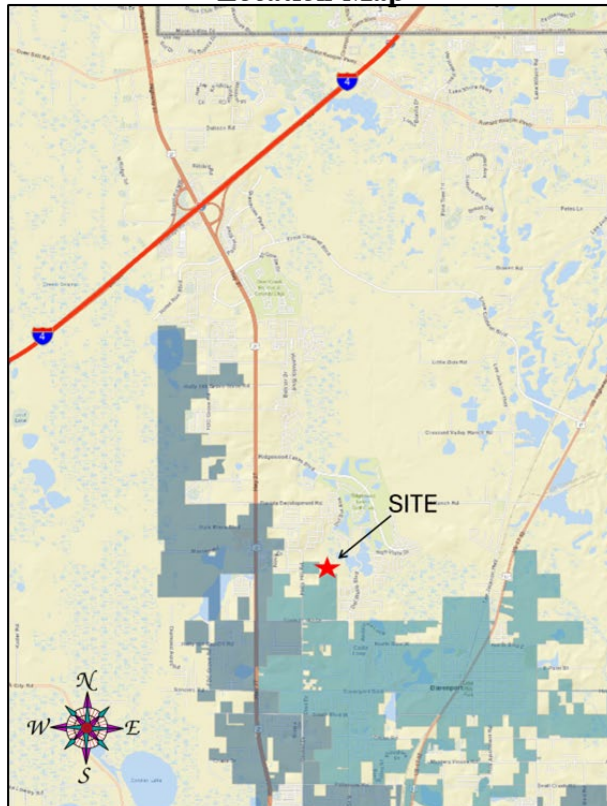


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	June 26, 2025
Planning Commission Date:	April 1, 2026
BoCC Dates:	May 5, 2026
Applicant:	Polk County Utilities
Level of Review:	Small-scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2025-19 PRWC Receiving Facility
Request:	Future Land Use Map change from Residential Low (RL) to Institutional (INST) on ±9.91 acres for a future County potable water storage and interconnect facility.
Location:	East of Holly Hill Road and Sugarwood Street, West of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.
Property Owner:	Polk County
Parcel Number (Size):	272632-709500-020231 (±9.91 acres)
Development Area:	Urban Growth Area (UGA)
Future Land Use:	Residential Low-3X (RL-3X) North Ridge SAP
Case Planner:	Erik Peterson, AICP
Planning Commission Recommendation:	Approval (Vote 7-0)

Location Map



2024 Satellite Photo



Summary:

On October 1, 2024, Polk County purchased this property from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. It will mostly resemble a similar facility on Ronald Reagan Parkway near Champions Gate. Staff choose to seek a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- Water interconnect and storage facility should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.

This 9.91-acre site will have some excess property. This site may also be used to temporarily or permanently house a satellite office for Polk County Utilities (PCU) administration and operations staff along with their vehicles, supplies, and equipment for maintaining the County's largest utility service area. This action also includes removal of the property from Map H of the Ridgewood Lakes Development of Regional Impact (DRI).

Compatibility Summary

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district. Section 220 of the LDC requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property. This property was approved for 38 single-family dwelling units in the DRI. Those entitlements will go unused.

Infrastructure Summary

In addition to the benefits this site will have to the Northeast Regional Utility Service Area (NERUSA), this change will have no adverse impacts on schools. It will ensure that there is adequate water supplies and pressure for fire hydrants in the system. It will add water to the system and need very little wastewater treatment. Unless the rest of the site is used for offices, there will be no impact on the roadways after construction is completed. Drainage will outfall into a wetland system that connects to Horse Creek and into the Kissimmee River chain. The site is adjacent to a future park for the town of Davenport.

Environmental Summary

There are few environmental limitations with this site. Surface waters have a positive outfall. There is a small portion (<5% of the site) in the northeast corner of the property with wetlands, flood hazard area, and marginal soils which can be easily avoided. The area is nearly built out and as a result there have been no species sightings nearby in over twenty years.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.105 Urban Growth Area (UGA)
- Policy 2.116-A3 INST Location Criteria

Staff have reviewed each policy statement and addressed them in Tables 9 through 11 of this report. This site meets and exceeds the Comprehensive Plan criteria for establishing a new INST district.

Findings of Fact

Request and Legal Status

- *On October 1, 2024, Polk County purchased this property from Walton Acquisitions LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) with the water in the Northeast Utility Service Area potable water system. This Comprehensive Plan Future Land Use Map amendment request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-103.*
- *This is a County-initiated request for a Small-Scale Future Land Use designation change from Residential Low (RLX) to Institutional (INSTX) on approximately 9.91 acres in the Urban Growth Area (UGA).*
- *This request also includes removal from the Ridgewood Lakes Development of Regional Impact (DRI) and forgoing of 38 entitled single-family dwelling units.*
- *The Land Development Code Sub-district Map designation is Residential Low-3X (RL-3X).*
- *The property is located within the North Ridge Selected Area Plan which gives it an “X” suffix on the Future Land Use Map.*
- *The property has approval for 32 single-family units with access to Palencia Court within the Ridgewood Lakes Development.*
- *This Level 4 Review amends the Ridgewood Lakes Development of Regional Impact (DRI).*
- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST district.*
- *If this request is approved, Class II Utilities are permitted through the Level 2 Review (administrative approval) in the INST district. However, water storage tanks are considered Class III Utilities that require Planning Commission approval through a Level 3 Review.*

