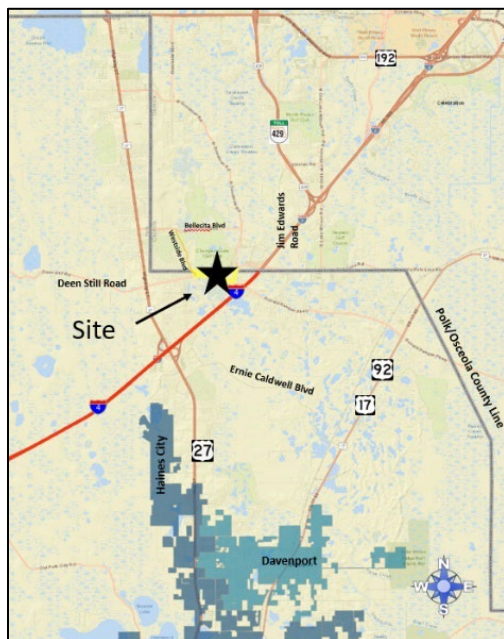


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	August 11, 2022	Level of Review:	4
PC Date:	December 7, 2022	Type:	Comprehensive Plan Amendment
BoCC Date:	January 3, 2022 March 21, 2022	Case Numbers:	LDCPAL-2022-11 related to LDCT-2022-18 - ChampionsGate MUX
Applicant:	Marc Reicher, ChampionsGate	Case Name:	2022-18 - ChampionsGate MUX
		Case Planner:	Chanda Bennett, AICP, Comprehensive Planning Administrator

Request:	Comprehensive Plan map and text amendment and companion Land Development Code text amendment to change the Ronald Reagan Selected Area Plan to change Future Land Use designation on 81 +/- acres from Residential Low-X (RLX), Employment Center-X (ECX), and Office Center-X (OCX) to Mixed Use-X (MUX) and create an overlay for the ChampionsGate Development of Regional Impact (DRI).
Location:	East of Westside Boulevard, north of Ronald Reagan Parkway, west of ChampionsGate Boulevard, south of the Polk/Osceola County Line, not including Portofino, north of Haines City and Davenport in Section 5, Township 26, Range 27.
Property Owner:	RALP POLK LLC
Parcel Size/number:	80.97 +/- acres (272605-000000-011140, 272605-000000-011030, 272605-000000-031030, 272605-000000-033080, 272605-000000-033020, 272605-000000-033030, 272605-000000-033050)
Development Area:	Transit Supportive Development Area (TSDA), RR SAP
Nearest Municipality:	Haines City and Davenport
DRC Recommendation:	Approval
Planning Commission Vote:	Approval 7:0
Public Comment:	None
DEO*	None (23-01ESR) - Department of Economic Opportunity (DEO)

Location Map



Current Future Land Use Map



Summary

This is an applicant-initiated request to make all the property between Westside Boulevard and ChampionsGate Boulevard north of Ronald Reagan Parkway a new Future Land Use designation titled Mixed Use-X (MUX) expect Portofino (LDCPAL-2022-11). This will allow for more residential units. The text changes to the Comprehensive Plan (LDCPAS-2022-11) and the Land Development Code (LDCT-2022-18) will establish MUX in the Ronald Reagan Selected Area Plan (RRSAP). The Future Land Use designations of the subject site include Residential Low-X (RLX) and Office Center-(OCX), West Side parcels 1-5) and Employment Center-X (ECX), East Side parcels 6 and 7. The proposed MUX will limit non-residential uses to 150,000 square feet and allow for 35 units to the acre which is an increase from the RLX at eight (8) units to the acre and ECX at 20 units to the acre. The OCX and the ECX permit over a million square feet of non-residential uses where the proposed MUX will be limited to only 150,000 free standing non-residential uses. The proposed MUX will allow mixed use buildings where the non-residential square footage will not count toward the 150,000 square foot limitation.

The applicant intends to rescind the DRI Development Order. This request will provide a unit land use classification specific to ChampionsGate. The request does allow more intensity but will support the continuation of the project from Osceola County as well as provide for market driven diversity. The proposed policies for the Comprehensive Plan limit the commercial square footage and have a maximum residential density of 2,136 dwelling units for a variety of permanent and transient housing occupancy and encourage mixed use buildings. The Land Development Code revisions mirror use permissions like Employment Center-X (ECX) mostly but share similarities to Regional Activity Center-X (RACX), and Community Activity Center-X (CACX). The most prevalent additions in MUX that are different from ECX include the permissions to construct elementary, middle, and high schools, golf courses, and colleges and universities. ChampionsGate in Osceola County has a golf course, but this is not permitted in ECX. Schools are not allowed in ECX but considering the increase in density, this may help with school concurrency in the future.

Compatibility Summary

This request will permit the same uses as provided in the DRI with increased intensity. These uses are consistent with the ChampionsGate resort uses in Osceola County. The subject site is at two corners on the east (ChampionsGate Boulevard) and west side (Westside Boulevard) which is where more intense uses are planned for in the Comprehensive Plan. East of the subject site include uses permitted within the ChampionsGate DRI and east of that includes a wetland system, I-4 and more residential subdivisions which include short term rental units. Residential subdivisions are to the west and south, Loma Del Sol, West Haven, and Festival respectively. All these subdivisions include a mixture of short-term rental and full-time residential occupancy.

Infrastructure Summary

The subject site has access to public utilities already established. The Polk County Northeast Regional Utility Services Area (NRUSA) will supply water, wastewater, and reclaimed water lines to the site. It is also adjacent to three major collector road systems but there is not transit on Ronald Reagan Parkway. There is available water, sewer, and transportation capacity. The applicant's traffic study provides data that traffic generated by the development by 2032 is significant on the roadways (5% of the roadway's maximum capacity). However, the impact on the surrounding road network will not be at once but rather over a ten (10) year period if not longer. Public safety response times are normal for this part of the County, but school capacity will be an issue. The applicant will have to partner with the Polk County School Board to address as the project builds out. The request is compatible with the available infrastructure.

Environmental Summary

ChampionsGate has private recreational facilities within their development in Osceola County. It is anticipated that the developer will incorporate recreational facilities within the MUX as build out progresses. Any development within the subject site will have to meet the open space standards of the Land Development Code. The nearest park is Loughman Park at 5.83 miles to the northeast of the subject site. The closest County Regional Park, Northeast Regional Park, is to the north about is about ten (10) miles to the north. The Green Swamp is on the opposite side of Highway 27 to the west. There are wet soils on the subject as well as sandy soils. There is enough property for quality construction and the wet soils are not an issue for public wastewater as all development will be connecting to Polk County Utilities.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Policy 2.104(A1-A9) Transit Supportive Development Area (TSDA)
- Goal 2.131-B2 – Ronald Reagan Selected Area Plan (SAP)

