

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

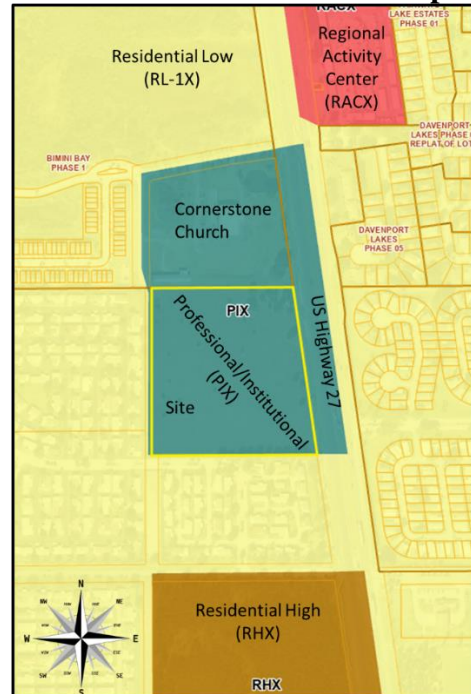
DRC Date:	April 6, 2023	Level of Review:	4
PC Date:	June 7, 2023	Type:	Comprehensive Plan Amendment
BoCC Date:	August 8, 2023	Case Numbers:	LDCPAL-2023-4
	December 5, 2023	Case Name:	N US 27 SAP CPA
Applicant:	Shelton Rice, Peterson & Myers, P.A.	Case Planner:	Johnathan Sims, Planner II

Request:	Future Land Use Designation for a Large-Scale Map Amendment change from Professional/Institutional (PIX to Residential High (RHX).
Location:	North of Interstate 4, west of US HWY 27, south of US 192, east of Windmill Boulevard, and does reside in the Green Swamp. It is north of the City of Haines City in Section 12, Township 25, Range 26
Property Owner:	Gerald Strouse and Barbara Strouse Family Trust Agreement
Parcel Size/number:	12.86 +/- acres (262512-000000-033010)
Development Area:	Transit Supportive Development Area (TSDA), Corridor and Center of the Transit Centers and Corridors Overlay, North US 27 SAP
Nearest Municipality:	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	Pending
DEO*	Pending Transmittal - Department of Economic Opportunity (DEO)

Location Map



Current Future Land Use Map



Summary

This is an Applicant-Initiated request for a Future Land Use designation change from Professional/Institutional (PIX) to Residential High (RHX), on 12.86 acres in the Transit Supportive Development Area (TSDA). The site does reside within the Green Swamp Area of Critical State Concern and is part of the North US 27 Selected Area Plan (SAP).

Compatibility Summary

The subject site is bordered by Residential Low (RL) designation to the west, south, and east. Professional/Institutional (PIX) to the north, and Regional Activity Center (RAC) to the northeast. There is an area of Residential High (RHX) 0.1 miles to the south of the subject site. The religious development to the north was originally designed as the check-in office for the residential development Bimini Bay when it was first constructed. Since Bimini Bay was never finished, this location developed into a different usage than what was originally intended.

Infrastructure Summary

The subject site is adjacent to Highway 27 which is designed for high density traffic. US 27 is not a county-owned road. Exits from the development are anticipated to be south of Cornerstone Church which is north of the site. The subject site is within the Polk County Northeast Regional Public Utilities Service Area. There is already water, wastewater, and reclaimed lines that run along US 27 that services the church and surrounding residential usage. Due to the middle school currently being over capacity, the developer will need to investigate mitigation efforts to offset any potential students they could be adding.

Environmental Summary

The nearest lake to the parcel is Old Lake Davenport to the east at 0.56 miles away. There are no nearby floodplains or basins. The soil available in this area is 100% Candler Sand. The closest park to the site is Northeast Regional Park 0.13 miles to the southeast. The subject site is not in a flood zone or wetland. The subject site does reside within the Green Swamp Area of Critical State Concern.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10: Location Criteria
- Policy 2.104(A1-A9): Transit Supportive Development Area (TSDA)
- Policy 2.120(E1-E4): Residential-High
- Policy 2.131-C3: North US 27 SAP Development Criteria
- Policy 2.131-C4: North US 27 SAP Modified Land-Use Categories
- Policy 2.131-L1: Connector Roadways

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Large-Scale Future Land Use designation change from Professional/Institutional (PIX) to Residential High (RHX) on 12.86 +/- acres in the Transit Supportive Development Area (TSDA). Subject site sits within the Green Swamp Area of Critical State Concern and within the Core and Corridor in Center of the TCCO Overlay.
- There is 30 feet of Right-of-way on the west side of the subject site that was deeded to the County by the developer of the Windmill Village development to the west per Policy 2.131-L1. The developer of the subject site will be required to donate right-of-way and connect to this ROW to the west at the time of the Level 2 review.

Compatibility

- The existing uses surrounding the site are;
 - North – PIX; Cornerstone Church
 - West – RL-1X; single-family housing.
 - East – RL-1X; single-family housing
 - South – RMX; multi-family housing
- The subject site is bordered by nonresidential land to the north that has been developed for religious purposes with Cornerstone Church. It was originally developed as an office check-in for the short term renters of the Bimini Bay development to the west.
- The parcels west, south, and east of the subject site already has residential usage. West is single family development. The south land use is undeveloped RMX. To the east is Davenport Lakes, which is a single-family development for 55+ age groups.

