City of Davenport

Polk County, Florida

"Gateway to the Ridge"

2030 Comprehensive Plan Support

Data and Analysis

For Informational Purposes

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A. INTRODUCTION

The City of Davenport is a municipality of approximately 3.5 square miles with a population of approximately 2,705 full-time residents in 2008. The City is located in northeastern Polk County, and is situated along the US Highway 17/92 corridor, just south of Interstate 4, and east of US Highway 27. The Davenport area has been one of the fastest growing areas in central Florida.

The City has been a rapidly growing residential area due to its close proximity to Walt Disney World and other major tourist attractions in central Florida and the greater Orlando area. Davenport is located on the main line of the CSX Railroad, linking Tampa and Lakeland to the west as well as Orlando and Jacksonville to the east and north. The CSX Railroad generally runs parallel to US 17/92 south of Bay Street and then parallel to CR 547, to the northeast of the City.

B. POPULATION PROJECTIONS

The City of Davenport's (City) 1991 Comprehensive Plan projected the City's 2000 population at 2,362 persons and was based on a 1989 projection estimate. The 2000 Census tabulated the City's actual population at 1,924 persons, which was 438 persons, or 19 percent less than the 1991 Comprehensive Plan's projected growth. Population data and analysis for 1990, 2000, and 2009 are included in **Table B1.**

Table B1
Population Trends

1990 Population	2000 Population	2009 Population	1990 – 2009		2000 – 2009	
			% Change	Annual Growth Rate %	% Change	Annual Growth Rate %
1,529	1,924	2,758	80.38	4.23	43.35	4.82

Sources: 2009 population estimate – Bureau of Economic and Business Research (BEBR)
2000 population – United States Census Bureau (SF-1, P1: 2000)
1990 population – United States Census Bureau (SF-1, DP-1: 1990)

The City's population increased from 1,529 persons in 1990 to 2,758 persons in 2009, an increase of 1,229 persons, or 4.23 percent annually. From 2000 to 2009, the population increased by 834 persons, or 4.82 percent annually.

Pursuant to the Florida Department of Community Affairs letter to the City of Davenport dated July 17, 2009, the Department recommends, that the City use the long term growth rate (1990 to 2009 = 4.23%) in place of the short term growth rate (2000 to 2009 = 4.82%).

Using the annual growth rate of 4.23 percent, the 2009 to 2030 population projection indicates that the City's population will increase to a 2030 population of 6,584 persons. See **Table B2.**

Table B2
Population Projections Based on Long Term Growth Rate
2009 – 2030

Year	Population	Total Change	Average Growth Rate	Total Growth Rate
2009	2,758	--	--	--
2010	2,875	117	4.23%	4.23%
2015	3,536	778	4.23%	28.21%
2020	4,350	1,592	4.23%	57.72%
2025	5,352	2,594	4.23%	94.05%
2030	6,584	3,826	4.23%	138.72%

Sources: 2009 population estimate – Bureau of Economic and Business Research (BEBR) and Linear population growth analysis performed by the Central Florida Regional Planning Council, 2010.

Based on the 2009 BEBR population estimate and the long term growth rate within the City, the City is expected to grow by 3,826 persons between 2009 and 2030, a 139 percent increase. As a comparison, BEBR projected the growth rates for Polk County and the State of Florida over a similar period at 32 percent and 28 percent, respectively.

Seasonal population projections are based on the April 1, 2008, BEBR estimates and 2035 projections published in 2008 by the SWFWMD and available updates to local government Future Land Use Maps (FLUMs) collected in 2008 by the SWFWMD. The seasonal projections are meant to be used for the basis of projections in water supply planning and water use permitting and to gather additional stakeholder input. The Southwest Florida Water Management District projects the City's seasonal population at 24 percent of the

permanent population through the year 2035. The data source: http://www.swfwmd.state.fl.us/data/demographics/utility-parcel-layer.php

Table B3 displays the permanent population growth from **Table B2** and adds the seasonal population to arrive at the City's total population.

Table B3
Population Projections Totals (Permanent and Seasonal)
2009 – 2030

Year	Population (Permanent)	Permanent Population Change from 2009	Average Growth Rate (Permanent)	Seasonal Population	Total Population (Permanent and Seasonal)	Total Population Change from 2009
2009	2,758	0		662	3,420	
2010	2,875	117	4.23%	690	3,565	807
2015	3,536	778	4.23%	849	4,385	1,627
2020	4,350	1,592	4.23%	1,044	5,395	2,637
2025	5,352	2,594	4.23%	1,284	6,636	3,878
2030	6,584	3,826	4.23%	1,580	8,164	5,406

Sources: 2009 population estimate – Bureau of Economic and Business Research (BEBR) and Linear population growth analysis performed by the Central Florida Regional Planning Council, 2010 and 2007 Southwest Florida Water Management District seasonal population projections.

The City's 2009 total population is 3,420 persons and is projected to increase to 8,164 persons by 2030 for a total population change of 4,744 persons during the 2009 to 2030 time period.

The City's future population may increase to more than 8,164 due to the potential approval of LegoLand which will be located in the former Cypress Gardens location in eastern Winter Haven. The City of Davenport is in close proximity to the proposed site.

C. EXISTING LAND USE

The City of Davenport currently encompasses approximately 2,322 acres of land. Of this acreage, 19 percent is vacant, 16 percent is wetlands and floodplain, 10 percent is unassigned, and 30 percent is Agricultural. The lands included in the Agricultural Existing Land Use category are recorded by the Polk County Property Appraiser as having an agricultural exemption. **Table C1** indicates the Existing Land Use categories and their corresponding acreages.

TABLE C1
Existing Land Use Area

Existing Land Use Category	Total Acreage of Existing Land Use	Percentage of Total Acreage
Vacant	423.58	18.25%
Single Family Residential	275.17	11.85%
Mobile Homes	83.84	3.61%
Multi-Family (10 Units and greater)	0.30	0.01%
Multi-Family (Under 10 units)	4.25	0.18%
Commercial/Office	20.94	0.90%
Industrial	23.50	1.01%
Institutional	212.40	9.15%
Agricultural	692.66	29.84%
Unassigned	214.78	9.25%
Wetlands and Floodplain	369.94	15.94%
Total Acreage	**2,321.36**	**100.00%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport

D. FUTURE LAND USE

The adopted amendments to the 2010 Future Land Use Map recognize land that was annexed into the City and provides for a decrease in the residential development potential on many of the amendment sites and a minimal increase in non-residential square footage to continue the City's economic development initiatives and to help fulfill the City's vision. **Table D1** includes the difference in development potential for developable land within Davenport from the 2010 Future Land Use Map to the adopted 2030 Future Land Use Map. AS demonstrated in Table D1, the adopted Future Land Use

Map Amendments and Text Amendments resulted in the reduction of residential dwelling unit potential by 123 dwelling units and the increase of non-residential development by 213,000 square feet. Further information is included in the remainder of Section D and in Section E

Table D1
Difference in Development Potential for Davenport

Development Potential	Developable Acreage	Residential Development Potential Dwelling unit (du)	Non-Residential Development Potential Square feet (sf)
2010	1,104.76	6,066.00 du	8,369,618 sf
2030	1,104.76	5,943.20 du	8,582,356 sf
DIFFERENCE		**(122.80 du)**	**212,738 sf**

Part of the 2010 City of Davenport Comprehensive Plan Update (2030 Comprehensive Plan) for the Future Land Use Element includes a change of titles for some of the Future Land Use Categories and the addition of two new categories. A comparison of 2010 and 2030 Future Land Use Categories and their titles is included in **Table D2**. **Table D3** includes the total acreage by Future Land Use designation as it exists in the 2010 City of Davenport Comprehensive Plan and **Table D4** includes the total acreage by Future Land Use designation from the 2030 City of Davenport Comprehensive Plan.

TABLE D2
Future Land Use Category Comparison

2010 Future Land Use Category	2030 Future Land Use Category	Change
Single Family Residential	Residential Low (RL)	Title
Multi Family Residential	Residential Medium (RM)	Title
High Density Residential	Residential High (RH)	Title
Mobile Home/RV Park	Residential Park (RP)	Title
Mixed Use Commercial and Residential Development	Mixed Use (MU)	Title
Commercial	Commerce Activity Center (CAC)	Title
--	Office Park (OP)	New Category
--	Manufacturing/Warehouse (MW)	New Category
Industrial	Industrial (IND)	No Change
Recreation	Recreation (REC)	No Change
Public Buildings and Grounds	Government/Institutional (GI)	Title
Conservation District	Conservation (CON)	Title

As shown in **Table D3**, in 2010 the majority of land within the City, 33 percent, maintains the Single Family Residential Future Land Use category. The second highest land use in the City is the land that has been annexed that remains under the Polk County Future Land Use categories, 23 percent. With 15 percent, the Multi-Family Future Land Use category has the third highest percentage of land. The remaining 29 percent of the land is split between the other Future Land Use categories.

TABLE D3
2010 Future Land Use Acreage

2010 Future Land Use Category	Total Acreage of Future Land Use	Percentage of Total Acreage
Lakes, Railroad Right-of-Way	230	10%
Single Family Residential	762	33%
Multi Family Residential	352	15%
High Density Residential	0	0%
Mobile Home/RV Park	61	3%
Mixed Use Commercial and Residential Development	0	0%
Commercial	118	5%
Industrial	31	1%
Public Grounds and Buildings	59	3%
Recreation	40	2%
Conservation	116	5%
Annexed – No FLU assigned	541	23%
Totals	**2,310**	**100%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport (Rounded to nearest acre)

Through the changes adopted in the 2010 City of Davenport Comprehensive Plan Update, the Future Land Use Category allocations do not change significantly from the current allocation as shown in **Table D3**. With the changes in the City of Davenport 2010 Comprehensive Plan Update (**Table D4**), the majority of land within the City, 36 percent, maintains the Residential Low Future Land Use category. With 20 percent, the Residential Medium Future Land Use category is the second highest land use in the City. Lakes and railroad right-of-way makes up ten percent, leaving all other Future Land Use categories under ten percent each.

TABLE D4
Proposed Future Land Use Acreage

Proposed Future Land Use Category	Total Acreage of Future Land Use	Percentage of Total Acreage
Lakes, Railroad Right-of-Way	230	10%
Residential Low (RL)	843	36%
Residential Medium (RM)	472	20%
Residential High (RH)	129	6%
Residential Park (RP)	43	2%
Mixed Use (MU)	0	0%
Commerce Activity Center (CAC)	195	8%
Office Park (OP)	56	2%
Manufacturing/Warehouse (MW)	10	0%
Industrial (IND)	16	1%
Recreation (REC)	41	2%
Government/Institutional (GI)	78	3%
Conservation (CON)	207	9%
Totals	**2,321**	**100%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport (Rounded to nearest acre)

E. DEVELOPMENT POTENTIAL

Existing development has occurred in the heart of Davenport with commercial and industrial uses located along US 17/92. Currently, only three (3) acres of developable lands are designated as Industrial. Identification of new industrial areas is subject to compatibility with other uses.

The City is located directly south of the Polk County designated North Ridge Selected Area Plan in which the County has intensified the land uses in the unincorporated areas from Agriculture/Residential Rural to uses oriented toward Residential Medium, Business Park Center, Tourism Commercial Center, and Industrial as well as Leisure/Recreation. The proposed Ernie Caldwell Boulevard is located north of Davenport and south of I-4 and will connect US 27 east to US 17/92, providing a needed additional east/west connector roadway in northeast Polk County.

The City of Davenport has adopted both Future Land Use Map and text amendments as part of the City of Davenport Comprehensive Plan Update. The changes to densities and intensities of the Future land Use categories by the adopted text amendments impact the

development potential even without factoring in the Future Land Use Map amendments. **Table E3** includes the potential development by Future Land Use designation as it exists in 2010, **Table E4** includes the Future Land Use Changes and their impacts by site, **Table E5** includes the potential development by Future Land Use designation incorporating all text and map amendments, and Table E6 includes a comparison of the 2010 Future Land Use Map development potential and the adopted 2030 Future Land Use Map development potential.