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for two land development review requests as follows:
 - LDCPAL-2022-11 – Comprehensive Plan Map and Text amendment for a Future Land Use designation change on 81 +/- acres from Residential Low-X (RLX), Office Center-X (OCX), and Employment Center-X (ECX) to Mixed Use-X (MUX) in the Transit Supportive Development Area (TSDA) in the Ronald Reagan Selected Area Plan (RRSAP), to amend the policies in the RRSAP to allow for the new MUX designation and reference the ChampionsGate Development of Regional Impact (DRI). This is related to LDCT-2022-18, a text amendment to the RRSAP in Chapter 4 of the Land Development Code to create the new MUX and reference the ChampionsGate DRI.
 - LDCT-2022-18 - Text amendment to the RRSAP adding a new Mixed Use-X land use district, adding development standards, and referencing the ChampionsGate Development of Regional Impact (DRI). This is related to LDCPAL-2022-11.
- The subject site includes property seven (7) parcels (See Exhibit 8). Parcels 1-5 titled “west side” and parcels 6 and 7 titled east side. All these parcels except parcel 3, are part of the ChampionsGate Development of Regional Impact (DRI). Parcel 3 was acquired this year by ChampionsGate (RALP POLK LLC) and included in this request.
- The ChampionsGate DRI was first approved in Osceola County in 1998 and then the Polk County portion was approved as a DRI in Polk County on December 20, 2006.
- The DRI land uses approved in Polk County are Residential and Employment Center.
- The Development Order for the DRI defined residential as including resort units, corporate housing, extended stay lodging facilities (such as hotels, fractional ownership units, short term rentals, business-owned units, assisted living facilities, retirement units and vacation homes).
- Per Table 4.3, the uses described in the ChampionsGate DRI Development Order such as resort units, corporate housing, extended stay lodging facilities, fractional ownership, business-owned units, retirement units and vacation homes are assumed to be less than 30 days stays which is Short Term Rental. If they are more than 30 days stay then the other residential types in Table 4.3 can be used.

Compatibility

- The existing uses surrounding the site are
 - North – Osceola County, ChampionsGate Omni Resort and Golf Course
 - West – West Side Boulevard, Residential Low-4X (RL-4X), Loma Del Sol subdivision

- East – ChampionsGate Boulevard, ECX, 7-Eleven, Preserve at ChampionsGate (apartments), The Glades at ChampionsGate (large group home/assisted Living), HCA Florida ChampionsGate (Emergency Room)
 - South – RMX, Preservation-X (PRESVX), vacant, wetlands, West Haven (PUD 99-01) and Festival (PUD 98-13 and PD 05-29)
 - Outparcel between west and east side of subject site – ECX, Portofino at ChampionsGate (apartments)
- The subject site is developed with the ChampionsGate Sports Complex on the west side parcels. The east side parcels are not developed.
 - The general area to the west and south and east of the I-4 bridge includes mostly single family detached. ChampionsGate in Osceola County includes a mix of unit types, commercial to the northeast as ChampionsGate Boulevard intersects with I-4. Apartments and assisted living surround the site on the east with apartments (Portofino) in the middle and Festival (Planned Development 05-29) to the south which includes attached units townhome units.

Infrastructure

- The zoned schools for the site are Loughman Oaks Elementary, Citrus Ridge K-8), and Davenport Highschool.
- Polk County Fire Rescue Station 33 (Northridge) will be the response unit for fire and EMS for this site. It is located at 6525 Ronald Reagan Parkway, Davenport, FL 33896 with an approximate travel distance of 3.3 miles.
- The subject site is within the Sheriff Department's Northeast District. The NE District Office is located at 1100 Dunson Rd in Davenport.
- The subject site will be serviced by Polk County's Northeast Utility Service Area for potable water and wastewater and there is available capacity.
- Ronald Reagan Parkway has sidewalks adjacent to the subject site along its entire property frontage. Westside Boulevard has sidewalks on the west side, and ChampionsGate Boulevard has sidewalks on both sides.
- The closest mass transit route is Route 19X the Posner Park/Poinciana Express with only two stops Posner Park and the Poinciana Sunrail Station.
- The nearest neighborhood park is the Loughman Park and the nearest regional Park is the Northeast Regional Park north of I-4.

Environmental

- The east side has three low areas at about 118 feet with the highest elevations at 137 feet on the northeast corner near Osceola County sloping to 127 feet at the corner of Ronald Reagan Parkway and ChampionsGate Boulevard and 121 feet on the west side of Parcel 6.
- The westside parcels have a low elevation of 119 feet on parcel 5 near the wetland and have a high point at the intersection of Westside Boulevard and Ronald Reagan Parkway at 131 feet.
- Both the West Side and the East Side parcels have wetlands and floodplains located on site.
- The soil type for the westside parcels include Tavares Fine Sand (0-5% slope), Candler Sand (0-5% slope), Smyrna and Myakka Fine Sands, Samsula Muck, water, and Pomella fine sand. The eastside parcels include Tavares Fine Sand (0-5% slope), Candler Sand (0-5% slope), and Smyrna and Myakka Fine Sands.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.

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 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:
 - a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives,

utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;

b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;

c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;

d. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;

2. improve access to employment areas, schools, shopping and recreational opportunities;

- **POLICY 2.104-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria

a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.

b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.

c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, **Mixed Use**, Institutional, Professional Institutional, Recreation and Open Space, Preservation.

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 LDCPAL 2022-11 and LDCT-2022-18.**

Planning Commission Recommendation: On December 7, 2022, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL of LDCPAL 2022-11 and LDCT-2022-18.**

Department of Economic Opportunity: Per their Objections, Comments, and Recommendations Report (23-01ESR), DEO does not have any comments.

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

Table 1 Surrounding Uses

Northwest Osceola County; The Oasis at ChampionsGate	North Osceola County; ChampionsGate, Omni Resort and Golf Course	Northeast Osceola County; ChampionsGate, Omni Resort and Golf Course
West RL-4X; Loma del Sol	Subject Site RL-4X, OCX, ECX; undeveloped sports fields (Portofino outparcel between the westside and eastside parcels)	East ECX; ChampionsGate Boulevard, apartments, medical, commercial, assisted living
Southwest RL-4X; PRESVX; undeveloped, wetlands, West Haven; Festival	South ECX; RL-4X; PRESVX; wetlands, Festival	Southeast: ECX; Residential Medium-X (RMX); vacant

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

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the

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

A. Land Uses

The purpose of TSDA's is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The Ronald Reagan SAP was first adopted in the early 1990s. In 2003, the SAP was revised with a series of new visions which was adopted in 2005 (CPA 05A-10). CPA 05A-10 included the Employment Center-X (ECX) which included the short term needs of ChampionsGate which permitted the multifamily, retail, and assisted living uses on the east side of ChampionsGate Boulevard and the athletic fields on the west.

This request will permit the same uses as provided in the DRI with increased intensity. These uses are consistent with the ChampionsGate resort uses in Osceola County. The subject site is at two corners on the east (ChampionsGate Boulevard) and west side (Westside Boulevard) which is where more intense uses are planned for in the Comprehensive Plan. East of the subject site include uses permitted within the ChampionsGate DRI and east of that includes a wetland system, I-4 and more residential subdivisions which include short term rental units. Residential subdivisions are to the west and south, Loma Del Sol, West Haven, and Festival respectively. All these subdivisions include a mixture of short-term rental and full-time residential occupancy.

The request is a Future Land Use designation that is reflective of the same uses within ChampionsGate DRI and the same pattern of the general area (macro compatibility). In addition, the site has appropriate locations for commercial uses as already established at the northeast corner of ChampionsGate and Ronald Reagan Parkway. The proposed policies limit the non-residential uses to only 150,000 square feet. The remaining development includes a mix of housing occupancy that is consistent with the resort trend in this SAP and in Osceola County, but it does allow for a significant increase in density from 20 to 35 units to the acre. The applicant intends to rescind the DRI while 166 units will remain vested for school concurrency purposes only. Therefore, all other development will be subject to the County's concurrency program for available water, sewer, and transportation. The most investment of infrastructure from the County is in the northeast. The population forecast is more than a million people in Polk County by 2045 (Polk TPO). More opportunities are needed for higher densities. The TSDA in northeast Polk County is the most logical location as compared to other locations. The Regional Activity Center (RAC) at I-4 and US 27 permits up to 50 dwelling units to the acre.