Compatibility

- *Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.”*
- *The property is surrounded by single-family homes on three sides. Each of the developments has provided additional landscaping and separation buffering internally along the border with this property.*
- *The surrounding Future Land Use Map designations are residential either in the unincorporated area or in the town of Davenport.*
- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to development on the east, west, and south sides of the property.*

Infrastructure

- *The closest public school is Horizons Elementary, approximately one mile travel distance from the site.*
- *The current fire response to this project is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*
- *The current ambulance response is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*
- *The site is served by the Polk County Sheriff’s Office Northeast District Command at 1100 Dunson Road, six (6) miles driving distance from the site.*
- *Polk County provides potable water, reclaimed water, and wastewater service to this area through its Northeast Regional Utility Service Area (NERUSA). This site will become a part of the potable water system.*
- *The site’s access will be on Holly Hill Road from a 30-foot-wide unopened right-of-way. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadway.*
- *According to the Polk Transportation Planning Organization, there are capacity deficiencies on U.S. Highway 27. All other supporting roadways have available capacity. The designation of the property for Institutional land uses has a low probability of significantly increasing current traffic demands.*
- *There is a sidewalk system along Holly Hill Road, but it is incomplete to provide connections to transit and commercial services.*
- *The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road, just over a mile from the site.*

- *The nearest public park will be developed in the future on the norther boundary of the site within the town of Davenport. The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman.*

Environmental

- *The site has a positive drainage outfall that connects to tributaries of the Kissimmee River.*
- *Less than five percent (<5%) is comprised of areas within the 100-year Flood Hazard Area, according to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Maps (FIRM).*
- *Less than five percent (<5%) of the site is comprised of areas wetlands, according to the National Wetlands Inventory (NWI) and the Southwest Florida Management wetland estimations.*
- *The majority site is comprised of soil that is considered to have “slight limitations” for septic tank absorption fields and dwellings without basements, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of a past endangered species sighting. (Source: Florida Natural Areas Inventory, 2002 and 2006).*
- *The site is shown as a potential network connection on the Polk Green District Map.*
- *There is a conservation easement ¼ mile to the north recorded in the plat of Ridgewood Lakes Village 3A.*

Comprehensive Plan Policies

- *POLICY 2.102-A1 Development Location states that “Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.”*
- *POLICY 2.102-A2 Compatibility states that “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.”*
- *POLICY 2.102-A3 Distribution states that “development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently*

utilized; and compact, high-density and intensity development is located where urban services can be made available.”

- *POLICY 2.102-A4 Timing states that “development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.”*
- *POLICY 2.102-A10 Location Criteria states “the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:*
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;*
 - b. nearness to agriculture-production areas;*
 - c. distance from populated areas;*
 - d. economic issues, such as minimum population support and market-area radius (where applicable);*
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:*
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;*
 - 2. sanitary sewer and potable water service;*
 - 3. storm-water management;*
 - 4. solid waste collection and disposal;*
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;*
 - 6. emergency medical service (EMS) provisions; and*
 - 7. other public safety features such as law enforcement;*
 - 8. schools and other educational facilities*
 - 9. parks, open spaces, civic areas and other community facilities*
 - f. environmental factors, including, but not limited to:*
 - 1. environmental sensitivity of the property and adjacent property;*
 - 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;*
 - 3. wetlands and primary aquifer recharge areas;*
 - 4. soil characteristics;*
 - 5. location of potable water supplies, private wells, public well fields; and*
 - 6. climatic conditions, including prevailing winds, when applicable.”*
- *The Comprehensive Plan defines Compatibility in Division 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*
- *Policy 2.105-A1 of the Comprehensive Plan states “The Urban Growth Areas shall... be supported by existing or planned urban type services that are programmed for the 20-year planning horizon).*

- *Policy 2.116-A3 of the Comprehensive Plan states that “The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:*
 - a. *Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.*
 - b. *Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).*
 - c. *The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.*
 - d. *Proximity to similar and compatible uses providing opportunities for shared facilities.*
 - e. *Plans of the School Board and other public service agencies with jurisdiction in the County.”*

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

- *POLICY 2.125-E2 of the Comprehensive Plan states that “Type A facilities shall be permitted pursuant to the following:*
 - a. *Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.*
 - b. *The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.*
 - c. *The development of type A community facilities shall be permitted in the Rural areas, as designated on the Future Land Use Map, only when such developments provides regional services, or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.*
 - d. *Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for Type A Community Facilities.”*
- *The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and requires additional landscaping within 50 feet of adjacent residential districts and uses.*
- *The Polk County Land Development Code Section 303 requires water storage tanks to be setback one times the height from neighboring residential development.*
- *The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2025-19.**

Planning Commission Recommendation: Based on the information provided at the advertised public hearing on April 1, 2026, the Planning Commission finds that 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 Planning Commission recommends **APPROVAL of LDCPAS 2025-19 with a vote of 7-0.**

