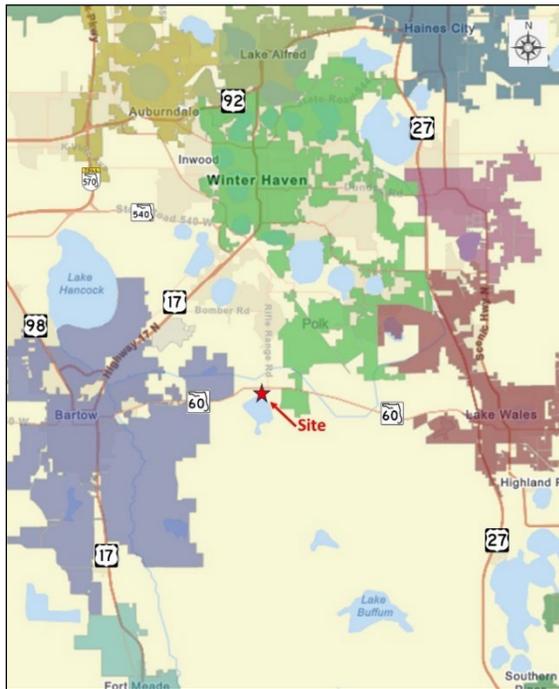


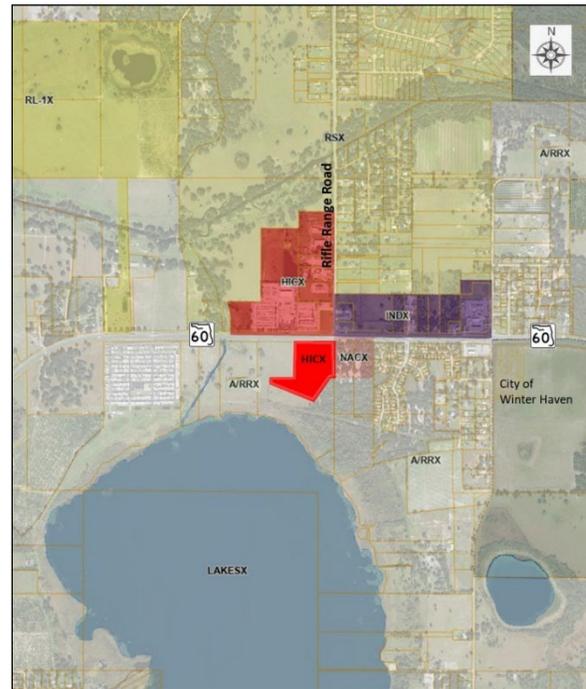
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	November 2, 2023	Level of Review:	4
PC Date:	February 7, 2024	Type:	Small Scale CPA
BoCC Date:	March 19, 2024	Case Numbers:	LDCPAS-2023-21
Applicant:	Tanath Design, Inc., Bryan Potts	Case Name:	Rifle Range Road RaceTrac HIC
		Case Planner:	Robert Bolton, Planner III

Request:	Future Land Use designation change from Agricultural/Rural Residential-X (A/RR-X) in the Rural Development Area (RDA) to High Impact Commercial-X (HIC-X) in the Suburban Development Area (SDA)
Location:	The subject property is located on the south side of US Highway 60, west of CR 655A (Alturus Road), north of Lake Garfield, and east of 80 Foot Road, west of the city of Winter Haven and east of the city of Bartow, in Section 32, Township 29 and Range 26.
Property Owners:	Appleboom, Johannes W., Estate of
Parcel Size/number:	13.56± acres of 47.04 ± acres (Parcel #(s) portion of 262932-000000-021000)
Development Area:	Rural Development Area (RDA), Transit Corridors and Centers Overlay (TCCO), Gateway Selected Area Plan (SAP)
Nearest Municipality:	City of Winter Haven
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	Pending
Florida Commerce	N/A



Location Map



Proposed Future Land Use Map

Summary:

The applicant, Tanath Design, Inc., is requesting a Small Scale Comprehensive Plan Amendment on behalf of the property owner, Appleboom, Johannes W., Estate of, to change the Future Land Use Designation from Agricultural/Rural Residential-X (A/RR-X) in the Rural Development Area (RDA) to High Impact Commercial-X (HIC-X) in the Suburban Development Area (SDA) on 13.56± acres of 47.04 ± acres in the Rural Development Area (RDA), Transit Corridors and Centers Overlay (TCCO), and the Gateway Selected Area Plan (SAP), located on the south side of US Highway 60, west of CR 655A (Alturus Road), north of Lake Garfield, and east of 80 Foot Road, west of the city of Winter Haven and east of the city of Bartow, in Section 32, Township 29 and Range 26.

The requested Land Use change is consistent with the Location Criteria for the HICX, with HICX, north of the subject, which has been built out with an RV dealer, Camping World, an area of predominantly vacant IND-X, and NAC-X adjacent to the east. One concern has been the southern extension of Rifle Range Road to make a full intersection. Attached under separate cover is a copy of a draft easement agreement with the land owner to the east which will allow for construction of the southern portion of Rifle Range Road. The construction of the southern portion of Rifle Range Road will be a sufficiency requirement for any Level 2 review for development of the site.

