

Demonstration of Need and Impact Assessment Statement Form

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

This land use change to A/RR is not sprawl and does not promote, allow or designate development in substantial areas of Polk County. This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

A/RR is not an urban land use.

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

The A/RR is surrounded by residential development to the east and north. South of the subject site is vacant, unused land. However, the intent of the PM area was to have land uses change to something other than PM when mining was completed, and A/RR is listed as one of those land uses in Policy 2.114-A3 PERMITTED ACTIVITIES.

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are a significant number of wetlands on the north end of the subject site. There is also an AE Flood Zone the runs along the northern side of the parcels. However, Policy 2.114-A2 requires this land use change if requested by the property owner if the subject site was not in a mine plan or owned by a mining company.

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- f. Fails to maximize use of existing public facilities and services.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- g. Fails to minimize the use of future public facilities and services.

The area of the County that includes the subject site is not in an area where future public facilities or services are planned.

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- i. Fails to provide a clear separation between urban and rural uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The separation between urban and rural uses is not impacted by this request.

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- k. Fails to encourage an attractive and functional mix of land uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The mixing of land use is not an appropriate land use pattern to promote or require in this area of the County.

- l. Results in poor accessibility among linked or related land uses.

The subject site has access to US Highway 98 and Pool Brand Road and any development will have to be consistent with the one house per five (5) acre requirement.

- m. Results in the loss of a significant amount of functional open space.

The density of A/RR at one house per five (5) acres provides a good deal of open space.