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

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

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

Analysis

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

Surrounding Uses

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

Table 1

<p>Northwest: City of Davenport Future Park</p>	<p>North: City of Davenport Future Park</p>	<p>Northeast: RL-3X, PUD 85-08 Ridgewood Lakes DRI Village 11 Wetlands/100-year Floodplain</p>
<p>West: City of Davenport Forest Lake subdivision Single-family ±3.5 dwelling units per acre</p>	<p>Subject Property: RL-3X, PD 14-08 Ridgewood Lakes DRI approved for 32 single-family units ±9.91 total acres</p>	<p>East: RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre</p>
<p>Southwest: City of Davenport Forest Lake subdivision ±3.5 dwelling units per acre</p>	<p>South: RL-3X, PUD 85-08 Ridgewood Lakes Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre</p>	<p>Southeast: RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre</p>

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

The subject property is approved for a 32-unit single-family development that was supposed to connect to the terminus of Palencia Place on the south side of the property as a future phase of the Ridgewood Lakes Development or Regional Impact (DRI). This action will remove it from the DRI. This site will no longer take access where it was originally approved rather through a 30-foot-wide unopened right-of-way connecting directly with Holly Hill Road to the west. It is also likely that future access may come through a park that is planned within the town of Davenport.

Compatibility with the Surrounding Land Uses, Environment, and Infrastructure:

This Comprehensive Plan amendment (CPA) will be compatible with the surrounding land uses through the County’s standard Land Development Code (LDC) design requirements for landscaping, buffering, and setbacks. All three abutting residential developments included additional landscaping and buffering features to enhance compatibility with the inevitable future development of this property. There are very few environmental limitations with the property and the intended use will become vital in the future for other infrastructure investments in the area.

A. Land Uses:

Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.” Therefore, designating government property INST should be considered compatible with any other land use district. Section 220 of the LDC requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property.

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

This property was approved in 2014 for 32 single-family residential units that would have placed additional traffic through the Ridgewood Lakes development. Instead, this facility will not only have less impact overall but will access the property from outside of the Ridgewood Lake Development. The proposed development of the property will host structures such as ground storage tanks no higher than 40 feet and single-story office units. Storage of vehicles, equipment, and materials will be screened from offsite view.

B. Environment:

There are few environmental limitations with this site. Surface waters have a positive outfall. There is a small portion (<5% of the site) in the northeast corner of the property with wetlands, flood hazard area, and marginal soils which can be easily avoided. The area is nearly built out and as a result there have been no species sightings nearby in over twenty years. However, the County will do a species walkover prior to development as required by state and local funding sources. This change in land use will not adversely impact nearby wells, airports, and there have been no findings of historical resources in the area. All but the wetland/floodplain area has been cultivated for citrus in the recent past.

C. Infrastructure:

This request is to expand the infrastructure capabilities of the Northeast Regional Utility Service Area (NERUSA) by infusing water from the Lower Floridan Aquifer supplied through the Polk Regional Water Cooperative (PRWC). This site may also be used to temporarily and potentially long term or permanently house a satellite office for Polk County Utilities (PCU) administration and operations staff along with their vehicles, supplies, and equipment for maintaining the County’s largest utility service area. This facility will have no adverse impacts on schools. It will ensure that there is adequate water supplies and pressure for fire hydrants in the system. It will add water to the system and need very little wastewater treatment. Unless the rest of the site is used for offices, there will be no impact on the roadways after construction is completed. Drainage will outfall into a wetland system that connects to Horse Creek and into the Kissimmee River chain. The site is adjacent to a future park for the town of Davenport.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for non-residential uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school's operation. Listed in the table to follow are the three closest schools to the site.

Table 2

Name of School	Average driving distance from subject site
Horizons Elementary	±1 mile driving distance
Davenport School of the Arts Middle School	±9 miles driving distance
Ridge Community High School	±2 miles driving distance

Source: Polk County School Board GIS

This potable water interconnect and storage facility will pose no potential adverse impacts upon any nearby schools. One of the three schools along with five others in the utility service area will be served by this future facility. Two more schools are planned within the service area over the next five years.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 38, located at 126 Cottonwood Drive. The travel distance is just under three (3) miles from the site and response times can average six or more minutes depending on the type of call. There will be fire hydrants constructed onsite with ample water pressure since it will be a water interconnect and storage facility. Demand for services will be low since the facility will be sparsely manned and there are very little flammable equipment items. Needs for emergency medical services will increase slightly if offices are added.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District Command (1100 Dunson Road)	±6 miles	6 minutes
Fire	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 minutes
EMS	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 minutes

Source: Polk County Sheriff's Office and Public Safety

*Response times are based on when the station receives the call, not from when the call is made to 911.

The nearest Sheriff's substation is the Northeast Command Center on Dunson Road, six (6) miles to the north. 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. However, the closer to the command center increases the number of patrol officers available in the area.

