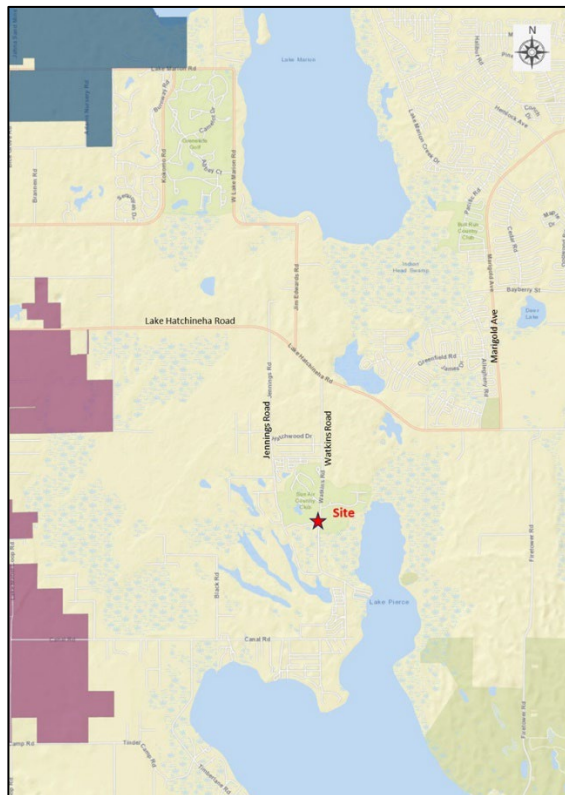


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	May 8, 2025
Planning Commission Date:	July 9, 2025 continued from June 4, 2025
BoCC Dates:	July 15, 2025
Applicant:	Julia Morame
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2025-2 Morame Watkins Rd RL to INST CPA
Request:	Small Scale Comprehensive Plan map amendment from Residential Low (RL) to Institutional (INST) on 0.55± acres.
Location:	West side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.
Property Owner:	Julia and Henrilus Morame
Parcel Size:	0.55± acres (Parcel #(s): 282829-000000-021050)
Development Area/Overlays:	Utility Enclave Area (UEA)
Future Land Use:	Residential Low (RL)
Nearest Municipality	Dundee
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary of Analysis

This is an applicant initiated request for LDCPAS-2025-2 a small scale Comprehensive Plan Amendment to change the Future Land Use (FLU) designation from Residential Low (RL) to Institutional (INST) in the Utility Enclave Area (UEA) on 0.55±. The site is located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.

Compatibility Summary

The proposed land use change is compatible with the growth that has occurred in this area. The subject site is located within the Utility Enclave Area (UEA) where it is recognized that these isolated areas have developed out to suburban or urban densities with centralized water and wastewater. The subject currently has a Land Use designation of RL. The subject site is a part of a RL district that includes the Sun Air PUD from 1976, but is not included within the Sun Air PUD. The property was developed with a single-family residence in 1997 and has been operating as a Group Home since 2008. The request for the Institutional (INST) Future Land Use designation will allow the applicant to fully utilize the existing structure for this use. The Residential Low (RL) FLU allows a Group home to operate at a level of up to 6 residences, the Institutional (INST) FLU will allow 7 to 14 residences. Any expansion of the structure or redevelopment of the site would require a technical review by staff. The proposed Institutional (INST) will allow for a small expansion of the existing Group Home.

Infrastructure and Urban Services Summary

The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. The subject site will be connected to the Sun Air water with wastewater provided by a private septic system. There are no wells on the subject site.

Environmental Conditions Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The subject site is not located within an airport height notification zone, there are no historical or archeological resources, and there are no indicated protected species. The subject site fronts a small area of surface water on the southwest side, and has no wetlands or flood zones, the soils are not of a problematic type.

Comprehensive Plan Policies Considered

- Section 2.102 – General Growth Management policies
- Section 2.105 – Urban Growth Area (UGA) policies
- Section 2.116-A – Institutional policies

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for LDCPAS-2025-2 a small scale Comprehensive Plan Amendment to change the Future Land Use (FLU) designation from Residential Low (RL) to Institutional (INST) in the Utility Enclave Area (UEA) on 0.55± acres.
- The subject site is located on the west side of Watkins Road within a larger RL district within the UEA.

- The proposed FLU change is on 0.55± acres. The subject site is located on west side of Watkins Road, south of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28.
- The subject site is at the entrance to the Sun Air PUD (PUD76-6), but is not included within the PUD.
- The applicant wishes to expand the number of residences within an existing group home beyond the allowable 6 residences. The subject site has been operating as a group home since 2008.