Infrastructure

- The zoned schools for the site are Citrus Ridge Elementary, Citrus Ridge Middle, and Davenport Senior High School.
- Polk County Fire Rescue/EMS station 42 will be the response unit for this site. It is located at 50945 U.S. 27, Davenport, FL 33837 which is 9.9 miles away from the site.
- The subject site is within the Sheriff Department's Northeast District. NE District is located at 1100 Dunson Rd in Davenport.
- The subject site will be serviced by Polk County Northeast Regional Utility Service Area for potable water and wastewater.

- The closest mass transit stop is 0.18 miles away on US HWY 27 intersection to the southeast of the subject site at Stop 120. It is serviced by Citrus Connection on Line 18. Route 20X, the Haines City to Davenport Express, runs along US 27 with stops only at Posner Park and Downtown Haines City..
- The nearest regional park is Northeast Regional Park southeast of the subject site on US 27 and Portas Two Road. The closest environmental site is the Hilochee Wildlife management Area 0.5 miles west of the subject site.

Environmental

- The subject site's elevations have a high point of 168 feet at the southeast corner, and slopes downward to the northwest to a low elevation of 132 feet.
- The site is not located in a wetland or floodplain.
- The soil type for the subject site includes 100% Candler Sand.
- Per the Polk Species Observation Map, there have not been any endangered species sightings on the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.

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.
- POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:
 - 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;
 - c. 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;
 - d. include development criteria that:
 - 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;
- **POLICY 2.104-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria
 - a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
 - b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.
 - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.
 - **POLICY 2.120-E1: CHARACTERISTICS** - Densities up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units.
 - **POLICY 2.120-E2: DESIGNATION AND MAPPING** - Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH."
 - **POLICY 2.120-E3: LOCATION CRITERIA** - Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.
 - **POLICY 2.120-E4: DEVELOPMENT CRITERIA** - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.
 - **POLICY 2.131-C3 GENERAL DEVELOPMENT CRITERIA** - Development shall be permitted within this SAP as follows:

- a. **BASIC LAND-USE CATEGORIES** - Development shall be permitted for the following land- use categories as specified by the applicable policies in the general land-use element section of the Comprehensive Plan:1.Recreation and Open Space.2.Institutional.
- b. **MODIFIED LAND-USE CATEGORIES** - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category within the Plan. Development within the following land-use categories shall be permitted as specified within this section:1.Residential-Low (RLX).2.Residential-Medium (RMX) - When and if conditions warrant, a land use plan amendment could be sought in accordance with County policies to convert some or all of adjacent land to an appropriate commercial land use. A marketing study would be required as part of the data and analysis to support the change. In the interim, the land would be designated residential medium.3.Residential-High (RHX) - This classification is the same as defined in Section 2.120-E of this Plan, except that the minimum and maximum residential density shall be according to the North US 27 SAP density schedule as established by Policy 2.131.C7 of this SAP and per the requirements of the Land Development Code.4.Leisure/Recreation (L/RX).5.Professional Institutional (PIX).6.Office Center (OCX).7.Neighborhood Activity Center (NACX).
- c. **MODIFIED SPECIAL USES** - Special uses within the SAP shall be governed as follows:1.The following special uses shall be permitted pursuant to the general provisions in Section 2.125 pertaining to these uses:(a)Utilities(b)Community Facilities(c)Non-certified Electric-Power Generation Facilities2.Isolated Convenience Stores, adult uses/nude dancing, and mining shall be prohibited within the SAP.3.Policies governing residentially based, mixed-use Developments shall be modified in accordance with Policy 2.131-C5(a).4.Recreation and Open Space shall also be considered a special use within the SAP in accordance with Policy 2.131-D1.5.Multi-family on the east side of US 27 and the Non-Green Swamp portion of the US 27 SAP.
- d. **BASIC OVERLAY DISTRICTS AND AREAS** - Development limitations and resource protection rules shall be applied as specified by the applicable policies in the Future Land Use Element of the Comprehensive Plan Sections 2.122, 2.123, and 2.124.
- e. **SPECIAL-PROVISION AREA** - Due to the specific characteristics of this selected area, the uses permitted in land-use classifications shall be more specifically defined and may vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, as defined within the following special categories:1.Town Center (TC).2.Green Swamp Protection Area (GSPA).3.Greenway Corridor.
- f. **OTHER USES** - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land-Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all other policies within the Polk County Plan not in conflict with these policies.
- g. **Transit Supportive Development Area Density and Intensity** - For those areas of the County located within the US 27 SAP and that are in the Transit Supportive

Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the US 27 SAP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

- **POLICY 2.131-C4: MODIFIED LAND-USE CATEGORIES** - Land within "modified land-use categories", as enumerated in Policy 2.131-C3 shall be developed in accordance with the following criteria:
 - e. **RESIDENTIAL-HIGH (RHX)** - The Residential High land use district is intended to provide areas for high density residential and mixed-use residential within highly concentrated urban areas. The Residential High (RHX) land use district as it appears in the US 27 SAP functions as a transitional land use district from the primarily residential land uses contained in the Residential Low (RLX) and Residential Medium (RMX) land use districts to the highly concentrated residential, civic, office, retail and commercial land uses found within the Regional Activity Center (RACX) and Town Center (TCX) land use districts. The RHX land use district provides opportunities for high density residential to complement and support the office, civic, commercial and retail uses contained within the TCX and RACX. Providing high density residential adjacent to TCX and RACX uses results in an increased internal capture rate that in-turn reduces vehicular trips on the surrounding roadway network. Also, there is a potential for increased pedestrian activities and compulsory interconnectivity as an outcome of providing such uses in proximity to one another.
 - **1.DESIGNATION AND MAPPING** - Residential High is designated on the Future Land Use Map and specifically within the boundaries of the North US 27 Selected Area Plan.
 - **2.CHARACTERISTICS** - The features and development which characterize the Residential High district are high density residential uses within multi-story, multi-unit buildings. Single-family detached dwelling units, duplexes or triplexes are prohibited within the RHX. In addition, a limited amount of commercial, office, and civic land uses, not to exceed the intensity of a CC or NAC (Objectives 2.110-C and 2.110-D), may be allowed in mixed-use structures as part of a Residentially Based, Mixed-Use Developments. Residentially Based Mixed Use Developments shall not be limited by the minimum acreage and location of non-residential development per Policy 2.131-C5. Non-residential uses shall be specific to providing convenience and services directly to the high density residential uses within the RHX. The non-residential uses shall not be of the same intensity allowed within the TCX and RACX. The development scale is urban in character with a limited service radius and concentrated market area. All development activity shall be coordinated so as to maximize the proximity of Town Center and RACX land uses.
 - **3.PERMITTED USES** - The following uses shall be permitted:
 - - All uses permitted in the RHX including the uses listed in Section 2.120-E4.