Water and Wastewater

This facility will bring more water supplies into the Northeast Regional Utility Service Area (NERUSA). By June of 2028, an additional 410,000 will come from the Polk Regional Water Cooperative (PRWC) through the facility that will be developed on this site. Additional water

supplies will follow. This property may also host some other Polk County Utilities functions such as a satellite utilities operations office and a storage facility for vehicles, materials, and equipment.

A. Estimated Demand:

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

Table 4a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted <i>RL-3X (PD 14-08)</i>	Proposed Change to 9.91 acres INST maximum effect	Percentage increase
±9.91 acres <i>Residential Low-3</i>			
Permitted Use	32 single-family dwelling units	Office building (323,760 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	11,520	77,702 GPD	6,747%
Wastewater Generation (GPD)	8,640	62,162 GPD	7,195%

Source: Polk County Concurrency Manual & Polk County Utilities estimates
 ** Offices are 0.24 GPD per sf for water and 80% for wastewater.

In reality, the most government office space that may occur at this site is an approximately 4,000 square foot satellite office for utility control and operations staff. Additionally, this facility will bring in 2,610,000 gallons per day to the NERUSA over the next eight years. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the most likely development of the site.

Table 4b

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted <i>RL-3X (PD 14-08)</i>	Maximum Permitted on the property <i>RL-3X</i>	Future Plan Government Facility
±9.91 acres <i>RL-3X</i>			
Permitted Intensity	32 single-family dwelling units	79 multi-family low-rise dwelling units	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Potable Water Consumption (GPD)*	11,520	15,642	960 GPD
Wastewater Generation (GPD)*	8,640	14,220	768 GPD

Source: Polk County Concurrency Manual & Polk County Utilities estimates
 *Offices = 0.24 gallons per square foot, 20% less for wastewater

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. The wastewater system has been growing at 3.06 new connections per day.

B. Available Capacity:

The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029.

C. Planned Improvements:

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and equipment that would be located at the Homerun Boulevard facility were it not for the construction.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district that will house the PRWC water interconnect and other water utility operations. The traffic generated by such a facility is rather low relative to other potential uses for the property. The surrounding roadway network has ample capacity remaining despite the increases in demand over the past five years. There is a growing but incomplete sidewalk network and there are mass transit services in the area. The northeast area of the County is experiencing growth that is outpacing investments into the roadway network.

A. Estimated Demand

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

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted <i>RL-3X (PD 14-08)</i>	Proposed Change to 9.91 acres INST maximum effect	Percentage increase
±9.91 acres <i>Residential Low-3</i>			
Permitted Use	32 single-family dwelling units	Office building (323,760 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	241	7,314	3,035%
PM Peak Hour Trips	32	493	1,540%

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

In reality, the most government office space that may occur at this site is an approximately 4,000 square foot satellite office for utility control and operations staff. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips. This maximum typical scenario will result in 91 AADT with six (6) PM peak hour trips.

Table 5a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted <i>RL-3X (PD 14-08)</i>	Maximum Permitted on the property <i>RL-3X</i>	Future Plan Government Facility
±9.91 acres <i>RL-3X</i>			
Permitted Intensity	32 single-family dwelling units	79 multi-family low-rise dwelling units	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Average Annual Daily Trips (AADT)	241	533	91
PM Peak Hour Trips	32	41	6

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

B. Available Capacity

Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 6, to follow, provides a good snapshot of the capacity on the surrounding road network. U.S. Highway 27 is a constrained facility.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8316N	Holly Hill Road From: County Road 547 To: U.S. Highway 27	C	539	E
8316S	Heller Brothers Road From: U.S. Highway 27 To: County Road 547	C	528	E
4053E	County Road 547 From: U.S. Highway 27 To: Lee Jackson Highway	C	287	E
4053W	FDC Grove Road/Park Place Boulevard From: Lee Jackson Highway To: U.S. Highway 27	C	267	E
5110N	U.S. Highway 27 From: CR 547 To: I-4	F	-363	D
5110S	U.S. Highway 27 From: I-4 To: CR 547	F	-230	D

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8222E	Interstate-4 From: CR 557 To: Osceola County Line	C	1,524	D
8222W	Interstate-4 From: Osceola County Line To: CR 557	C	1,351	D

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

Recent travel lane additions on I-4 have provided a temporary solution while work begins on the ultimate widening to 10 lanes. Polk County Roads and Drainage Division cannot control these facilities, but it can control the roadways that feed into them and improve alternative routes such as Holly Hill Road to lessen the local demand on the state thoroughfares.

C. Roadway Conditions

Polk County uses the Pavement Surface Evaluation and Rating (PASER) method established by the Transportation Information Center at the University of Wisconsin-Madison. The roadway conditions are displayed in the table to follow under the Pavement Condition Index (PCI) rating.

Table 7

Road Name	Roadway Classification	Pavement Width	Pavement Condition Index (PCI)
Holly Hill Road	Urban Major Collector	20'	“very good” (8)
County Road 547	Urban Major Collector	22'	“very good” (8)

The property does not have frontage on Holly Hill Road. But it connects to it through a 30-foot wide unopened and currently unmaintained right-of-way platted by the Florida Land Development Company at the turn of the 20th century. The County will use this access for construction and early operation. Eventually the site may take access through the town of Davenport’s future park for which they have acquired land to the north of the site. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadways with a PCI rating of “very good” (8) along the project frontage. U.S. Highway 27 is not rated under the County’s Road Inventory but appears to be in excellent condition since it was recently re-surfaced earlier this year. The Florida Department of Transportation (FDOT) maintains it.