Compatibility

- The subject's surrounding uses are as follows:
 - North of the subject site is (RL-1) vacant and developed residential land, located within and outside of the Sun Air PUD.
 - East of the subject site is (RL-4) vacant and developed residential land within the development known as Golf Aire.
 - South of the subject site is (RL-1) vacant and developed residential land.
 - West of the subject site is (RL-1) the developed Sun Air PUD with the former Sun Air Golf Course.
- The subject site was developed with a single-family residence in 1977. The site was purchased by the current owner and applicant in 2007 with an Adult Family Care Home License issued to the owner for the site in 2008 and has been active since that time.
- Group Homes are a Conditional Use 1 within the Residential Low allowing six (6) residents or less. Group Homes allowing seven (7) to 14 residents require an Institutional (INST) FLU and a Conditional Use 2 level of technical review. The subject is an existing Group home with five (5) licensed beds and is reported to have the ability to expand within the current facility to over the existing six (6) resident maximum.
- The subject site is located within the UEA, on an Urban Collector road with water services provided by the Sun Air Utility System Sun Air and with wastewater provided by a private septic system. The proposed INST will allow for a small expansion of the existing Group Home.

Infrastructure

- The zoned schools for the site are Sandhill Elementary, Lake Marion Middle School, and Haines City High School.
- First responder Fire/EMS response will be from Polk County Fire Rescue Station 13, 2021 Watkins Road, Haines City with a travel distance of 1.0± miles.
- The subject site is within the Southeast District Commend Area for the Sheriff's office which is located at 4011 Sgt. Mary Campbell Way, Lake Wales.

- The subject site is within the Sun Air Utility Service Area for potable water, with wastewater provided by a private septic system.
- Watkins Road and Lake Hatchineha Roads are urban collector roads. They are monitored by the Polk County Transportation Planning Organization (TPO) with a Level of Service (LOS) of “C” and a standard of “D”.
- Sidewalks are not required in this area.

Environmental

- The subject site is approximately 85 feet above sea level at the eastern side of the site and slopes to the southwest to an elevation of approximately 79 feet..
- According to the soil survey by the United States Department of Agriculture the subject site is made up of Astatula Sand. 0 to 8% slopes.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observed protected animal species sighting (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.
- The subject site is not within a Wellfield Protection district. The closest Wellfield Protection District is approximately 0.35 miles northwest of the site, within the Sun Air Country Club.

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 - 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 2.104-A5: Development Criteria -- Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:
 - 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 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.
- POLICY 2.116-A3: Location Criteria - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:
 - a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.
 - b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
 - c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
 - d. Proximity to similar and compatible uses providing opportunities for shared facilities.
 - e. Plans of the School Board and other public service agencies with jurisdiction in the County.

The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-

development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

- POLICY 2.116-A4: Development Criteria - Institutional development shall conform to the following criteria:
 - a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:
 - 1. public and private educational facilities;
 - 2. government-administration buildings;
 - 3. public-safety structures (e.g. police and fire);
 - 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
 - 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.
 - b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
 - c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
 - d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.
 - e. Institutional sites shall be designed to provide for:
 - 1. Adequate parking to meet the present and future demands of the use.
 - 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
 - f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:
 - 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
 - 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution
 - g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.

Development Review Committee (DRC) Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC 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 DRC recommends **APPROVAL of LDCPAS-2025-2.**

Planning Commission Decision: On July 9, 2025 in an advertised public hearing, continued from June 4, 2025, Planning Commission meeting, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCPAS-2025-2.**

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: 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.

NOTE: Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County Commissioners purview. A Level 2 Review (engineered plans) will be required for all site development and shall implement the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

Surrounding Land Use Designations and Current Land Use Activity

Table 1: Surrounding Uses

NW RL-1 Single-family, Sun Air	N RL-1 Vacant, single-family, Sun Air	NE RL-4 Single-family, Golf Aire
W RL-1 Single-family, Sun Air	Subject Property RL-1 SFR, Group Home	E RL-4 Vacant, single-family, Golf Aire
SW RL-1 Former Golf Course, Sun Air	S RL-1 Single-family	SE RL-4 Vacant, single-family, Golf Aire

Source: Site Visit and Polk County GIS Data Viewer

The subject site is a part of a larger RL district to the north, west and south, developed with the Sun Air Planned Unit Development (PUD 76-6) originally developed as a golf course community. The golf course was reported to have been closed since 2011. To the east of the site is the Lago Vista Golf Estates also known as Golf Aire and has residences fronting the former golf course. Approximately ¼ mile south of the site is a former Polk Country Fire Station that has been relocated approximately 1-mile north of the site on the east side of Watkins Road. The site is located approximately 1.2 miles south of the intersection with Lake Hatchineha Road.

