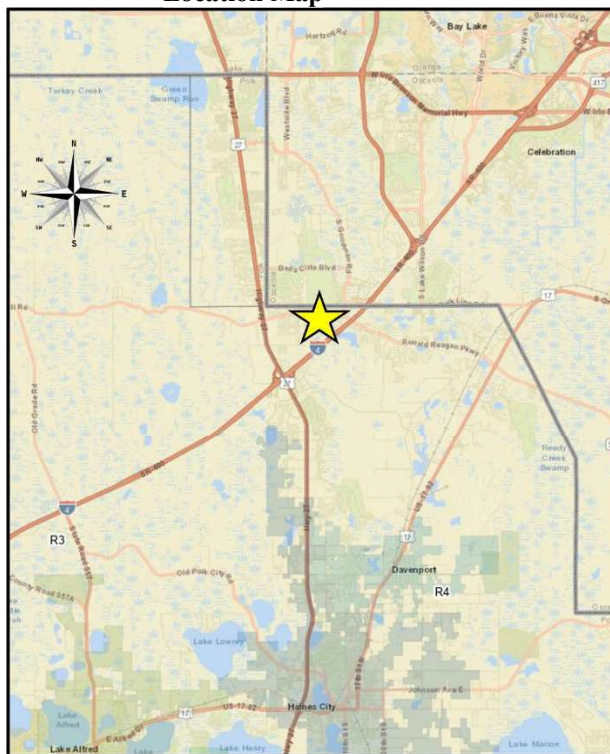


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: August 26, 2023	Level of Review: 4
PC Date: October 4, 2023	Type: Comprehensive Plan Amendment
BoCC Date: November 21, 2023	Case Numbers: LDCPAS-2023-17
Applicant: Sam Sebaali, FEG Incorporated	Case Name: J&T Ronald Reagan Parkway CPA
	Case Planner: J.P. Sims, Planner II

Request:	Change Future Land Use designation on 1.92 +/- acres from Residential Low-X (RLX) to Residential Medium (RMX)
Location:	East of Westside Boulevard, south of Ronald Reagan Parkway, west of ChampionsGate Boulevard, north of Interstate 4, north of Haines City and Davenport in Section 05, Township 26, Range 27.
Property Owner:	J&T Estates Incorporated
Parcel Size/number:	1.92 +/- acres (272605-000000-031020)
Development Area:	Transit Supportive Development Area (TSDA), Ronald Reagan SAP
Nearest Municipality:	Haines City and Davenport
DRC Recommendation:	Approval
Planning Commission Vote:	6-0 Approval
Public Comment:	None
Florida Commerce*	N/A

Location Map



Current Future Land Use Map



Summary

This is an applicant-initiated request to change the Future Land Use from Residential Low (RLX) on property between Westside Boulevard and ChampionsGate Boulevard south of Ronald Reagan Parkway from Future Land Use designation into Residential Medium (RMX). This will allow for more residential units along Ronald Reagan Parkway. The proposed RMX will allow for twenty (20) units to the acre which is an increase from the RLX at eight (8) units to the acre. Site is located east of Westside Boulevard, south of Ronald Reagan Parkway, west of ChampionsGate Boulevard, north of Interstate 4, north of Haines City and Davenport in Section 05, Township 26, Range 27.

Compatibility Summary

This request will permit the same uses as provided in the DRI with increased intensity. These uses are consistent with the surrounding uses in the Ronald Reagan Parkway SAP. The subject site is at two corners on the east (ChampionsGate Boulevard) and west side (Westside Boulevard) which is where more intense uses are planned for in the Comprehensive Plan. East of the subject site include uses permitted within the ChampionsGate DRI and east of that includes a wetland system, I-4 and more residential subdivisions which include short term rental units. Residential subdivisions are to the north, west, and south, Portofino, West Haven, and Festival respectively. All these subdivisions include a mixture of short-term rental and full-time residential occupancy.

Infrastructure Summary

The subject site has access to public utilities already established. The Polk County Northeast Regional Utility Services Area (NRUSA) will supply water, wastewater, and reclaimed water lines to the site. It is also adjacent to three major collector road systems but there is not transit on Ronald Reagan Parkway. There is available water, sewer, and transportation capacity. Public safety response times are normal for this part of the County, but school capacity will be an issue. The applicant will have to partner with the Polk County School Board to address as the project builds out. The request is compatible with the available infrastructure.

Environmental Summary

Any development within the subject site will have to meet the open space standards of the Land Development Code. The nearest park is Loughman Park at 5.83 miles to the northeast of the subject site. The closest County Regional Park, Northeast Regional Park, is to the north about is about ten (10) miles to the north. The Green Swamp is on the opposite side of Highway 27 to the west. There are wet soils on the subject as well as sandy soils. There is enough property for quality construction and the wet soils are not an issue for public wastewater as all development will be connecting to Polk County Utilities.

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-D: Residential Medium
- Goal 2.131-B2 – Ronald Reagan Selected Area Plan (SAP)
- Policy 2.131-B.2.1.A10 - RESIDENTIAL MEDIUM (RMX)

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for two sites on the same parcel to have their future land use designation changed from Residential Low 4 (RL-4X) to Residential Medium (RMX). The remainder of the parcel will remain the same land uses of Residential Low 4 (RL-4X) and Preservation (PRESV).
- The parent parcel includes the Future Land Use designations of Residential Low X (RL-X) and Preservation (PRESVX).
- The center of the parent tract is not included in this amendment because the amount of wetlands and floodplains makes the center very hard to develop.

Compatibility

- The existing uses surrounding the site are
 - North – MUX and ECX, Portofino Apartments
 - West – West Side Boulevard, Residential Low-4X (RL-4X), Shire at West Haven, Phase One.
 - East – ChampionsGate Boulevard, Festival, Phase Two.
 - South – RMX, Preservation-X (PRESVX), vacant, wetlands, West Haven (PUD 99-01) and Festival (PUD 98-13 and PD 05-29)
 - Undeveloped between west and east side of subject site – PRESVX and RL-4X
- The general area to the west and south and east of the I-4 bridge includes mostly single family detached. ChampionsGate in Osceola County includes a mix of unit types, commercial to the northeast as ChampionsGate Boulevard intersects with I-4. Apartments and assisted living surround the site on the north with apartments (Portofino) in the middle and Festival (Planned Development 05-29) to the south which includes attached units townhome units.

