

Demonstration of Need – Compliance with Policy 2.102-A11: Urban Sprawl Criteria

The Applicant respectfully submits the following analysis to demonstrate consistency with Polk County Comprehensive Plan Policy 2.102-A11 and to confirm that the proposed Small-Scale Comprehensive Plan Amendment does not promote urban sprawl.

a. *Does not promote low-intensity, low-density, or single-use development in excess of demonstrated need.*

The subject parcels—3.97 acres of Commercial and 6.66 acres of Institutional—are being amended to Residential Low (RL) to be integrated into a larger 404.48-acre residential development, vested under BLIM 691-004. This change reflects the current development pattern and demand within the Poinciana Village 6 Neighborhood 3NW subdivision. The proposed use is consistent with adjacent development and does not exceed demonstrated market demand, but rather balances the land use mix by repurposing parcels that are either improperly sited (Commercial) or surplus (Institutional).

b. *Does not promote urban development in rural areas or leapfrog undeveloped lands.*

The subject site is within the urban development area and surrounded by existing and vested development, including residential neighborhoods and infrastructure systems. The amendment would integrate previously designated Commercial and Institutional parcels into an existing master-planned community.

c. *Does not promote radial, strip, or ribbon development patterns.*

The amendment supports a cohesive, interconnected neighborhood design consistent with the surrounding approved Planned Unit Development (LDPD-2023-29). The subject parcels are internal to the larger development and do not contribute to radial or strip commercial development along arterial corridors.

d. *Does not compromise the protection of natural resources.*

The proposed amendment will not impact wetlands, floodplains, or environmentally sensitive areas. Open space and greenway acreage remain protected as designated in the overall BLIM 691-004 vesting, and any future development will undergo environmental review through the County's Site Development process.

e. *Does not compromise adjacent agricultural areas or prime farmland.*

The site is not adjacent to active agricultural operations and is fully surrounded by urban and suburban development. There is no encroachment on prime farmland, and no conflict with agricultural uses.

f. *Maximizes the use of existing public facilities and services.*

The site is within an existing development area where infrastructure—including roads, water, sewer, and public services—has already been extended or is planned as part of the vested development. The amendment aligns with these existing and planned services.

g. *Minimizes reliance on future public facilities and services.*

Because the area is already incorporated into the vested development with infrastructure planning in place, no additional service extensions are required beyond what is already accounted for. Impact fees will offset any proportionate fair-share costs associated with the residential units.

h. *Does not increase the cost of providing public facilities and services disproportionately.*

The amendment will not disproportionately increase service delivery costs. The elimination of a commercially-designated parcel that does not meet the County's siting standards (Polk County LDC Section 205) may reduce

future capital and operational burdens. The conversion of Institutional land to residential is in line with surrounding uses and infrastructure.

i. *Provides a clear separation between urban and rural uses.*

The site is located within a defined urban development area and does not abut rural lands. The amendment supports continued logical urban development consistent with adjacent residential neighborhoods.

j. *Does not discourage infill or redevelopment.*

The amendment supports infill development by incorporating unused or underutilized parcels into a cohesive residential plan consistent with the surrounding community, rather than leaving these parcels isolated or functionally obsolete.

k. *Encourages a functional mix of land uses.*

The former Commercial parcel is now being programmed for central recreational use, enhancing neighborhood-level functionality and resident-serving amenities.

l. *Improves accessibility among linked land uses.*

The amendment results in better internal circulation and integration with adjacent residential parcels. The recreational programming for the former Commercial parcel will serve as a community anchor and support multimodal access from surrounding homes.

m. *Does not result in the loss of functional open space.*

No designated Open Space or Greenway land is being removed or converted. The amendment applies only to Commercial and Institutional parcels, with open space commitments remaining unchanged under approved PUD LDPD-2023-29.