The surrounding area has been the focus of several development interest in the recent past and the city of Dundee having several approved developments to the west and northwest of the site to the west and increased interest in development within the greater area of this area between US 27 and Lake Hatchineha.

Compatibility with the Surrounding Land Use:

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 adopted definition for compatibility states it is "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 Utility Enclave Area (UEA) where it is recognized that these isolated areas have developed out to suburban or urban densities with centralized water and wastewater.

The site is comprised of 0.55± acres and is on the west side of Watkins Road, approximately 1.2 miles south of Lake Hatchineha Road at the entrance to the Sun Air residential development and former golf course. The site is not part of the Sun Air PUD (PUD 76-6). The subject site was developed with a single-family residence in 1977. The site was purchased by the current owner and applicant in 2007 with an Adult Family Care Home License issued to the owner for the site in 2008 and has been active since that time. The request for the Institutional (INST) Future Land Use designation will allow the applicant to fully utilize the existing structure for this use. The Residential Low (RL) FLU allows a Group home to operate at a level of up to 6 residences, the Institutional (INST) FLU will allow 7 to 14 residences. It is reported that the existing structure will accommodate "a couple of more" residences, any expansion of the structure or redevelopment of the site would require a technical review by staff.

In summary, the subject site is located within the UEA, on an Urban Collector road with wastewater services provided by the Sun Air Utility System and wastewater provided by a private septic system. The proposed INST will allow for a small expansion of the existing Group Home.

Nearest Elementary, Middle, and High School:

The schools zoned for the subject property, as shown in Table 2, include Sandhill Elementary, Lake Marion Middle School, and Haines City Senior High. Institutional allows for multi-family as a C-3 Level of review. The intended use of the site is for a small expansion of the existing Group Home, no impact to the public school system is anticipated.

Table 2: Schools

School	Distance
Sandhill Elementary (zoned)	3.7± miles
Lake Marion Middle School (zoned)	6.4± miles
Haines City Senior High School (zoned)	10.2± miles

Source: Polk County School Board

Nearest Sheriff, Fire, and EMS Station:

The nearest Sheriff District office is located approximately 10.2 miles from the subject site. Response times vary depending on where the nearest sheriff's deputy patrol car is located rather than the district office. The nearest Fire and EMS station is approximately 1.0 miles north of the subject site.

Table 3: Public Safety

	Name of Station	Distance/Response Time*
Sheriff	Polk County Sheriff Office's Southeast District 4011 Sgt. Mary Campbell Way, Lake Wales	10.2 +/- miles P1-11:09 P2-35:23
Fire/ EMS	Fire Rescue Station 13 2021 Watkins Rd, Haines City	1.0 +/- miles 2 minutes
<i>Source: Polk County Sheriff's Office and Public Safety. *Response times are based from when the station receives the call, not from when the call is made to 911.</i>		

Water and Sewer Capacity and Service Provider:

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within the Sun Air Service area for water and is currently connected to Sun Air water and private septic system for wastewater.

A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed INST
0.55± acres 23,958 sq. ft.	0.55± acres X 5 du/ac = 2 du	0.55± acres (23,958 sf) X 0.25 FAR = 5,990 sf
Potable Water Consumption	2 du X 360 = 720 GPD	39,579 sf X 0.24 = 1,438 GPD
Wastewater Generation	2 du X 270 = 540 GPD	1,438 GPD X 80% = 1,151 GPD

B. Service Provider:

The subject site is serviced by the Sun Air Water Distribution System and wastewater provided by a private septic system. Available capacity for water and wastewater will be addressed at Level 2.

C. Available Capacity:

The subject site is currently connected to water provided by the Sun Air system and wastewater provided by a private septic system.

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 proposed Future Land Use designation change to INST, at maximum density, will generate more than the current RL land use.

Table 5: Estimated Transportation Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed INST
0.55± acres 23,958 sq. ft.	0.55± acres X 5 du/ac = 2 du	23,958 sf X 0.25 FAR = 5,990 sf / 1,000 = 5
Average Annual Daily Trips (AADT)	2 du X 7.81 AADT = 16 Trips	5 X 10.84 AADT X 92% = 50 Trips
PM Peak Hour Trips	2 du X 1 PM Peak = 2 Trips	5 X 1.44 AADTX 92% = 7 Trips

Source: Concurrency Manual: BPC @ Warehouse 1.71 AADT per 1,000 sf, 0.18 AADT per 1,000 sf PM Peak Hour, Single-family @ 7.81 AADT per du and 1.00 AADT PM Peak Hour,

B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for Canal Ave./Watkins Road and CR 542 (Lk Hatchineha Rd. There is available capacity in the PM Peak Hour for maximum buildout.