Developable Acreage

Table E1 includes the developable acreage by Future Land Use designation for the 2010 Comprehensive Plan and **Table E2** includes the developable acreage by Future Land Use designation for the 2030 Comprehensive Plan. The Future Land Uses in the tables are those that have vacant (developable) acreage and include lands recognized by the Polk County Property Appraiser as having agricultural exemptions for bona fide agricultural uses. The developable land uses do not include wetlands or floodplains.

TABLE E1
2010 Developable Future Land Use Area

2010 Future Land Use Category	Developable Acreage	Percentage of Developable Acreage of Total Developable Lands
Single Family Residential	350.16	31.4%
Multi Family Residential	282.12	25.3%
Residential High	0.00	0.0%
Mobile Home/RV Park	3.98	0.4%
Mixed Use Commercial and Residential Development	0.00	0.0%
Commercial	89.82	8.1%
Industrial	3.21	0.3%
Public Grounds and Buildings	0.00	0.0%
Recreation	0.00	0.0%
Conservation	1.05	0.1%
Annexed – No FLU assigned	383.93	34.5%
Totals	**1,114.27**	**100.0%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport

Over 90 percent of the developable land is split between the Single Family Residential Category, the Multi-Family Residential Category, and the No Future Land Use Assigned Category. The highest percentage of developable land, 34 percent, does not have a City Future Land Use assigned. The Single Family Residential and Multi-Family Residential Categories have 31 and 25 percent of the developable land respectively. The remaining 8.8 percent of the developable land is spread over the other Future Land Use categories, with Residential High, Mixed Use Commercial and Residential Development, Public Buildings and Grounds, and Recreation having no developable lands. Under the 2010 Comprehensive Plan, approximately 57 percent of the developable lands are located within a straight residential category, 8.5 percent are located within a straight non-residential category, and 0 percent is located within a mixed use category.

TABLE E2
2030 Developable Future Land Use Area
(Comprehensive Plan Update)

2030 Future Land Use Category	Developable Acreage	Percentage of Developable Acreage of Total Developable Lands
Residential Low	384.79	34.8%
Residential Park	1.76	0.2%
Residential Medium	381.94	34.6%
Residential High	114.82	10.4%
Commerce Activity Center	160.81	14.6%
Office Park	47.28	4.3%
Mixed Use	0.00	0.0%
Manufacturing/Warehouse	1.06	0.1%
Industrial	3.29	0.3%
Government/Institutional	0.19	0.0%
Recreation	0.00	0.0%
Conservation	8.82	0.8%
Totals	**1,104.76**	**100.0%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport

Under the adopted 2030 Comprehensive Plan, Residential Low (34.8%), Residential Medium (34.6%), Commerce Activity Center (14.6%), and Residential High (10.4%) are the

four categories with the highest percentages of developable land. These changes result in approximately 80 percent of the developable lands being located within a straight residential category, 19 percent located within a straight non-residential category, and 0 percent located within a mixed use category.

Maximum Development Potential

The maximum potential development was determined by multiplying the buildable density by the total acreage of vacant lands in each Future Land Use designation. Polk County densities and intensities of property prior to annexation were used to determine potential development of property that is developable but does not have a City of Davenport Future Land Use designation under the 2010 Comprehensive Plan.

Table E3 includes the maximum developable Future Land Use Potential by Future Land Use category under the 2010 Comprehensive Plan and Future Land Use Map. **Tables E4A-C and E4B** explain the impacts of the adopted 2030 Future Land Use Map and FLU Policy 3.1(m).

Please note that the maximum potential under each Land Use designation, either County or City, was used to determine the maximum development potential that could be obtained on each acre of land. The ability to obtain some of the maximum potential levels requires specific zoning approvals. While such zoning approvals may be necessary, the maximum potentials are used in the calculations because they can be achieved without a Future Land Use Amendment. In order to have uniformity in the comparison of development potential, the maximum possible potentials of all land uses are utilized in the calculations, regardless of the necessary extra approvals needed through the PUD or zoning processes.

Also, please note that the maximum development potential numbers for residential and non-residential are mutually exclusive, which means that the City cannot have all the dwelling units and all the non-residential square feet of development built. The calculations were run to determine the maximum residential development that could occur and the maximum non-residential that could occur on the same acreage of land. Since a determination of how each acre would develop, either residentially or non-residentially, is impossible, maximum potentials for each category were determined for the same acre of land for comparison purposes.

Table E3
2010 Maximum Developable Future Land Use Potential

2010 Future Land Use Designation	Total Acreage of Vacant Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development – Residential (Dwelling Units)	Maximum Potential Development - Non-Residential (Square Feet)
Single Family Residential (SFR)	350.16	*5 du/ac	0 FAR	1,751	0
Multi Family Residential (MFR)	282.12	*8 du/ac	0 FAR	2,257	0
High Density Residential (HDR)	0.00	*25 du/ac	0 FAR	0	0
Mobile Home/RV Park (MHRV)	3.98	*10 du/ac	0 FAR	40	0
Commercial (COM)	89.82	*12 du/ac	*1 FAR	1,078	3,912,559
Industrial (I)	3.21	0 du/ac	*1 FAR	0	139,828
Public Buildings and Grounds (PBG)	0.00	0 du/ac	1 FAR	0	0
Recreation (REC)	0.00	0 du/ac	0.6 FAR	0	0
Conservation (CON)	1.05	1 du/ac	0 FAR	1	0
Mixed Use (MU)	0.00	*30 du/ac	2.0 FAR	0	0
FLU Pending	383.93	see Table E3-A	see Table E3-A	939	4,317,232
Total Acreage	**1,114.27**			**6,066**	**8,369,618**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport

Notes: *SFR – 5 du/ac – No cap listed, used maximum allowed in zoning code for purposes of calculations
*MHRV – 10 du/gross acre – FLU category lists 8 units/net acre, adjusted to gross for purposes of comparison in calculation
*COM – 12 du/gross acre – FLU category lists 10 units/net acre, adjusted to gross for purposes of comparison in calculation;
*COM – FAR 1.0 - No cap listed, used maximum allowed in zoning code for purposes of calculations
*MFR – 8 du/ac – No cap listed in FLU category, uses maximum allowed in zoning code for purposes of calculations
*IND – FAR 1.0 – No cap listed in FLU category, uses maximum allowed in zoning code for purposes of calculations
*HDR – 25 du/gross acre – FLU category lists 20 units/net acre, adjusted to gross for purposes of comparison in calculation
*MU – 30 du/gross acre – FLU category lists 25 units/net acre, adjusted to gross for purposes of comparison in calculation
*REC – FAR 0.6 – No cap listed in FLU category, uses maximum allowed in zoning code for purposes of calculations
*PBG – FAR 1.0 – No cap listed in FLU category, uses maximum allowed in zoning code for purposes of calculations

Table E3-A
2010 Developable Future Land Use Area – Polk County Future Land Use Designations

2010 Future Land Use Designation (Polk County)	Total Acreage of Vacant Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development – Residential (Dwelling Units)	Maximum Potential Development - Non-Residential (Square Feet)
Residential Low	115.43	5 du/ac	FAR 0.25	577	1,257,033
Commerce Activity Center	4.17	*25 du/ac	*FAR 1.0	104	181,645
Residential Suburban	73.18	*3 du/ac	*FAR 0.25	220	796,930
Agriculture/Residential-Rural	191.15	0.2 du/ac	FAR 0.25	38	2,081,624
TOTALS	**383.93**			**939**	**4,317,232**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Polk County

Under the 2010 Comprehensive Plan, the development potential for Davenport includes 6,066 housing units (5,127 City and 939 County) and/or 8.4 million square feet of non-residential, including: 3.9 million square feet of Commercial, 139,828 square feet of Industrial, and 4.3 million commercial/industrial as pre-annexation County Future Land Use (**Table E3 and E3-A**).

The attached **City of Davenport – Future Land Use Amendment Sites Map** groups the 2010 Comprehensive Plan Update Future Land Use Map amendments into 25 Sites. **Table E4-A** includes a breakdown of the adopted Future Land Use Map amendments by site. This table includes an analysis of each site using 2010 Future Land Use maximum densities and intensities and the maximum densities and intensities in the 2030 Future Land Use Element, without including the impacts of FLU Policy 3.1(m). As shown in **Table E4-B**, the site specific limitations included in FLU Policy 3.1(m) result in a reduction of 2,378 dwelling units and 9,439,778 square feet of non-residential development. **Table E4-C** summarizes the analysis of changes that resulted from the adopted Future Land Use Map Amendments with the impacts of FLU Policy 3.1(m). As shown in this table, the adopted amendments result in an increase in residential dwelling units of 1,502 and an increase of non-residential square footage of 6.6 million for these 25 sites without the impacts of the site specific policy as adopted – FLU Policy 3.1(m) .

It is important to note that the dwelling units and non-residential square footage contained in Tables E4-A, E4-B, and E4-C do not distinguish between developable and developed; rather they show the changes for the entire site.

It is important to note that some of the land located in the 25 sites is not developable. Several of the sites are included as changes because the Future Land Use is being changed to match the use on site. A detailed discussion and analysis of each site is located in Section O.

Table E4-A
2010 Comprehensive Plan Update Future Land Use Map Amendments – Maximum Potential Calculations Without FLU Policy 3.1(m) – limits on sites 1, 3-10, 12-19, 21-23, and 25

Site #:	Acres	From	TO	Pre Residential (Dwelling Units)	Post Residential (Dwelling Units)	Residential Difference (Dwelling Units)	Pre Non Residential (Square Feet)	Post Non Residential (Square Feet)	Non Residential Difference (Square Feet)
1*	85.43	County RL	City CAC	427.15	0.00	(427.15)	930,332.70	7,442,661.60	6,512,328.90
2	25.73	County RS (5 ac) & County RL (20.73 ac)	City GI	118.65	0.00	(118.65)	280,199.70	2,241,597.60	1,961,397.90
3*	20.00	County RS	City RM	60.00	199.80	139.80	217,800.00	0.00	(217,800.00)
4*	111.06	County RS (18.73 ac) & County RL (15 ac) & City SFR (71.64 ac) & City COM (5.69 ac)	City CAC (3.54 ac) & City GI (0.19 ac) & City RH (15 ac) & City RH (15 ac) & City RH (68.48 ac) & City CON (3.16 ac) & City RH (5.69 ac)	557.67	2,083.40	1,525.73	615,176.10	325,095.25	(290,080.85)

Site #:	Acres	From	TO	Pre Residential (Dwelling Units)	Post Residential (Dwelling Units)	Residential Difference (Dwelling Units)	Pre Non Residential (Square Feet)	Post Non Residential (Square Feet)	Non Residential Difference (Square Feet)
5*	20.00	City SFR	City RM	100.00	199.80	99.80	0.00	0.00	0.00
6*	7.00	City MHRV	City CAC	70.00	0.00	(70.00)	0.00	304,920	304,920
7*	4.17	County CAC	City CON	104.25	0.00	(104.25)	181,645.20	181.65	(181,463.55)
8*	20.00	City COM (5 ac) & County RL (15 ac)	City OP	135.00	0.00	(135.00)	381,150.00	871,200.00	490,050.00
9*	17.50	City MHRV	City RL	175.00	87.33	(87.68)	0.00	0.00	0.00
10*	14.37	City SFR	City RM	71.85	143.56	71.71	0.00	0.00	0.00
11	1.38	City MFR	City CON	11.04	0.00	(11.04)	0.00	60.11	60.11
12*	67.00	County RS (60 ac) & Lake (7 ac)	City RL (58 ac) & City CON (9 ac)	180.00	289.42	109.42	653,400.00	392.04	(653,007.96)
13*	21.44	County RS	City RL (12.52 ac) & City CON (8.92 ac)	64.32	62.47	(1.85)	233,481.60	388.56	(233,093.04)
14*	23.38	City MFR	City RL	187.04	116.67	(70.37)	0.00	0.00	0.00
15*	25.13	City SFR	City RH	125.65	502.60	376.95	0.00	0.00	0.00
16*	7.93**	City IND	City MW	0.00	0.00	0.00	345,430.80	345,430.80	0.00
17*	2.50	City MFR	City IND	20	0.00	(20.00)	0.00	108,900.00	108,900.00