B. Infrastructure

The subject site has access to public utilities already established. The northeast district Polk County Utilities will supply water, wastewater, and reclaimed water lines to the site. It is also adjacent to three major collector road systems but there is not transit on Ronald Reagan Parkway. There is available water, sewer, and transportation capacity. The applicant's traffic study provides data that traffic generated by the development by 2032 is significant on the roadways (5% of the roadway's maximum capacity). Public safety response times are normal for this part of the County, but school capacity will be an issue the applicant will have to partner with the Polk County School Board to address as the project builds out. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Even with the 166-unit school concurrency vesting, development from this property can generate enough students to cause the capacity of the primary zoned school to be exceeded. This is due to the ability of the DRI to exchange retail square footage for residential units. This request will allow this to be severely impacted. However, the applicant will be required to mitigate for the school concurrency when each specific development phase is proposed with a Level 2 Review. The other alternative is that the development will be delayed until capacity can be found. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2021-2022 School Year	Average driving distance from subject site
Horizons Elementary	450 students	94%	9 ± miles driving distance
Loughman Oaks Elementary		95%	6 ± miles driving distance
Shelly S. Boone Middle School	109 students	89%	16 ± miles driving distance
Citrus Ridge Middle School		92%	6.6 ± miles driving distance
Ridge Community Senior High	160. students	87%	10 ± miles driving distance

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

It is important to note that the estimated student generation rate in the table above is based on multifamily and is not expected in one school year but populate the zoned schools over the next ten (10) years. Not all the units to be constructed in ChampionsGate will be full time occupancy.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. 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.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Northeast District Command Unit (1100 Dunson Rd in Davenport)	4.6 +/- miles Priority 1 – 11:16 Priority 2 – 25:20
Fire/ EMS	Station #33 (6525 Ronald Reagan Pkwy, Davenport)	3.3 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for October 2022.

Water and Wastewater

The water needs and wastewater generation rates are based on the uplands of the proposed MUX and compare this to the current Future Land Use designations as well as general references to the ChampionsGate DRI. The residential and non-residential DRI impacts are assessed by traffic rather than utilities. Therefore, there is more detail in the transportation section of this report relating to the current DRI. It is relevant to note that per 2.131-B.2.1.A13, all wetland areas deemed under the jurisdiction of the Army Corps of Engineers, Florida Department of Environmental Protection or the Water Management District (South or Southwest Florida) shall be designated PRESVX regardless of their appearance on the generalized Future Land Use Map. Therefore, there is no wetland density transfer in the Ronald Reagan SAP.

A. Estimated Demand

The subject site is within the Northeast Polk County Utility Service Area for potable water, reclaimed water, and wastewater. The TSDA and Center allow higher densities and intensities to be achieved. The ChampionsGate DRI includes Employment Center-X (ECX), Residential Low-4X (RL-4X), and Office Center-X (OCX). The proposed MUX has the potential to require more water and generate more wastewater with 2,308 units and 150,000 sf ft of commercial than the current land use and more, to a lesser extent, than that proposed by the applicant. In both cases the MUX or that proposed by the applicant has the potential to generate more utilities than the entire vested DRI including build out. However, the development will not be permitted unless there is available water and wastewater. It is relevant to note that most of the land uses in the RRSAP have not built out to their maximum development potential based on the Future Land Use designation. The land uses provide a range of density and intensity that is expected to be higher in the TSDA.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity 80.97 +/- acres 65.96 +/- upland ac 14.08ac uplands-RL-4X 0.97ac uplands - OCX 50.91ac uplands - ECX	Maximum permitted and Existing vesting of DRI 14.08 ac * 8 = 113* mf units 0.97*43,560*0.30 =12,675.96 sf 50.91*43,560*0.80 =1,774,111.68 sf	Maximum Permitted in Proposed MUX 2,308 mf Units @ 35du/ac 150,000 sf commercial
Potable Water Consumption	Current Land Use Potential 1 - 450,183 GPD Potential 2 - 338,865 GPD w/ECX@50% res. (513 units) Vested DRI – 266,314 GPD	2,308 X 198 = 456,984 GPD 150,000 x 0.24 = 36,000 GPD Total 492,984 GPD 2,136 units and 150,000 sf commercial per application 458,928 GPD
Wastewater Generation	Current Land Use Potential 1 - 450,183 GPD *80% = 360,146 GPD Potential 2 – 262,654.672 GPD w/ECX@50% res. (513 units) Vested DRI – 266,314 GPD * 80% = 213,051 GPD	2,308 X 198 = 415,440 GPD 36,000 x 80%= 28,800 GPD Total 444,240 GPD 2,136 units and 150,000 sf commercial per application 367,142 GPD

Source: Concurrency Manual: ECX (80% FAR) @ 0.15 supermarket and OCX (30% FAR) @ 0.24 Office Rate, Multifamily @ 198 GPD Potable water and 180 Wastewater, MUX @ 0.15 GPD per sf for supermarket.

Vested DRI Units	Water/Wastewater
Office @ 160,000 sf @ 0.24 GPD per sf office (10,900 sf Developed with HCA Emergency Room)	38,400 GPD/30,720 GPD
Retail @70,000 @0.15 GPD per sf shopping center (4,362 sf with 7-Eleven)	10,500 GPD/8,400 GPD
Hotel 400 Rooms @250 GPD per room with food service	100,000 GPD/80,000 GPD
The Glades at ChampionsGate 223 units	Not calculated
(427 developed - 307 units in the Preserves at ChampionsGate and 120 units in Portofino) – 166 remaining @198 GPD water and 180 GPD ww	593 used here 117,414 GPD/93,931 GPD
Total at full buildout of entire DRI Area	266,314 GPD/213,051 GPD

B. Service Provider

The subject site is within the Northeast Utility Service Area for water, wastewater, and reuse water for Polk County Utilities. There are reuse, water, and wastewater lines adjacent to the eastside parcels in between 4 inches to 12 inches. The westside parcels have water and wastewater pipes adjacent to the site between 8 inches and 12 inches.

C. Available Capacity

The Northeast Utility Service Area is permitted for 13,940,000 GPD of water capacity. Current flow is at approximately 8,116,000 GPD. There is approximately 4,754,000 GPD allocated to projects with entitlements leaving 1,071,000 GPD in uncommitted capacity. The system growth

rate is approximately 301 gallons and 2.3 equivalent residential connections per day. At the current rate of growth there is 4.3 years of potable water capacity remaining. The Northeast Wastewater Treatment Plant is permitted to treat 4,750,000 GPD. Current flow is approximately 3,786,000 GPD. There are 1,771,000 GPD of committed capacity to entitled projects leaving 444,000 GPD of uncommitted capacity. The system growth rate is approximately 129 gallons and 2.4 equivalent residential connection per day. At the current rate of growth, there is 3.9 years of wastewater treatment capacity remaining.