- 4.DEVELOPMENT GUIDELINES:(a)Usable Area: Minimum 5 acres.(b)When an RHX district is contiguous to a TCX and/or RACX district and all contiguous parcels meet the density bonus criteria listed in Section 2.131.C8, the overall density for all of the contiguous parcels shall not be less than 15 units/ac nor exceed 25 units/ac.(c)Location of residential units above non-residential uses shall be encouraged by not considering such units, up to a maximum of 150 units, against the maximum residential percentages and densities.
- **POLICY 2.131-L1: CONNECTOR ROADWAYS**
 - 1. As of January 1, 1994, the County shall limit the total number of platted residential lots within the SAP to 550 until funding mechanisms are implemented for these public improvements.
 - 2. Developments that deed road rights-of-way to the County for proposed new arterial and/or collector roads, shall be allowed to develop even if the development exceeds the lot cap. The lots within the development will count towards the cap.
 - 3. The right-of-way of a collector road parallel to and on the west side of US 27 has mostly been donated north of Poitras One Road where the majority of the parcels along the corridor have dedicated all or half of the required right-of-way that is needed to help establish a parallel corridor and maintain the Level of Service on US 27. Prior to development of property along this collector road corridor, any remaining right-of-way associated with the development shall be donated prior to issuance of a building permit.

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 LDCPAL 2023-4.**

Planning Commission Recommendation: *On June 7th, 2023, in an advertised public hearing, the Planning Commission voted (?:?) to recommend ? of LDCPAL-2023-4.*

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 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest RL-1X; residential neighborhood, single family detached	North PIX; Cornerstone Church	Northeast RL-1X; residential neighborhood, single family detached (Davenport Lakes)
West RL-1X; residential neighborhood, single family detached	Subject Site PIX; undeveloped grove land	East RL-1X; residential neighborhood, single family detached (Davenport Lakes)
Southwest RL-1X; residential neighborhood, single family detached	South RL-1X; residential neighborhood, single family detached	Southeast RL-1X; residential neighborhood, single family detached (International Bass Lake Resort)

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

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “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; and 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.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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.”

A. Land Uses

The purpose of TSDA's is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The subject site is 12.86 acres in the Professional/Institutional (PIX) Future Land Use (FLU) designation. With single-family subdivisions to the west, south, and east of the subject site, multi-family is a transition between the single-family and religious uses to the north. The religious development to the north was originally designed as the check-in office for the residential development Bimini Bay when it was first constructed. Since Bimini Bay was never finished, this location developed into a different usage than what was originally intended. Allowing for multi-family provides for scaling of uses that is necessary in this location as the area continues to grow. It allows the area of US 27 the ability to coexist with a variety of uses and not negatively impact each other directly or indirectly. To provide a variety of housing types with the US 27 corridor is also consistent with TSDA policies.

B. Infrastructure

The subject site has access to public utilities already established by Polk County's Northeast Regional Public Utilities. The Polk County Northeast Regional Public Utilities will supply water, wastewater, and reclaimed water lines to the site. It is also adjacent to a major arterial road with US Highway 27.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Citrus Ridge Elementary	49 students	86%	2.3 ± miles driving distance
Citrus Ridge Middle School	12 students	104%	2.3 ± miles driving distance
Davenport Senior High	17 students	92%	13.2 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

There is capacity in the elementary and high schools zoned for the subject site, but the middle school is currently over capacity. However, final concurrency is determined at Level 2 Review

approval and not at Comprehensive Plan amendment or Planned Development approvals. If at Level 2 Review, the Level of Service (LOS) will be exceeded by the development or there is no capacity, County and School Board staff will discuss the mitigation options to ensure available space for new students and develop a plan with the applicant. Due to the middle school currently being over capacity, the developer will need to investigate mitigation efforts to offset any potential students they could be adding.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. 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.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Northeast District Command Unit (1100 Dunson Rd in Davenport)	6.7 +/- miles Priority 1 – 9:33 Priority 2 – 23:15
Fire/ EMS	Station #42 (126 Cottonwood Drive, Davenport, FL 33837)	9.9 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for April 2023.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the Polk County Northeast Regional Public Utility Service Area for potable water, reclaimed water, and wastewater. The nearest water main and wastewater main are located to the east the subject site along US Highway 27 per the Polk County Utilities GIS.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use PIX				Maximum Permitted in Proposed RHX			
12.86 +/- acres	12.86 +/- acres 560,182 sq ft X 0.7 FAR = 392,127 sq ft				12.86 +/- acres 560,182 sq ft X 20 du/ac = 257 du			
Potable Water Consumption	392,127 sq ft	X	0.24	94,111 GPD	257 du	X	198 GPD =	50,886 GPD
Wastewater Generation	94,111 GPD	X	80%	75,288 GPD	257 du	X	180 GPD =	46,260 GPD

Source: Concurrency Manual: PIX @ .24 GPD per square foot for office; RHX at 198 GPD and 180 per unit for water and wastewater.