Infrastructure

- The zoned schools for the site are Loughman Oaks Elementary, Citrus Ridge K-8, and Davenport Highschool.
- Polk County Fire Rescue Station 33 (Northridge) will be the response unit for fire and EMS for this site. It is located at 6525 Ronald Reagan Parkway, Davenport, FL 33896 with an approximate travel distance of 3.3 miles.
- The subject site is within the Sheriff Department's Northeast District. The NE District Office is located at 1100 Dunson Rd in Davenport.
- The subject site will be serviced by Polk County's Northeast Utility Service Area for potable water and wastewater and there is available capacity.
- Ronald Reagan Parkway has sidewalks adjacent to the subject site along its entire property frontage. Westside Boulevard has sidewalks on the west side, and ChampionsGate Boulevard has sidewalks on both sides.
- The closest mass transit route is Route 19X the Posner Park/Poinciana Express with only two stops Posner Park and the Poinciana Sunrail Station.
- The east side of this request is at the full median opening in front of Portofino.
- The nearest neighborhood park is the Loughman Park and the nearest regional Park is the Northeast Regional Park north of I-4.

Environmental

- The east side has three low areas at about 118 feet with the highest elevations at 121 feet on the north part running along Ronald Reagan Parkway. At the northwest corner of the west side along Ronald Reagan Parkway is a high of 125 feet and slopes downwards to the south to a low of 118 feet.
- There are wetlands and floodplains on the overall parcel, but not on the subject sites where the RMX will be applied.
- The soil type for both sites on the parcel include Tavares Fine Sand (0-5% slope), Candler Sand (0-5% slope), Smyrna and Myakka Fine Sands,
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- 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-D1: RESIDENTIAL MEDIUM – Characteristics; Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.
- POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers.
- POLICY 2.131-B.2.A1: FUTURE LAND USE DISTRICTS ESTABLISHED - The following future land use districts with subsequent land development intensities shall be established within the Ronald Reagan Selected Area Plan and activity centers (i.e., RACX, CACX, NACX, CCX, and TCCX) in the Ridge SPA shall be located at the intersection of arterials and collectors.

The maximum Impervious Surface Ratios (ISR) for all land use categories outside the Green Swamp Area of Critical State Concern (GSACSC) are specified in the Land Development Code. Those properties in the GSACSC, shall meet the requirements established by the Critical Area Resource Management Plan (CARMP) Policy 2.132-B10d, of this plan.

Transit Supportive Development Area Density and Intensity - for those areas of the County located within the Ronald Reagan Parkway 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 within the Ronald Reagan parkway 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 TCCO, the development criteria for this SAP shall take precedence.

- POLICY 2.131-B.2.1.A10 - RESIDENTIAL MEDIUM (RMX)

(a)PURPOSE - The purpose of the Residential Medium District is to accommodate multi-family residential developments adjacent to activity centers, schools, public institutions, and retail centers in order to create an active urban environment. The Residential Medium district is created for the purpose of accommodating apartments, townhouses and small-lot houses in areas between activity centers and low density residential neighborhoods.

(b)DESIGNATION AND MAPPING - The Residential Medium district shall be established and designated on the selected area plan Future Land Use Map. This district shall be located adjacent to mixed use activity centers and where external land uses and infrastructure is not conducive to single family suburban style development.

(c)DEVELOPMENT STANDARDS - Development standards shall be established in order to facilitate appropriate development within the Residential Medium district that is specific and consistent with the ideas expressed in the future vision.

i.Developments shall be designed for self-sustainability with regard to recreation facilities and cultural facilities;

ii.Developments shall incorporate or connect to retail commercial and service facilities.

iii. PERMITTED USES - This classification is the same as defined in Section 2.120-D, except:

a. Maximum density shall be 15 dwelling units per acre and that the minimum residential density within the Center and Core of the Transit Corridor and Center Overlay (TCCO), shall be six dwelling units per acre (6 DU/AC). Densities outside the Center and Core of the TCCO may only occur below the base through the density bonus system in compliance with requirements of the Land Development Code.

b. Live-work units and recreational uses are encouraged, but shall be limited to units with at-grade access.

c. Accessory retail establishments may be developed within residential developments with respect to their size, not to exceed 20,000 square feet.

iv. All developments shall provide internal pedestrian pathways along roadways, between buildings and to adjacent commercial areas;

v. Developments and neighborhoods that contain short-term rental or time-share units shall provide for an on-site management company with security provisions.

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 LDCPAS 2023-17**.

Planning Commission Recommendation: On October 4, 2023, in an advertised public hearing, the Planning Commission voted 6:0 to **recommend APPROVAL of LDCPAL-2023-**.

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 MUX; undeveloped	North ECX; Portofino Apartment Complex	Northeast MUX; undeveloped
West RL-4X and PRESVX; County-owned land and Shire at West Haven Phase One	Subject Site RL-4X; undeveloped	East RL-4X and PRESVX; water treatment plant, ChampionsGate Boulevard, apartments, medical, commercial, assisted living
Southwest RL-4X; PRESVX; Shire at West Haven Phase Two	South RL-4X; PRESVX; wetlands, Festival Phase Four	Southeast: RL-4X and PRESVX; Festival Phase 1

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.

To the west of the subject site is a parcel that is currently owned by Polk County. It has a Residential Low 4 (RL-4X) future land use designation and is undeveloped. The residential

developments for Shire at West Haven also sit to the west and southwest. South and southeast of the site is Festival, phases 1 and 4. North of the site is the apartment complex development Portofino, which resides in the future land use designation of Employment Center (ECX). To the west and east of Portofino is undeveloped Mixed Use (MUX) future land use designations.

The request is a Future Land Use designation that is reflective of the same uses within the Ronald Reagan SAP and the same pattern of the general area (macro compatibility). The land use change does allow for a significant increase in density from 8 to 10 units to the acre. The most investment of infrastructure from the County is in the northeast. The population forecast is more than a million people in Polk County by 2045 (Polk TPO). More opportunities are needed for higher densities. The TSDA in northeast Polk County is the most logical location as compared to other locations. The Regional Activity Center (RAC) at I-4 and US 27 permits up to 50 dwelling units to the acre.

