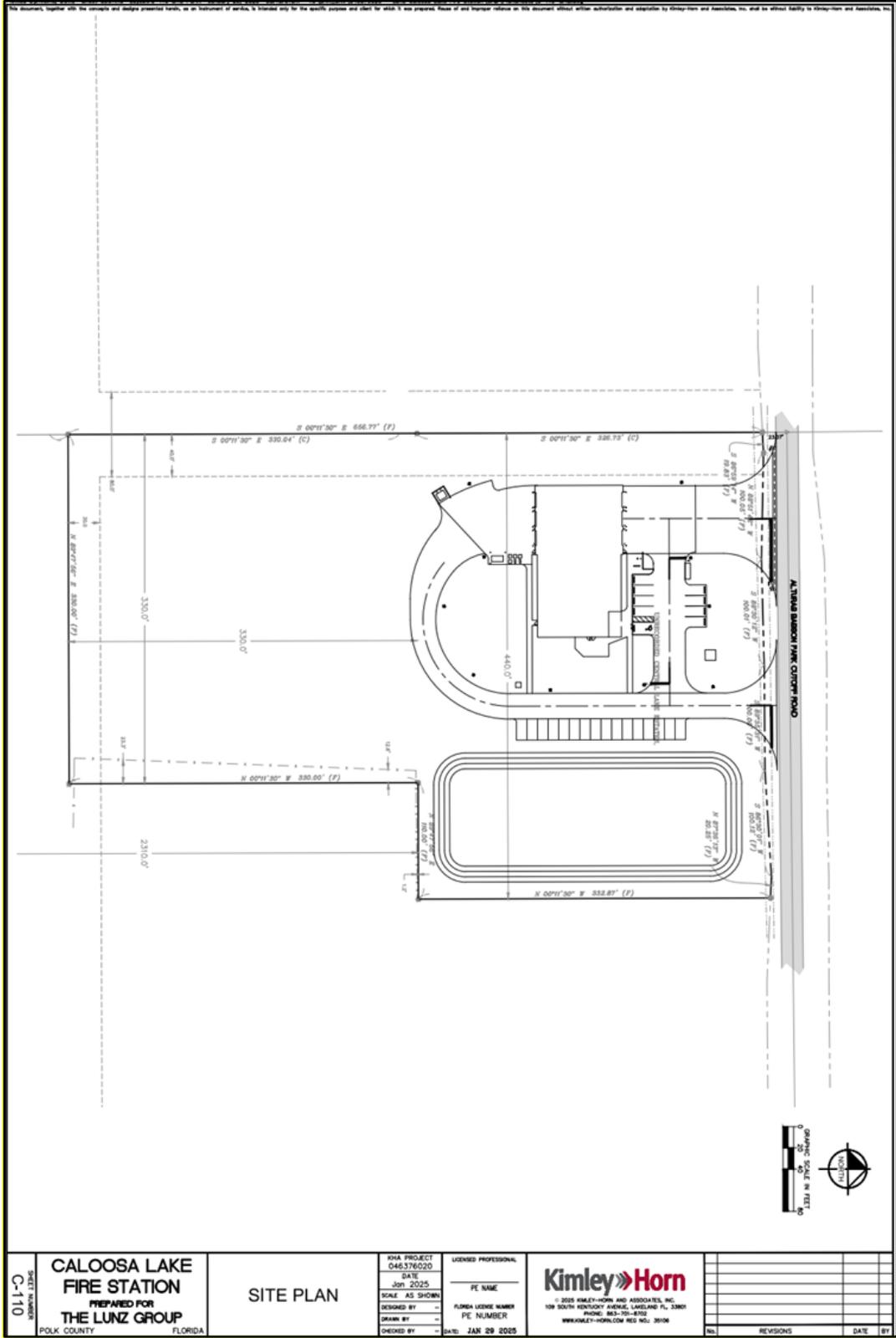


2023 Aerial (Close Up)

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
<p style="text-align: center;">A/RRX</p> <p><i>Agricultural/ Residential Rural</i></p>	<p>Single-family Site Built Kennels, Boarding and Breeding Livestock Sale, Auction Nurseries and Greenhouses Veterinary Service</p>	<p>Group Living Facility (<7 clients) Adult Day Care Center (<7 clients) Cemetery Communication Towers Convenience Stores, Isolated Emergency Shelter Farm Worker Apartment Golf Course Heliports & Helistops Mobile Home Recreation, Passive Recreation, Low Intensity Riding Academies Solar Electric-Power Facilities</p>	<p>Fly-in Community, C3 Group Home, (>6), C3 Farm Worker Dorm, Barrack Style, C3 Mobile Home Park & subdivision, C3 Rural Mixed Development (RMD), C3 Agricultural Support, Off-Site, C3 Airport, C4 Bed and Breakfast, C3 Breeding, Boarding, and Rehabilitation Facility Wild or Exotic, C3 Childcare Center, C3 Community Center, C3 Correctional Facility, C4 Cultural Facility, C3 Emergency Shelter, Medium (7-14 residents), C3 Emergency Shelter, (>6), C3 Event Facility, C3 Government Facility, C3 Institutional Campground, C3 Lime Stabilization Facility, C3 Lodges and Retreats, Private, C3 Outdoor Concert Venue, C3 High Intensity Recreation, C3 Vehicle Oriented Recreation, C3 Religious Institution, C3 Residential Treatment Facility, C4 School, Elementary, C3 School, Leisure/Special Interest C3 School Technical/Vocational/Trade & Training, C3 Seaplane Base, C3 Utilities, Class III, C3</p>
<p style="text-align: center;">INST-1</p> <p><i>Institutional-1</i></p>	<p>Childcare Center Government Facility Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility</p>	<p>Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices & Office Park High & Low Intensity Recreation Vehicle Oriented Recreation Religious Institution Research & Development Solar Power Generation Facility</p>	<p>Multifamily Housing (dormitories) Gas Station (fleet) Hospital Lime Stabilization Facility Residential Treatment Facility High School Residential Treatment Facility Vo-Tech, College or University</p>

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



Fire Station Conceptual Site Plan