B. Available Capacity

Since water and wastewater are going to be provided by Polk County Northeast Regional Public Utilities, we know that there is available capacity. Table 4 provides a scenario of the maximum

buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the current land use designation PIX, and the proposed land use classification RHX.

	Current Working Permit Limit (MGD)	Current Flow (MGD)	Percent of Current Limit Used Today (%)	Available Flow-Capacity Today (MGD)	Firm Commitments (MGD)	Uncommitted Capacity (MGD)	System Growth Rate (MGD/year)	Time Until Flow Exceeds Limit (Years)
Northeast PWS	13.940	8.917	64%	5.024	4.230	0.794	0.351	2.3
NE Regional WWTF	4.750	4.388	73%	1.612	1.548	0.064	0.149	0.4

Per the Polk County Utilities GIS, the nearest fire hydrant is 0.01 miles to the south of the subject site.

C. Planned Improvements

The Public Water System (PWS) in the Northeast Regional Area has an anticipated improvement planned to increase capacity by 1.56M GPD, while the Wastewater Treatment Facility (WWTF) is expanding by 4.25M GPD.

Roadways/Transportation Network

A. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate a more traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted	Maximum Permitted in Existing PIX				Maximum Permitted in Proposed RHX			
12.86 acres	560,182 sf	X	0.70	FAR =	12.86 ac	X	20 du/ac =	257 du
	392,127							
	392,127	/	1,000	392 du				
Average Annual	392 du	X	10.84	AADT =	257 du	X	4.54	AADT =
	4,249 Trips				1,168 Trips			
PM Peak	392 du	X	1.01	AADT =	257	X	0.39	AADT =
	39 Trips				100 Trips			

Source: CPA Concurrency Analysis where LDA for PIX is 10.84 AADT, 1.01 peak, while RHX is 4.54 AADT, 0.39 peak.

B. Available Capacity

The roads surrounding the subject site all have sufficient capacity availability. US HWY 27 to the east is a principal arterial road with a “C” Level of Service.

Table 6 Road Links

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr Projected LOS
5113N	US 27 (Sand Mine Road to US 192)	C	1,253	D	C
5113S	US 27 (Sand Mine Road to US 192)	C	1,322	D	C

Source: 2022 Roadway Network Database

C. Roadway Conditions

US 27 is not a county-owned road so the road conditions are not tracked.

D. Sidewalk Network

The closest sidewalk connection is in front of the subject site to the east abutting US 27.

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links. However, due to development activity in Haines City, the communities traffic impacts are of a general concern. But the traffic from this site is not anticipated to cause any links to fail. There is also a dedicated right-of-way (ROW) at the southwest corner of the subject site that has yet to be developed. This would provide the ability to take traffic off of 27 and provide a secondary entrance into the development on this site.

F. Mass Transit

The closest mass transit stop is 0.18 miles away on US HWY 27 intersection to the southeast of the subject site at Stop 120. It is serviced by Citrus Connection on Line 18. Route 20X, the Haines City to Davenport Express, runs along US 27 with stops only at Posner Park and Downtown Haines City.

Park Facilities:

The nearest park is the Northeast Regional Park which is 0.13 miles to the southeast of the subject site. The subject site is situated within the Green Swamp but is not in floodplain or wetland.

A. Location:

The nearest park is Northeast Regional Park 0.13 miles to the southeast of the subject site on the east side of US 27.

B. Services:

Northeast Regional Park offers a wide range of services, including but not limited to; baseball fields, basketball courts, fishing pier, boat launch ramp, dog park, football field, picnic grounds, and soccer fields, among many other things.

C. Multi-use Trails:

The closest free hiking trail is in the Hilochee Wildlife Management Area which is 0.65 miles to the west of the subject site.

D. Environmental Lands:

The subject site is located in the Green Swamp Area of Critical State Concern. There are state and regional owned lands in the Green Swamp Area of Critical State Concern but there are no county owned lands available for public access.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The subject site does not contain any surface water. The elevation does have slight changes from southeast to northwest. There are no wetlands or flood zones to be aware of on the subject site. The soils on site are 100% Candler Sand which is suitable for development. There are no wells, protected species, or archeological issues on the subject site.

A. Surface Water:

There are no surface waters on the subject site. The subject site's elevations begin at 168 feet in the southeast corner and moves downward to lower elevations of 133 feet to the northwest corner.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the subject site.

C. Soils:

The subject site is comprised of 100% Candler Sand. According to the soil survey of Polk County, the site is entirely comprised of Candler Sand. While site grading and preparation will be necessary to support site development, these soils are generally suitable for development.

Table 7 Soil Types (Per the Applicant's IAS)

Soil Name	Septic Tank Absorption Field Limitations	Limitations Dwellings Basements to w/o	% of Site (approximate)
Candler Sand	Slight	Slight	100%

Source: Soil Survey of Polk County, Florida

The subject site has acceptable soils for septic tanks. This should not be an issue though as the site will be hooked up to wastewater and water from Polk County's Northeast Regional Utilities per the applicant.

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have a well on site. The site will be connecting to water and wastewater from Polk County's Northeast Regional Public Utilities per the applicant. The TSDA requires that all development be connected to public utilities for water and wastewater.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

The site, if switched to Residential High, would increase the amount of housing in the area. Directly adjacent to the site to the north is Cornerstone Church. The County has made significant investments to support urban development along US Highway 27. Facilities such as water, wastewater, fire protection, EMS, and recreational facilities provide some capacity for growth. Such development growth as may occur by this request is now needed to maximize the past and current return on investment of these facilities. Allowing RHX on the subject site increases the potential for more housing of multi-family apartments in this portion of the County and diversity of housing has shown to increase economic development.