Compatibility Summary

The request is for a FLU designation change within an area that is experiencing higher traffic and planned for significant growth with the Clear Springs planned development within the city of Bartow just to the west of the site. The Location Criteria for HIC is meet with this location, HIC-X and IND-X to the north, NACX to the east, to the south is an area of flood zone and Lake Garfield. The remainder of the site that is not included within the request to the west.

Infrastructure Summary

The site is within the city of Bartow's Utility service area, with the Polk County Central Regional district, adjacent to the east. Full buildout of the site would not significantly deteriorate the surrounding roadway network. Fire and Sheriff response times are appropriate for this area of the County. There is an Airport Impact District (AID) height notification and education restriction zone around the Bartow Municipal Airport. HICX does not permit elementary, middle, or high schools but does permit other types of training and vocational schools.

Environmental Summary

There are limited environmental limitations with the development of this property. The property's flood plain is located on the southern portion of the property, outside of the requested Land Use change area. There are no wells or public Wellfields on site and the property is within an airport impact district. The site is also located within a one (1) mile radius of an Eagle's Nest according to the Florida Fish and Wildlife Conservation Commission (2015).

Comprehensive Plan

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

- Section 2.102 – General Growth Management policies
- Policy 2.106-A3 Suburban Development Area (SDA) Land Use Categories
- Policy 2.106-A5 Suburban Development Area (SDA) Development Criteria
- Policy 2.110-H High-Impact Centers (HIC)
- Policy 2.110-H-3, and H-4 Location Criteria, and Development Criteria
- Section 2.131-T Gateway Selected Area Plan

Findings of Fact

Request and Legal Status

- The applicant is requesting a Future Land Use (FLU) designation change from Agricultural/Rural Residential-X (A/RR-X) in the Rural Development Area (RDA) to High Impact Commercial-X (HIC-X) in the Suburban Development Area (SDA).
- The subject site is located within the Gateway Selected Area Plan (SAP).
- The applicant submitted the request for a portion, 13.56±acres, of the parent tract, 47.04± acres. The portion that is being requested for the Land Use change represents the northeastern portion of the parcel.
- The subject site is located on the south side of US Highway 60, west of CR 655A (Alturus Road), north of Lake Garfield, and east of 80 Foot Road, west of the city of Winter Haven and east of the city of Bartow, in Section 32, Township 29 and Range 26.

Compatibility

- The description of the existing uses surrounding the subject site are as follows:
 - North of the subject, across Highway 60, is an area of HICX which is utilized by Camping World, an RV dealer and an Industrial Land Use district at the northeast of the intersection,
 - East of the subject site is a vacant Neighborhood Activity Center-X (NACX) Land Use district,
 - South of the subject site is a vacant portion of the remaining parent parcel with an Agricultural/Rural Residential-X (A/RRX) land Use designation and Lake Garfield,
 - West of the subject site is a vacant portion of the remaining parent parcel with an Agricultural/Rural Residential-X (A/RRX) land Use designation.

Infrastructure

- The subject site is located within the City of Bartow Utility Service area for water and wastewater. The point of connection, for water, is on the north side of SR 60, within the boundary of the Clear Springs Corporate Park, approximately 2.7 miles west of the site. Adjacent to the east of the subject site, Polk County Utilities has the Central Regional area with water and wastewater.

- It is anticipated at the highest use, the demand for potable water would be 56,705 Gallons Per Day (GPD) and 45,364 GPD for wastewater based on 13.56± acres of the 47.04± acre parent parcel.
- The zoned schools for the site are Alturas Elementary, Bartow Middle, and Bartow Senior High School. All three schools have available capacity; a change to HIC-X would not impact the schools capacity.
- The subject site is approximately 0.1 miles from the nearest Fire and Emergency Management Station (EMS), Fire Station #19, located at 7400 E SR 60, Bartow.
- The nearest Sheriff’s office is the Southeast District Office, 4011 Sgt. Mary Campbell Way, Lake Wales, approximately 11.4 miles from the subject site.
- Highway 60 is a Principle Arterial road, it runs east and west from Hillsborough Couty to Osceola County and is monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) within this area of “C”.
- Rifle Range Road is an urban collector, it runs north and south and is monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of “C”.
- The subject site will be accessed via an extension of Rifle Range Road to the south of Highway 60. This roadway extension will be constructed by the developer and service the proposed HICX and the NACX located on the southeast quadrant of Highway 60 and Rifle Range Road. Attached under separate cover is an Easement Agreement that is to be executed with a Land Use change. The construction of the Rifle Range Road is a concurrency requirement for a Level 2 site plan review.
- The nearest bus stop is located at Alturas Road and SR 60 approximately ½ mile east of the subject site (21X – Bartow / Lake Wales Express).
- There are currently two (2) county parks within about three (3) +/-mile radius of the subject site. Lake Gwyn Park and Wahneta Baseball Park.

Environmental

- According to the soil survey by the United States Department of Agriculture, the subject site is made up of two (2) soil type; Pomona Fine Sand, and Pomello Fine Sand. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development too implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.
- The subject site is located within the height notification area of an Airport Notification Zone for Bartow Municipal Airport.

- The subject site has a portion that is located within Flood Zone AE. The flood zone runs from Lake Garfield north to the subject site.
- The subject site is located within a one-mile radius of an eagle's nest, according to the Florida Fish and Wildlife Conservation Commission (2015).
- There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Master Site File.
- There are no known wells on the site. There is a Wellfield-Protection District approximately 0.35 miles east of the subject, within the Lake Garfield Estates subdivision.