B. Infrastructure

The subject site has access to public utilities already along Ronald Reagan Parkway. The subject site is in the Northeast Utility Service Area will supply water, wastewater, and reclaimed water lines. There is not transit on Ronald Reagan Parkway other than the 19X line from Citrus Connection. There is available water, sewer, and transportation capacity. Public safety response times are normal for this part of the County, but school capacity will be an issue the applicant will have to partner with the Polk County School Board to address at the Level 2 Review. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Horizons Elementary	1 students	93%	9 ± miles driving distance
Loughman Oaks Elementary		73%	6 ± miles driving distance
Shelly S. Boone Middle School	1 student	97%	16 ± miles driving distance
Citrus Ridge Middle School		88%	6.6 ± miles driving distance
Davenport Senior High	1 student	92%	10 ± miles driving distance

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

It is important to note that the estimated student generation rate in the table above is based on multifamily and is not expected in one school year but populate the zoned schools over the next ten (10) years.

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)	2.6 +/- miles Priority 1 – 11:16 Priority 2 – 25:20
Fire/ EMS	Station #33 (6525 Ronald Reagan Pkwy, Davenport)	1.7 +/- miles

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for September 2023.

Water and Wastewater

The water needs and wastewater generation rates are based on the uplands of the proposed RMX and compare this to the current Future Land Use designations. The residential DRI impacts are assessed by traffic rather than utilities. Therefore, there is more detail in the transportation section of this report relating to the current DRI. It is relevant to note that per 2.131-B.2.1.A13, all wetland areas deemed under the jurisdiction of the Army Corps of Engineers, Florida Department of Environmental Protection or the Water Management District (South or Southwest Florida) shall be designated PRESVX regardless of their appearance on the generalized Future Land Use Map. Therefore, there is no wetland density transfer in the Ronald Reagan SAP.

A. Estimated Demand

The subject site is within the Northeast Polk County Utility Service Area for potable water, reclaimed water, and wastewater. The TSDA and Center allow higher densities and intensities to be achieved. The proposed RMX has the potential to require more water and generate more wastewater than the current land use and more, to a lesser extent, than that proposed by the applicant. However, the development will not be permitted unless there is available water and wastewater. It is relevant to note that most of the land uses in the RRSAP have not built out to their maximum development potential based on the Future Land Use designation. The land uses provide a range of density and intensity that is expected to be higher in the TSDA.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity 1.92 +/- acres	Maximum Permitted in Existing RL-4X	Maximum Permitted in Proposed RMX
	1.92 ac * 8 du/ac = 15 du	1.92 ac * 20 du/ac = 38 du
Potable Water Consumption	15 du * 198 GPD = 2,970 GPD	38 * 198 GPD = 7,524 GPD
Wastewater Generation	15 du * 180 GPD = 2,700 GPD	38 * 180 GPD = 6,840 GPD

Source: Concurrency Manual: Multifamily @ 198 GPD Potable water and 180 Wastewater.

B. Service Provider

The subject site is within the Northeast Utility Service Area for water, wastewater, and reuse water for Polk County Utilities. There are reuse, water, and wastewater lines adjacent to the east side site, with Polk County Utilities GIS showing 16 inches for water and 8 inches for wastewater. The westside site has water and wastewater pipes adjacent to the site, with the Polk County Utilities GIS showing a 16 inch pipe for water and a 12 inch pipe for wastewater. The reclaimed water line stops at Portofino and shows as a 4 inch pipe.

C. Available Capacity

The Northeast Utility Service Area is permitted for 13,940,000 GPD of water capacity. Current flow is at approximately 8,116,000 GPD. There is approximately 4,754,000 GPD allocated to projects with entitlements leaving 1,071,000 GPD in uncommitted capacity. The system growth rate is approximately 301 gallons and 2.3 equivalent residential connections per day. At the current rate of growth there is 4.3 years of potable water capacity remaining. The Northeast Wastewater Treatment Plant is permitted to treat 4,750,000 GPD. Current flow is approximately 3,786,000 GPD. There are 1,771,000 GPD of committed capacity to entitled projects leaving 444,000 GPD of uncommitted capacity. The system growth rate is approximately 129 gallons and 2.4 equivalent residential connection per day. At the current rate of growth, there is 3.9 years of wastewater treatment capacity remaining.

There is not enough water capacity for all the vacant properties in the northeast to develop. However, Polk County is working on a 10 Year Water Supply plan as stated below. It is important to set the land uses to permit for high density and intensity where there is the most infrastructure and water is only a part, albeit one of the most important parts. This development along with all in the northeast are subject to concurrency and if there is not enough water available then growth will not be able to continue until there is an alternative. The Polk Regional Water Cooperative is working to develop alternatives with two deep water wells and additional water storage in the center of Polk County.

D. Planned Improvements

Polk County Utilities is currently working on an update to the NERUSA 10-year Water Supply Plan as well as improvements to the system to add an additional 1,394,000 GPD of capacity. The County continues to work with Polk Regional Water Cooperative to find long term solutions for finding water. Polk County Utilities is currently working on an expansion design project of the NEWWTF for an expansion of capacity to 9,000,000 GPD. Polk County Utilities is currently

working on an expansion design project of the NEWWTF for an expansion of capacity to 9,000,000 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 impacts below are based on the uplands of the proposed RMX and compare this to the current Future Land Use designations. The residential DRI impacts are assessed by traffic. The applicant has provided a traffic study (attached under separate cover but summary table provided following Table 5.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 1.92 +/- acres	Maximum permitted in Existing RL-4X	Maximum Permitted in Proposed RMX
		1.92 ac * 8 du = 15 du
Average Annual Daily Trips (AADT)	15 du * 6.74 AADT = 102 Trips	38 du * 6.74 AADT = 256 Trips
PM Peak Hour Trip	15 du * 0.51 AADT = 8 Trips	38 du * 0.51 AADT = 20 Trips

Source: Concurrency Manual and Table for Minor Traffic Study –Multifamily Housing (Low-Rise) at 6.74 AADT and 0.51 PM Peak Hours (100% new trips)