Site #:	Acres	From	TO	Pre Residential (Dwelling Units)	Post Residential (Dwelling Units)	Residential Difference (Dwelling Units)	Pre Non Residential (Square Feet)	Post Non Residential (Square Feet)	Non Residential Difference (Square Feet)
18*	68.33	County RMX	City RM (59.48 ac) & City CON (8.85 ac)	1,024.95	594.21	(430.74)	744,113.70	385.51	(743,728.19)
20	5.29	City IND (1 ac) & City MFR (1.81 ac) & City IND (2.47 ac)	City OP (2.81 ac) & City MW (2.47 ac)	14.48	0.00	(14.48)	151,153.20	229,996.80	78,843.60
21*	3.29	City IND	City CAC (2.89 ac) & REC (0.40 ac)	0.00	0.00	0.00	143,312.40	251,951.04	108,638.64
22*	1.94	City MFR	City CAC	15.52	0.00	(15.52)	0.00	84506.4	84506.4
23*	86.51	City SFR (74.20 ac) & City COM (9.49 ac) & City MFR (0.37 ac) & City MFR (2.26 ac)	City CON (6.29 ac) & City RM (51.10 ac) & City OP (17 ac) & City OP (9.49 ac) & City CAC (0.37 ac) & City OP (2.26 ac)	506.87	510.49	3.62	429,501.60	1,284,858.39	855,356.79
24	1.51	County RS	City RL	4.53	7.53	3.00	16,443.90	0.00	(16,443.90)

Site #:	Acres	From	TO	Pre Residential (Dwelling Units)	Post Residential (Dwelling Units)	Residential Difference (Dwelling Units)	Pre Non Residential (Square Feet)	Post Non Residential (Square Feet)	Non Residential Difference (Square Feet)
25*	203.36	County ARR	City RL (141.10 ac) & City CON 62.26 ac)	40.67	704.09	663.42	1,536,579.00	2,712.05	(1,533,866.95)
TOTALS	**846.34**			**4,014.64**	**5,501.37**	**1,486.72**	**6,951,195.9**	**13,586,713.8**	**6,635,517.89**

* While not reflected in this table, sites 1, 3-10, 12-19, 21-23, and 25 are limited to 2,613 du and 3.075 million square feet by FLU Policy 3.1(m)

** Please Note that this acreage differs from the 33.07 acres included in the Transmittal package due to a calculation error in GIS. However, the parcel shape is identical. All calculations have been adjusted to reflect this correction.

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Polk County

Table E4-B
2030 Maximum Potential Calculation Differences for sites impacted by FLU Policy 3.1(m)
Site Specific Limitations on sites 1, 3-10, 12-19, 21-23, and 25

Site #s:	Acres	2030 Residential (Dwelling Units)	Site Specific Policy FLU 3.1(m) Limitation	2030 Residential Difference with Policy 3.1(m) (Dwelling Units)	2030 Non Residential (Square Feet)	Site Specific Policy FLU 3.1(m) Limitation	2030 Non-Residential Difference with Policy 3.1(m) (Square Feet)
1, 3-10, 12-19, 21-23, and 25*	812.44	5,494	2,613	(2,881)	11,115,059	3,075,000	(8,040,059)

* Sites limited to 2,613 du and 3.075 million square feet by FLU Policy 3.1(m)

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Polk County

Table E4-C
2030 Maximum Potential Calculations for all Future Land Use Amendment Sites
With FLU Policy 3.1(m) – limits on sites 1, 3-10, 12-19, 21-23, and 25

Site #s:	Acres	2030 Maximum Residential (Dwelling Units)	2030 Maximum Non Residential (Square Feet)
1, 3-10, 12-19, 21-23, and 25*	812.44	2,613	3,075,000
2	25.73	0	2,241,598
11	1.38	0	60
20	5.29	0	229,997
24	1.51	7.53	0
TOTALS	**846.34**	**2,620.53**	**5,546,655**

* Sites limited to 2,613 du and 3.075 million square feet by FLU Policy 3.1(m)

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Polk County

Table E5 includes the maximum development potential for the City of Davenport based on the Future Land Use Map and Text amendments adopted in the Comprehensive Plan Update in relation to developable land. These changes include the assignment of City land use to 384 acres of land and changes in density and intensity of land use categories. The 2030 maximum development potential includes approximately 5,936 dwelling units and 8.6 million square feet of non-residential development.

Table E5
2030 Maximum Developable Future Land Use Potential Including Site Specific Policies (See last Row of Table)

2030 Future Land Use Designation	Total Acreage of Vacant Lands*	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development – Residential (Dwelling Units)	Maximum Potential Development - Non-Residential (Square Feet)
Residential Low	185.78	4.99 du/ac	0 FAR	927.04	0
Residential Park	0	7.99 du/ac	0 FAR	0	0
Residential Medium	235.23	9.99 du/ac	0 FAR	2,349.95	0
Residential High	0	20 du/ac	0 FAR	0	
Commerce Activity Center	62.29	0 du/ac	2 FAR	0.00	5,426,705
Office Park	1.06	0 du/ac	1 FAR	0.00	46,174
Mixed Use	0.00	20 du/ac	2 FAR	0.00	0
Manufacturing/Warehouse	0	0 du/ac	1 FAR	0.00	0
Industrial	0.79	0 du/ac	1 FAR	0.00	34,412
Government/Institutional	0	0 du/ac	2 FAR	0.00	0
Recreation	0.00	0 du/ac	0.01 FAR	0.00	0.00
Conservation	1.49	.01 du/ac	0.001 FAR	0.00	65
Subtotal	**488.26**			**3,312.20**	**5,507,356**
Site Specific Policy FLU 3.1(m) – Sites 1, 3-10, 12-19, 21-23, & 25	616.50	Varies	Varies	2,613.00	3,075,000
Totals	**1,104.76**			**5,943.20**	**8,582,356**

* Acreages relating to FLU policy 3.1(m) have been removed from their FLU designation categories to prevent double counting and listed together last on the table.

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Davenport

As shown in **Table E6**, the adopted 2030 Future Land Use Map development potential, with the implementation of FLU Policy 3.1(m), would result in a decrease of 123 dwelling units and an increase of approximately 213,000 square feet of non-residential development when compared to the 2010 development potential (**Table E3**).

Table E6
Difference in Development Potential for Davenport

Development Potential	Developable Acreage	Residential Development Potential Dwelling unit (du)	Non-Residential Development Potential Square feet (sf)
2010	1,104.76	6,066.00 du	8,369,618 sf
2030	1,104.76	5,943.20 du	8,582,356 sf
DIFFERENCE		**(122.80 du)**	**212,738 sf**

F. HOUSING ANALYSIS

As part of the Comprehensive Plan Update, the City of Davenport completed a housing analysis, which details facts and features about housing in the City of Davenport. Data has been collected from the Shimberg Center for Affordable Housing, the US Census Bureau 2000 Decennial Census, and the American Communities Survey.

The terms very low, low, and moderate income are used throughout the Housing Element. "Very low income" households are normally those with an income of 30% to 50% of the median income of an area whereas "low income" is defined as 51% to 80% of median income, and "moderate income" is 81% to 120% of the median income. Housing programs, however, will typically use a sliding scale type of definition of very low, low and moderate income based upon number of persons in the household, i.e. household size. For example, if the 2009 median income is $52,200, (the median income for an area changes annually), a household of four would qualify as "low" earning $41,750 or less a year; whereas a household of two could only earn $33,400 or less a year to qualify as "low" income.

INVENTORY AND CONDITION OF HOUSING

In the 2005 – 2009 period, approximately 29 percent of the housing stock was vacant in Davenport versus the 18 percent vacant in Polk County. Of the occupied units, owner-occupied units comprised 82 percent of the total housing stock in Davenport and 72 percent in the County. The comparison between the City of Davenport and Polk County regarding the housing characteristics, including the number and percentage of owner- versus renter-occupied housing, are included in **Tables F1 and F2**. As would be expected in an urban area, there is a higher percentage of rental housing available in the City than in the unincorporated area.

Table F1:
Housing Characteristics

	Davenport		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
Occupied	974	71.4%	224,299	81.6%
Vacant	390	28.6%	50,665	18.4%
Total	1,364	100%	274,964	100%

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Table F2:
Owner Occupied Versus Renter Occupied Housing

	Davenport		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
Owner Occupied	808	83.0%	160,904	71.7%
Renter Occupied	166	17.0%	63,395	28.3%

Source: U.S. Census Bureau, 2005-2009 American Community Survey

AGE OF HOUSING

Table F3 identifies the relative age of the housing stock in the City of Davenport and Polk County. Davenport's housing stock is evenly spread throughout the different age categories while the majority of Polk County's stock was built after 1960. Approximately 75% of the housing units in Davenport were constructed after 1970, while 14% were constructed in the 1950s, and 11% were built in the 1960s or prior to 1950. In Polk County, 71% of the housing stock was constructed after 1970, while only 29% was built prior to 1970.

Table F3:
Year Housing Structure Built, 2000

	Davenport		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
1939 and earlier	45	4.77%	9,573	4.23%
1940s	8	0.85%	7,669	3.39%
1950s	131	13.88%	20,034	8.85%
1960s	53	5.61%	27,344	12.08%
1970s	112	11.86%	47,129	20.82%
1980s	204	21.61%	58,284	25.75%
1990s	391	41.42%	56,343	24.89%
TOTAL	**944**	**100.00%**	**226,376**	**100.00%**

Source: Shimberg Center for Affordable Housing

VALUE OF HOUSING

According to the Shimberg Center, the existing home values for single family homes and condominiums are higher in Davenport than they are in Polk County while the existing home values for mobile homes are lower (**Table F4**). The single family home values for both the City of Davenport and Polk County are lower than the average sales prices for these homes. In 2009, the average sales price for a single family home was $120,742 in Davenport and$157,137 in Polk County. The median sales price that year was $141,000 in Davenport and $140,000 in Polk County compared to a statewide median sales price of $166,000. The average sales prices in Davenport exceed the existing home value by just under $10,000 while the average sales price in Polk County exceeded the existing home value by over $30,000.

Table F4:
Existing Home Values, 2008
(Based On County Property Appraisers' Just Value)

Type	Davenport	Polk County	Florida
Single Family Home	$131,317	$135,896	$203,634
Mobile Home	$53,698	$59,556	Not available
Condominium	$125,489	$75,871	Not available

Source: Shimberg Center for Affordable Housing

The median rent paid by Davenport households ($675) in 2000 was higher than both the Polk County and statewide median rent; $506 and $641, respectively. In Polk County and the surrounding metro area, the HUD Fair Market Rent in 2010, representing rent for a typical modest apartment, was $620 for a studio apartment, $684 for a one-bedroom, $788 for a two-bedroom, $999 for a three-bedroom, and $1173 for a four-bedroom unit. HUD Fair Market Rent information is available only at the County level.

Table F5:
Households By Monthly Rent Paid, 2000

Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Davenport	18	0	0	38	38	24	0	0
Polk County	2,786	2,160	3,020	18,106	17,416	4,212	1,487	455

Source: Shimberg Center for Affordable Housing

COST BURDEN

"Cost-burdened" households are households that pay more than 30% of their income for rent or mortgage costs. The Shimberg center reports that in 2008, 211 Davenport households (21%) and 54,230 Polk County households (24%) paid more than 30% of their income for housing. By comparison, 29% of households statewide are cost-burdened (**Table F6**).

