



LDCPAS-2023-34

Response to Staff Comments (from prior project # LDCPAL 2023-8):

1) Impact Statement - Environmental Analysis #1. A cursory review of the Property Appraiser Aerials for this site shows white sand, which is an indicator of possible scrub habitat. Is there any scrub habitat on this site?

During the site investigation conducted by Conservation Florida in preparation for the conservation easement on the applicant's property, there were three habitats identified on the site: Hydric Pine Flatwoods, Depression Marshes, and Mesic Flatwoods. Scrub habitat was not identified on the site.

2) Impact Statement - Environmental Analysis #4 - Although the site is not within an Airport-Buffer District, it is located within a Military Compatibility Zone, which does address aviation related activities.

We have been in ongoing communication and coordination with the Air Force for several years related to the military use of the airspace. The Air Force has actively contributed to the development of the text associated with this application and finds the map request to L/R an acceptable and compatible use to their ongoing operations.

3) Impact Statement - Land and Neighborhood Characteristics #3 - Will the proposed amendment influence future development patterns in this area? The narrative in the impact statement only discusses existing development.

The conditional nature of the proposed amendment will limit the site to specific development parameters which will help reduce impacts in the area and limit the impact and influence for future development patterns in the area. The proposed commercial and recreational activity will serve the growing population within the Indian Lakes community and surrounding areas, and these conditional development standards will help keep the scale, intensity, and impacts to a minimum for future development. This was also discussed with the Air Force regarding the impacts to future use of the Bombing Range. It was determined that the proposed future use of the subject site will not adversely impact the activities of the Air Force operations.

4) Conservation Easement - please provide a copy of this easement.

Attached is the easement language for your review.

5) Demonstration of Need - According to the Impact Statement, Law Enforcement and Public Safety services are located 26 and 19 miles from the site. due to the distances from these facilities to the site, please provide additional data, analysis, and /or documentation showing that this amendment will not



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fail to minimize the need for future public facilities and services (#6) or allow development patterns that will disproportionately increase the cost of providing public facilities and services (#7).

The estimated demand for services to be generated from this site will be minimal and consistent with the Levels of Service currently provided in the area. The property owner currently provides access for emergency service providers to utilize his site emergency responder access to the properties in the surrounding area. Our analysis finds that a significant portion of the patrons will walk, bike or be within short driving distance from the subject site to access the recreational amenities, services, and other activities planned. In addition, most of the proposed recreational activities are allowed in the existing A/RR land use and the proposed L/R is not anticipated to significantly expand the need for additional police, EMS, or Fire Services.