

Demonstration of Need Form

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

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

This land use request is not for a low-density land use. It is in response to more residential in this part of the County. This fire station will also serve for the growing population of the Seminole Tribe that purchased Scandinavia.

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

The parcel is about four (4) acres in size. This is not significant in size.

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

The subject site is on Moore Road near Old Polk City Road and serving existing and future development in the area. This is not promoting radial development.

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

Scandinavia is an old Planned Unit Development from the 1970s (PUD 73-6). Not all of it was developed. A small portion was constructed (See pictures at the end of this document to compare older aeriels with current). Scandinavia was sprawl when it was first approved prior to the Comprehensive Plan. However, growth has extended towards Scandinavia. The fire station is partly a response to this growth.

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

The subject site is not currently being used for agricultural purposes.

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

This request is for a land use change to allow a fire station.

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

This request is for a land use change to allow a fire station.

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

Moore Road was paved in the 1990s and the City of Lakeland has extended water and sewer lines into this portion of the County. The land use change will not disproportionately increase the cost of providing public services. In fact, it will help maximize the public investment that has already occurred.

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

Rural and Urban areas need fire protection.

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

This land use change will not discourage or inhibit in-fill. In fact, investments in public infrastructure encourage growth.

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

Fire stations are needed throughout the County. They can be considered attractive as it is a demonstration of the quality of services provided in a jurisdiction. Therefore, this request does not fail to encourage an attractive and functional mix of land uses.

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

The land use change will allow for fire services to be provided with a quicker response time to the residential and non-residential uses it will serve.

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

The subject property was intended to be developed as part of the Scandinavia development. However, it does have a single family on the property.



Figure 1 - 2020 Aerial



Figure 2 - 1980 Aerial