Table F6:
Cost Burdened Households, 2008

	Amount of Income Paid for Housing		
	0-30%	**30-50%**	**50% or more**
Davenport	794	134	77
Polk County	173,889	32,280	21,950

Source: Shimberg Center for Affordable Housing

SUBSTANDARD HOUSING

The Shimberg Center for Housing Studies (Shimberg) provides information on the housing conditions for Davenport and Polk County. Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. The City of Davenport had no units without heat, plumbing, or kitchen facilities, while Polk County had less than one percent. Davenport has a lower percentage of overcrowded units (3.6%) than Polk County (5.0%) and the State of Florida (6.5%).

Table F7:
Substandard Housing Conditions City Of Davenport And Polk County, 2000

Location	# Units Without Heat	# Units Without Plumbing	# Units With Incomplete Kitchens	# Units, 1.01+ Persons per Room
City of Davenport	0 units (3.0%)	0 units (0.0%)	0 units (0.0%)	28 units (3.6%)
Polk County	1,839 units (1.0%)	656 units (0.3%)	859 units (0.4%)	9,277 (5.0%)
Statewide Percentage	1.8%	0.4%	0.5%	6.5%

Source: Shimberg Center for Affordable Housing

PERMITTING HISTORY

The City of Davenport began electronic tracking of the single family home permitting starting with Fiscal Year 2005-06. **Table F8** below includes the permitting information from that tracking system.

Table F8:
Davenport Single Family Home Permitting, FY 05-06 To Present

Time Frame	# Units Permitted
10/2005 – 09/2006	30 New Homes
10/2006 – 09/2007	154 New Homes
10/2007 – 09/2008	70 New Homes and 20 condo units (5 buildings with 4 units per building)
10/2008 – 09/2009	13 New Homes
10/2009 – 09/2010	21 New Homes
10/2010 – Present	3 New Homes

Source: City of Davenport

EXISTING PROGRAMS

The City of Davenport greatly values its existing housing stock and has initiated several programs to preserve housing units, especially in the context of the larger neighborhood unit. Substandard and deteriorating housing conditions require code enforcement and rehabilitation programs. The City of Davenport's Code Enforcement Board is one tool used in correcting substandard housing conditions and hears cases each month.

G. LAND USE NEEDS ANALYSIS

As demonstrated in Section E, the adopted 2030 Future Land Use Map, in conjunction with the site specific development limitations included in FLU Policy 3.1(m), result in a decrease of 123 dwelling units and an increase of approximately 213,000 square feet of non-residential development from the development potential of the 2010 Future Land Use Map.

Tables G1 and G2 compare the houses needed to serve the projected 2015 and 2030 population to the housing stock generated by the Future Land Use amendments adopted in the 2010 Comprehensive Plan Update. As demonstrated in **Table G2**, by 2030, there will be a surplus of 250 dwelling units from the Future Land Use Amendments.

Table G1
2015 Projected Population Potential Usage - Housing Stock

2015 Projected Additional Persons [2015 Projected Population – 2009 Population]	Persons Per Household	Needed Houses	2010 Comprehensive Plan Update Amendments w/ FLU Policy 3.1(m) Generated Houses	Capacity Remaining
1,627 [4,385 – 2,758]	2.28	714 [1,627/2.28]	2,621	1,907

Table G2
2030 Projected Population Potential Usage – Housing Stock

2030 Projected Additional Persons [2030 Projected Population – 2009 Population]	Persons Per Household	Needed Houses	2010 Comprehensive Plan Update Amendments w/ FLU Policy 3.1(m) Generated Houses	Capacity Remaining
5,406	2.28	2,371	2,621	250

H. TRANSPORTATION

As indicated in Sections D and E of the Data and Analysis, the adopted Future Land Use Map Amendments decreased the development potential of the City by 123 dwelling units and only slightly increased the City's non-residential development potential by approximately 212,738 square feet.

The City of Davenport worked with the Polk Transportation Planning Organization (Polk TPO) as the Polk TPO prepared its 2035 Long Range Transportation Plan. The TPO included in its assumptions the maximum Future Land Use potential of all of the land within the Davenport including the adopted Future Land Use Map Amendments.

Through the Polk TPO 2035 model, it was determined that all of the functionally classified roads continue to operate below or at their adopted level of service standards through the year 2030. The following tables indicate the 2009 level of service standards, the 2014 level of services standards and the projected 2030 level of service standards. With the roadway improvements indicated in the tables and on the adopted 2030 Future Transportation Map Series, the roadways will continue to operate at their adopted level of service standards. The improvements indicated are adopted in the Polk TPO 2035 Long Range Transportation Plan.

The City will control the transportation impacts from the Future Land Use Map Amendment sites through a policy to limit the amount of development that can occur based on the provision of water, wastewater, roads, and public school facilities to accommodate the demand. Policy 3.1(m) is included in the Future Land Use Element to meter the development potential for the developable sites in the Amendments. The addition of this policy allows the City of Davenport to be able to demonstrate the future vision for the City and its growth while ensuring that the City's facilities can serve the development.

City of Davenport 2030 Roadway Network

Roadway	From	To	Maintenance Jurisdiction	Functional Classification	SIS (Yes/ N/A)	City Adopted Peak-Hour LOS Standard		2009 Highway LOS	Forecasted 2014 Highway LOS	Forecasted 2030 Model Highway LOS	LOS Sufficiency (Yes/No)			Number of Lanes & Types*		
						Multi-Modal LOS	Highway LOS				2009	2014	2030	Existing Lanes & Types	2014 Proposed Lanes & Types	2030 Model Proposed Lanes & Types
CR 547 (Jackson Hwy/Railroad Ave)	US 27	CR 547 (Bay St)	County	Urban Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	4D
CR 547 (Jackson Hwy/Railroad Ave)	CR 547 (Bay St)	CR 54 (Ronald Regan Pkwy)	County	Urban Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	4D
Holly Hill Rd	CR 547	US 27	County	Rural Minor Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	2U
North Blvd	Holly Hill Rd	CR 547	County	Rural Minor Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	2U
Orchid Dr	Patterson Rd	CR 547	County	Rural Minor Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	2U
Tenth St	Bates Rd	CR 547	County	Urban Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	2U
US 17/92	CR 580	CR 547	State	Principal Arterial	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	4D
US 17/92	CR 547	Osceola County Line	State	Principal Arterial	N/A		D	D	D	D	Yes	Yes	Yes	2U	2U	4D
US 27	Bates Rd	CR 547	State	Principal Arterial	Yes		C	B	B	C	Yes	Yes	Yes	6D	6D	6D

Source: 2010 Polk County Roadway Database and Polk TPO 2030 Long Range Transportation Plan

* Number indicates number of lanes. U = Undivided; D = Divided; B= One-way

City of Davenport 2030 Roadway Network

Proposed New Roads and Road Improvements - 2030

Roadway	From	To	Proposed Number of Lanes & Type
10th St Extension	CR 547	North Blvd	New 2U
CR 547 (Jackson Hwy/Railroad Ave)	US 27	CR 547 (Bay St)	Widen to 4L
CR 547 (Jackson Hwy/Railroad Ave)	CR 547 (Bay St)	CR 54 (Ronald Regan Pkwy)	Widen to 4L
West Blvd Connector	Patterson Rd	South Blvd	New 2U
Cro Martie Rd Extension	Cro Martie Rd	West Blvd Extension	New 2U
Hibiscus Extension	US 17/92	Powerline Rd Extension	New 2U
Horseshoe Creek Rd Extension	Huckleberry Rd	Eastern City Limits	New 2U
Powerline Rd Extension	South Blvd	Temples Ln	New 4L
Temples Ln	Powerline Rd Extension	US 17/92	Widen to 4L
US 17/92	CR 580	CR 547	Widen to 4L
US 17/92	CR 547	Osceola County Line	Widen to 4L

City of Davenport 2030 Roadway Network

Proposed Roadway Surface (Paving) Improvements - 2030

Roadway	From	To
Forest Lake Dr / Kingman Rd	Holly Hill Rd	North Blvd
Olsen Rd	10th St N	US 17/29
Cro Martie Rd	10th St N	Cro Martie Rd Extension
West Blvd N	South Blvd W	Northern City Limits
Horseshoe Creek Rd	Powerline Rd	Huckleberry Rd

I. WATER

****Note: The City of Davenport adopted the 10-Year Water Supply Plan on December 27, 2010.*

The City of Davenport maintains a municipal water system that provides potable water to permanent and seasonal residents within the City limits, and additional customers beyond the municipal boundaries. The City operates one water treatment plant with the capacity to treat and distribute 1.765 million gallons of water per day (MGD). A second plant has been constructed, thus giving Davenport an additional 1 MGD treatment capacity. The City's water use permit (WUP) allows treatment of up to 1,001,170 GPD. Current demand is 742,743 gallons per day (GPD), which is 74 percent of the WUP.

The potable water level of service adopted in the Davenport Comprehensive Plan is 142.5 gallons per capita per day (GPCD). The current water usage figure is based on a service area population of 4,820, which includes 2,705 permanent residents (2008 BEBR population estimate) plus seasonal and out-of-city users. As shown in **Table I1**, if the City of Davenport was built out to full capacity as shown on the 2010 Future Land Use Map, the City would have 1.3 million GPCD remaining in capacity.

Table I1
Current Maximum Future Land Use Potential Usage - Water

2010 Water Usage (gpcd)	2010 Developable FLU Maximum Water Usage (gpcd)	2010 Total Maximum Water Usage (gpcd)	Total Capacity	Capacity Remaining
742,743	685,903	1,428,646	2,765,000	1,336,354

The population projections show a City population of 4,385 for 2015, an increase of 1,627 persons, and a population of 8,164 for 2030, an increase of 5,406 persons. **Tables I2 and I3** include analysis of water impacts for the projected 2015 and 2030 populations. As displayed in **Table I2**, meeting the needs of water use for the projected 2015 City population results in a surplus of approximately 2.1 million GPCD. The projected 2030

population would require approximately 1.2 million GPCD, which would leave the City with a surplus of 1.6 million GPCD (**Table I3**).

Table I2
2015 Projected Population Potential Usage - Water

2015 Projected Population	Water Level of Service	2015 Maximum Water Usage (gpcd)	Total Capacity	Capacity Remaining
4,385	142.5 gpcd	624,863	2,765,000	2,140,138

Table I3
2030 Projected Population Potential Usage - Water

2030 Projected Population	Water Level of Service	2030 Maximum Water Usage (gpcd)	Total Capacity	Capacity Remaining
8,164	142.5 gpcd	1,163,370	2,765,000	1,601,630

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 2,621 dwelling units since Future Land Use Element policy 3.1(m) limits the development potential of most of the proposed Future Land Use Map amendment sites to 2,613 dwelling units. At 2.28 persons per household, these 2,622 dwelling units would add an additional 5,976 persons. The inclusion of the proposed Future Land Use Map and text changes, including FLU Policy 1.3(m), with the current water usage of the City would generate 1.2 million GPCD of water use. This impact would leave the City with approximately 1.5 million GPCD remaining in capacity (**Table I4**).

Table I4
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage limited by FLU Policy 3.1(m) - Water Usage

Amendment Developable Maximum Population	Water Level of Service	Total Water Usage (gpcd) [Amendment Water Usage + Current Water Usage]	Total Capacity	Capacity Remaining
5,976	142.5 gpcd	1,244,578 [851,563 + 393,015]	2,765,000	1,520,422

The City of Davenport is currently working with Haines City and Polk County to develop water service agreements, which will provide additional help with capacity and demand. In addition, the City added a water treatment plant to the CIE long range needs list in recognition that additional water treatment will be necessary to serve all future development, especially if FLU Policy 1.3(m) is to be amended in the future to permit further development.

J. WASTEWATER

The City of Davenport currently operates one wastewater treatment facility with a treatment capacity of 150,000 gallons per day (GPD), with the ability to increase capacity to 300,000 GPD. The City has long range plans to construct and expand facilities, resulting in a treatment capacity of 1,125,000 GPD and expand Average daily flow of wastewater to the plant. The City has received a grant from the United States Department of Agriculture to expand its wastewater system and to take 600 existing homes off of septic tanks and connect those homes to the sewer system.