D. Planned Improvements:

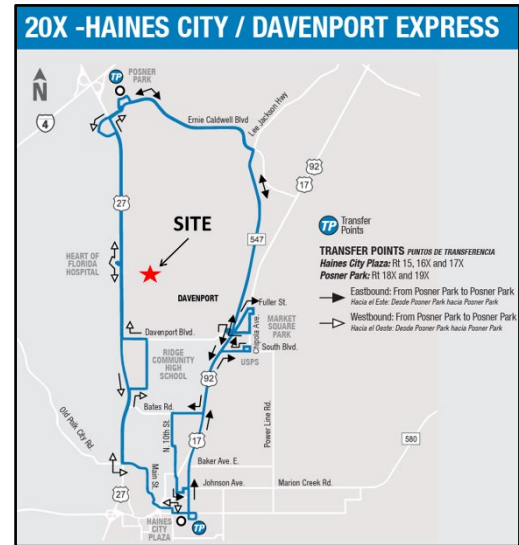
There are no transportation improvements planned for the immediate area of the facility. However, there are many roadway projects in the Northeast Utility Service Area (NERUSA). With new roadway projects comes new development and new development needs water. This site is vital to the growth of the area.

E. Mass Transit

Mass transit service is provided along U.S. Highway 27. The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road. This is just over a mile from the site which is not a convenient walking distance and there are gaps in the sidewalk network. The route has 40 minute headways, but only nine cycles on weekdays and six on Saturday. The proposed uses are not likely to be conducive to use of mass transit.

F. Sidewalks

The sidewalk network along Holly Hill Road is less than 60% complete. But that is not a concern for the development of this site. Most of the operations will be conducted remotely through the system control and data acquisition (SCADA) network. In the future, a satellite operations center may be located onsite. If that happens, there will be approximately 20 employees coming and going from the facility. They will be driving vehicles with equipment predominantly.



Park Facilities and Environmental Lands

The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman. The town of Davenport will be constructing a park immediately to the north. The request will not adversely affect either the park or its operations. The proposed facility will most likely provide potable water to park.

A. Location:

Loughman Park is located at 6302 Old Kissimmee Road approximately 11 miles from the site. The Northeast Regional Park is located 12½ miles to the north of on U.S. Highway 27.

B. Services:

Loughman has soccer, basketball, multi-purpose fields, picnic tables, pavilion, and a playground. The Northeast Regional Park has six lighted soccer/football fields, five lighted baseball fields, basketball, tennis, and racquetball courts, concession facilities, boat access, as well as playground facilities for children and dog walks.

C. Environmental Lands:

Lake Bonnet Marsh is on the west side of U.S Highway 27. There is public access at the end of Sanders Road to the southwest within two miles of the site.

C. Planned Improvements

There are no planned improvements to park facilities in this area in the County’s 5-year capital improvements plan. However, the town of Davenport is likely to begin construction of their park abutting the site within the next three years.

Environmental Conditions

There are no significant environmental limitations to the development of this property. It has good soil, is connected through a wetland system to surface waters, minimal wetland and flood hazard area, no recent endangered species sightings, or archeological resources.

A. Surface Water

The highest point of the site is in the southwest corner at 150 feet above mean sea level (MSL). It slopes from the southwest to the northeast corner at 114 MSL. The site naturally flows northeasterly into a wetland system connected to the Ridgewood Lakes development. These wetlands connect to Horse Creek which is a manmade canal that funnels water through creeks that reach Lake Marion and Reedy Creek. Reedy Creek connects to the Kissimmee River which flows to the Gulf. The site used for the interconnect and water tanks will be brought to a standard even grade. Stormwater treatment facilities will be placed between the developed area and the wetlands to pretreat runoff prior to discharge. The site is in an open basin. Drainage systems will be designed to meet the 25-year/24-hour storm event.

B. Wetlands/Floodplains

The very tip of northeast corner of the site is comprised of both wetlands and 100-year floodplain. This is approximately 3% of the total site (0.298 acres). It is a small portion of a former lakebed that silted in after mining was conducted within the Ridgewood Lakes development. It will be easy for all development within the site to avoid any disturbance or alteration.

C. Soils:

The usable portion of the site has very good soil for development. The portion that has soil with severe limitations is a wetland that will be avoided. No development will occur within a minimum of 25 feet from the wetland boundary.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to small commercial buildings	% of Site (approximate)
Candler Sand	Slight	Slight	90%
Tavares Fine Sand	Moderate: wetness	Slight	7%
Samsula Muck	Severe: ponding, poor filter	Severe: ponding, low strength	3%

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

There may be some need for offsite soil. Candler sand is so porous that it often needs some augmentation or heavy compaction to achieve foundational stability.