B. Available Capacity

The roads surrounding the subject site all have sufficient capacity available for a medium density residential development. The traffic study analyzes build out to year 2032. Therefore, the 20 PM Peak Hour trips are not expected to impact the nearby roadways in the same year. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider the distribution of traffic as it leaves a development site. As traffic leaves a site the impact is not at the same intensity the farther away from the site as it is at the driveway.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
4039E	CR 54 Ronald Reagan Parkway (US 27 to Champions Gate Blvd)	C	1,038	D	C
4039 W		C	961	D	C
7304E	CR 54 Ronald Reagan Parkway (Champions Gate BLVD to Lake Wilson Road)	C	1,038	D	C
7304W		C	1,068	D	C
7405E	CR 54 Ronald Reagan Parkway (Lake Wilson Road to US 17/92)	C	584	D	C
7305W		C	631	D	C
8216N	ChampionsGate Boulevard (CR 54 – Ronald Reagan Parkway to Polk County Line)	C	903	D	C
8216S		C	870	D	C
5110N	US Highway 27 (CR 547 to I-4)	C	362	D	C
5110S		C	467	D	C
5111N	US Highway 27 (I-4 to CR 54)	C	1,675	D	C
5111S		C	1,620	D	C
5112N	US Highway 27 (CR 54 to Sand Mine Road)	C	1,436	D	C
5112S		C	1,499	D	C
5021N	US 17/92 Westside	C	328	D	C
5021S		C	349	D	C
8425N	Westside Boulevard (CR 54 to Polk County)	C	646	D	C
8425S		C	637	D	C

Source: Polk Transportation Planning Organization, Roadway network Database 2017

C. Roadway Conditions

CR 54 (Ronald Reagan Parkway) and ChampionsGate Boulevard are four lane divided Urban Collectors. Westside Boulevard is a two-lane Urban Collector. The Pavement Condition Index (PCI) for CR 54 is good to fair while ChampionsGate has a PCI rating of poor. Westside Boulevard is not rated. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development in the short run.

D. Sidewalk Network

Ronald Reagan Parkway has sidewalks adjacent to the subject site along its entire property frontage.

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

F. Mass Transit

The closest mass transit route is Route 19X the Posner Park/Poinciana Express with only two stops Posner Park and the Poinciana Sunrail Station.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest park is Loughman Park at 5.83 miles to the northeast of the subject site. The closest County Regional Park, Northeast Regional Park, is to the north about is about ten (10) miles to the north. The Green Swamp is on the opposite side of Highway 27 to the west. According to GIS, the boundary of the Green Swamp Protection Agreements begins 0.75 miles west of the site.

A. Location:

Loughman Park is 5.83 miles northeast of the subject site off Ronald Reagan Parkway. The Northeast Regional Park has six (6) multi-purpose athletic fields, concession with restroom, large basketball court, racquetball/tennis, bike trail.

B. Services:

This park has a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Hilochee Wildlife Management Area which is four (4) +/- miles to the west of the subject site.

D. Environmental Lands:

There are no County owned Environmental Lands in the northeast part of Polk County.

E. Planned Improvements:

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

Environmental Conditions

The site has some good soils, wetland soils, no archeological or historical artifacts or structures,

A. Surface Water:

The east side site has three low areas at about 118 feet with the highest elevations at 121 feet on the northeast corner of Ronald Reagan Parkway.

The west side site has a low elevation of 118 feet near the wetland and have a high point nearest to the intersection of Westside Boulevard and Ronald Reagan Parkway at 125 feet.

B. Wetlands/Floodplains:

There are wetlands and floodplains on the parent parcel. The wetlands are considered the same as being in the PRESVX Future Land Use designation and as such are not eligible for any density transfer. Any wetland impacts must be consistent with the Comprehensive Plan and the Land Development Code.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range in good permeable soils as well as soils associated with wetlands.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
West Side Parcels			
Tavares Fine Sand, 0 to 5% Slopes (15)	Moderate: wetness	Slight	50
Candler sand, 0 to 5% slopes (3)	Slight	Slight	39
Smyrna and Myakka fine sands (17)	Severe: wetness, poor filter	Severe: wetness	11

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

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 any wells on site. The site will be connecting to water from Polk County Utilities. The nearest Wellfield is about three (3) miles to the southwest at the northwest corner of US 27 and I-4.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

There are no known economic factors that would impact the development of this site.

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 a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Residential Medium would be compatible with the surrounding land uses in the Ronald Reagan SAP.</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 a combination of high density residential, professional institutions, commercial, and single-family homes. Polk County Utilities are readily available in this area. This request is consistent with this policy.</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 is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, reclaimed water, and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not at capacity. The overall parcel does contain wetlands and floodplains but the actual sites where the Residential Medium will be present does not have either. To the west is land use that is close proximity to Residential Medium (RM), Mixed Use (MUX) is to the northwest and northeast, and Employment Center (ECX) is directly north of the parent parcel with the apartment development Portofino constructed.</p>
<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: 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,</p>	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, reclaimed water, and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not at capacity. The overall parcel does contain wetlands and floodplains but the actual sites where the Residential Medium will be present does not have either. To the west is land use that is close proximity to Residential Medium (RM), Mixed Use (MUX) is to the northwest and northeast, and Employment Center (ECX) is directly north of the parent parcel with the apartment development Portofino constructed.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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.</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 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>TSDA is where we want all high-density and intensity growth to occur since facilities and services are already available in those areas.</p>