Wastewater facility construction and line extensions to meet future needs are included in the City's Five-Year Capital Improvements Plan. A total of $28,509,000 is budgeted from Fiscal Years 2008/09 to 2012/13. Approximately $16.9 million of the total is budgeted for the Phase VI 500,000 GPD treatment facility. In addition, a wastewater treatment plant is included in the CIE long range needs list in recognition that additional wastewater treatment will be necessary to serve all future development, especially if FLU Policy 1.3(m) is to be amended in the future to permit further development.

The wastewater level of service adopted in the Davenport Comprehensive Plan is 100 gallons per capita per day (GPCD). The current wastewater usage figure is based on a service area population of 4,820, which includes 2,705 permanent residents (2008 BEBR population estimate) plus seasonal and out-of-city users. As shown in **Table J1**, if the City of Davenport was built out to full capacity as shown on the 2010 Future Land Use Map, the City would have 635,069 GPCD remaining in capacity.

Table J1
Current Maximum Future Land Use Potential Usage - Wastewater

2010 Wastewater Usage (gpcd)	2010 Developable FLU Maximum Wastewater Usage (gpcd)	2010 Total Maximum Wastewater Usage (gpcd)	Total Capacity	Capacity Remaining
13,197	489,931	503,128	1,125,000	635,069

The population projections show a city population of 4,385 for 2015, an increase of 1,627 persons, and a population of 8,164 for 2030, an increase of 5,406 persons. **Tables J2 and J3** include analysis of wastewater impacts for the projected 2015 and 2030 populations. As displayed in **Table J2**, meeting the needs of wastewater use for the projected 2015 City population results in a surplus of approximately 687,500 GPCD. The projected 2030 population would require approximately 816,400 GPCD, which would leave the City with a surplus of 308,600 GPCD (**Table J3**).

Table J2
2015 Projected Population Potential Usage - Wastewater

2015 Projected Population	Wastewater Level of Service	2015 Maximum Wastewater Usage (gpcd)	Total Capacity	Capacity Remaining
4,385	100 gpcd	438,500	1,125,000	686,500

Table J3
2030 Projected Population Potential Usage - Wastewater

2030 Projected Population	Wastewater Level of Service	2030 Maximum Wastewater Usage (gpcd)	Total Capacity	Capacity Remaining
8,164	100 gpcd	816,400	1,125,000	308,600

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 2,621 dwelling units since Future Land Use Element policy 3.1(m) limits the development potential of most of the proposed Future Land Use Map amendment sites to 2,613 dwelling units. At 2.28 persons per household, these 2,622 dwelling units would add an additional 5,976 persons. The inclusion of the proposed Future Land Use Map and text changes, including FLU policy 1.3(m), with the current wastewater usage of the City would generate 610,785 GPCD of water use. This impact would leave the City with approximately 514,215 GPCD remaining in capacity (**Table J4**).

Table J4
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage limited by FLU Policy 3.1(m) - Wastewater Usage

Amendment Developable Maximum Population	Wastewater Level of Service	Total Wastewater Usage (gpcd) [Amendment Wastewater Usage + Current Wastewater Usage]	Total Capacity	Capacity Remaining
5,976	100 gpcd	610,785 [597,588 + 13,197]	1,125,000	514,215

K. RECREATION AND OPEN SPACE

The City of Davenport currently has approximately 44 acres of recreation and open space. The City's recreation and Open Space level of service is 5.5 acres per 1,000 residents. Currently, the City has approximately 16 acres of parks per 1,000 people.

As shown in **Table K1**, if the City of Davenport was built out to full capacity as shown on the 2010 Future Land Use Map, the City would have 3.4 acres per 1,000 persons remaining in capacity.

Table K1
Current Maximum Future Land Use Potential Usage – Recreation and Open Space

2010 Recreation Acreage (acres/1,000 people)	2010 Developable FLU Maximum Recreation Acreage (acres/1,000 people)	2010 Total Maximum Recreation Acreage (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
15.74	8.86	5.67	5.5	3.4

The population projections show a city population of 4,385 for 2015, an increase of 1,627 persons, and a population of 8,164 for 2030, an increase of 5,406 persons. **Tables K2 and K3** include analysis of recreation and open space impacts for the projected 2015 and 2030 populations. As displayed in **Table K2**, meeting the needs of recreation and open space use for the projected 2015 City population results in 9.9 acres of parks with a surplus of approximately 4.4 acres. The projected 2030 population would require approximately 5.3 acres of parks with a surplus of approximately 0.2 acres (**Table K3**).

Table K2
2015 Projected Population Potential Usage – Recreation and Open Space

2015 Projected Population	Recreation and Open Space Acreage	2015 Projected Recreation and Open Space Available (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
4,385	44 acres	9.9	5.5	4.4

Table K3
2030 Projected Population Potential Usage – Recreation and Open Space

2015 Projected Population	Recreation and Open Space Acreage	2030 Projected Recreation and Open Space Available (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
8,164	44 acres	5.3	5.5	0.2

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 2,621 dwelling units since Future Land Use Element policy 3.1(m) limits the development potential of most of the proposed Future Land Use Map amendment sites to 2,613 dwelling units. At 2.28 persons per household, these 2,622 dwelling units would add an additional 5,976 persons. The inclusion of the proposed Future Land Use Map and text changes, including FLU policy 1.3(m), with the current population of the City would generate a need for 7.3 acres of recreation and open space. This impact would leave the City with approximately 1.8 acres short of meeting the level of service requirement (**Table K4**).

Table K4
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage limited by FLU Policy 3.1(m) - Recreation and Open Space

Amendment Developable Maximum Population	Recreation and Open Space Acreage	Amendment Projected Recreation and Open Space Requirement (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
5,976	44 acres	7.3	5.5	-1.8

The City does not currently have any requirements in the Comprehensive Plan or Land Development Regulations requiring land donation from new developers. That is an option that the City will consider to ensure level of service requirements are maintained. In addition, the establishment of a public park of a minimum of 4 acres by 2030 is included in the CIE long range needs list in recognition that additional recreation and open space is needed to meet level of service requirements for adopted development and to serve all future development, especially if FLU Policy 1.3(m) is to be amended in the future to permit further development.

L. SCHOOLS

Two public schools are located within Davenport's City limits. The Davenport School of the Arts is located three blocks south of Davenport's central business district, with a current (2008-2009) enrollment of 736 students in grades Pre-Kindergarten through 8th grade. A new school, Horizons Elementary School (Pre-Kindergarten through 5th grade), opened in 2008 along Forest Lake Drive in the far northwest area of the City, with a 2008-2009 enrollment of 837 students. Ridge Community High School is located directly southwest of the City limits, with a current enrollment of 1,933 students, grades 9 – 12.

The Polk County School Board uses the Florida Inventory of School Houses (FISH) information to determine enrollment in relation to school capacity for each school. Based on Florida Department of Education (FDOE) formulas, FISH Capacity is the number of students that may be housed in a facility at any given time based on a utilization percentage of the number of existing satisfactory student stations. The level of service (LOS) standard for Polk County public schools is defined as school enrollment as a percentage of school student capacity based on FISH. The LOS established for schools

within the Polk County School District is a tiered system that, by the year 2011-12, is set at 100% FISH capacity for all school types.

As demonstrated in Section E, the adopted 2030 Future Land Use Map, in conjunction with the site specific development limitations included in FLU Policy 3.1(m), result in a decrease of 123 dwelling units and an increase of approximately 213,000 square feet of non-residential development from the development potential of the 2010 Future Land Use Map (**Table L1**). The decrease in the dwelling units should alleviate pressure on the schools impacted by the residents in the City of Davenport. Please see the maps section for attendance areas of elementary, middle, and high schools for Davenport.

Table L1
Difference in Development Potential for Davenport

Development Potential	Developable Acreage	Residential Development Potential Dwelling unit (du)	Non-Residential Development Potential Square feet (sf)
2010	1,104.76	6,066.00 du	8,369,618 sf
2030	1,104.76	5,943.20 du	8,582,356 sf
DIFFERENCE		**(122.80 du)**	**212,738 sf**

M. ENVIRONMENTAL

The City of Davenport recognizes the importance of protecting environmental resources. The adopted Future Land Use Map changes included the application of the Conservation Future Land Use over wetlands and special areas such as stands of trees to conserve these environmental areas into the future.

N. 2010 EAR-BASED COMPREHENSIVE PLAN AMENDMENTS – FUTURE LAND USE TEXT AMENDMENTS

As part of the 2010 Comprehensive Plan Update, the City of Davenport adopted changes to the names of existing Future Land Use Categories to allow for more uniform nomenclature and prevent false assumptions being made about a category based on its name. The City also adopted two new Future Land Use Categories: Office Park and Manufacturing/Warehouse. These new categories were added to provide for increased economic opportunities. By having categories strictly devoted to single uses, the City provides clear locational criteria and opportunities to potential economic development.

The City also re-evaluated the densities and intensities of the different Future Land Use Categories. The residential densities were amended from net dwelling units per acre to gross dwelling units per acre to provide a clear understanding of what can be developed on property. For the Future Land Use Categories that did not include intensities, floor area ratios were added.

O. 2010 EAR-BASED COMPREHENSIVE PLAN AMENDMENTS – FUTURE LAND USE MAP AMENDMENTS

As a part of the 2010 Comprehensive Plan Update, the City of Davenport changed the Future Land Use category on a total of 872 acres of land. Approximately 384 acres were changed from a County Future Land Use category to a City Future Land Use category, while approximately 488 acres were changed to a different City Future Land Use to better reflect the land use on site or to better serve the potential economic development of the City.

Table O1 includes a comparison of the change in development potential that occurred as a result of the adoption of the Future Land Use Map Amendments in conjunction with the adoption of FLU Policy 3.1(m). As displayed, the adopted Future Land Use map amendments in conjunction with the text amendments result in a development potential change that includes a decrease of 123 dwelling units and an increase of 212,738 square feet of non-residential development.

Table O1
Change in Development Potential for Davenport

DEVELOPMENT POTENTIAL	Developable Acreage	Residential Development Potential	Non-Residential Development Potential
2010	1,104.76	6,066.00 du	8,369,618 sf
2030	1,104.76	5,943.20 du	8,582,356 sf
DIFFERENCE		**(122.80 du)**	**212,738 sf**

The map titled **City of Davenport – Future Land Use Amendment Sites**, which is located in the Maps Section of the Data and Analysis, displays the adopted future land use map amendments grouped into sites. Following this map are seven maps that display the amendment areas on an aerial map showing the developable land. A discussion of the 25 sites follows.

1. Site 1: (Map Area 1 and Map Area 2).

Site 1 includes a total of 85.43 acres. Site 1 is included on Map Area 1 and Map Area 2. Table 1A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 1A
Site 1 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Low	Commerce Activity Center	85.43

As depicted in **Table 1A** above, the 2010 Future Land Use designation provides for a total of 85 acres of County Residential Low Future Land Use. The Adopted 2030 Future Land Use provides for 85 acres of Commerce Activity Center (CAC) to establish a commercial hub for Davenport and to provide large tracts of land for development of large scale commercial development.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of nonresidential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 1 includes 85.43 acres of developable land. **Table 1B** below provides a comparison of the maximum potential of the developable acreage of Site 1 under

the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 1B
Site 1 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County RL *(5 du/ac and 0.25 FAR)*	85.43 ac	427.15 du 930,332.7 sf	CAC *(0 du/ac and 2.0 FAR)*	0 du 7,442,661.6 sf	(427.15 du) 6,512,328.9 sf

As shown in **Table 1B**, the Future Land Use Amendment for Site 1 provides an increase of 6.5 million square feet in non-residential uses on the property. The amendment provides for a decrease of approximately 427 potential dwelling units. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non residential uses, which means that all of the 7.4 million square feet of non-residential that is the maximum development potential could not develop.