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 2.106-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within Suburban Development Areas:
 - a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
 - b. **RESIDENTIAL:** Rural Suburban.
 - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- **POLICY 2.106-A5: DEVELOPMENT CRITERIA** - Development within SDAs shall be guided by the following criteria:
 - a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;
 - b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;
 - c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;
 - d. provide access to civic space, parks, green areas, and open space and other amenities;
 - e. be supported by public safety (i.e., fire, EMS and law enforcement);
 - f. have access to elementary schools;

- g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and
 - h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.
- **POLICY 2.131-TB2: LAND USE CATEGORIES ESTABLISHED AND GENERAL DEVELOPMENT CRITERIA** - All Future Land Use districts and development shall be permitted as specified by the applicable policies in the general land use and Future Land Use elements of the Comprehensive Plan, unless otherwise specified in the Gateway Selected Area Plan within the Comprehensive Plan. These land uses include:
 - a. Activity Centers: 1. Rural-Cluster Centers, 2. Convenience Centers, 3. Neighborhood Activity Centers, 4. Community Activity Centers, 5. Regional Activity Centers, 6. High Impact Centers, 7. Tourism Commercial Centers.
 - b. Linear Commercial Corridor.
 - c. Commercial Enclave.
 - d. Industrial/Business Park Center/Office Center: 1. Industrial, 2. Business Park Center, 3. Office Center, 4. Employment Center.
 - e. Leisure/Recreation.
 - f. Institutional.
 - g. Recreation and Open Space.
 - h. Preservation Areas.
 - i. Residential: 1. Urban: a. Residential Suburban, b. Residential Low, c. Residential Medium, d. Residential High. 2. Rural: a. Agricultural/Residential Rural, b. Rural Cluster Center-Residential.
 - j. Phosphate Mining.

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 2023-21**.

Planning Commission Recommendation: On February 7, 2024, at an advertised public hearing, the Planning Commission recommend **??** to **APPROVE or DENY LDCPAS-2023-21**.

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

Table 1 Surrounding Uses

Northwest HICX Camping World RV Dealer	North HICX Camping World RV Dealer	Northeast INDX PCFS #19, Sandblasting, Vacant / Pasture
West A/RR Vacant / Pasture	Subject Site A/RR Vacant / Pasture	East NACX Vacant
Southwest A/RR / LAKESX Vacant / Pasture	South A/RR / LAKESX Vacant	Southeast A/RR Vacant

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

Compatibility with the Surrounding Uses

Compatibility is often regarded as a subjective term used to express ones’ opinion or feeling about the appropriateness of locating differentiating uses rather than being based upon facts or evidence to support those opinions or feelings. According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

The subject site is located within the Rural Development Area (RDA). According to *Policy 2.108-A-1* of Polk County’s Comprehensive Plan, 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.

Highway 60 is an east/west Principle Arterial road that connects Tampa to the west and Vero Beach to the east, and is a significant east/west route, south of Interstate 4. The site location is half way between the city of Bartow and the city of Lake Wales with the community of Wahneta to the north. The Polk Parkway (SR 570) extension, that will connect the existing Toll Road to Highway 60 has begun construction and will connect with Highway 60 west of the site closer to Bartow. This connection will increase the access and utility of Highway 60 making a connection between Interstate 4 and Highway 60 significantly more accessible. As the area between Bartow and Lake Wales continues to grow commercial uses are needed. The subject’s location and requested Land Use change completes the commercial uses for the transit node of Highway 60 and Rifle Range Road. The request is an expansion of the HICX on the north side of Highway 60 and the west side of Rifle Range Road.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property, as shown in Table 2, include Alturas Elementary, Bartow Middle and Bartow Senior High School. The applicant does not need to address capacity for the described project as it is not anticipated to generate a use impacting school concurrency. HICX does not permit residential development.

Table 2: Schools

Name of School	Average driving distance from subject site
Alturas Elementary	4.1 ± miles driving distance
Bartow Middle School	8.7 ± miles driving distance
Bartow Senior High School	8.3 ± miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office is northeast of the site and the Fire and Emergency Management Station is located southeast of the site.

Table 3 Public Safety Information

	Name of Station	Distance Response Time
Sheriff*	Polk County Sheriff Office’s Southeast District Office, 4011 Sgt. Mary Campbell Way, Lake Wales	11.4 +/- miles NE Priority 1: 13:01 Priority 2: 27:01
Fire/ EMS	Polk County Fire and Emergency Management Station #19, 7400 E SR 60, Bartow	0.1 +/- miles N Response: 3:00 minutes

Source: Polk County Sheriff’s Office and Polk County Fire Rescue. *Response times are based on December 2023 data.