Comprehensive Plan Policy	Consistency Analysis
<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 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.</p>	
<p>POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:</p> <p>a.provide access to transit facilities;b.connect to centralized potable water and sanitary sewer systems;c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;e.integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to public schools;i.provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.j.encourage the inclusion of a variety of housing choices, other than single family detached</p>	<p>The proposed Residential Medium Future Land Use designation is permitted in the TSDA. The applicant will be required to demonstrate consistency with the TSDA Development Criteria Therefore, this request is consistent with the TSDA policies.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.</p>	
<p>GOAL 2.131 B.2 SELECTED AREA PLAN GOALS - The Ronald Reagan SAP is envisioned to develop as a more urban community relative to the rest of Polk County. Studies have shown that this community serves three main residential markets; Orlando Metro Area Commuter, Extended Stay Tourist, and Empty Nesters. Retail and employment uses must be granted flexibility to meet the needs of these three different markets. Within the selected area plan there is a mix of regional retail, regional employment centers, and residential neighborhoods that form an interconnected hierarchy of streets, public spaces and vistas. The following are specific goals for the types of development within the SAP:</p> <p>H. Multi family Residential As part of promoting a more urban environment, multi family development is essential. Multi family developments should be sustainable and promote a more pedestrian behavior by providing ample amenities to residents and directly connecting to commercial development nearby. Multi family developments should also incorporate low scale commercial facilities within them to complement the urban living environment for their residents as well as form a transition to adjacent or nearby commercial areas and reduce the need for vehicle travel between uses.</p>	<p>Residential Medium will allow for multi family development in an area that has been designated ready for this type of development. There is commercial nearby on Ronald Reagan Parkway that will service this development.</p>
<p>POLICY 2.131-B.2.A1: FUTURE LAND USE DISTRICTS ESTABLISHED - The following future land use districts with subsequent land development intensities shall be established within the Ronald Reagan Selected Area Plan and activity centers (i.e., RACX, CACX, NACX, CCX, and TCCX) in the Ridge SPA shall be located at the intersection of arterials and collectors. The maximum Impervious Surface Ratios (ISR) for all land use categories outside the Green Swamp Area of Critical State Concern (GSACSC) are specified</p>	<p>The density for this site is 20 du/ac since it is within the TSDA and TCCO which will take precedence over the Ronald Reagan SAP density requirements.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>in the Land Development Code. Those properties in the GSACSC, shall meet the requirements established by the Critical Area Resource Management Plan (CARMP) Policy 2.132-B10 d., of this plan.</p> <p>Transit Supportive Development Area Density and Intensity - for those areas of the County located within the Ronald Reagan Parkway 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 within the Ronald Reagan parkway 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 TCCO, the development criteria for this SAP shall take precedence.</p>	
<p>POLICY 2.131-B.2.1.A10 - RESIDENTIAL MEDIUM (RMX)</p> <p>(a)PURPOSE - The purpose of the Residential Medium District is to accommodate multi-family residential developments adjacent to activity centers, schools, public institutions, and retail centers in order to create an active urban environment. The Residential Medium district is created for the purpose of accommodating apartments, townhouses and small-lot houses in areas between activity centers and low-density residential neighborhoods. (b)DESIGNATION AND MAPPING - The Residential Medium district shall be established and designated on the selected area plan Future Land Use Map. This district shall be located adjacent to mixed use activity centers and where external land uses and infrastructure is not conducive to single family suburban style development.(c)DEVELOPMENT STANDARDS - Development standards shall be established in order to facilitate appropriate development within the Residential Medium</p>	<p>The site will be high density along a corridor that is developed for this type of growth. The applicant has indicated a desire to build townhomes on the two sites within the parent parcel. To the north of the site Mixed Use (MUX) future land use designation which will provide retail and commercial services once developed. There are sidewalks that run along Ronald Reagan Parkway which fronts the development sites. ;l .?<</p>

Comprehensive Plan Policy	Consistency Analysis
<p>district that is specific and consistent with the ideas expressed in the future vision.i.Developments shall be designed for self sustainability with regard to recreation facilities and cultural facilities;ii.Developments shall incorporate or connect to retail commercial and service facilities.iii.PERMMITTED USES - This classification is the same as defined in Section 2.120-D, except:a.Maximum density shall be 15 dwelling units per acre and that the minimum residential density within the Center and Core of the Transit Corridor and Center Overlay (TCCO), shall be six dwelling units per acre (6 DU/AC). Densities outside the Center and Core of the TCCO may only occur below the base through the density bonus system in compliance with requirements of the Land Development Code.b.Live-work units and recreational uses are encouraged, but shall be limited to units with at-grade access.c.Accessory retail establishments may be developed within residential developments with respect to their size, not to exceed 20,000 square feet.iv.All developments shall provide internal pedestrian pathways along roadways, between buildings and to adjacent commercial areas;v.Developments and neighborhoods that contain short-term rental or time-share units shall provide for an on-site management company with security provisions.</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