Table 6: Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
8210E	Canal Ave/Watkins Road	2U		626		
8210W	Lake Mable Loop Rd to CR 542 (Lk Hatchineha Rd)	UC	C	631	C	C
4042E	CR 542 (Lk Hatchineha Rd)	2U		455		
4042W	SR 17 to Lk Hatchineha	UC	C	441	D	C

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. *2U means two lane undivided, UC means Urban Collector*

C. Roadway Conditions:

Watkins Road/Canal Avenue and Lake Hatchineha Roads are both urban collector roads which are the significant thoroughfares for the site. Both of these roads are urban collectors with a current Level of Service of “C”, no significant loss of service level is anticipated for these roads.

D. Sidewalk Network:

Currently there are no sidewalks along Watkins Road. The site is currently improved and will not require sidewalks.

E. Planned Improvements:

There are currently no planned improvements within proximity to the subject site.

F. Mass Transit:

Watkins Road nor Lake Hatchineha Road do not currently have public transit route stops available. The closest transit stop is located 6.5+/- miles west near the intersection of Lake Hatchineha Road and US Highway 17 in Lake Hamilton.

Environmental Conditions:

Any impact to surface water, wetlands, and storm water management will be in accordance with the requirements of the Comprehensive Plan and Land Development Code.

A. Surface Water:

There are no wetlands on the subject site. The area is relatively flat with the highest points located near the center of the site, at an elevation of approximately 88 feet, with the lowest road frontage portions having an elevation of approximately 85 feet, with the lowest portion of the site adjacent to a stormwater ponds to the southwest at an elevation of approximately 79 feet.

B. Wetlands/Floodplains:

According to the Polk County Data Viewer the subject site does indicate a small area of Zone A flood zone to the southwest, adjacent to a small stormwater pond. No wetlands are indicated for the site.

C. On-Site Soils:

The subject site is comprised of a single soil type: Astatula Sand, 0 to 8% slopes as indicated in Table 7 below.

Table 7

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Astatula Sand, 0 to 8% slopes	Slight	Slight	100±%
Source: Soil Survey of Polk County Florida 1990			

C. Wells (Public/Private):

The applicant did not indicate any wells located on the property. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection Districts is approximately 0.35 miles northwest of the site, within the Sun Air Country Club.

D. Archeological Resources

There are no known historical or archeological resources onsite according to the Secretary of the State's Department of Historical Resources Florida Master File.

E. Protected Species

According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission (2015), the subject site is located within a one-mile radius of endangered animals. The applicant will submit a biological walk-over as part of the Level-2 review process.

F. Airports:

The subject site is not located within an Airport Impact District (AID) and Airport Height Notification Zone.

Park Facilities:

A. Location:

Poinciana Community Park is located at 5109 Allegheny Road, Kissimmee, approximately one and three quarter miles to the east of the project area.

B. Services:

Poinciana Community Park includes baseball and softball fields with lighting and irrigation, dugouts and bleachers, and shelters complete with a concession building and restrooms. There are basketball courts, multi-purpose fields, pavilions, picnic shelters, playground and walking paths/trails.

C. Multi-use Trails:

The closest multi-use trail is within the Everglades Headwaters National Wildlife Refuge, located approximately one and a half (1.5) miles east from the subject site. Everglades Headwaters National Wildlife Refuge lies in an area that is one of the great grassland and savanna landscapes of eastern North America. Still largely rural, this Greater Everglades area is a mosaic of seasonally wet grasslands, longleaf pine savannas, and cattle ranches that sustains one of the most important assemblages of imperiled vertebrate wildlife in the southeast U.S. and a large portion of the unprotected natural habitat remaining in peninsular Florida. A network of trails branch-off of a large, well-maintained north to south grass road (Dairy Road) that bisects the site. All parts of the Hatchineha Unit are within 0.5 miles of this road and the maintained network of trails and fire breaks.

D. Environmental Lands:

The Everglades Headwaters National Wildlife Refuge located approximately one and a half (1.5) miles east from the subject site. Hatchineha Ranch Mitigation Bank is approximately two and a half (2.5) miles east from the subject site. Allen David Broussard Catfish Creek Preserve State Park is located south of the subject site. Over 13,000 acres of preservation, refuge and mitigation bank land in in close proximity to the site. The site is not located within a Polk Green District and does not have a Conservation Easement.

E. Planned Improvements

There are no further recreational improvements scheduled for this quadrant of the County at this time. Any Access from V-Eight Ranch Road will require V-Eight Ranch Road to be paved from the access to Lake Hatchineha Road.

Consistency with the Comprehensive

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County's Comprehensive Plan is provided.

Table 8 Comprehensive Plan Policy

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;	The existing adjacent uses surrounding the site are RL within the greater surrounding area the uses are mostly single family detached. The subject site has been operating as a group home since 2008. Approval of this amendment will allow for a small expansion of the existing group home.