There is not enough water capacity for all the vacant properties in the northeast to develop. However, Polk County is working on a 10 Year Water Supply plan as stated below. It is important to set the land uses to permit for high density and intensity where there is the most infrastructure and water is only a part albeit one of the most important parts. This development along with all in the northeast are subject to concurrency and if there is not enough water available then growth will not be able to continue until there is an alternative. The Polk Regional Water Cooperative is working to develop alternatives with two deep water wells and additional water storage in the center of Polk County.

C. Planned Improvements

Polk County Utilities is currently working on an update to the NERUSA 10-year Water Supply Plan as well as improvements to the system to add an additional 1,394,000 GPD of capacity. The County continues to work with Polk Regional Water Cooperative to find long term solutions for finding water. Polk County Utilities is currently working on an expansion design project of the NEWWTF for an expansion of capacity to 9,000,000 GPD. Polk County Utilities is currently working on an expansion design project of the NEWWTF for an expansion of capacity to 9,000,000 GPD.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The impacts below are based on the uplands of the proposed MUX and compare this to the current Future Land Use designations as well as general references to the to the ChampionsGate DRI. The residential and non-residential DRI impacts are assessed by traffic. The applicant has provided a traffic study (attached under separate cover but summary table provided following Table 5.

Unlike water and wastewater, the proposed MUX and the applicant's expected build out generate less AADT and PM Peak Hour trips than the maximum buildout of the current Future Land Use designations and more than vested DRI.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 80.97 +/- acres 65.96 +/- upland ac 14.08ac uplands-RL-4X 0.97ac uplands - OCX 50.91ac uplands - ECX	Maximum permitted and Existing vesting of DRI	Maximum Permitted in Proposed MUX
	14.08 ac * 8 = 113* mf units 0.97*43,560*0.30 =12,675.96 sf 50.91*43,560*0.80 =1,774,111.68 sf	2,308 mf Units @ 35du/ac 150,000 sf commercial
Average Annual Daily Trips (AADT)	Current Land Use Potential 1 – 92,919 AADT Potential 2 – 48,861 AADT w/ECX@50% res. (513 units) Vested DRI – 13,797 AADT	2,308 X 5.44 = 12,544 AADT 150,000/1000 x 68.34 x 76% = 7,791 AADT Total 20,335 AADT 2,136 units and 150,000 sf commercial per application 19,411 AADT
PM Peak Hour Trip	Current Land Use Potential 1 – 12,529 PM Peak Potential 2 – 6,455 PM Peak w/ECX@50% res. (513 units)	2,308 X 0.44 = 1,016 AADT 150,000/1,000 x 1.15 x 76% = 132 AADT Total 1,148 AADT 2,136 units and 150,000 sf commercial per application 1,072 AADT

Source: Concurrency Manual and Table for Minor Traffic Study –ECX and MUX (80% FAR) @ supermarket - 68.34 AADT per 1,000 sf and 9.24 PM Peak Hour per 1,000 sf 76% new trips, and OCX (30% FAR) @ office - 9.74 AADT per 1,000 sf and 1.15 PM Peak Hour with 92% New trips, Multifamily @ 3 to 10 levels - 5.44 AADT per unit and 0.44 PM Peak Hour per unit 100% new trips, MUX @ 68.34 AADT per 1,000 sf and 9.24 PM Peak Hour per 1,000 sf

Vested DRI Units	AADT and PM Peak
Office @ 160,000 sf (10,900 sf Developed with HCA Emergency Room)	Per the DRI Development Order the AADT was estimated at 13,797 Average Annual Daily trips
Retail @70,000 (4,362 sf with 7-Eleven)	
Hotel 400 Rooms	
The Glades at ChampionsGate 223 units	
(427 developed - 307 units in the Preserves at ChampionsGate and 120 units in Portofino) – 166 remaining	

Traffic Study Trip Table

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Multifamily Housing (Mid-Rise)	2,139 DU	10,157	930	214	716	835	509	326
Shopping Plaza	150,000 SF	10,128	260	161	99	779	382	397
	<i>Subtotal</i>	20,285	1,190	375	815	1,614	891	723
Internal Capture								
Overall Development	Daily AM PM 17% 2% 18%	3,394	22	11	11	282	141	141
	<i>Subtotal</i>	3,394	22	11	11	282	141	141
Pass-By Traffic								
Shopping Plaza	Daily AM PM 34% 34% 34%	2,867	84	52	32	217	117	100
	<i>Subtotal</i>	2,867	84	52	32	217	117	100
TOTAL NET NEW EXTERNAL TRIPS		14,024	1,084	312	772	1,115	633	482
<p>Notes:</p> <p>1) Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.</p> <p><u>Multifamily Housing (Mid-Rise) [ITE 221]</u></p> <p>Daily $T = 4.77*(X)-46.46$; (X is number of dwelling units)</p> <p>AM Peak Hour of Adjacent Street $T = 0.44*(X)-11.61$; (X is number of dwelling units); (23% in/ 77% out)</p> <p>PM Peak Hour of Adjacent Street $T = 0.39*(X)+0.34$; (X is number of dwelling units); (61% in/ 39% out)</p> <p><u>Shopping Plaza - No Supermarket [ITE 821]</u></p> <p>Daily $T = 67.52*(X)$; (X is SF/1000)</p> <p>AM Peak Hour of Adjacent Street $T = 1.73*(X)$; (X is SF/1000); (62% in/ 38% out)</p> <p>PM Peak Hour of Adjacent Street $T = 5.19*(X)$; (X is SF/1000); (49% in/ 51% out)</p>								

B. Available Capacity

The roads surrounding the subject site all have sufficient capacity available for a phased development. The traffic study analyzes build out to year 2032. Therefore, all of the 1,115 PM Peak Hour trips are not expected to impact the nearby roadways in the same year. Transportation, water, and school concurrency and market absorption will force a phasing schedule for this development. Each time a development phase is proposed on the subject site a traffic study will be done if any development will generate 750 AADT or accessing a failing link. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider the distribution of traffic as it leaves a development site (see Exhibit 9). As traffic leaves a site the impact is not at the same intensity the farther away from the site as it is at the driveway. The percent of the project traffic decreases. Exhibit 9 displays that the applicant anticipates 72 % of the project traffic will head westbound on CR 54 to US 27 but only 20% on ChampionsGate Boulevard to the northeast. Therefore, a direct correlation between the 1,115 PM peak Trips in the applicant's traffic impact table to the available PM Peak Hour Trips is not appropriate. The trips have to be reduced by the percentage amount displayed in Exhibit 9.

For example, if the 72% project traffic traveling on CR 54 westbound to US 27 is applied, only 803 vehicle trips will be westbound. Table 6 shows 961 available PM Peak Hour trips in the west direction on CR 54.