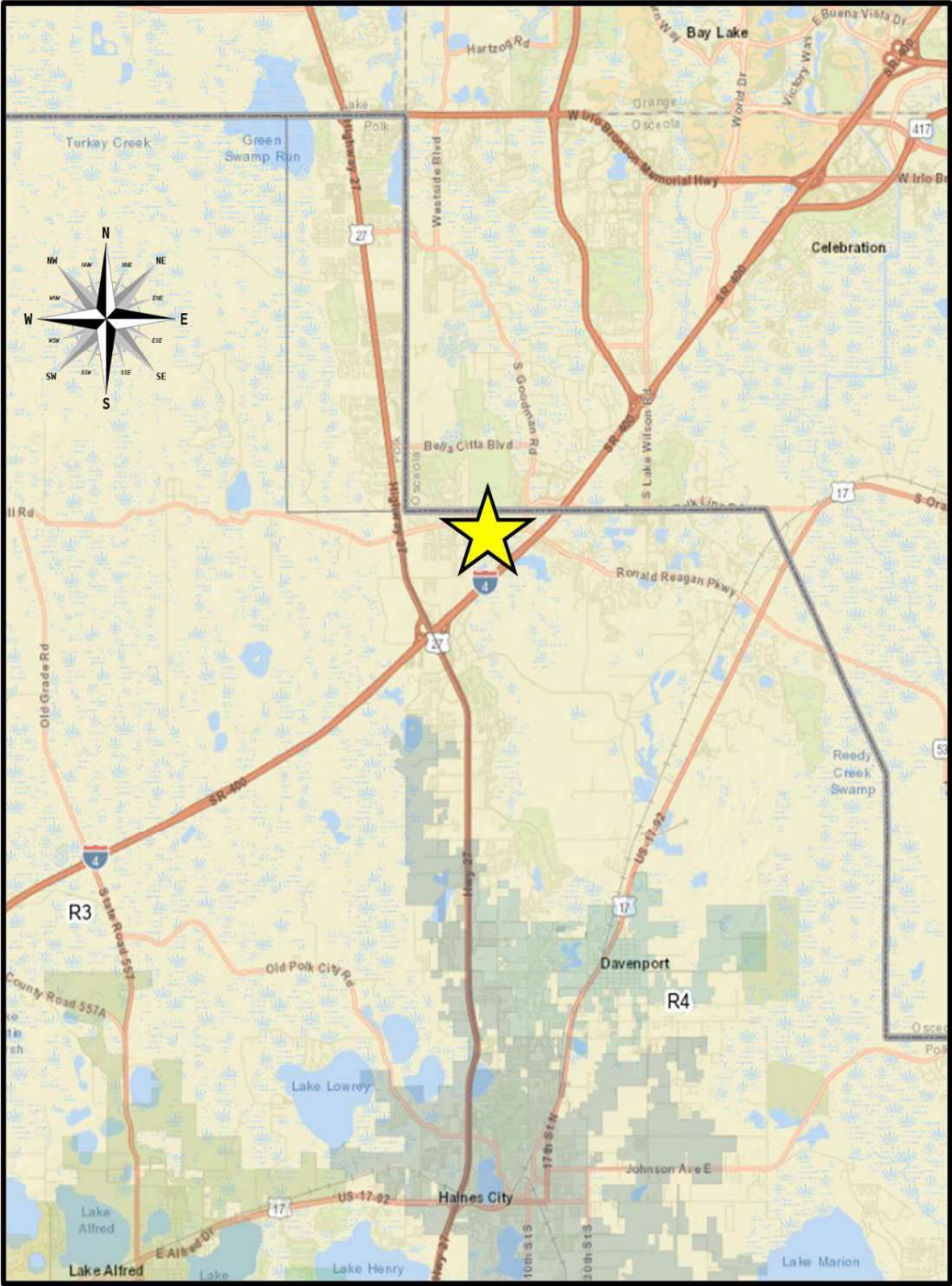
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	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

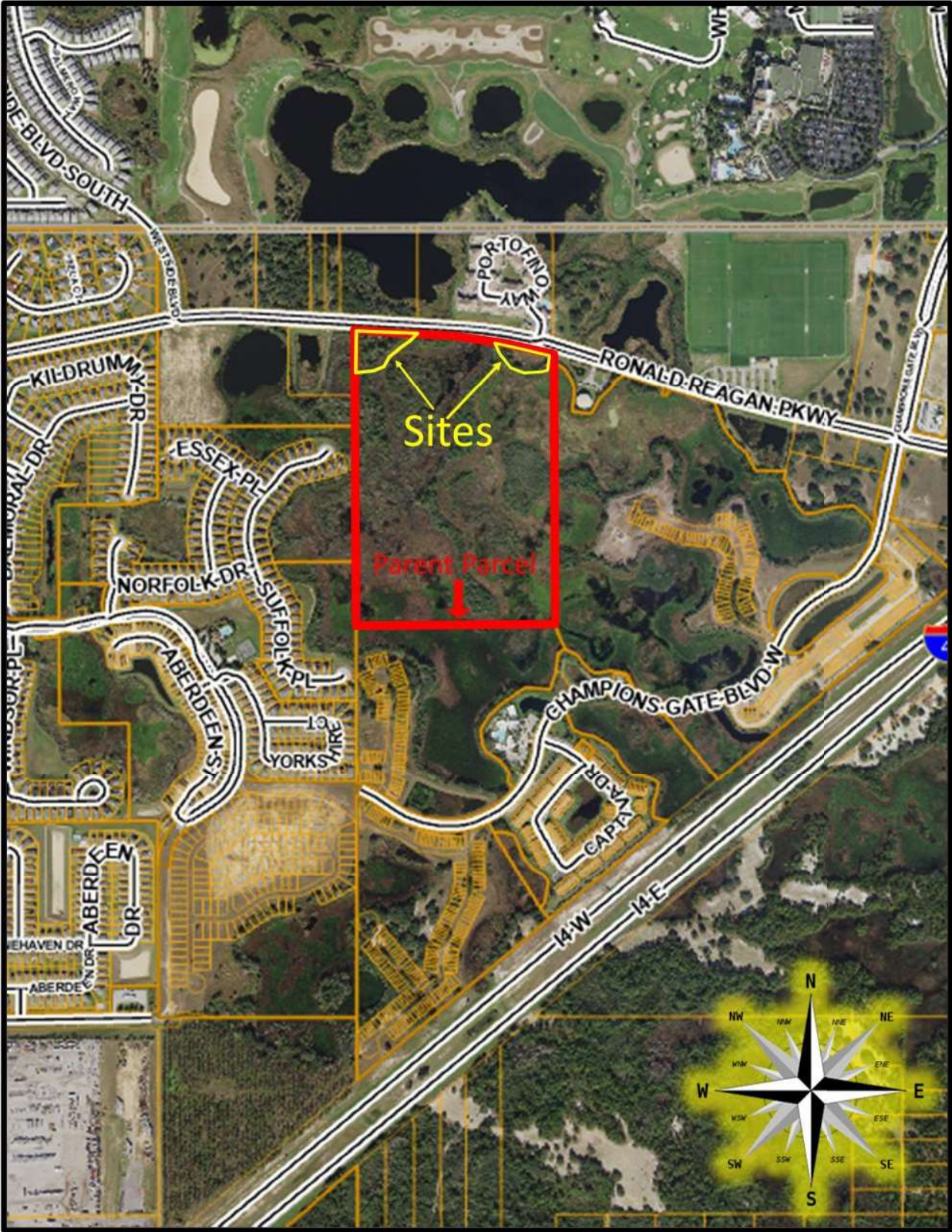
No comments

Exhibits:

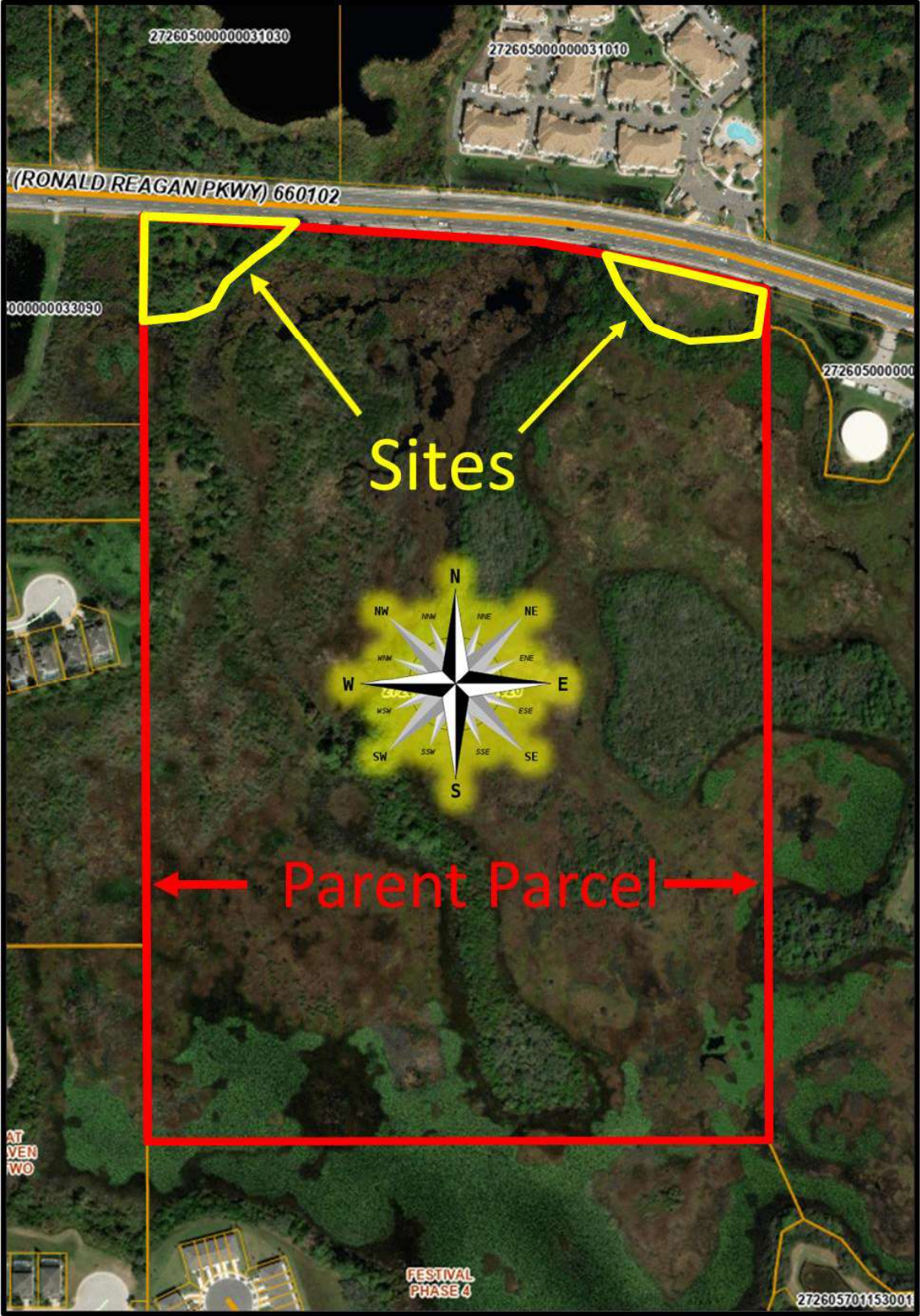
- Exhibit 1 Location Map
 - Exhibit 2 2022 Aerial Context Map
 - Exhibit 3 2022 Aerial Close Up
 - Exhibit 4 Current Future Land Use Map
 - Exhibit 5 Proposed Future Land Use Map
 - Exhibit 6a RLX Permitted and Conditional Uses
 - Exhibit 6b RMX Permitted and Conditional Uses
- Applicant's submitted documents and ordinance as separate files