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.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the City of Bartow's Utility Service Area. The estimated demand for potable water at the highest capacity at maximum buildout is 56,705 Gallons per Day (GPD) and 45,364 GPD capacity for wastewater.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use A/RR	Maximum Permitted in Proposed HIC-X
13.56 +/- acres 590,674 sq. ft.	13.56 acres = 2 du	590,674 sq. ft x 0.40 FAR= 236,270 sq ft
Potable Water Consumption	2 units x 360 = 720 GPD	236,270 x 0.24 GPD 56,705 GPD
Wastewater Generation	2 units x 270 = 540 GPD	56,705 x 0.80 percent = 45,364 GPD

Source: Polk County Maximum Feasible Buildout Methodology; A/RR 360 GPD per unit for water and 270 GPD for wastewater; BPC 0.35 FAR; Warehousing 0.24 per square foot Water and 80% Wastewater

B. Available Capacity

The subject site is in the City of Bartow's Utility Service Area. The point of connection, for water, is on the north side of SR 60, within the boundary of the Clear Springs Corporate Park, approximately 2.7 miles west of the site. Adjacent to the east of the subject site, Polk County Utilities has the Central Regional area with water and wastewater.

C. Planned Improvements

There are no known utility improvements near the subject site or for the service area.

Roadways/Transportation Network

B. Estimated Demand

Table 5 see below, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate more AADT and PM Peak Hour Trips than A/RR Future Land Use Trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use – A/RR	Maximum Permitted in Proposed Land Use – HIC
13.56 +/- acres 590,674 sq. ft.	13.56 acres = 2 du	590,674 sq. ft x 0.40 FAR= 236,270 sq ft 236,270 / 1,000 = 236
Average Annual Daily Trips (AADT)	2 x 7.81= 16 Trips	236 x 1.71 AADT x 92%= 372 Trips
PM Peak Hour Trip	2 x 1= 2 PM Peak Hour Trips	236 x 0.18 PM Peak x 92%= 40 Trips

Source: Concurrency Manual June 2019: ITE 210 Single family rate per unit 7.81 AADT and 1.00 AADT PM Peak Hour; ITE 150 Warehousing 1.71 AADT and 0.18 PM Peak Hour per 1,000 sq. ft.

C. Available Capacity

Table 6 below displays the available capacity for SR 60 and CR 655 (Rifle Range Road). There is available capacity in the PM Peak Hour for maximum buildout.

Table 6 Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
5906E	SR 60(Flamingo Drive to CR 655 Rifle Range Road)	4D	C	673	D	C
5906W		PA	C	627	D	C
5907E	SR 60(CR 655 Rifle Range Road to US 27)	4D	C	607	D	C
5907W		PA	C	558	D	C
4074N	CR 655 Rifle Range Road (SR 60 to CR 559 Bommer Road)	2U	C	238	D	C
4074S		UC	C	216	D	C

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

D. Roadway Conditions

SR 60 is a 4-lane divided principle arterial road that runs east and west and is monitored by the Polk County TPO with a LOS of “C”. Rifle Range Road is a 2-lane urban collector. It runs north and south and is monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of “C”.

E. Planned Improvements

Approximately 3 ½ miles north of the site, the Thompson Nursery Road Extension will cross near the northern area of Wahneta. West of the subject site the extension of the Polk Parkway (SR 570) will be connecting south to SR 60.

F. Mass Transit and Sidewalk Network

The nearest mass transit route is along State Road 60 (21X – Bartow / Lake Wales Express) which services residents between Bartow and Lake Wales. The nearest bus stop is located at Alturas Road and SR 60 approximately ½ mile east of the subject site.

Park Facilities

There are two (2) county parks within about three (3) +/-mile radius of the subject site. Lake Gwyn Park and Wahneta Baseball Park.

A. Location:

Both Lake Gwyn Park and Wahneta Baseball Park are located approximately 3 miles north of the site. Lake Gwyn Park is located on 2nd Street E, with Wahneta Baseball Park located on the west side of Rifle Range Road.

B. Services:

Lake Gwyn Park includes a playground and a screened-in pavilion, which can be rented, as well as picnic shelters, basketball courts and soccer fields. An adjacent water restoration project has a walking trail and an observation pier. Previously, Lake Gwyn Park was a dry lakebed thanks to a depression-era drainage canal. It has been transformed into a natural wetlands system, which allows it to send clean water to the Peace River. It also gives local wildlife more of its natural habitat. Wahneta Baseball Park has baseball and softball fields, a basketball court, league play and tennis courts. There also is a playground, restrooms, picnic tables and picnic shelters.

C. Multi-use Trails:

The closest multi-use trail is within the Lakeland Highland Scrub Trail, located approximately twelve (12) miles southeast from the subject site at 6998 Lakeland Highlands Rd., Lakeland. The trail offers hiking, a 2.2 miles trail known as the Tortoise Trail and a 0.6 mile trail known as the Shady Oak Trail.

D. Environmental Lands:

The Circle B Bar Reserve is the closest Environmental Land property. It offers a series of maintained and marked trails of varying lengths, picnic shelters and tables, multi-purpose rooms, hands-on learning center and restrooms.

E. Planned Improvements:

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

Environmental Conditions

There are no severe environmental limitations with the development of this property. The property is not in a wetland and the soils are not considered well drained. However, development on the subject site will connect to public water and sewer. There are no wells or public Wellfields on site

and the property is within an airport restriction zone. There have been sightings of protected species in the area.

A. Surface Water:

The subject site, of the requested Land Use request, does not have surface waters. There are no surface waters on the subject site. Located on the southern side of the parent tract is Lake Garfield and an area of wetlands and is not part of the Land Use request.

The property is relatively flat and tends to slope to the south from an elevation of 110 feet on the northwest corner to 107 feet above sea level along the southern area of the Land Use request. Lake Garfield has an elevation of 101 feet above sea level.

