

Narrative

The Applicant is requesting a Comprehensive Plan Future Land Use Map Amendment for 12.86+/- acres along US Highway 27 (“Property”) in the North US 27 Selected Area Plan (“US 27 SAP”). The Property currently has a land use designation of Professional Institutional-X (“PIX”) which the Applicant is proposing to change to Residential High-X (“RHX”). The Property is in the Transitive Supportive Development Area (“TSDA”), the Green Swamp Area of Critical State Concern (“GSACSC”), the Ridge Special Protection Area (“Ridge SPA”), and the Transit Corridors and Centers Overlay-Corridor (“TCCO-Corridor”).

The Property is in one of the fastest growing areas in central Florida along US Highway 27 in northeast Polk County. The Property is approximately 6.7 miles north of Interstate-4 and the US 27 interchange. The surrounding properties have been developed, and the Property is one of the last remaining undeveloped parcels adjacent to US Highway 27 in this area of Polk County. The Property is a “mid-block” parcel, without direct access to an east-west road. The constraints and development limitations associated with the existing PIX land use district has been an impediment to development of this Property. Multi-family development of the Property would be an appropriate use and is consistent with the intensity of development along US Highway 27 and the insatiable demand for new residential units. Therefore, the Applicant is requesting a change in land use from PIX to RHX.

The Comp. Plan Policy 2.119-A2 Location Criteria for Residential land use categories is analyzed below:

- a. Access to county-maintained roads or roads constructed to County standards.

Adequate access is available to support residential development on the Property. With the only available ingress/egress to US Highway 27, residential is more appropriate than the existing PIX district.

- b. Proximity to Activity Centers.

A number of Activity Centers are along US Highway 27 and substantial Activity Centers exist nearby in neighboring counties.

- c. Adequacy of water and sewage disposal systems (public and private).

Public water and wastewater systems are immediately available to the Property.

- d. Adequacy and response time for public safety services - fire, police, and emergency medical service.

Adequate public safety services are available along US Highway 27 (See, Impact Assessment Statement for details).

- e. Adequacy of recreation facilities. A regional County park is just over 500’ from the Property (78+/- acres).

Development of the Property would incorporate recreation facilities and likely an amenity center. Additional recreation facilities are scattered throughout the northeast Polk Area.

f. Proximity of incompatible land uses.

The properties in the immediate vicinity of the Property are primarily residential, albeit with a variety of housing types. The religious institution to the north of the Property is also consistent with the permitted uses in the RHX district and would be compatible. Examples of similarly situated RHX districts are abundant along US Highway 27.

g. Development limitations, and,

As stated in the Demonstration of Need, the Property does not independently meet the existing PIX district location criteria of the Comprehensive Plan and has additional limitations that have precluded development of the Property.

h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.

See, Urban Sprawl Analysis.