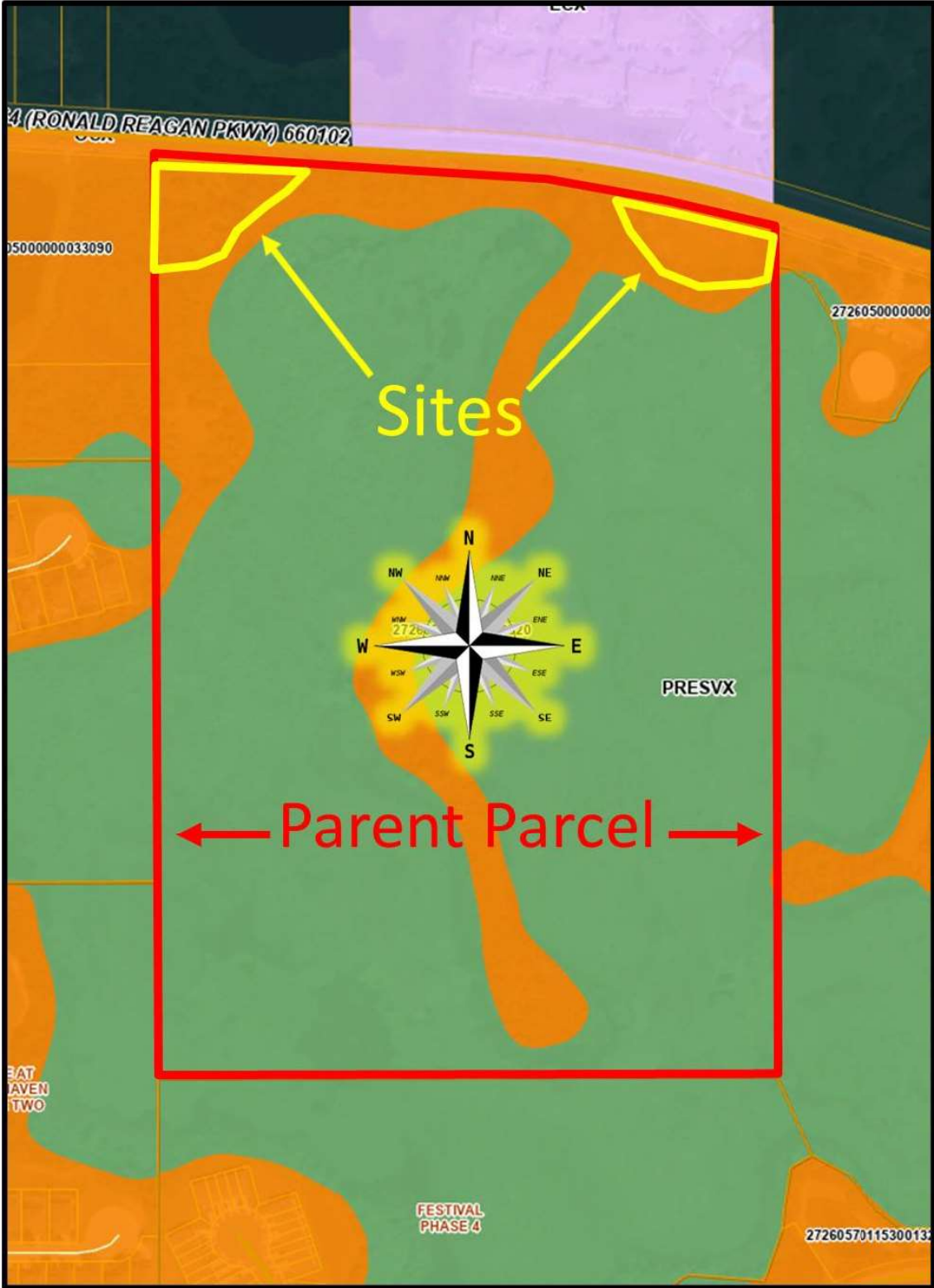
LOCATION MAP



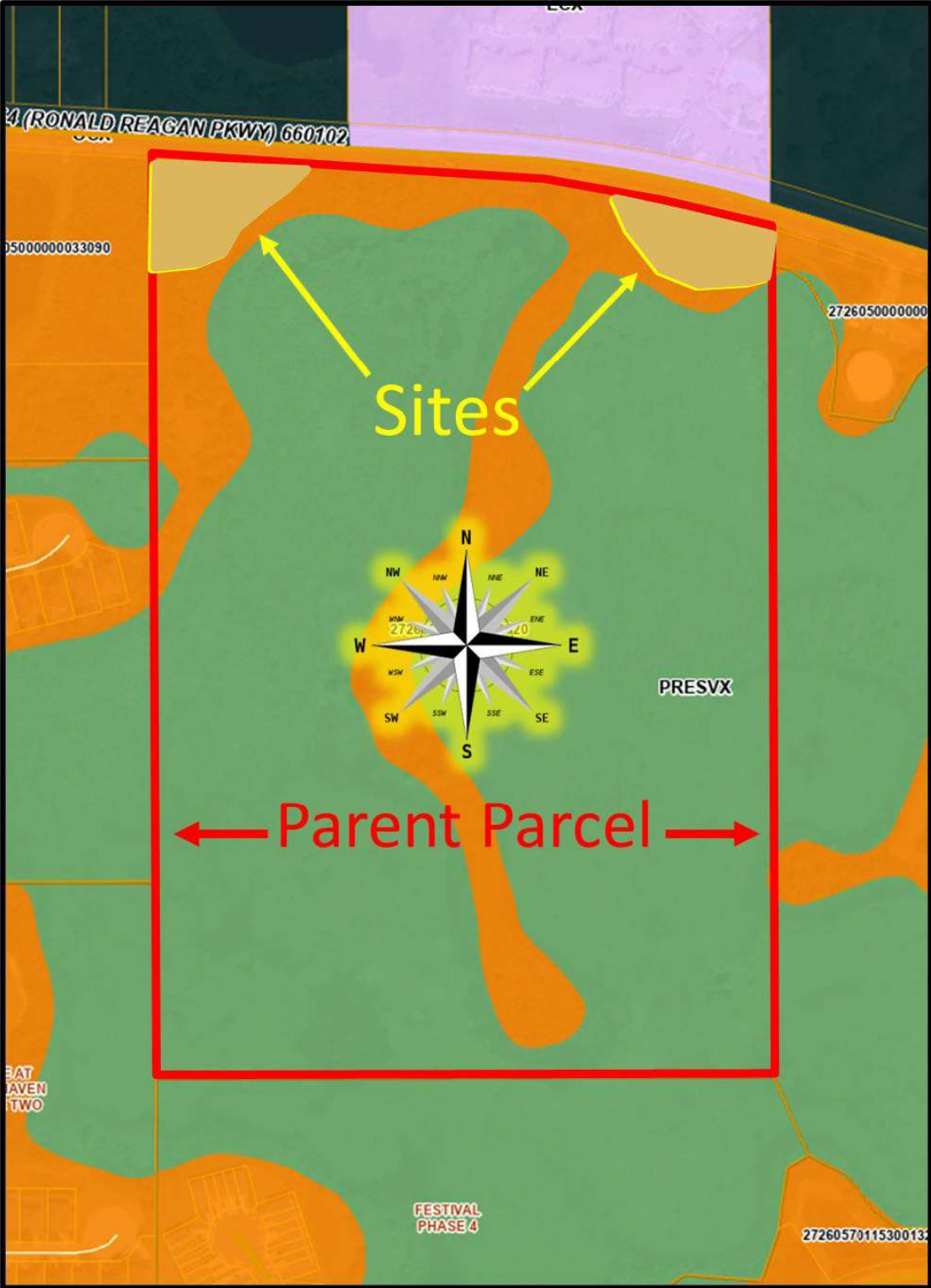
2022 AERIAL PHOTO CONTEXT



2022 AERIAL PHOTO CLOSE UP



CURRENT FLUM Residential Low-4X (RL-4X)



PROPOSED FLUM Residential Medium (RMX)

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

Residential Low 4 (RL-4) PERMITTED AND CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RM	Duplex- Two-family Attached, Multi-family, Single-family Detached Home & Subdivision, 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, Bed and Breakfast, Nursing Home, Recreation- Low Intensity, School- Elementary, School- High, School- Middle	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), 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

Residential Medium (RMX) PERMITTED AND CONDITIONAL USES