Table 6

Table 6					
Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
4039E	CR 54 Ronald Reagan Parkway (US 27 to Champions Gate Blvd)	C	1,038	D	C
4039 W		C	961	D	C
7304E	CR 54 Ronald Reagan Parkway (Champions Gate BLVD to Lake Wilson Road)	C	1,038	D	C
7304W		C	1,068	D	C
7405E	CR 54 Ronald Reagan Parkway (Lake Wilson Road to US 17/92)	C	584	D	C
7305W		C	631	D	C
8216N	ChampionsGate Boulevard (CR 54 – Ronald Reagan Parkway to Polk County Line)	C	903	D	C
8216S		C	870	D	C
5110N	US Highway 27 (CR 547 to I-4)	C	362	D	C
5110S		C	467	D	C
5111N	US Highway 27 (I-4 to CR 54)	C	1,675	D	C
5111S		C	1,620	D	C
5112N	US Highway 27 (CR 54 to Sand Mine Road)	C	1,436	D	C
5112S		C	1,499	D	C
5021N	US 17/92 Westside	C	328	D	C
5021S		C	349	D	C
8425N	Westside Boulevard (CR 54 to Polk County)	C	646	D	C
8425S		C	637	D	C
Source: Polk Transportation Planning Organization, Roadway network Database 2017					

C. Roadway Conditions

CR 54 (Ronald Reagan Parkway) and ChampionsGate Boulevard are four lane divided Urban Collectors. Westside Boulevard is a two-lane Urban Collector. The Pavement Condition Index (PCI) for CR 54 is good to fair while ChampionsGate has a PCI rating of poor. Westside Boulevard is not rated. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development in the short run.

D. Sidewalk Network

Ronald Reagan Parkway has sidewalks adjacent to the subject site along its entire property frontage. Westside Boulevard has sidewalks on the west side, and ChampionsGate Boulevard has sidewalks on both sides.

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

F. Mass Transit

The closest mass transit route is Route 19X the Posner Park/Poinciana Express with only two stops Posner Park and the Poinciana Sunrail Station.

Park Facilities:

ChampionsGate has private recreational facilities within their development in Osceola County. It is anticipated that the developer will incorporate recreational facilities within the MUX as build out progresses. Any development within the subject site will have to meet the open space standards of the Land Development Code.

The following analysis is based on public recreation facilities. The nearest park is Loughman Park at 5.83 miles to the northeast of the subject site. The closest County Regional Park, Northeast Regional Park, is to the north about is about ten (10) miles to the north. The Green Swamp is on the opposite side of Highway 27 to the west. According to GIS, the boundary of the Green Swamp Protection Agreements begins 0.75 miles west of the site.

A. Location:

Loughman Park is 5.83 miles northeast of the subject site off Ronald Reagan Parkway. The Northeast Regional Park has six (6) multi-purpose athletic fields, concession with restroom, large basketball court, racketball/tennis, bike trail

B. Services:

This park has a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Hilochee Wildlife Management Area which is four (4) +/- miles to the west of the subject site.

D. Environmental Lands:

There are no County owned Environmental Lands in the northeast part of Polk County.

E. Planned Improvements:

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

Environmental Conditions

The site has some good soils, wetland soils, no archeological or historical artifacts or structures,

A. Surface Water:

The east side has three low areas at about 118 feet with the highest elevations at 137 feet on the northeast corner near Osceola County sloping to 127 feet at the corner of Ronald Reagan Parkway and ChampionsGate Boulevard and 121 feet on the west side of Parcel 6.

The westside parcels have a low elevation of 119 feet on parcel 5 near the wetland and have a high point at the intersection of Westside Boulevard and Ronald Reagan Parkway at 131 feet.

B. Wetlands/Floodplains:

There are wetlands and floodplains on the subject site. The wetlands are considered the same as being in the PRESVX Future Land Use designation and as such are not eligible for any density transfer. Any wetland impacts have to be consistent with the Comprehensive Plan and the Land Development Code.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range in good permeable soils as well as soils associated with wetlands.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
West Side Parcels			
Tavares Fine Sane, 0 to 5% Slopes (15)	Moderate: wetness	Slight	10
Candler Sand 0 to 5% Slopes (3)	Severe: wetness, perks slowly	Slight	40
Smyrna and Myakka Fine Sands (17)	Severe: wetness, poor filter	Severe: wetness	20
Samsula Muck, 0 to 1% Slopes (13)	Severe: ponding, poor filter	Severe: ponding, low strength	10
Water (99)	N/A	N/A	20
East Side Parcels			
Tavares Fine Sane, 0 to 5% Slopes (15)	Moderate: wetness	Slight	25
Basinger Mucky Fine Sand, 0 to 1% Slope (36)	Severe: ponding	Severe: ponding, poor filter.	5
Candler Sand 0 to 5% Slopes (3)	Severe: wetness, perks slowly	Slight	45
Smyrna and Myakka Fine Sands (17)	Severe: wetness, poor filter	Severe: wetness	20
Water (99)			5

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. The application provided a Gopher Tortoise Survey of the subject site (See separate attachment). There were four (4) active burrows. The applicant will have to address any impacts to the Gopher Tortoises or any other endangered species according to state and federal regulations.

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)

The subject site is not located on a wellfield and does not have any wells on site. The site will be connecting to water from Polk County Utilities. The nearest Wellfield is about three (3) miles to the southwest at the northwest corner of US 27 and I-4.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

The ChampionsGate DRI has already started a mixed-use style of development and is proposed to continue in residential unit type and non-residential uses. This proves to offer more supportive uses to an expanding transit system and offers more to government uses than just 100% residential uses. The applicant has provided an Economic Analysis providing there is a need for more development of this type along with their evidence that it is a good benefit for the regional economy.

Consistency with the Comprehensive Plan

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

Table 8 Comprehensive Plan 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. 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.	The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. The ChampionsGate DRI was approved and intended to be a mixed use DRI. The proposed MUX is still a mixed use district with the same uses as permitted in the DRI just at a higher density and intensity. The request is an extension of the ChampionsGate development in Osceola County.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The lands surrounding the subject site are already a combination of high density residential, professional institutions, commercial, and single-family homes. Polk County Utilities are readily available in this area. This request is consistent with this policy.

Comprehensive Plan Policy	Consistency Analysis
<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>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>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.</p>	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, reclaimed water, and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not at capacity. The subject site does contain wetlands and floodplains but development can be made consistent with impacts to these features based on existing policies in the Comprehensive Plan. The subject site has multiple access points to the surrounding collector road network.</p>
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <p>a.be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;b.be supported by existing or planned</p>	<p>TSDA is where we want all high-density and intensity growth to occur since facilities and services are already available in those areas.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>urban type services that are programmed or expected for the 10-year planning horizon;c.be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;d.include development criteria that:1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;2.improve access to employment areas, schools, shopping and recreational opportunities;</p>	
<p>POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers. b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts. c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p>	
<p>POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:</p> <p>a.provide access to transit facilities;b.connect to centralized potable water and sanitary sewer systems;c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.implement "Complete Street" and "Conservation Development" principles as established under</p>	<p>The proposed Mixed Use Future Land Use designation is permitted in the TSDA. The applicant has provided many of the features required in the Development Criteria for the TSDA within their development in Osceola County and on the northeast corner of ChampionsGate Boulevard and Ronald Reagan Parkway. The applicant will be required to demonstrate consistency with the TSDA Development Criteria Therefore, this request is consistent with the TSDA policies.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Section 2.1251, Community Design, of this element;e.integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to public schools;i.provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.j.encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.</p>	
<p>GOAL 2.131 B.2 SELECTED AREA PLAN GOALS - The Ronald Reagan SAP is envisioned to develop as a more urban community relative to the rest of Polk County. Studies have shown that this community serves three main residential markets; Orlando Metro Area Commuter, Extended Stay Tourist, and Empty Nesters. Retail and employment uses must be granted flexibility to meet the needs of these three different markets. Within the selected area plan there is a mix of regional retail, regional employment centers, and residential neighborhoods that form an interconnected hierarchy of streets, public spaces and vistas. The following are specific goals for the types of development within the SAP:</p> <p>H. Multi family Residential As part of promoting a more urban environment, multi family development is essential. Multi family developments should be sustainable and promote a more pedestrian behavior by providing ample amenities to residents and directly connecting to commercial development nearby. Multi family developments should also incorporate low scale commercial facilities within them to complement the urban living environment for their residents as</p>	<p>The proposed MUX is intended to serve all the three main types of residential markets and allowing for market changes. This Goal has 14 subtypes with the addition of a new type specific to ChampionsGate. The requested change to the Comprehensive Plan and Land Development are consistent with this overall Goal and the 14 subtypes. Most particular include the Multi-family subtype which is visioned to include an urban environment with low scale commercial uses within the multifamily structures.</p>