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** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
<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>The Comprehensive Plan permits Residential High to be designated in urban areas and contribute to a combination of residential buildings. There is a diversity in the area of townhomes, apartments, and single-family dwellings. The subject site is adjacent to nonresidential development to the north. Therefore, this request is compatible with the surrounding area.</p>
<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>The lands surrounding the subject site are already designated a combination of medium density residential, professional institutions, commercial, and single-family homes. Per the applicant, they will be able to connect to Polk County Utilities for water and wastewater as is required by the TSDA. The subject site is not at an intersection which limits the developability of the site. It is not anticipated that the subject site will be developed as a mixed use project with the PIX to the north since the property to the north is developed with a religious institution.</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>The timing of this request is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. The applicant has stated that they are able to connect to Polk County Utilities. Fire and Sheriff are close by with low response times. Schools that</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided,</p> <p>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;</p> <p>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.</p>	<p>are zoned for the site are anticipated to have capacity issues. The subject site is not in a wetland or floodplain and has readily available access to a main arterial road with US HWY 27.</p>
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <p>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</p>	<p>TSDA is the first area of the county targeted for where we want all high-density growth to occur since facilities and services are already available in those areas.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>development;b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;c.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;d.include development criteria that: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>	
<p>POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact CommercialCenters. b.RESIDENTIAL: Residential-High, Residential-Medium, and Residential-LowDistricts. c.OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p>	<p>Residential High is allowed and encouraged to be built in TSDA since that is where high intensity development is supposed to occur. There is ample access to utilities, mass transit is not far from the site, sidewalks are already placed in adjacent developments, there is access to public schools, and there is a variety of homes available ranging in different densities.</p>
<p>POLICY 2.120-E1: CHARACTERISTICS - Densities up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units.</p> <p>POLICY 2.120-E2: DESIGNATION AND MAPPING - Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH."</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.120-E3: LOCATION CRITERIA - Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p> <p>POLICY 2.120-E4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.</p>	
<p>POLICY 2.131-C3 GENERAL DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as follows:</p> <p>a.BASIC LAND-USE CATEGORIES - Development shall be permitted for the following land- use categories as specified by the applicable policies in the general land-use element section of the Comprehensive Plan:1.Recreation and Open Space.2.Institutional.b.MODIFIED LAND-USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category within the Plan. Development within the following land-use categories shall be permitted as specified within this section:1.Residential-Low (RLX).2.Residential-Medium (RMX) - When and if conditions warrant, a land use plan amendment could be sought in accordance with County policies to convert some or all of adjacent land to an appropriate commercial land use. A marketing study would be required as part of the data and analysis to support the change. In the interim, the land would be designated residential medium.3.Residential-High (RHX) - This classification is the same as defined in Section 2.120-E of this Plan, except that the</p>	<p>The subject site is within the TSDA, it is bordering PIX where the church is located, and it will include a variety of housing types. The density in RHX is increased since the subject site is located within the TCCO Corridor as well.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>minimum and maximum residential density shall be according to the North US 27 SAP density schedule as established by Policy 2.131.C7 of this SAP and per the requirements of the Land Development Code.4.Leisure/Recreation (L/RX).5.Professional Institutional (PIX).6.Office Center (OCX).7.Neighborhood Activity Center (NACX).c.MODIFIED SPECIAL USES - Special uses within the SAP shall be governed as follows:1.The following special uses shall be permitted pursuant to the general provisions in Section 2.125 pertaining to these uses:(a)Utilities(b)Community Facilities(c)Non-certified Electric-Power Generation Facilities2.Isolated Convenience Stores, adult uses/nude dancing, and mining shall be prohibited within the SAP.3.Policies governing residentially based, mixed-use Developments shall be modified in accordance with Policy 2.131-C5(a).4.Recreation and Open Space shall also be considered a special use within the SAP in accordance with Policy 2.131-D1.5.Multi-family on the east side of US 27 and the Non-Green Swamp portion of the US 27 SAP.d.BASIC OVERLAY DISTRICTS AND AREAS - Development limitations and resource protection rules shall be applied as specified by the applicable policies in the Future Land Use Element of the Comprehensive Plan Sections 2.122, 2.123, and 2.124.e.SPECIAL-PROVISION AREA - Due to the specific characteristics of this selected area, the uses permitted in land-use classifications shall be more specifically defined and may vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, as defined within the following special categories:1.Town Center (TC).2.Green Swamp Protection Area (GSPA).3.Greenway Corridor.f.OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land-Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>other policies within the Polk County Plan not in conflict with these policies.g.Transit Supportive Development Area Density and Intensity - For those areas of the County located within the US 27 SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the US 27 SAP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.</p>	