Site 1 Schools Analysis:

The adopted 2030 Future Land Use for site 1 results in no impacts to schools since no residential units can be built. The reduction in dwelling unit potential from 427 to 0 for site 1 means that the 2010 impacts of the 427 dwelling units that this site could generate can be transferred to one of the other site amendments which are generating school impacts to maintain the balance.

2. Site 2: (Map Area 1).

Site 2 includes a total of 25.73 acres. Site 2 is included on Map Area 1. **Table 2A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 2A
Site 2 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Low	Government/Institutional	20.73
County Residential Suburban	Government/Institutional	5.00

As depicted in **Table 2A** above, the 2010 Future Land Use designation provides for a total of 25.73 acres, split between County Residential Low Future Land Use (20.73 acres) and County Residential Suburban (5.00 acres). The Adopted 2030 Future Land Use provides for 25.73 acres of Government/Institutional (G/I) to recognize an existing Public School (Horizons Elementary School).

Site 2 includes 0 acres of developable land. Site 2 is developed with Horizons Elementary School. **Table 2B** below provides a comparison of the maximum potential of the developable acreage of Site 2 under the 2010 Future Land Use and under the 2030 Future Land Use. As is evident on Map Area 1, site 2 is a developed site.

Table 2B
Site 2 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County RL	0.00 ac	0 du 0 sf	G/I	0 du 0 sf	0 du 0 sf
County RS	0.00 ac	0 du 0 sf	G/I	0 du 0 sf	0 du 0 sf
TOTALS	**0.00 ac**	**0 du 0 sf**		**0 du 0 sf**	**0 du 0 sf**

As shown in **Table 2B**, the Future Land Use Amendment for Site 2 provides no change in either residential or non-residential uses on the property since the property is developed with an elementary school.

Site 2 Schools Analysis:

The adopted 2030 Future Land Use for site 2 results in no impacts to schools since the site is developed with an elementary school.

3. Site 3: (Map Area 1).

Site 3 includes a total of 20 acres. Site 3 is included on Map Area 1. **Table 3A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 3A
Site 3 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Suburban	Residential Medium	20.00

As depicted in **Table 3A** above, the 2010 Future Land Use designation provides for a total of 20 acres of County Residential Suburban Future Land Use. The Adopted 2030 Future Land Use provides for 20 acres of Residential Medium (RM) to allow medium density development close to the existing school and other public infrastructure.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for

increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 3 includes 20 acres of developable land. **Table 3B** below provides a comparison of the maximum potential of the developable acreage of Site 3 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 3B
Site 3 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County RS *(3 du/ac and 0.25 FAR)*	20.00 ac	60 du 217,800 sf	City RM *(9.99 du/ac and 0 FAR)*	199.80 du 0.00 sf	139.8 du (217,800 sf)

As shown in **Table 3B**, the Future Land Use Amendment for Site 3 provides a decrease of approximately 218,000 square feet in non-residential uses on the property. The amendment provides for an increase of approximately 140 potential dwelling units. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 200 dwelling units that is the maximum development potential could develop.

Site 3 Schools Analysis:

The adopted 2030 Future Land Use for site 3 results in impacts to schools since approximately 200 residential units can be built. The increase of 140 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

4. Site 4: (Map Areas 1 and 2).

Site 4 includes a total of 111 acres. Site 4 is included on Map Areas 1 and 2. **Table 4A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 4A
Site 4 Future Land Use Amendment Acreage

2010 Future Land Use	Acres	2030 Adopted Future Land Use	Acres
County Residential Suburban	18.73	Commerce Activity Center	3.54
		Government/Institutional	0.19
		Residential High	15.00
County Residential Low	15.00	Residential High	15.00
City Single Family Residential	71.64	Residential High	68.48
		Conservation	3.16
City Commercial	5.69	Residential High	5.69
TOTAL	**111.06**		**111.06**

As depicted in **Table 4A** above, the 2010 Future Land Use designation provides for a total of 18.73 acres of County Residential Suburban, 15 acres of County Residential Low, 71.64 acres of City Single Family Residential, and 5.69 acres of City Commercial Future Land Use. The Adopted 2030 Future Land Use results in this land being designated as Residential High (104.17 acres), Commerce Activity Center (3.54 acres), Government/Institutional (0.19 acres), and Conservation (3.16 acres) Future Land Use. The 2010 Future Land Use included no areas within the City designated for high density residential development. The 2030 Future Land Use allows high density developments in close proximity to commercial activities, 2 major transportation corridors (US 27 and US 17/92), and other public infrastructure.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 4 includes 110.97 acres of developable land. Approximately 0.09 acres located on the southern border of the site (Map 2) are classified as not developable because the acreage is in wetlands. **Table 4B** below provides a comparison of the maximum potential of the developable acreage of Site 4 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 4B
Site 4 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County RS *(3 du/ac and 0.25 FAR)*	18.73	56.19 du *(45 du on 15 ac; 10.62 du on 3.54 ac; 0.57 du on 0.19 ac)* 203,969.7 sq ft *(163,350.0 sf on 15 ac; 38,550.6 on 3.54 ac; 2,069.10 on 0.19 ac)*	City RH 15.0 ac *(20 du/ac and 0 FAR)*	300 du 0 sf	255 du (163,350 sq ft)
			City CAC 3.54 ac *(0 du/ac and 2.0 FAR)*	0 du 308,404.8 sq ft	(10.62 du) 269,854.2 sq ft
			City G/I 0.19 ac *(0 du/ac and 2.0 FAR)*	0 du 16,552.8 sf	(0.57 du) 14,483.7 sq ft

Subtotal	**18.73**	**56.19 du 203,969.7 sf**		**300 du 324,957.6 sf**	**243.81 du 120,987.9 sf**
County RL *(5 du/ac and 0.25 FAR)*	15.00	75 du 163,350 sf	City RH 15 ac *(20 du/ac and 0 FAR)*	300 du 0 sf	225 du (163,350 sf)
Subtotal	**15.00**	**75 du 163,350 sf**		**300 du 0 sf**	**225 du (163,350 sf)**
City SFR *(5 du/ac and 0.0 FAR)*	71.55	358.2 du *(341.95 du on 68.39 ac; 15.80 du on 3.16 ac)* 0 sf	City RH 68.39 ac *(20 du/ac and 0.0 FAR)*	1,367.80 du 0 sf	1,025.85 du 0 sf
			City CON 3.16 ac *(0 du/ac and 0.0 FAR)*	0 du 137.65 sf	(15.80 du) 137.65 sf
Subtotal	**71.55**	**357.75 du 0 sf**		**1,367.80 du 0 sf**	**1,010.05 du 137.65 sf**
City COM *(12 du/ac and 1.0 FAR)*	5.69	68.28 du 247,856.4 sf	City RH 5.69 ac *(20 du/ac and 0.0 FAR)*	113.80 du 0 sf	45.52 du (247,856.4 sf)
Subtotal	**5.69**	**68.28 du 247,856.4 sf**		**113.80 du 0 sf**	**45.52 du (247,856.4 sf)**
TOTAL	**110.79**	**557.22 du 615,176.10 sf**		**2,081.60 du 325,095.25 sf**	**1,524.38 du (290,080.85 sf)**

As shown in **Table 4B**, the Future Land Use Amendment for Site 4 provides an increase of 1,524 dwelling units and a decrease of 290,081 square feet in non-residential uses on the property. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that all of the 2,082 dwelling units that is the maximum development potential could possibly develop.

Site 4 Schools Analysis:

The adopted 2030 Future Land Use for site 4 results in impacts to schools since approximately 2,082 residential units can be built. The increase of 1,524 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

5. Site 5: (Map Area 1 and 3).

Site 5 includes a total of 20 acres. Site 5 is included on Map Area 1. **Table 5A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 5A
Site 5 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Single Family Residential	Residential Medium	20.00

As depicted in **Table 5A** above, the 2010 Future Land Use designation provides for a total of 20 acres of Single Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 20 acres of Residential Medium (RM) to allow more medium density opportunities near the existing school and other public infrastructure, including a future roadway improvement between CR 547 and North Blvd.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613

> dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 5 includes 20 acres of developable land. **Table 5B** below provides a comparison of the maximum potential of the developable acreage of Site 5 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 5B
Site 5 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City SFR *(5 du/ac and 0.0 FAR)*	20.00 ac	100 du 0 sf	City RM *(9.99 du/ac and 0 FAR)*	199.80 du 0.00 sf	99.8 du 0 sf

As shown in **Table 5B**, the Future Land Use Amendment for Site 5 provides for an increase of approximately 100 potential dwelling units and no change in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 200 dwelling units that is the maximum development potential could develop. There is no change in non-residential uses on the property since none are allowed in 2010 or 2030.

Site 5 Schools Analysis:

The adopted 2030 Future Land Use for site 5 results in impacts to schools since approximately 200 residential units can be built. The increase of 100 dwelling units that results from this amendment are offset from the reduction in dwelling unit

potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

6. Site 6: (Map Area 1 and 3).

Site 6 includes a total of 7 acres. Site 6 is included on Map Area 1. **Table 6A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 6A
Site 6 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Mobile Home/RV Park	Commerce Activity Center	7.00

As depicted in **Table 6A** above, the 2010 Future Land Use designation provides for a total of 7 acres of Mobile Home/RV Park Future Land Use. The Adopted 2030 Future Land Use provides for 7 acres of Commerce Activity Center (CAC) to expand the existing Commercial Activity Center area adjacent to this site because the current Commercial Activity Center acreage is too small to accommodate a commercial development with all the requirement improvements (setbacks, parking, landscaping, retention & other development standards).

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for

increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 6 includes 7 acres of developable land. **Table 6B** below provides a comparison of the maximum potential of the developable acreage of Site 6 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 6B
Site 6 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City MHRV *(10 du/ac and 0.0 FAR)*	7.00 ac	70 du 0 sf	City CAC *(0 du/ac and 1 FAR)*	0 du 304,920 sf	(70 du) 304,920 sf

As shown in **Table 6B**, the Future Land Use Amendment for Site 6 provides for a decrease of approximately 70 potential dwelling units and an increase of 304,920 square feet of non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum 3.075 million square feet of non-residential development, which means that the 304,920 square feet of non-residential that is the maximum development potential could potentially develop.

Site 6 Schools Analysis:

The adopted 2030 Future Land Use for site 6 results in no impacts to schools since the potential to develop approximately 70 residential units has been removed from this site.

7. Site 7: (Map Area 1).

Site 7 includes a total of 4.17 acres. Site 7 is included on Map Area 1. **Table 7A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 7A
Site 7 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Community Activity Center (CAC)	City Conservation	4.17

As depicted in **Table 7A** above, the 2010 Future Land Use designation provides for a total of 4.17 acres of County Community Activity Center Future Land Use. The Adopted 2030 Future Land Use provides for 4.17 acres of City Conservation (CON) to protect an existing tree canopy.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 7 includes 4.17 acres of developable land. **Table 7B** below provides a comparison of the maximum potential of the developable acreage of Site 7 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 7B
Site 5 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County CAC *(25 du/ac and 1.0 FAR)*	4.17 ac	104.25 du 181,645.2 sf	City CON *(0 du/ac and .001 FAR)*	0 du 181.65 sf	(104.25 du) (181,463.65 sf)

As shown in **Table 7B**, the Future Land Use Amendment for Site 7 provides for a decrease of approximately 104 potential dwelling units and a decrease of 181,464 square feet of non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet, which means that the 181.65 square feet of non-residential development that is the maximum development potential could potentially develop.

Site 7 Schools Analysis:

The adopted 2030 Future Land Use for site 7 results in no impacts to schools since the potential to develop approximately 104 residential units has been removed from this site.