Comprehensive Plan Policy	Consistency Analysis
well as form a transition to adjacent or nearby commercial areas and reduce the need for vehicle travel between uses.	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where 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

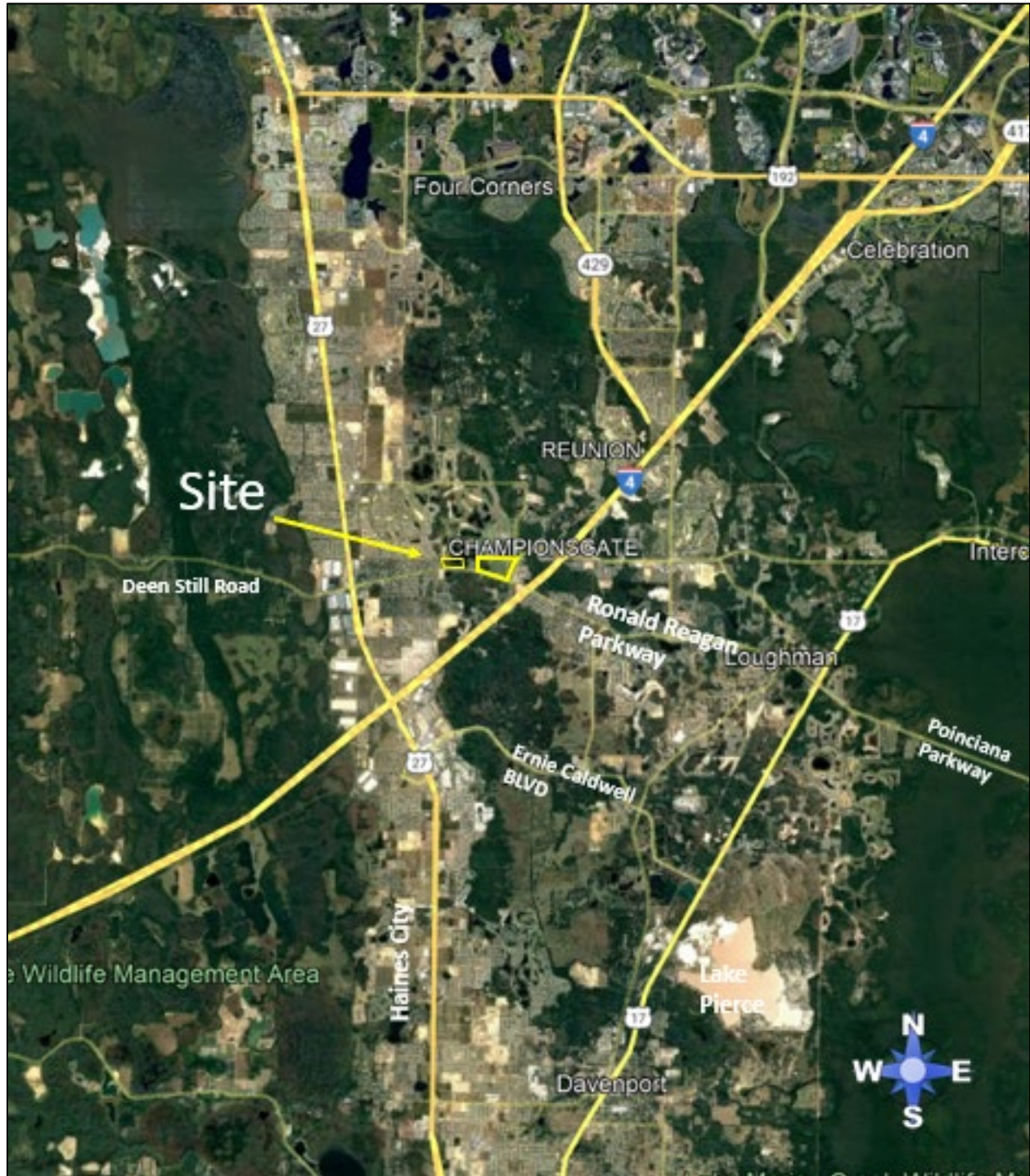
Exhibits:

Exhibit 1	Location Map
Exhibit 2	2020 Aerial Context Map
Exhibit 3	2020 Aerial Close Up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	RLX and OCX Permitted and Conditional Uses
Exhibit 7	MUX Permitted and Conditional Uses
Exhibit 8	Parcels 1-7 (West Side and East Side)
Exhibit 9	Traffic Distribution