Comprehensive Plan Policy	Consistency Analysis
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-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 request is in an area with public water and sewer available. Therefore, the request is consistent with the policy.
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 - 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 2.116-A3: Location Criteria - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any	The request is consistent with this policy as the subject site has access to Watkins Road, a County maintained Urban Collector Road, and meets the

Comprehensive Plan Policy	Consistency Analysis
<p>other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p> <ul style="list-style-type: none"> a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County. <p>The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS. Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.</p>	<p>locational criteria set forth in Policy 2.102-A10, and is located on Watkins Road, capacity in the utilities and transportation systems, and is not urban sprawl.</p>
<p>POLICY 2.116-A4: Development Criteria - Institutional development shall conform to the following criteria:</p> <ul style="list-style-type: none"> a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: <ul style="list-style-type: none"> 1. public and private educational facilities; 2. government-administration buildings; 3. public-safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities. b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes. c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services. d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose. e. Institutional sites shall be designed to provide for: <ul style="list-style-type: none"> 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent 	<p>The request is for Institutional allow for a small expansion of the existing Group Home.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.</p> <p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <p>1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution</p> <p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	

Urban Sprawl Analysis

Polk County's Comprehensive Plan *Policy 2.102-A10* establishes review criteria intended to discourage the proliferation of urban sprawl. Specific characteristics of urban sprawl have been examined throughout this staff report and are summarized in Table 7 (below). Based on the findings of fact and analysis conducted, the proposed request does not meet the criteria to be considered as urban sprawl.