8. Site 8: (Map Area 2).

Site 8 includes a total of 20 acres. Site 8 is included on Map Area 2. **Table 8A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 8A
Site 8 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Low (15 ac)	Office Park	20.00
City Commercial (5 ac)		

As depicted in **Table 8A** above, the 2010 Future Land Use designation provides for a total of 20 acres, split as 15 acres of County Residential Low Future Land Use and 5 acres of City Commercial Future Land Use. The Adopted 2030 Future Land Use provides for 20 acres of Office Park (OP) provide for a transition area between the commercial area to the west and residential area to the east.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 8 includes 20 acres of developable land. **Table 8B** below provides a comparison of the maximum potential of the developable acreage of Site 8 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 8B
Site 8 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County RL *(5 du/ac and 0.25 FAR)*	15.00 ac	75 du 163,350 sf	City OP *(0 du/ac and 1 FAR)*	0 du 653,400 sf	(75 du) 490,050 sf
City COM *(12 du/ac and 1 FAR)*	5.00 ac	60 du 217,800 sf	City OP *(0 du/ac and 1 FAR)*	0 du 217,800 sf	(60 du) 0 sf
TOTALS	**20.00 ac**	**135 du 381,150 sf**		**0 du 871,200 sf**	**(135 du) 490,050 sf**

As shown in **Table 8B**, the Future Land Use Amendment for Site 8 provides for a decrease of approximately 135 potential dwelling units and an increase of 490,050 square feet in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet, which means that the 490,050 square feet of non-residential development that is the maximum development potential could potentially develop.

Site 8 Schools Analysis:

The adopted 2030 Future Land Use for site 8 results in no impacts to schools since the potential to develop approximately 135 residential units has been removed from this site.

9. Site 9: (Map Area 2, 3, and 4).

Site 9 includes a total of 17.5 acres. Site 9 is included on Map Area 2. **Table 9A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use.

The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 9A
Site 9 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Mobile Home/Recreational Vehicle	Residential Low	17.5

As depicted in **Table 9A** above, the 2010 Future Land Use designation provides for a total of 17.5 acres of Mobile Home/Recreational Vehicle Future Land Use. The Adopted 2030 Future Land Use provides for 17.5 acres of Residential Low (RL) to recognize the existing single-family mobile home lot development on site.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Of the 17.5 acres of land included in site 9, 2.23 acres are developable land. **Table 9B** below provides a comparison of the maximum potential of the developable acreage of Site 9 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 9B
Site 9 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City MHRV *(10 du/ac and 0 FAR)*	2.23 ac	22.3 du 0 sf	City RL *(4.99 du/ac and 0 FAR)*	11.13 du 0.00 sf	(11.17 du) 0 sf

As shown in **Table 9B**, the Future Land Use Amendment for Site 9 provides for a decrease of approximately 11 potential dwelling units and no change in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 11 dwelling units that is the maximum development potential could develop. There is no change in non-residential uses on the property since none are allowed in 2010 or 2030.

Site 9 Schools Analysis:

The adopted 2030 Future Land Use for site 9 results in impacts to schools since approximately 11 residential units can be built. The decrease of 11 dwelling units that results from this amendment offset the impacts in dwelling unit potential from other sites, which ultimately helps maintain the balance as was in place prior to the amendments.

10. Site 10: (Map Area 2 and 4).

Site 10 includes a total of 14.37 acres. Site 10 is included on Map Area 2. **Table 10A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 10A
Site 10 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Single Family Residential	Residential Medium	14.37

As depicted in **Table 10A** above, the 2010 Future Land Use designation provides for a total of 14.37 acres of Single Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 14.37 acres of Residential Medium (RM) to be consistent with the existing land use adjacent to the east and south of the site.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 10 includes 14.37 acres of developable land. **Table 10B** below provides a comparison of the maximum potential of the developable acreage of Site 10 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 10B
Site 10 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City SFR *(5 du/ac and 0 FAR)*	14.37 ac	71.85 du 0 sf	City RM *(9.99 du/ac and 0 FAR)*	143.56 du 0.00 sf	71.77 du 0 sf

As shown in **Table 10B**, the Future Land Use Amendment for Site 10 provides for an increase of approximately 72 potential dwelling units and no change in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 72 dwelling units that is the maximum development potential could develop. There is no change in non-residential uses on the property since none are allowed in 2010 or 2030.

Site 10 Schools Analysis:

The adopted 2030 Future Land Use for site 10 results in impacts to schools since approximately 72 residential units can be built. The increase of 72 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

11. Site 11: (Map Area 4).

Site 11 includes a total of 1.38 acres. Site 11 is included on Map Area 4. **Table 11A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 11A
Site 11 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Multi-Family Residential	City Conservation	1.38

As depicted in **Table 11A** above, the 2010 Future Land Use designation provides for a total of 1.38 acres of City Multi-Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 1.38 acres of City Conservation (CON) to recognize the existing wetland/conservation area.

Site 11 includes 0 acres of developable land. **Table 11B** below provides a comparison of the maximum potential of the developable acreage of Site 11 under the 2010 Future Land Use and under the 2030 Future Land Use.

Table 11B
Site 11 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City MFR *(8 du/ac and 0 FAR)*	1.38 ac	0 du 0 sf	City CON *(0 du/ac and .001 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 11B**, the Future Land Use Amendment for Site 11 provides no change in either residential or non-residential uses on the property since the property is not developable because the site is wetlands.

Site 11 Schools Analysis:

The adopted 2030 Future Land Use for site 2 results in no impacts to schools since the site is not developable due to the presence of wetlands.

12. Site 12: (Map Area 4 and 6).

Site 12 includes a total of 67 acres. Site 12 is included on Map Area 4 and 6. **Table 12A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 12A
Site 12 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Suburban (60 ac)	City Residential Low (58 ac)	67.00
Lake (7 ac)	City Conservation (9 ac)	

As depicted in **Table 12A** above, the 2010 Future Land Use designation provides for a total of 67 acres, split as 60 acres of County Residential Suburban Future Land Use and 7 acres of Lake. The Adopted 2030 Future Land Use provides for 58 acres of Residential Low (RL) and 9 acres of Conservation to recognize an existing single-family development that has been plated and constructed and to identify the existing wetland/conservation areas. Site 12 is being changed to Residential Low and Conservation, which is consistent with the surround density and development pattern, including identifying existing wetland/conservation areas.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with

these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 12 includes 25.11 acres of developable land. **Table 12B** below provides a comparison of the maximum potential of the developable acreage of Site 12 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 12B
Site 12 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County RS *(3 du/ac and 0.25 FAR)*	25.11 ac	75.33 du 273,447.9 sf	City RL *(4.99 du/ac and 0 FAR)*	125.3 du 0 sf	49.97 du (273,447.9 sf)

As shown in **Table 12B**, the Future Land Use Amendment for Site 12 provides for an increase of approximately 50 potential dwelling units and a decrease of 273,448 square feet in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 50 dwelling units that is the maximum development potential could develop.

Site 12 Schools Analysis:

The adopted 2030 Future Land Use for site 12 results in impacts to schools since approximately 50 residential units can be built. The increase of 50 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

13. Site 13: (Map Area 3).

Site 13 includes a total of 21.44 acres. Site 13 is included on Map Area 3. **Table 13A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 13A
Site 13 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Suburban (21.44 ac)	City Residential Low	12.52
	City Conservation	8.92

As depicted in **Table 13A** above, the 2010 Future Land Use designation provides for a total of 21.44 acres of County Residential Suburban Future Land Use. The Adopted 2030 Future Land Use provides for 12.52 acres of Residential Low (RL) and 8.92 acres of Conservation to recognize the existing wetland/conservation area and allow low density development on the upland portion of site.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 13 includes 5.22 acres of developable land. **Table 13B** below provides a comparison of the maximum potential of the developable acreage of Site 13 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 13B
Site 13 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County RS *(3 du/ac and 0.25 FAR)*	5.22 ac	15.66 du 56,845.8 sf	City RL *(4.99 du/ac and 0 FAR)*	62.47 du 0 sf	46.81 du (56,845.8 sf)

As shown in **Table 13B**, the Future Land Use Amendment for Site 13 provides for an increase of approximately 47 potential dwelling units and a decrease of 56,845.8 square feet in non-residential development. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 47 dwelling units that is the maximum development potential could develop.

Site 13 Schools Analysis:

The adopted 2030 Future Land Use for site 13 results in impacts to schools since approximately 47 residential units can be built. The increase of 47 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

14. Site 14: (Map Area 3 and 5).

Site 14 includes a total of 23.38 acres. Site 14 is included on Map Area 3 and 5. **Table 14A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the

adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 14A
Site 14 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Multi-Family Residential	City Residential Low	23.38

As depicted in **Table 14A** above, the 2010 Future Land Use designation provides for a total of 23.38 acres of City Multi-Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 23.38 acres of Residential Low (RL) to recognize existing single-family homes and an undeveloped phase of a single-family development that has an approved Developer's Agreement.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 14 includes 21.40 acres of developable land. **Table 14B** below provides a comparison of the maximum potential of the developable acreage of Site 14 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 14B
Site 14 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City MFR *(8 du/ac and 0 FAR)*	21.40 ac	171.20 du 0 sf	City RL *(4.99 du/ac and 0 FAR)*	116.67 du 0 sf	(54.53 du) 0 sf

As shown in **Table 14B**, the Future Land Use Amendment for Site 14 provides for a decrease of approximately 55 potential dwelling units. There is no change in non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 117 dwelling units that is the maximum development potential could develop.

Site 14 Schools Analysis:

The adopted 2030 Future Land Use for site 14 results in impacts to schools since approximately 117 residential units can be built. The decrease of 55 dwelling units that results from this amendment offset the impacts in dwelling unit potential from other sites, which ultimately helps maintain the balance as was in place prior to the amendments.

15. Site 15: (Map Area 3).

Site 15 includes a total of 25.13 acres. Site 15 is included on Map Area 3. **Table 15A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 15A
Site 15 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Single Family Residential	City Residential High	25.13

As depicted in **Table 15A** above, the 2010 Future Land Use designation provides for a total of 25.13 acres of City Single Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 25.13 acres of Residential High (RH) because there are no high density residential developments close to downtown. As commuter rail and other transit options develop, there will be a need for higher density residential developments within close proximity to these services.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 15 includes 10.88 acres of developable land. **Table 15B** below provides a comparison of the maximum potential of the developable acreage of Site 15 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 15B
Site 15 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City SFR *(5 du/ac and 0 FAR)*	10.88 ac	54.40 du 0 sf	City RH *(20 du/ac and 0 FAR)*	502.60 du 0 sf	448.20 du 0 sf

As shown in **Table 15B**, the Future Land Use Amendment for Site 15 provides for an increase of approximately 448 potential dwelling units. There is no change in non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 503 dwelling units that is the maximum development potential could develop.

Site 15 Schools Analysis:

The adopted 2030 Future Land Use for site 15 results in impacts to schools since approximately 503 residential units can be built. The increase of 448 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

16. Site 16: (Map Area 5).

Site 16 includes a total of 7.93 acres. Site 16 is included on Map Area 5. **Table 16A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 16A
Site 16 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Industrial	City Manufacturing/Warehouse	7.93*

* Please Note that this acreage differs from the 33.07 acres included in the Transmittal package due to a calculation error in GIS. However, the parcel shape is identical. All calculations have been adjusted to reflect this correction.

As depicted in **Table 16A** above, the 2010 Future Land Use designation provides for a total of 7.93 acres of City Industrial Future Land Use. The Adopted 2030 Future Land Use provides for 7.93 acres of Manufacturing/Warehouse (MW) to serve as a better transition for the neighboring residential uses through the reduction in intensity and the requirement for no outdoor storage.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 16 includes 1.06 acres of developable land. **Table 16B** below provides a comparison of the maximum potential of the developable acreage of Site 16 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 16B
Site 16 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City I *(0 du/ac and 1 FAR)*	1.93 ac	0 du 46,173.6 sf	City MW *(0 du/ac and 1 FAR)*	0 du 46,173.6 sf	0 du 0 sf

As shown in **Table 16B**, the Future Land Use Amendment for Site 16 provide for no change in residential or non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential development, which means that the 46,174 square feet of non-residential development that is the maximum development potential could develop.

Site 16 Schools Analysis:

The adopted 2030 Future Land Use for site 16 results in no impacts to schools since neither the 2010 Future Land Use nor the 2030 Future Land Use for the site generates residential development potential.