D. Protected Species

The area is very urbanized. There are not many locations of tracts of undeveloped land in the vicinity of the site. There have been no sightings within one mile of the proposed wastewater treatment plant site according to the Florida Natural Areas Inventory surveys in 2002, 2006, and 2011. A more in-depth protected species study will be required for both the Environmental

Resource Permit (ERP) from the Florida Department of Environmental Protection as well as the federal agency providing the funding for the project.

E. Archeological Resources

There are no protected archeological resources in Section 32, Township 26, and Range 27, that the site of these proposed ground storage tanks would adversely impact, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

PCU's Edghill well site is 1.8 miles to the north. Davenport's water treatment facility is $\frac{3}{4}$ mile to the south.

G. Airports

The site is over $2\frac{1}{2}$ miles from the edge of the runway for Gore Airport. A private airfield west of Hanes City. Wastewater Treatment Plants are typically close to grade and pose no threat to aircraft. The water tanks will not exceed 35 feet in height. A system control and data acquisition communication tower will be included. It will be approximately 80 feet high. Not enough to pose any threats to aviation.

Economic Factors:

There are very minimal land development capabilities in an area without an ample source of potable water to support them. Water is one of the most important infrastructure items in land development. It is not only needed for drinking, cleaning, and cooking. It is also needed for fire protection. There is a finite amount of water from the upper Floridan Aquifer to serve the Northeast Utility Service Area (NERUSA) and without more water, this area will no longer be able to grow in residences and businesses. Future development depends on a new water supply. This land for which a Comprehensive Future Land Use Map change is requested will serve as an interconnection with the Polk Regional Water Cooperative (PRWC) Lower Floridan Aquifer well water supplies. This new source of water will enable development growth to continue in the utility service area for years to come. Many land investments will depend on an uninterrupted supply of potable water in the future. This facility will ensure continued growth in the area which will result in sustained land values in the future. Without this facility, development growth in the area will be capped under the current permitted level of drawdown from the Upper Floridan Aquifer which is approximately 12,940,000 gallons per day (gpd). Currently, 10,654,000 gpd are being used to serve existing development needs leaving only 2,286,000 gpd remaining to support more growth in the system. This is enough to support approximately 9,144 new dwelling units. The system averages approximately 2,000 new dwelling units each year. At such a continued rate, there will be no capacity for new development after 2030.

Consistency with the Comprehensive Plan

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

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

- Section 2.102 – General Growth Management policies
- Section 2.104 – Transit Supportive Development Area (TSDA) policies
- Section 2.116 – Institutional

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

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</p>	<p>This request is to designate an INST land use district on property to be used for institutional purposes of primarily potable water storage and distribution. The property is a lone vacant tract surrounded by suburban developments of single-family homes. Accessibility is difficult. It was previously intended to be a latter phase of the Ridgewood Lakes development. It will better serve the area as a utility facility that benefits the service area customers.</p>
<p>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>While this INST district will abut residential development on three sides, it will be designed to minimize visual and noise impacts. Adequate separation distances of 50 feet will be maintained from residential property lines and include landscaping to augment visual screening. The existing developments have provided their residents with screening, landscaping, and buffering as well.</p>
<p>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>This site was chosen so that the water system can reach a balanced distribution throughout the service area.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>This site was purchased to connect the PRWC water to the Northeast water system. This system is being connected in advance of future water needs to maintain the County's level of service for potable water.</p>
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>The requested INST district is to recognize the existing water storage and interconnect facility and expand the utility system administrative and maintenance services in the area. With more water, there is more pressure in the system to serve the fire hydrants.</p>

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

Table 10

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.104-A1: DESCRIPTION – Transit Supportive Development Areas shall meet the following criteria:</p> <ul style="list-style-type: none"> 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; 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; c. include development criteria that: <ul style="list-style-type: none"> 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>This request is for a facility that will provide potable water to an urbanizing area. However, the number of urban services in the area is substandard for a TSDA district. This facility will enable the growth and density that will be commensurate with TSDA densities and promote the demand for expanded transit service.</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;</p>	<p>Transit services are substandard for in this area for TSDA designation. It is hoped that the transit demand will improve with the added growth that this facility will enable.</p>
<p>b. connect to centralized potable water and sanitary sewer systems;</p>	<p>This request is to expand the potable water capacity in the area.</p>
<p>c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</p>	<p>This request is to provide healthy water to the public.</p>
<p>d. implement “Complete Street” and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;</p>	<p>Access to this site is through an easement. There will not be a complete street developed to serve it.</p>
<p>e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</p>	<p>This site will be relatively unmanned unless a satellite utilities service office is added in addition to the PRWC receiving tanks and pumps. These will not be able to integrate pedestrian oriented features.</p>
<p>f. provide access to civic space, parks, green areas, and open space and other amenities;</p>	<p>The town of Davenport has plans to build a park on the northern boundary of this site.</p>

Table 10

Comprehensive Plan Policy	Consistency Analysis
g. be supported by public safety (i.e., fire, EMS and law enforcement);	The Cottonwood Fire Rescue Station is 2.8 miles away. There will be fire hydrants onsite. The Sheriff’s Northeast Regional Headquarters is nine miles away. The facility will be gated. This land use change will enable the use of barbed wire fencing.
h. have access to public schools, and	There will be little need for public schools to support this land use designation, but Horizons Elementary is less than a mile away. An Ridge Community High School is within two miles.
i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.	There will be no sidewalk connection unless it is incorporated with the access through the town of Davenport’s park to the north.
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.	With more potable water available to the area, it may lead to more housing diversity.