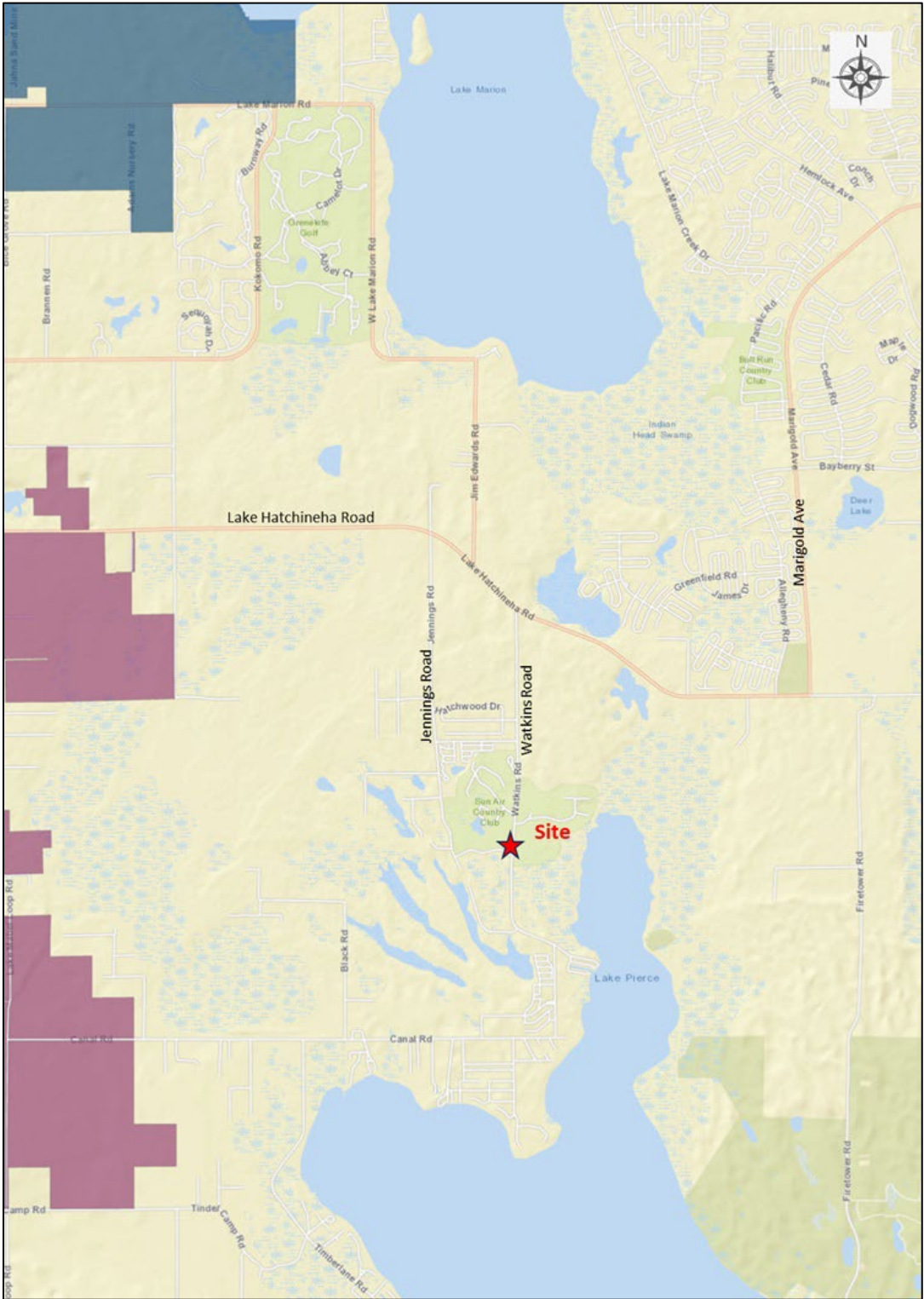
Table 7: Urban Sprawl Criteria

Rule 9J-5 Urban Sprawl Criteria	Page(s) within report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Surrounding Land Uses Section
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Surrounding Land Uses Section
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Surrounding Land Uses Section
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Environmental Conditions
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Surrounding Land Uses Section
f. <i>Fails to maximize existing public facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
g. <i>Fails to minimize the need for future facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Surrounding Land Uses Section