B. Wetlands/Floodplains:

The subject site, of the requested Land Use request, is not located with wetlands or a flood zone. Located on the southern side of the parent tract is within Flood Zone AE and is not part of the Land Use request. The parent tract has a drainage canal that would border the southeast portion of the Land Use request.

C. Soils:

The soil types and limitations, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, are listed in Table 8. The soils are not considered well drained. However, development on the subject site will connect to public water and sewer.

Table 8 Soil Information

Soil Name	Septic Tank Absorption Field Limitations	Small Commercial Buildings	% of Site (approximate)
Pomona Fine Sand (7)	Severe	Severe	57%
Pomello Fine Sand (22)	Moderate	Severe	43%

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

D. Protected Species:

According to Polk County Endangered Habitat Maps, the subject site is located within a one-mile radius of an eagle's nest sighting. (Source: Florida Department of Environmental Protection, 2015). The burden of identifying endangered species is on the developer.

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.

F. Wells (Public/Private):

There are no public wells on-site per the Applicant's Impact Assessment Statement. The subject site is not within a Wellfield Protection District.

G. Airports:

The property is within an Airport Impact District (AID) height notification zone for Bartow Municipal Airport. Property owners are required to provide notice to the Federal Aviation Administration (FAA) for the construction and alteration of certain structures, including those structures greater than 200 feet in height above ground level.

Economic Factors:

The subject site is located on the southwestern corner of Highway 60 and Rifle Range Road between Bartow and Lake Wales. Highway 60 connects the east and west coasts of Florida below the Interstate 4 corridor and provides a significant linkage. Highway 60 is a significant corridor within Polk County providing an uninterrupted connection across Polk County. The Central Polk Parkway connection to Highway 60 will intersect west of the site and will provide for increased connectivity to the travel and distribution network within central Florida. The intersection of Highway 60 and Rifle Range Road provides a commercial node between Bartow, Winter Haven / Wahneta and Lake Wales. This area includes a large RV dealer that was constructed in the early 2000's, an Industrial Land Use District, and a Neighborhood Activity Cent Land Use District. As Polk County continues to grow commercial nodes are needed to support this growth and this area is an ideal location for that support.

During the construction of commercial development, the local economy benefits from the funds spent on material and labor. The effect is three-fold; jobs created and supported by the construction, jobs supported by spending locally earned wages, and jobs supported by households occupying new homes.

Consistency with the Comprehensive Plan

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

- Section 2.102 – General Growth Management policies
- Policy 2.106-A3 Suburban Development Area (SDA) Land Use Categories
- Policy 2.106-A5 Suburban Development Area (SDA) Development Criteria
- Policy 2.110-H High-Impact Centers (HIC)
- Policy 2.110-H-3, and H-4 Location Criteria, and Development Criteria
- Section 2.131-T Gateway Selected Area Plan

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
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.	The request is for HIC, which is also on the northwest quadrant of Highway 60 and Rifle Range Road. An Industrial Land Use district is located on the northeast quadrant of Highway 60 and Rifle Range Road, with Neighborhood Activity Center located on the southeast quadrant.

Comprehensive Plan Policy	Consistency Analysis
<p>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>The request is for a portion of the parent tract with the southern and western portions remaining A/RR-X. The southern portion of the site fronts on Lake Garfield.</p>
<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 request for the Future Land Use designation is consistent with the Development Location policy. The site is within the Bartow Utility Service Area and adjacent to the Polk County Central Region.</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>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 request for the Future Land Use designation and Development Area change and Land Use district change are consistent with the Location Criteria. The area is an expanding east/west travel route across the State of Florida and Polk County.</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: 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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	
<p>POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Suburban Development Areas:</p> <p>a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Rural Suburban.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.</p> <p>Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.</p>	<p>The requested Future Land Use designation is listed in this policy. Therefore, the request is consistent with this policy to permit HIC.</p>
<p>POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within SDAs shall be guided by the following criteria:</p> <p>a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;</p> <p>b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;</p> <p>c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;</p> <p>d. provide access to civic space, parks, green areas, and open space and other amenities;</p> <p>e. be supported by public safety (i.e., fire, EMS and law enforcement);</p> <p>f. have access to elementary schools;</p> <p>g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and</p> <p>h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design</p>	<p>The request is consistent with this policy as the subject site has adequate access to public safety services.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.</p>	
<p>POLICY 2.110-H-3: LOCATION CRITERIA - High-Impact Commercial Centers shall be located in close proximity to existing industrial development so that an orderly "step-down" in uses can occur. Consideration shall be given to compatibility with surrounding land uses from development within the HIC and appropriate vehicle access.</p>	<p>The request is an expansion of the HIC to the north. The subject site is located along the southern side of Highway 60, a Principal Arterial road that traverses the State east and west from Tampa to Vero Beach and is strategically located for distributions to all points east, and west, for areas south of Interstate 4.</p>
<p>POLICY 2.113-H-4: DEVELOPMENT CRITERIA - Development within a High-Impact Center shall conform to the following criteria:</p> <ul style="list-style-type: none"> a. High-Impact Commercial Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial roadway. b. Different uses within a High-Impact Commercial Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical. c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic. d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, exterior storage yards, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. e. No residential uses shall be permitted within a high-impact commercial center. General commercial uses shall be limited to those that support the workers within in the High-Impact Commercial Centers and under no circumstances shall general commercial uses be allowed to constitute over 5 percent of the gross acreage of the High-Impact Commercial Center. 	<p>The subject site fronts Highway 60, which is a Principal Arterial road as stated in A of the policy. The southerly extension of Rifle Range Road will be completed as a sufficiency condition during a Level 2 review.</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 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