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria as this is a mapping error of a land use and it is permitted in the designated area. Table 10 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

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

Table 10 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
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

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

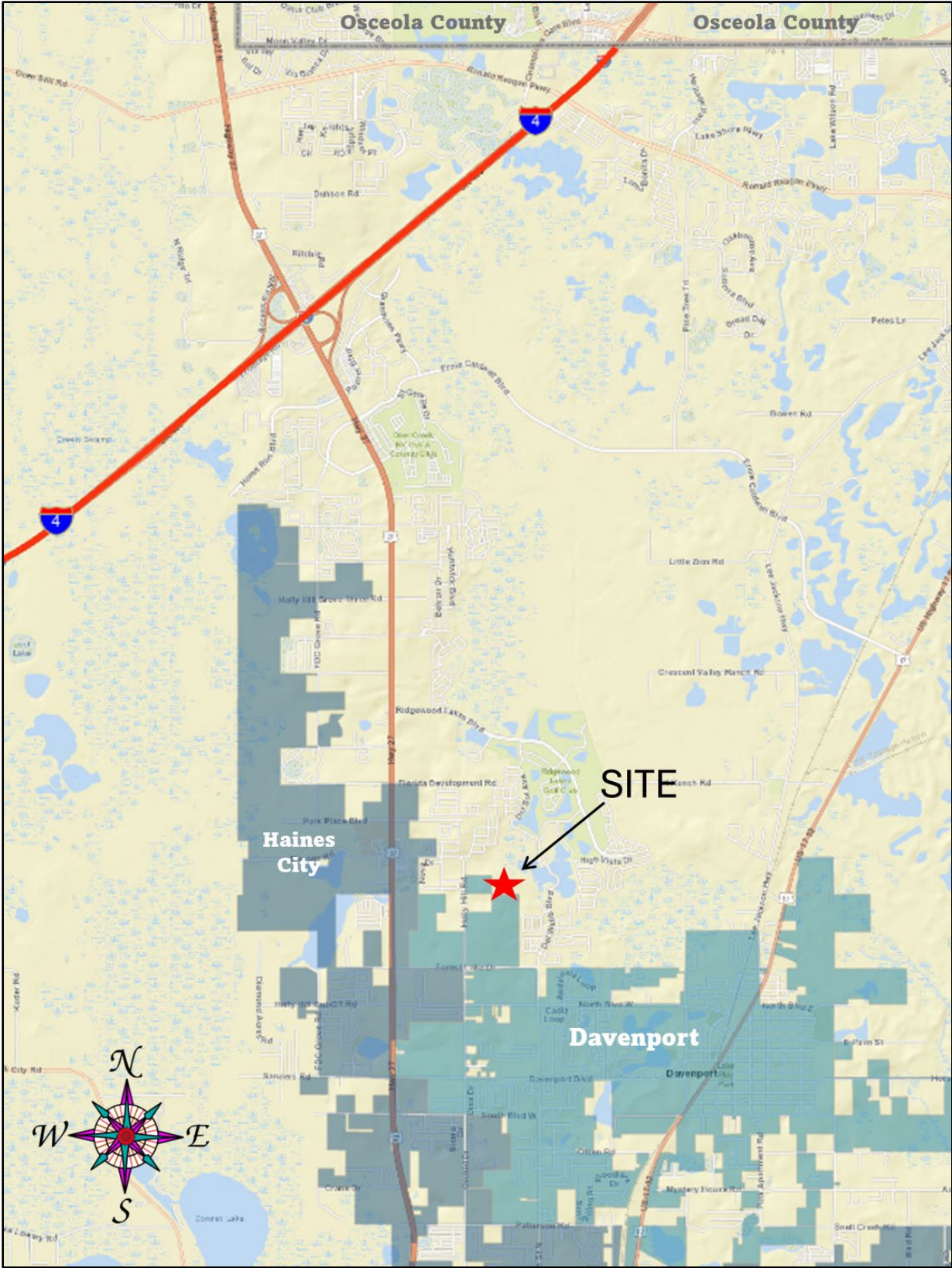
Table 10 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
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