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Surrounding Land Uses Section
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Surrounding Land Uses Section
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Surrounding Land Uses Section
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Surrounding Land Uses Section
m. <i>Results in the loss of a significant amount of open space.</i>	Surrounding Land Uses and Environmental Conditions Sections
Source: The following criteria are the primary indicators of urban sprawl per Rule 9J-5 of the Florida Administrative Code.	

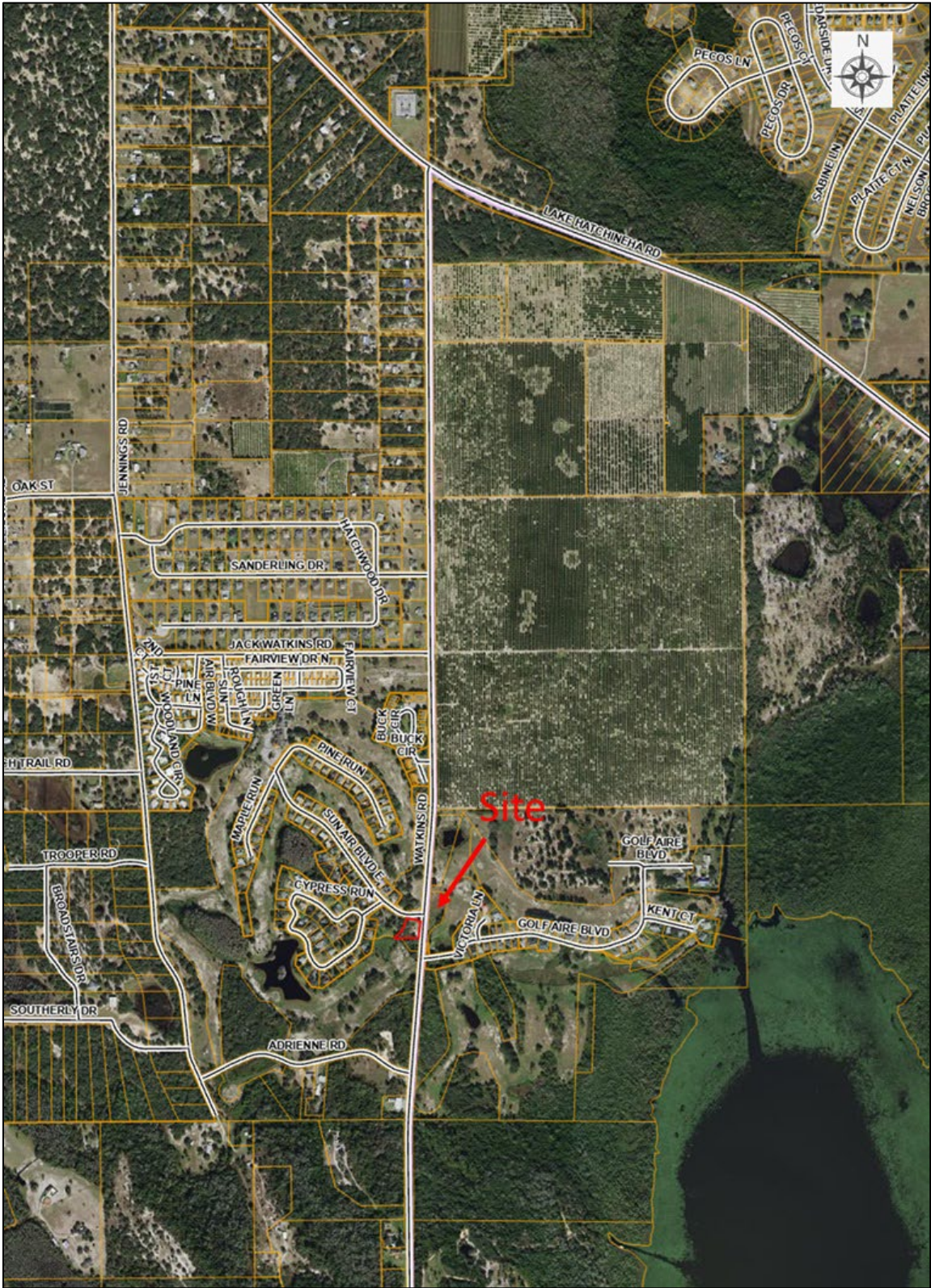
Comments from Other Agencies: None.