Applicant's submitted documents and ordinance as separate files



LOCATION MAP



2020 AERIAL PHOTO CONTEXT

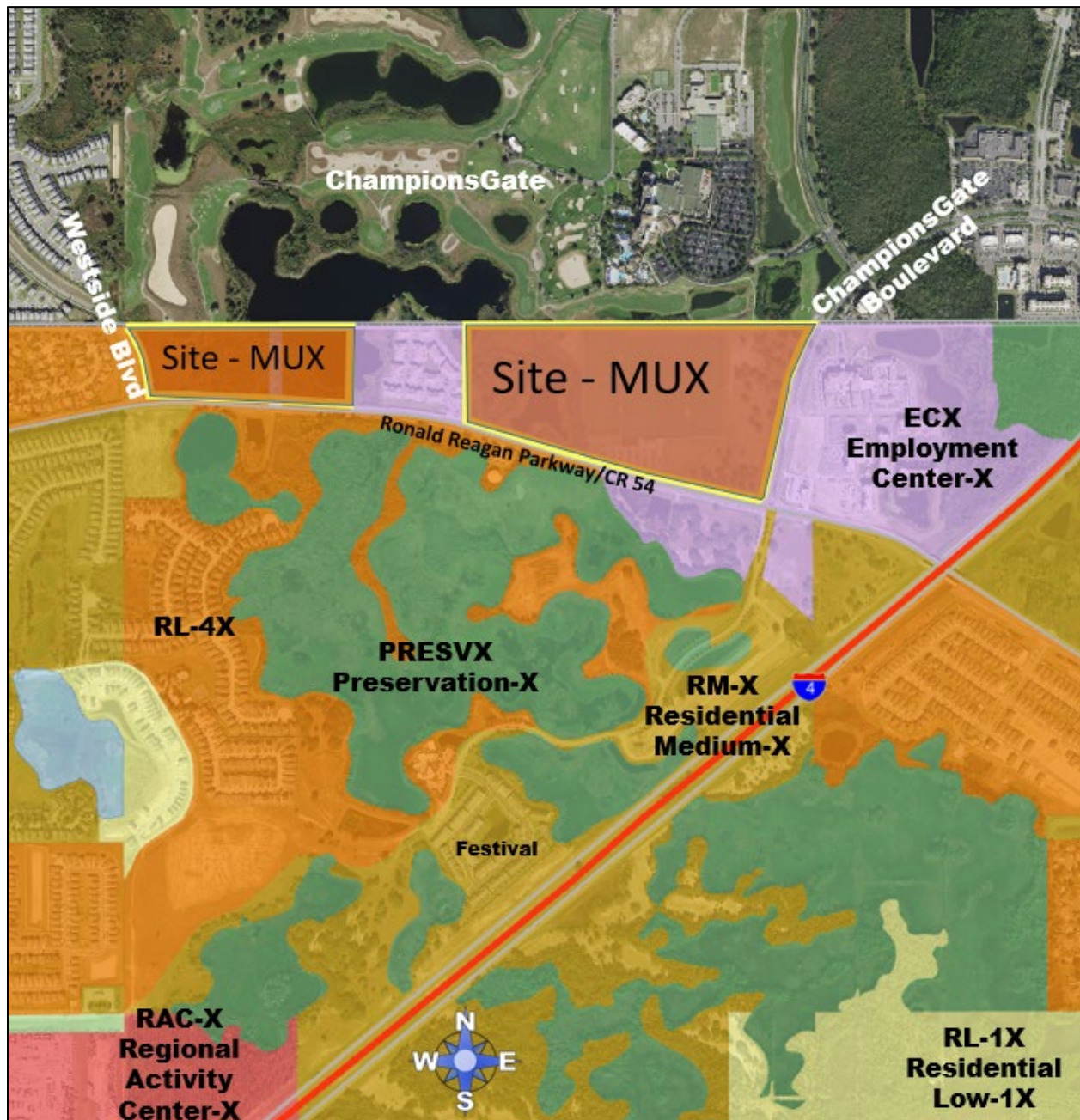


2020 AERIAL PHOTO CLOSE UP



CURRENT FLUM

Residential Low-X (RL-X), Office Center-X (OCX),
Employment Center-X (ECX)



PROPOSED FLUM Mixed Use-X (MUX)

Residential Low-1X (RL-1X) in the RRSAP			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
Residential Uses:	Group Home, Small (6 or less residents), Group Home, Small (6 or less residents), Mobile Homes, Individual, Residential Infill Development, Single-family Detached Home & Subdivision,	Residential Uses:	Duplex or two-family attached Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Multi-family, Short-Term Rental unit,
	All Other Uses: Animal Farm, Intensive, Emergency Shelter, Small (6 or less residents), Golf Course, Nurseries and Greenhouses, Recreation, Passive, Recreation, Low Intensity, School, Elementary, School, Middle, Utilities, Class I, Utilities, Class II,	Mixed Uses:	Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development,
		All Other Uses:	Adult Day Care Center (7 or more clients), Agricultural Support, Off-Site, Bed and Breakfast, Childcare Center, Community Center, Communication Tower, Monopole and Guyed and Lattice Cultural Facility Emergency Shelter, Large (15 or more residents), Government Facility, Helistops, Lodges and Retreats Mining, Non-phosphate, Recreation, High Intensity, Recreation, Vehicle Oriented, Religious Institution, Riding Academies, School, High, School, Leisure/special Interest, Utilities, Class III,

Office Center-X (OCX in the RRSAP)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Uses:	Multi-family, Child Care, Clinics & Medical Offices; Community Center; Cultural Facility; Financial Institution; Funeral Home & Related Facilities; Government Facilities; Helistops, Office; Office Park; Personal Service; Printing & Publishing; Recreation, Passive; Religious Institution; Research & Development; School, Technical/ Vocational/Trade & Training; Studio, Production; Utilities, Class I and II; Veterinary Service	Mixed Uses:	Planned Development
		All Other Uses:	Alcohol Package Sales; Bars, Lounges, and Taverns; Childcare Center; Financial Institution, Drive Through; Hospitals; Medical Marijuana Dispensaries; Mining, Non-phosphate; Recreation & Amusement Intensive; Retail, less than 5000 sq .ft.; and 5,000-34,999 sq ft; School, Leisure/Special Interest; Utilities, Class III

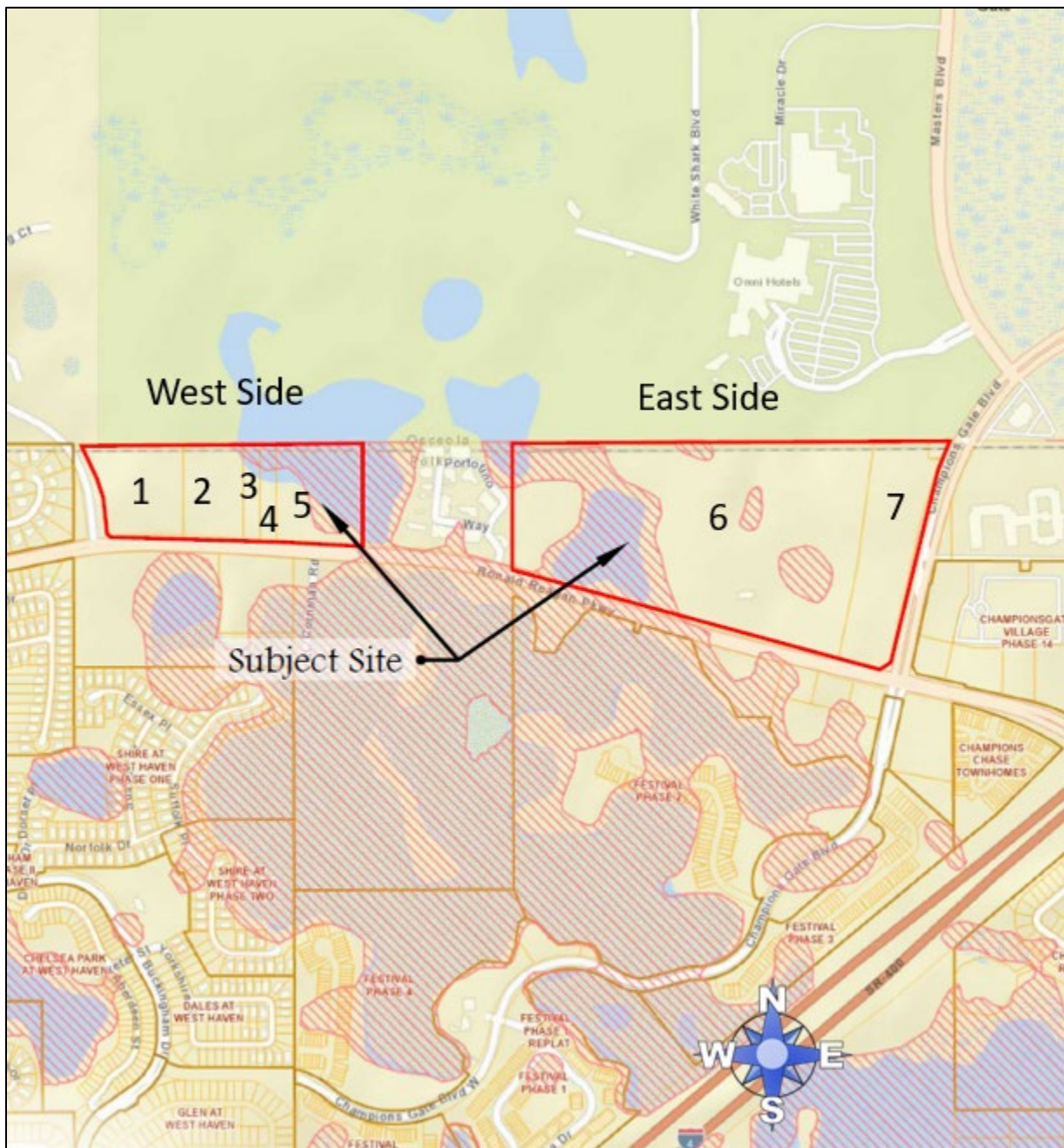
RL AND OC PERMITTED AND CONDITIONAL USES