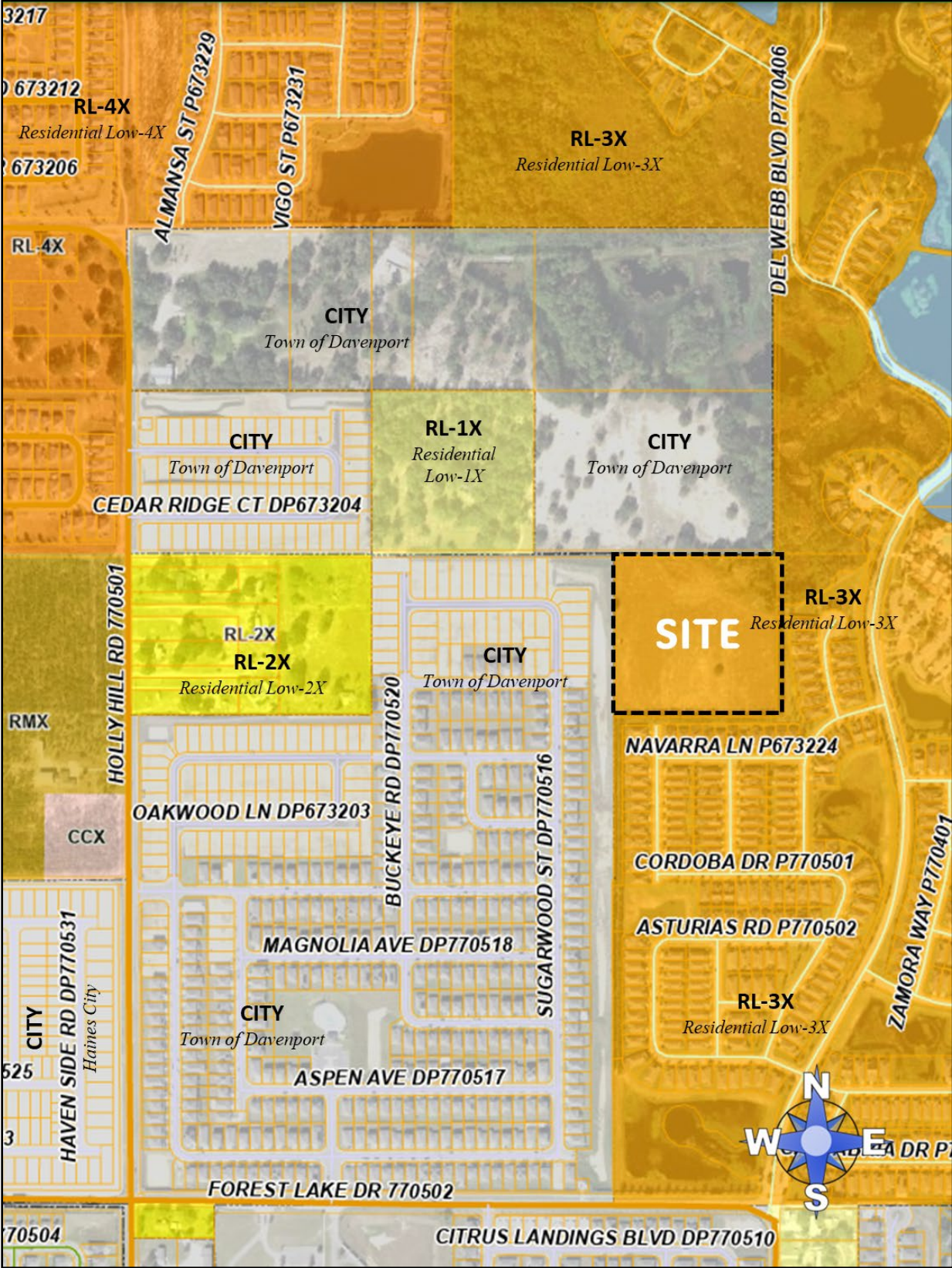
Comments from other Agencies: None.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2024 Satellite Photo (Context)
- Exhibit – 4 2024 Satellite Photo (Close-up)
- Exhibit – 5 District Use Comparison Table



Location Map



Future Land Use Map



2024 Satellite Photo (Context)



2025 Satellite (Close Up)

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-3X <i>Residential Low-3</i>	Single-family Residential Class I Utilities	Small Group Homes (≤6 patients) Mobile Homes Residential Infill Development Golf Course Emergency Shelter (≤6 patients) Passive Recreation Low Intensity Recreation Elementary Schools Middle Schools Class II Utilities	Duplex Group Living Facility (≥15 patients) Mobile Home Park Mobile Home Subdivision Short-term Rental Planned Development Residential Based Mixed-Use Dev. Transitional Area Development Adult Day Care (≤6 patients) Bed and Breakfast Childcare Center Communication Towers Community Center Cultural Facility Emergency Shelter (6> patients) Government Facility Helistop High Intensity Recreation Vehicle Oriented Recreation Religious Institution High School Leisure/Special Interest School Class III Utilities
INST-1X** <i>Institutional-1</i>	Childcare Center Government Facility Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility	Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices & Office Park High & Low Intensity Recreation Vehicle Oriented Recreation Religious Institution Research & Development Solar Power Generation Facility	Multifamily Housing (dormitories) Gas Station (fleet) Hospital Lime Stabilization Facility Residential Treatment Facility High School Residential Treatment Facility Vo-Tech, College or University

*Uses with the same level of review in both categories such as mining or agricultural uses which is preempted by State Law.

** Comprehensive Plan amendments default to the less intense LDC subdistrict designation of INST-1 unless a LDC separate district change application to INST-2 is requested.