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

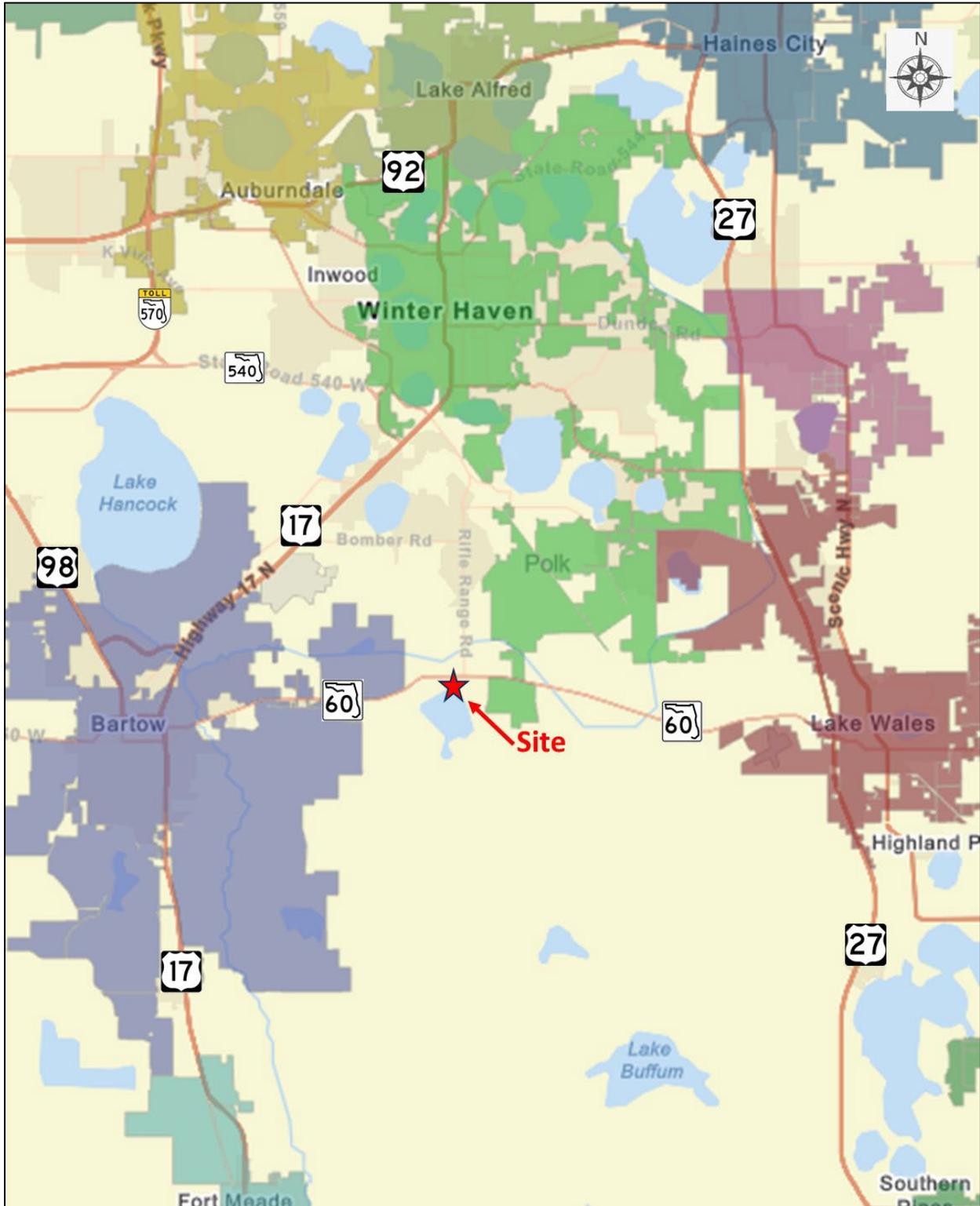
Comments from other agencies

No comments

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Aerial Context Map
- Exhibit 3 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 Current Permitted and Conditional Uses
- Exhibit 7 Proposed Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