<p>POLICY 2.131-C4: MODIFIED LAND-USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131-C3 shall be developed in accordance with the following criteria: e.RESIDENTIAL-HIGH (RHX) - The Residential High land use district is intended to provide areas for high density residential and mixed-use residential within highly concentrated urban areas. The Residential High (RHX) land use district as it appears in the US 27 SAP functions as a transitional land use district from the primarily residential land uses contained in the Residential Low (RLX) and Residential Medium (RMX) land use districts to the highly concentrated residential, civic, office, retail and commercial land uses found within the Regional Activity Center (RACX) and Town Center (TCX) land use districts. The RHX land use district provides opportunities for high density residential to complement and support the office, civic, commercial and retail uses contained within the TCX and RACX. Providing high density residential adjacent to TCX and RACX uses results in an increased internal capture rate that in-turn reduces vehicular trips on the surrounding roadway network. Also, there is a potential for increased pedestrian activities and compulsory interconnectivity as an outcome of providing such</p>	<p>The RHX along US 27 acts as a transitional land use that adds diversity in housing options. Surrounded by RL-1X and PIX, the RHX will act as a buffer between these land uses. Abutting US 27, the RHX is appropriately placed since 27 is a high traffic corridor. The Four Corners region is a fast growing area that is adding multiple developments north and south of the subject site. At the southwest corner of the subject site, a dedicated right-of-way (ROW) exists that has not been developed as of today. This ROW would take traffic off of US 27, and would provide a secondary entrance for the RHX development if apartments are constructed on site. The subject site is almost 13 acres, which is more than the minimum five (5) acres required for RHX to be an appropriate land usage.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>uses in proximity to one another.1.DESIGNATION AND MAPPING - Residential High is designated on the Future Land Use Map and specifically within the boundaries of the North US 27 Selected Area Plan.2.CHARACTERISTICS - The features and development which characterize the Residential High district are high density residential uses within multi-story, multi-unit buildings. Single-family detached dwelling units, duplexes or triplexes are prohibited within the RHX. In addition, a limited amount of commercial, office, and civic land uses, not to exceed the intensity of a CC or NAC (Objectives 2.110-C and 2.110-D), may be allowed in mixed-use structures as part of a Residentially Based, Mixed-Use Developments. Residentially Based Mixed Use Developments shall not be limited by the minimum acreage and location of non-residential development per Policy 2.131-C5. Non-residential uses shall be specific to providing convenience and services directly to the high density residential uses within the RHX. The non-residential uses shall not be of the same intensity allowed within the TCX and RACX. The development scale is urban in character with a limited service radius and concentrated market area. All development activity shall be coordinated so as to maximize the proximity of Town Center and RACX land uses.3.PERMITTED USES - The following uses shall be permitted:</p> <ul style="list-style-type: none"> - All uses permitted in the RHX including the uses listed in Section 2.120-E4. <p>4.DEVELOPMENT GUIDELINES:(a)Usable Area: Minimum 5 acres.(b)When an RHX district is contiguous to a TCX and/or RACX district and all contiguous parcels meet the density bonus criteria listed in Section 2.131.C8, the overall density for all of the contiguous parcels shall not be less than 15 units/ac nor exceed 25 units/ac.(c)Location of residential units above non-residential uses shall be encouraged by not considering such units, up to a maximum of 150 units, against the maximum residential percentages and densities.</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.131-L1: CONNECTOR ROADWAYS - 1. As of January 1, 1994, the County shall limit the total number of platted residential lots within the SAP to 550 until funding mechanisms are implemented for these public improvements.</p> <p>2. Developments that deed road rights-of-way to the County for proposed new arterial and/or collector roads, shall be allowed to develop even if the development exceeds the lot cap. The lots within the development will count towards the cap.</p> <p>3. The right-of-way of a collector road parallel to and on the west side of US 27 has mostly been donated north of Poitras One Road where the majority of the parcels along the corridor have dedicated all or half of the required right-of-way that is needed to help establish a parallel corridor and maintain the Level of Service on US 27. Prior to development of property along this collector road corridor, any remaining right-of-way associated with the development shall be donated prior to issuance of a building permit.</p>	<p>There is 30 feet of Right-of-way on the west side of the subject site that was deeded to the County by the developer of the Windmill Village development to the west per Policy 2.131-L1. The developer of the subject site will be required to donate right-of-way and connect to this ROW to the west at the time of the Level 2 review.</p>