FLU	PERMITTED (BY Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
ECX	Office; Office Park, Research & Development; Retail, Less than 5000 sq ft.; Retail, 5000 sq ft to 34,999 sq ft; School, Technical/Vocational/Trade & Training; School, University/College; Studio, Production, Utilities, Class I and II	Multi-family; Alcohol Package Sales, Bars, Lounges, and Taverns; Bed and Breakfast; Child Care Center; Clinics & Medical Offices, Communication Tower, Monopole; Community Center, Financial Institution; Gas Station; Golf Course; Heliports; Helistops; Hotels and Motels; Medical Marijuana Dispensaries; Nightclubs and Dance Halls; Personal Service, Recreation, High Intensity, Recreation Low Intensity; Recreation Passive; Recreation & Amusement Intensive and General; Retail, 35,000 - 64,999 sq. ft, School, Leisure/Special Interest; Self-storage Facility; Vehicle Sales, Leasing; Veterinary Service;	Planned Development, Communication Tower, Guyed and Lattice; Mining, Non-phosphate, Nightclubs and Dance Halls, Recreation Vehicle Oriented, Utilities, Class III, Water Ski Schools

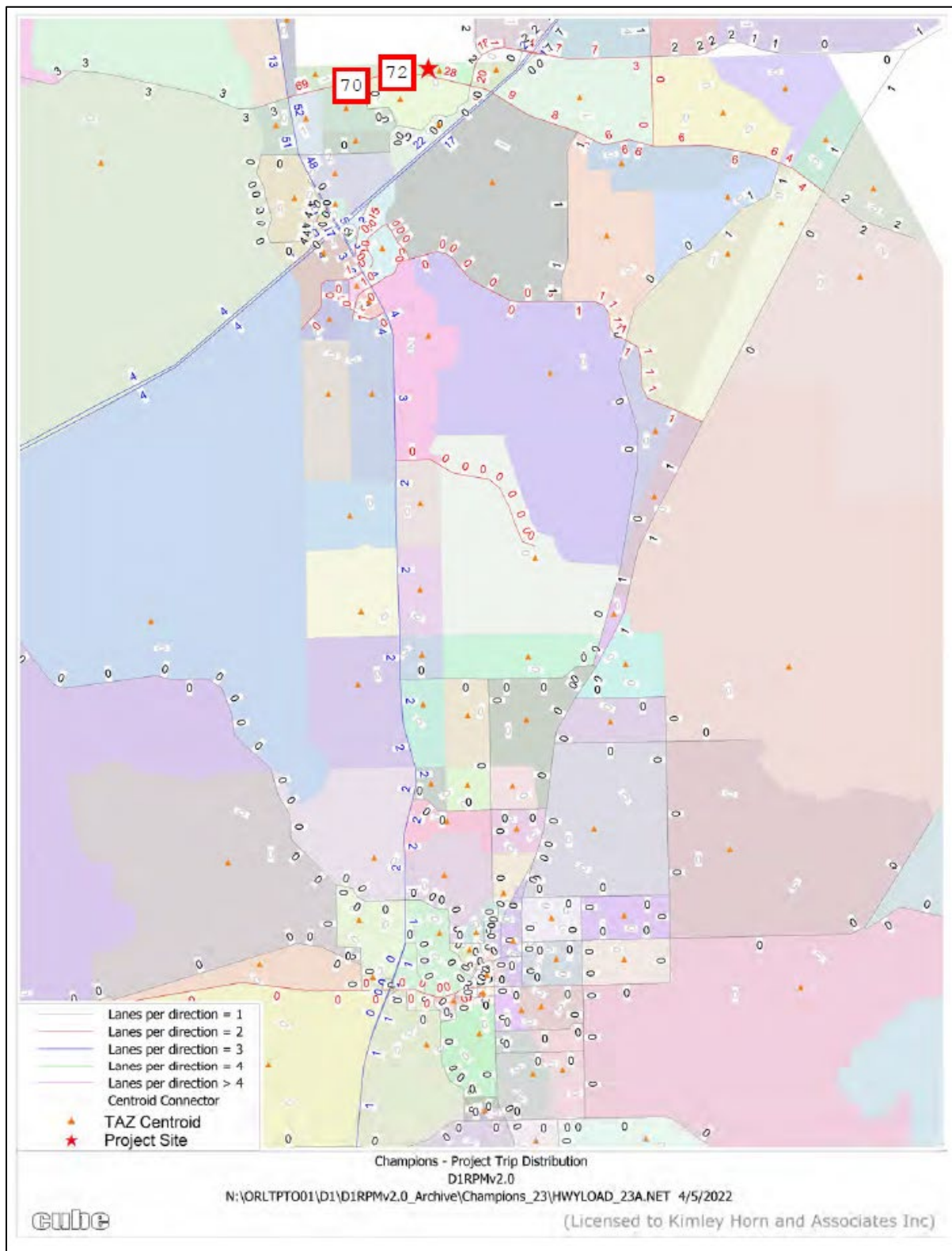
ECX PERMITTED AND CONDITIONAL USES

Mixed-Use-X (MUX) Proposed in the RRSAP			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
Conditional Uses:	Multi-family, Short Term Rental, Adult Day Care Center (7 or more clients), Alcohol Package Sales, Bars, Lounges, and Taverns, Bed and Breakfast, Car Wash, Full Service; Car Wash, Incidental; Car Wash, Self Service; Childcare Center; Clinic and Medical Offices; Community Center; Communication Tower, Monopole; Cultural Facility; Financial Institutional; Financial Institutional, Drive-Thru; Gas Station; Golf Course Government Facility; Hotels/Motels; Kennels, Boarding and Breeding; Lodges and Retreats; Medical Marijuana Dispensaries; Night clubs, Dance Halls; Nurseries, Retail; Nursing Home; Office; Office Park; Personal Service; Recreation, High Intensity; Recreation, Passive Recreation, Low Intensity; Religious Institution; Research and Development; Restaurant, Sit-down/Take-out; Retail, Less than 5,000 square feet; Retail, 5,000 - 34,999 square feet; Retail, 35,000 - 64,999 square feet; Retail, more than 65,000 square feet; School, Elementary; School, Middle; School, Leisure/Special Interest, School, Technical/Vocational/Trade & Training; School, University/College; Self-storage; Studio Production; Utilities, Class I and II; Vehicle Sales and Leasing; Veterinary Service	Conditional Uses:	Planned Development Communication Tower, Guyed and Lattice Helistops Hospitals Mining, Non-Phosphate Recreation, Vehicle Oriented Retail, Outdoor sales/display; School, High Utilities, Class III

MUX PROPOSED PERMITTED AND CONDITIONAL USES



PARCELS 1-7 WEST SIDE AND EAST SIDE



TRAFFIC DISTRIBUTION