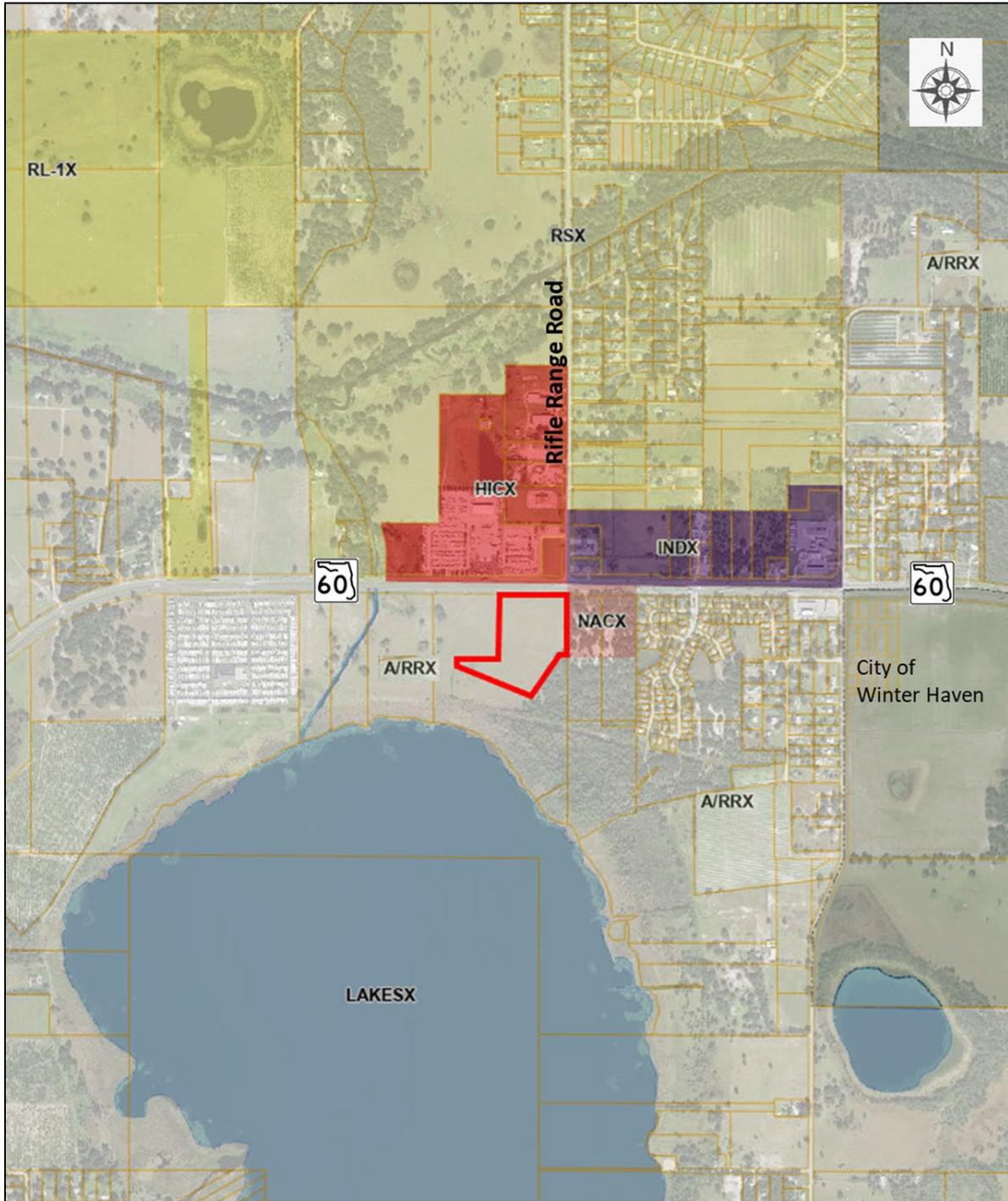
LOCATION MAP



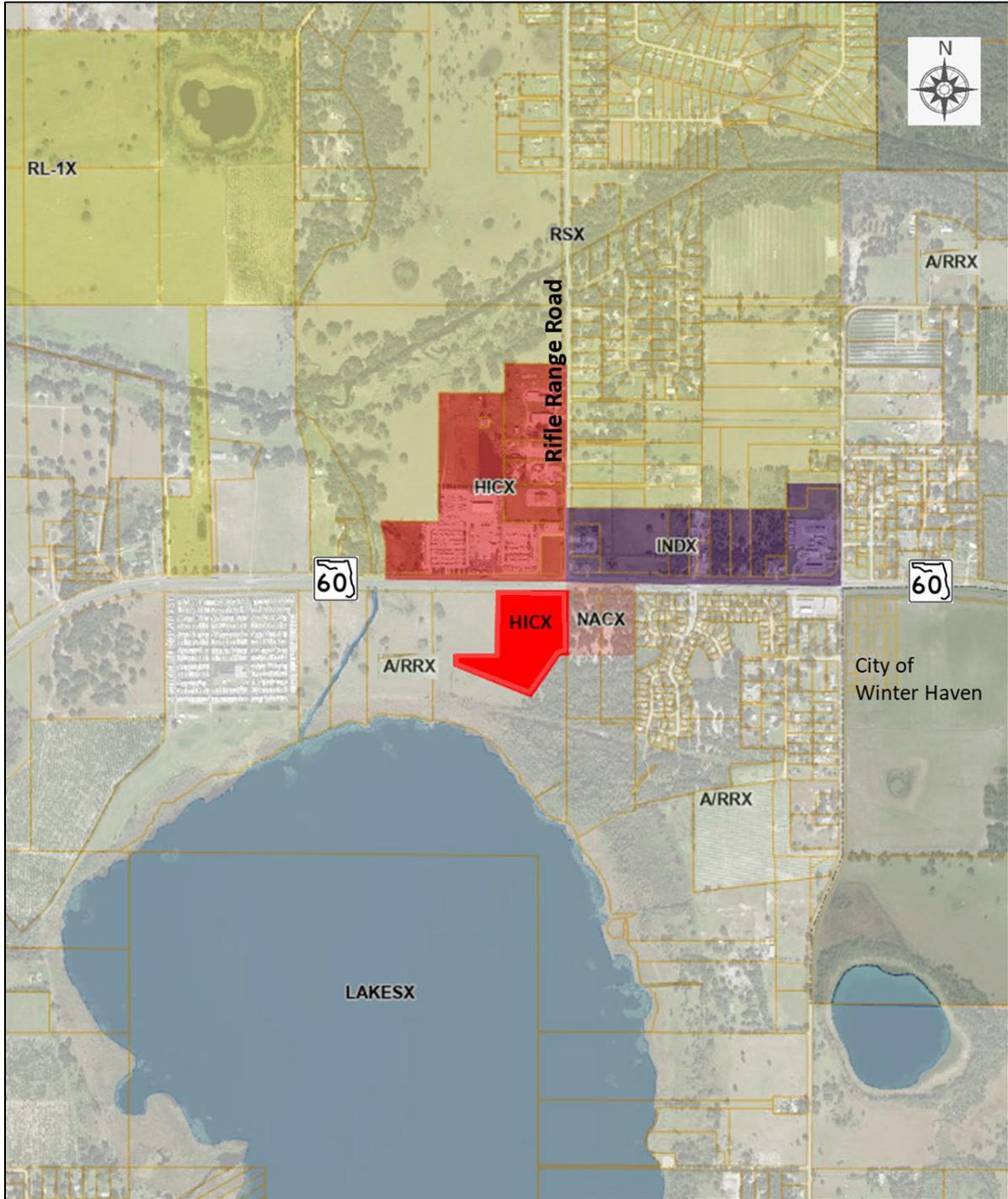
AERIAL MAP CONTEXT



AERIAL MAP CLOSE UP



CURRENT FUTURE LAND USE MAP Agricultural Residential Rural-X (A/RR-X)



PROPOSED FUTURE LAND USE MAP High Impact Commercial-X (HIC-X)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
A/RR	Single-family Detached Home & Subdivision, Animal Farm-Intensive, Farming General, Kennels- Boarding and Breeding, Livestock Sale-Auction, Nurseries and Greenhouses, Utilities- Class I, Veterinary Service	Family Farm, Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Riding Academies, Utilities- Class II, Farm Worker Dormitory- Apartment Style, Cemetery, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Convenience Stores- Isolated, Heliports, Helistops, Recreation- Low Intensity, Solar Electric-Power Generation Facility	Farm Worker Dormitory- Barrack Style, Fly-in Community, Group Home- Large (7-14 residents), Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Rural Residential Development (RRD), Planned Development, Residentially Based Mixed Development (RBMD), Rural Mixed Development (RMD), Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Breeding- Boarding- and Rehabilitation Facility- Wild or Exotic, Childcare Center, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Emergency Shelter- Medium (7-14 residents), Event Facility, Government Facility, Lime Stabilization Facility, Lodges and Retreats, Marinas and Related Facilities, Mining- Non-phosphate, Outdoor Concert Venue, Recreation- High Intensity, Recreation- Vehicle Oriented, Recreational Camping, Religious Institution, School- Elementary, School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, Seaplane Base, Utilities- Class III, Airport, Correctional Facility, Residential Treatment Facility, Water Ski Schools