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 and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where 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
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

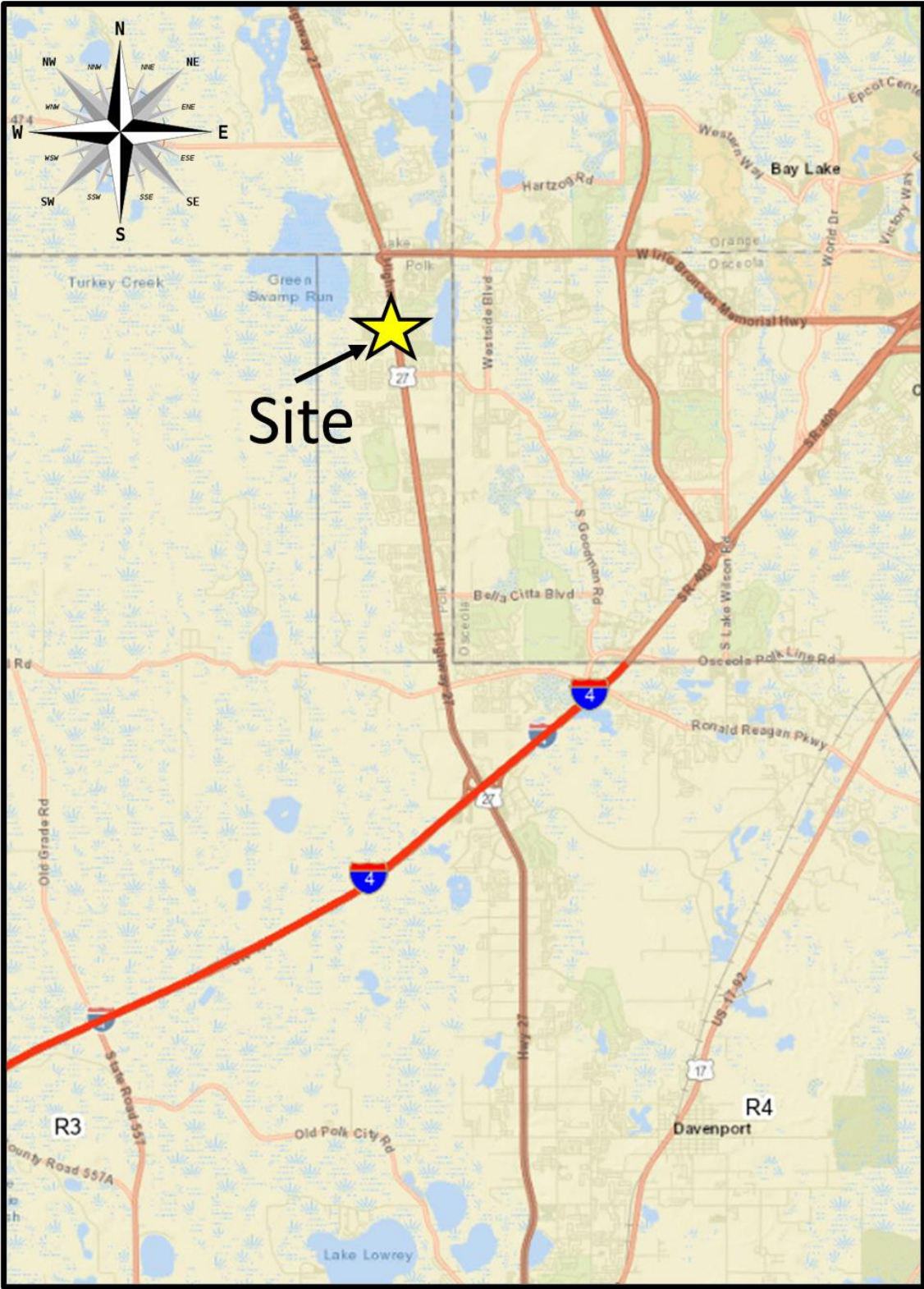
Comments from other agencies

No comments

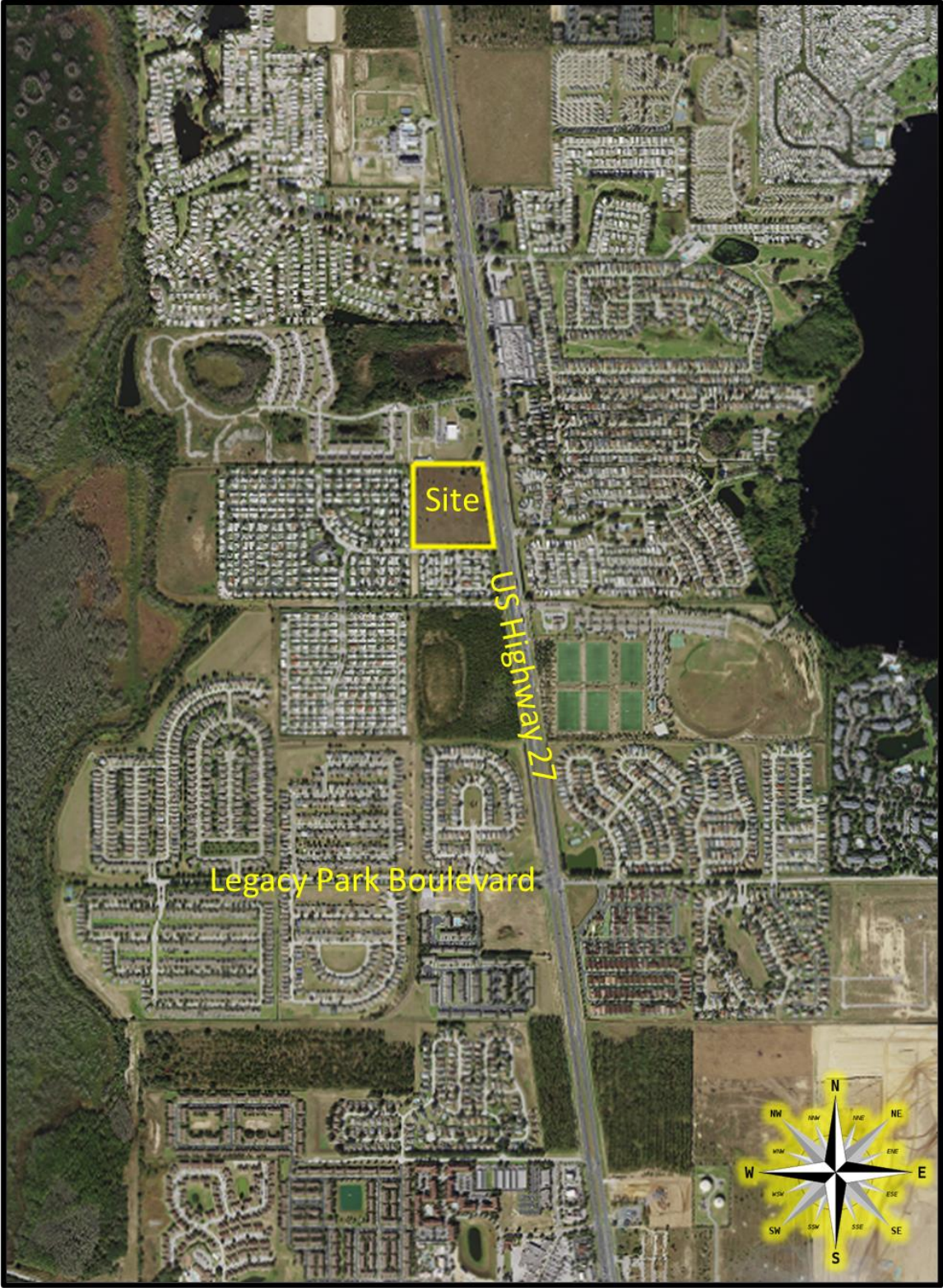
Exhibits:

Exhibit 1	Location Map
Exhibit 2	2020 Aerial Context Map
Exhibit 3	2020 Aerial Close Up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	PIX Conditional Uses
Exhibit 7	RHX Conditional Uses

Applicant's submitted documents and ordinance as separate files



LOCATION MAP



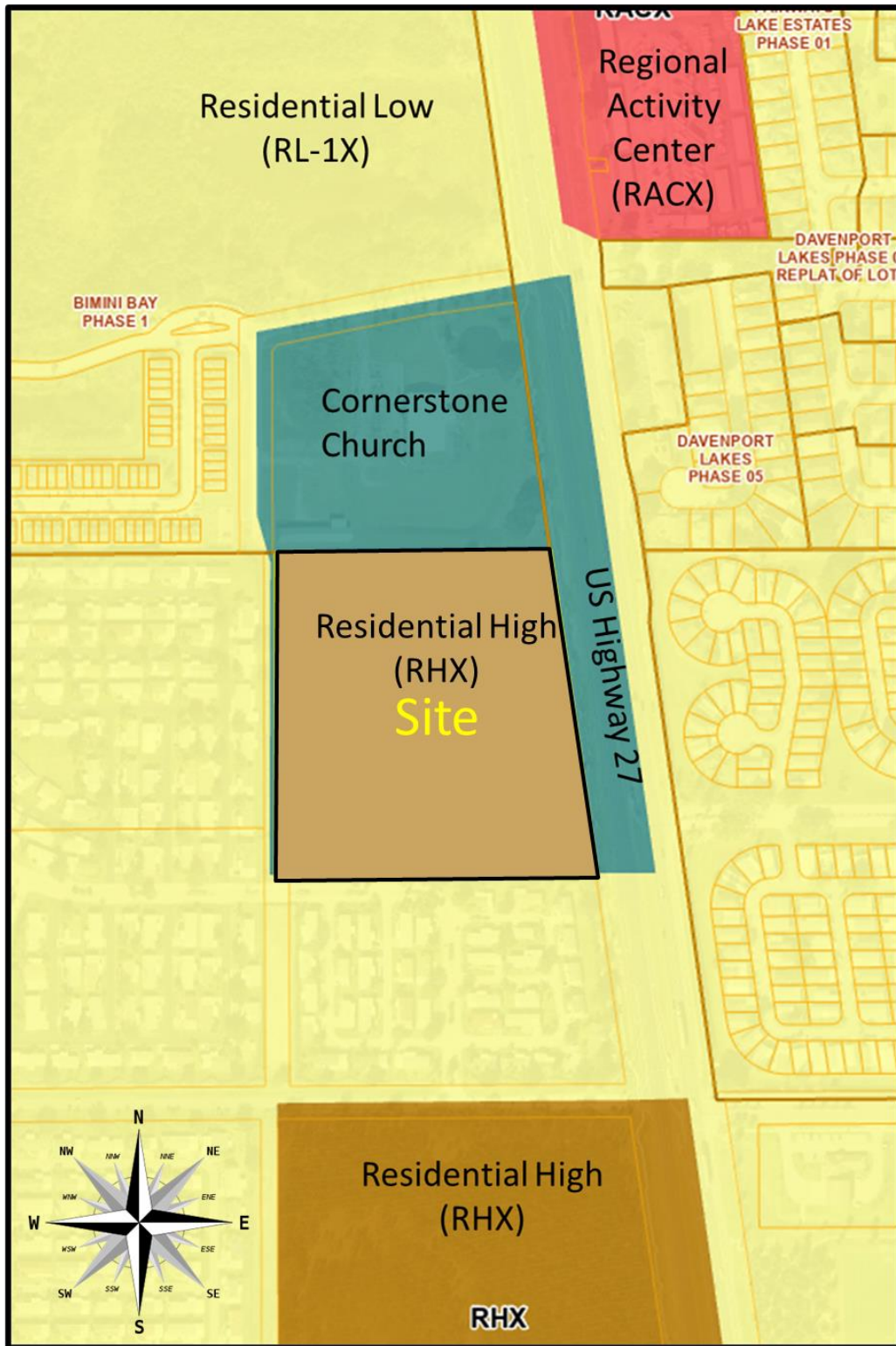
2020 AERIAL PHOTO CONTEXT



2020 AERIAL PHOTO CLOSE UP



CURRENT FLUM
Professional/Institutional (PIX)



PROPOSED FLUM
Residential High (RHX)

Exhibit 6

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
INST1	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School- Elementary, School- Leisure/Special Interest, School- Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter- Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining- Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School- University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

PIX CONDITIONAL USES

Exhibit 7

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RH	Duplex- Two-family Attached, Multi-family, Farming General, Utilities- Class I	Group Home- Large (7-14 residents), Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Medium (7-14 residents), Emergency Shelter- Small (6 or less residents), Recreation- Passive, Utilities- Class II, Group Living Facility (15 or more residents), Single-family Detached Home & Subdivision, Adult Day Care Center (7 or more clients), Bed and Breakfast, Emergency Shelter- Large (15 or more residents), Nursing Home, Recreation- Low Intensity, School- Elementary, School- High, School- Middle	Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Golf Course, Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- Leisure/Special Interest, School- University/College, Utilities- Class III

RH CONDITIONAL USES