Attachments:

- Exhibit 1 – Location Map
- Exhibit 2 – Aerial Context Map
- Exhibit 3 – Aerial Map
- 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



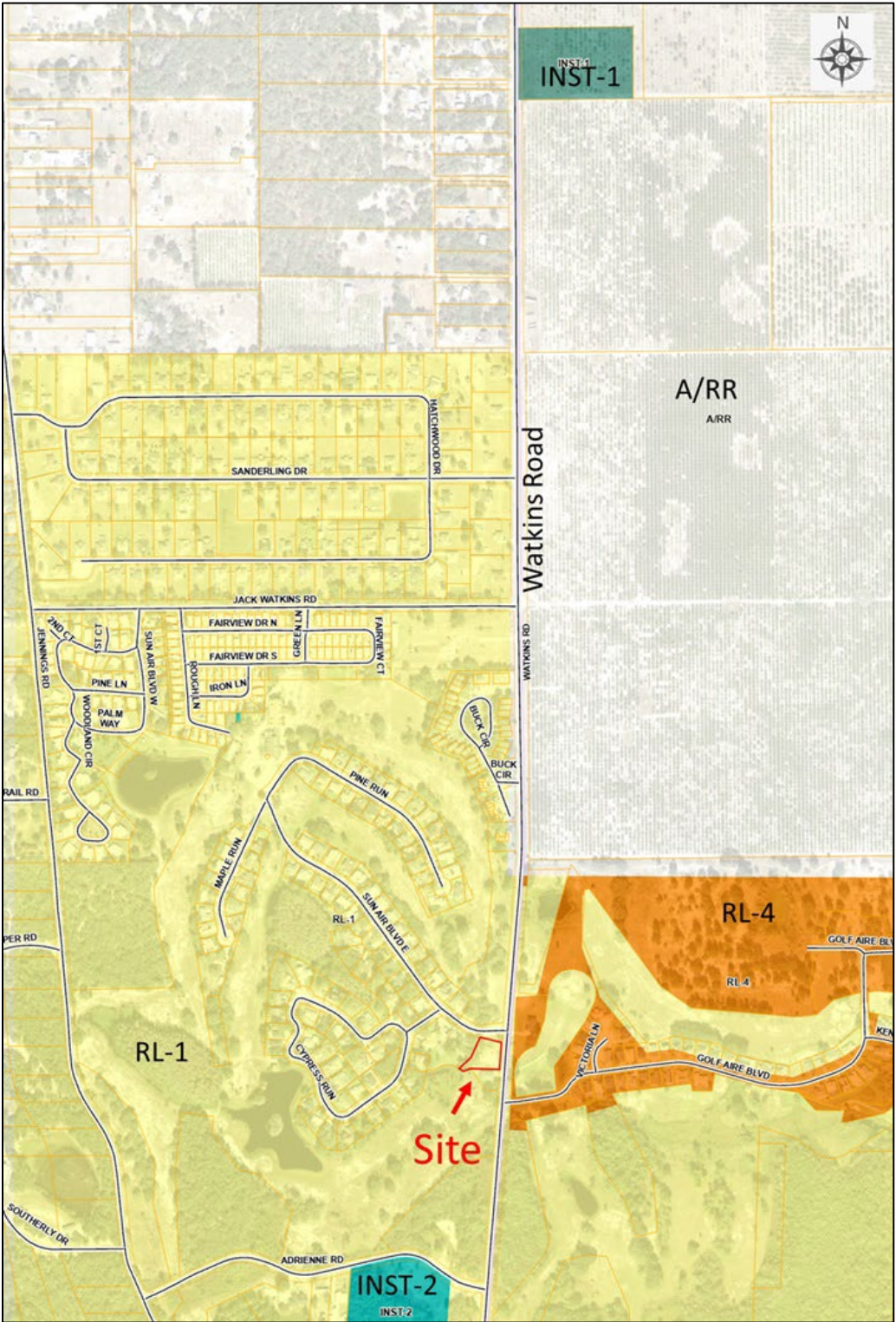
LOCATION MAP



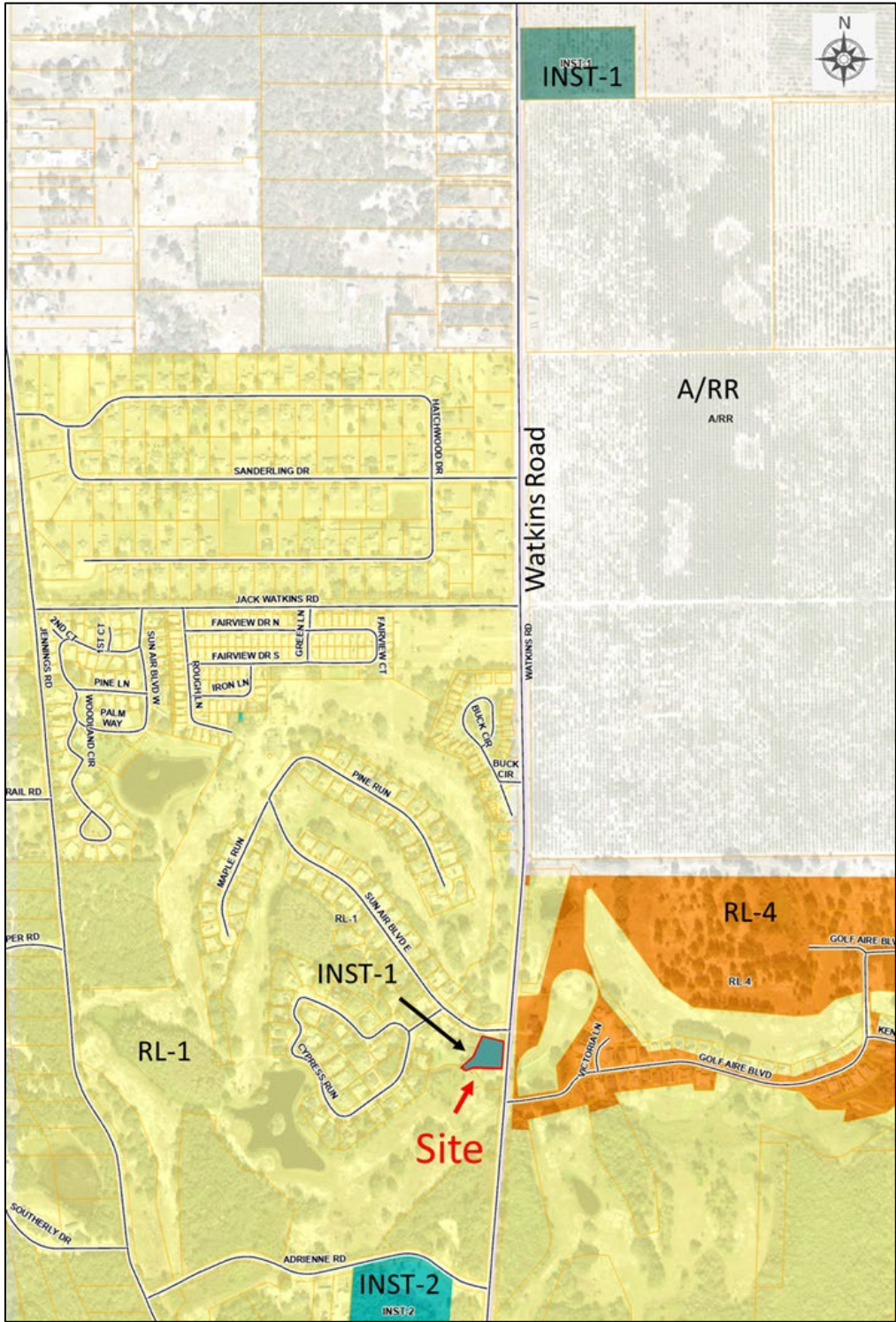
AERIAL CONTEXT MAP



2023 AERIAL MAP



EXISTING FUTURE LAND USE RESIDENTIAL LOW-1 (RL-1)



PROPOSED FUTURE LAND USE INSTITUTIONAL (INST)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-1	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale- Auction, Nurseries and Greenhouses, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle	Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, Riding Academies, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

CURRENT PERMITTED AND CONDITIONAL USES RESIDENTIAL LOW-1 (RL-1)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
INST1	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School-Elementary, School-Leisure/Special Interest, School-Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter-Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining-Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School-University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

PROPOSED PERMITTED AND CONDITIONAL USES INSTITUTIONAL (INST)