PERMITTED AND CONDITIONAL USES Agricultural Residential Rural-X (A/RR-X)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
HIC	Agricultural Support- Off-Site, Commercial Vehicle Parking, Farming General, Funeral Home & Related Facilities, Gas Station, Government Facility, Kennels- Boarding and Breeding, Lodges and Retreats, Motor Freight Terminal, Nurseries- Retail, Printing & Publishing, Research & Development, Restaurant- Sit-down/Take-out, Retail- 10-000 – 34-999 sq. ft., Retail- 35-000 - 64-999 sq. ft, Retail- Home Sales Offsite, Retail- Less than 10-000 sq. ft., Retail- Outdoor Sales/Display, School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, Studio- Production, Transit- Facility, Truck Stop, Utilities- Class I, Utilities- Class II, Vehicle Repair- Auto Body, Vehicle Sales- Leasing, Vehicle Service- Mechanical, Veterinary Service, Warehousing/Distribution	Alcohol Package Sales, Bars- Lounges- and Taverns, Childcare Center, Flea Market/Enclosed, Flea Market/Open, Recreation- Passive, Cemetery, Communication Tower- Monopole, Community Center, Convenience Stores- Isolated, Cultural Facility, Financial Institution, Financial Institution- Drive Through, Heavy Machinery Equipment Sales and Services, Heliports, Helistops, Livestock Sale- Auction, Medical Marijuana Dispensaries, Office, Personal Service, Recreation & Amusement General, Recreational Vehicle Storage, Religious Institution, Restaurant- Drive-thru/Drive-in, Retail- More than 65-000 sq. ft., Self-storage Facility, Solar Electric- Power Generation Facility, Transit- Commercial, Vehicle Recovery Service/Agency	Planned Development, Transitional Area Development, Communication Towers- Guyed and Lattice, Lime Stabilization Facility, Mining- Non-phosphate, Railroad Yard, Recreation & Amusement Intensive, School- University/College, Utilities- Class III, Water Ski Schools, Power Plants Non-Certified- Low

PERMITTED AND CONDITIONAL USES High Impact Commercial-X (HIC-X)