17. Site 17: (Map Area 5).

Site 17 includes a total of 2.5 acres. Site 17 is included on Map Area 5. **Table 17A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 17A
Site 17 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Multi-Family Residential	City Industrial	2.5

As depicted in **Table 17A** above, the 2010 Future Land Use designation provides for a total of 2.50 acres of City Multi-Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 2.50 acres of Industrial (I) to recognize an existing outdoor storage area use. The site is located adjacent to the rail road tracks, will is beneficial for industrial development.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 17 includes 2.50 acres of developable land. **Table 17B** below provides a comparison of the maximum potential of the developable acreage of Site 17 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 17B
Site 17 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City MFR *(8 du/ac and 0 FAR)*	2.50 ac	20.00 du 0 sf	City I *(0 du/ac and 1 FAR)*	0.00 du 108,900 sf	(20.00 du) 108,900 sf

As shown in **Table 17B**, the Future Land Use Amendment for Site 17 provides for a decrease of approximately 20 potential dwelling units. There is an increase of 108,900 square feet of non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential development, which means that the 108,900 square feet of non-residential development that is the maximum development potential could develop.

Site 17 Schools Analysis:

The adopted 2030 Future Land Use for site 17 results in no impacts to schools since the 2030 Future Land Use does not provide residential development. The decrease of 20 dwelling units that results from this amendment offset the impacts in dwelling unit potential from other sites, which ultimately helps maintain the balance as was in place prior to the amendments.

18. Site 18: (Map Area 5).

Site 18 includes a total of 68.33 acres. Site 18 is included on Map Area 5. **Table 18A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 18A
Site 18 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Medium "X" 68.33 acres	City Residential Medium	59.48
	City Conservation	8.85

As depicted in **Table 18A** above, the 2010 Future Land Use designation provides for a total of 68.33 acres of County Residential Medium "X" Future Land Use. The Adopted 2030 Future Land Use provides for 59.48 acres of Residential Medium (RM) and 8.85 acres of Conservation (CON) to recognize the previous Polk County FLUM of Residential Medium "X". A portion of the site will be designated Conservation to recognize the existing stream and wetland/conservation areas.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 18 includes 41.25 acres of developable land. **Table 18B** below provides a comparison of the maximum potential of the developable acreage of Site 18 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 18B
Site 18 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County RMX *(15 du/ac and 0.25 FAR)*	41.25 ac	618.75 du 449,212.50 sf	City RM *(9.99 du/ac and 0 FAR)*	412.09 du 0 sf	(206.66 du) (449,212.50 sf)

As shown in **Table 18B**, the Future Land Use Amendment for Site 18 provides for a decrease of approximately 207 potential dwelling units and a reduction of approximately 449,000 square feet of non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 412 dwelling units that is the maximum development potential could develop.

Site 18 Schools Analysis:

The adopted 2030 Future Land Use for site 18 results in impacts to schools since approximately 412 residential units can be built. The decrease of 207 dwelling units that results from this amendment offset the impacts in dwelling unit potential from other sites, which ultimately helps maintain the balance as was in place prior to the amendments.

19. Site 19: (Map Area 5).

Site 19 includes a total of 2.10 acres. Site 19 is included on Map Area 5. **Table 19A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 19A
Site 19 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Industrial	City Office Park	2.10

As depicted in **Table 19A** above, the 2010 Future Land Use designation provides for a total of 2.10 acres of City Industrial Future Land Use. The Adopted 2030 Future Land Use provides for 2.10 acres of Office Park (OP) since parcels of this acreage are not conducive to industrial development.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 19 includes 0.53 acres of developable land. **Table 19B** below provides a comparison of the maximum potential of the developable acreage of Site 19 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 19B
Site 19 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City I *(0 du/ac and 1 FAR)*	0.53 ac	0 du 23,086.8 sf	City OP *(0 du/ac and 1 FAR)*	0 du 23,086.8 sf	0 du 0 sf

As shown in **Table 19B**, the Future Land Use Amendment for Site 19 provide for no change in residential or non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential development, which means that the 23,086.8 square feet of non-residential development that is the maximum development potential could develop.

Site 19 Schools Analysis:

The adopted 2030 Future Land Use for site 19 results in no impacts to schools since neither the 2010 Future Land Use nor the 2030 Future Land Use for the site generates residential development potential.

20. Site 20: (Map Area 5)

Site 20 includes a total of 5.29 acres. Site 20 is included on Map Area 5. **Table 20A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 20A
Site 20 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Industrial (1 ac)	Office Park	2.81
City Multi Family Residential (1.81 ac)		
City Industrial (2.47 ac)	Manufacturing/Warehouse	2.47
TOTAL		5.29

As depicted in **Table 20A** above, the 2010 Future Land Use designation provides for a total of 5.29 acres, split between City Industrial Future Land Use (3.47 acres) and City Multi-Family Residential (1.81acres). The Adopted 2030 Future Land Use provides for 2.81 acres of Office Park (OP) and 2.47 acres of Manufacturing/Warehouse (MW) to serve as a better transitional land use from the commercial to the east to the residential to the west. This change will also recognize an existing manufacturing/warehousing use on the current Industrial designated parcel.

Site 20 includes 0 acres of developable land. Site 20 is developed with a warehouse operation. **Table 20B** below provides a comparison of the maximum potential of the developable acreage of Site 20 under the 2010 Future Land Use and under the 2030 Future Land Use. As is evident on Map Area 5, site 20 is a developed site.

Table 20B
Site 20 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City I (20 du/ac and 1 FAR)	0.00 ac	0 du 0 sf	OP (0 du/ac and 1 FAR)	0 du 0 sf	0 du 0 sf
City MFR (8 du/ac and 0 FAR)	0.00 ac	0 du 0 sf	OP (0 du/ac and 1 FAR)	0 du 0 sf	0 du 0 sf
City I (0 du/ac and 1 FAR)	0.00 ac	0 du 0 sf	City MW (0 du/ac and 1 FAR)	0 du 0 sf	0 du 0 sf
TOTALS	**0.00 ac**	**0 du 0 sf**		**0 du 0 sf**	**0 du 0 sf**

As shown in **Table 20B**, the Future Land Use Amendment for Site 20 provides no change in either residential or non-residential uses on the property since the property is developed with a warehouse facility.

Site 20 Schools Analysis:

The adopted 2030 Future Land Use for site 20 results in no impacts to schools since the site is developed and because the 2030 Future Land Uses for the site do not include any residential component.

21. Site 21: (Map Area 5).

Site 21 includes a total of 3.29 acres. Site 21 is included on Map Area 5. **Table 21A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 21A
Site 21 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Industrial 3.29 acres	City Commerce Activity Center	2.89
	City Recreation	0.40

As depicted in **Table 21A** above, the 2010 Future Land Use designation provides for a total of 3.29 acres of City Industrial Future Land Use. The Adopted 2030 Future Land Use provides for 2.89 acres of Industrial (I) and 0.40 acres of Recreation (REC). Due to the shape of the land, lowering the intensity from Industrial to Commerce Activity Center will provide a good redevelopment opportunity in the center of downtown. The southern portion of this site is designation as Recreation due to its shape and width.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 21 includes 0.83 acres of developable land. **Table 21B** below provides a comparison of the maximum potential of the developable acreage of Site 21 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 21B
Site 21 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City I *(0 du/ac and 1 FAR)*	2.50 ac	0.00 du 36,154.80	City CAC *(0 du/ac and 2 FAR)*	0.00 du 72,309.60 sf	0 du 36,154.80 sf

As shown in **Table 21B**, the Future Land Use Amendment for Site 21 provides for an increase of 36,154.80 square feet of non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential development, which means that the 72,309.60 square feet of non-residential development that is the maximum development potential could develop.

Site 21 Schools Analysis:

The adopted 2030 Future Land Use for site 19 results in no impacts to schools since neither the 2010 Future Land Use nor the 2030 Future Land Use for the site generates residential development potential

22. Site 22: (Map Area 3 and 5).

Site 22 includes a total of 1.94 acres. Site 22 is included on Map Area 3 and 5. **Table 22A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 22A
Site 22 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City Multi-Family Residential	City Commerce Activity Center	1.94

As depicted in **Table 22A** above, the 2010 Future Land Use designation provides for a total of 1.94 acres of City Multi-Family Residential Future Land Use. The Adopted 2030 Future Land Use provides for 1.94 acres of City Commerce Activity Center (CAC). The parcels to the south of this 2 acre parcel have a Commerce Activity Center. The area is not large enough to accommodate commercial development projects. This parcel is changing to Commerce Activity Center to expand this section of Commerce Activity Center to allow for development that will be able to meet required development standards.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 22 includes 1.72 acres of developable land. **Table 22B** below provides a comparison of the maximum potential of the developable acreage of Site 22 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 22B
Site 22 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City MFR *(8 du/ac and 0 FAR)*	1.72 ac	13.76 du 0 sf	City CAC *(0 du/ac and 1 FAR)*	0 du 74,923.20 sf	(13.76 du) 74,923.20 sf

As shown in **Table 22B**, the Future Land Use Amendment for Site 22 provides for a decrease of approximately 14 potential dwelling units and an increase of approximately 74,923.20 square feet of non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet, which means that the approximately 75,000 square feet of non-residential development that is the maximum development potential could develop.

Site 22 Schools Analysis:

The adopted 2030 Future Land Use for site 22 results in no impacts to schools since no residential units can be built. The decrease of 14 dwelling units that results from this amendment offset the impacts in dwelling unit potential from other sites, which ultimately helps maintain the balance as was in place prior to the amendments.

23. Site 23: (Map Areas 3 and 4).

Site 23 includes a total of 86.51 acres. Site 23 is included on Map Areas 3 and 4. **Table 23A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 23A
Site 23 Future Land Use Amendment Acreage

2010 Future Land Use	Acres	2030 Adopted Future Land Use	Acres
City Single Family Residential	74.39	Residential Medium	51.10
		Office Park	17.00
		Conservation	6.29
City Commercial	9.49	Office Park	9.49
City Multi-Family Residential	0.37	Commerce Activity Center	0.37
City Multi-Family Residential	2.26	Office Park	2.26
TOTAL	**86.51**		**86.51**

As depicted in **Table 23A** above, the 2010 Future Land Use designation provides for a total of 86.51 acres, split between City Single Family Residential (74.39 acres), City Commercial (9.49 acres), and City Multi-Family Residential (2.63 acres) Future Land Use. The Adopted 2030 Future Land Use results in this land being designated as Residential Medium (51.10 acres), Office Park (28.75 acres), Conservation (6.29 acres), and Commerce Activity Center (0.37 acres) Future Land Use. It is being changed to an Office Park Future Land Use since there is no true Office Park area in the downtown area. Its close proximity to rail road tracks and transportation corridors provide a central location for an Office Park designation. The Residential Medium Future Land Use Designation will serve as a buffer between the more intense development along the railroad tracks and US 17/92 corridor to the east and the Residential Low and Conservation lands to the north and east. The Conservation Future Land Use will serve to protect the wetlands and floodways associated with Lake Davenport.

As part of the EAR-Based Amendments, a site specific policy was adopted to limit the development potential of the property. The site specific policy, Policy 3.1(m), adopted in the Future Land Use Element is provided below. The policy limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613

> dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites and the capacities of the aforementioned systems.

Site 23 includes 76.09 acres of developable land. **Table 23B** below provides a comparison of the maximum potential of the developable acreage of Site 23 under the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 23B
Site 23 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City SFR *(5 du/ac and 0 FAR)*	51.09	255.45 du 0 sf	City RM *(9.99 du/ac and 0 FAR)*	510.39 du 0 sf	254.94 du 0 sq ft
City SFR *(5 du/ac and 0 FAR)*	13.24	66.2 du 0 sf	City OP *(0 du/ac and 1 FAR)*	0 du 576,734.40 sf	(66.2 du) 576,734.40 sf
City COM *(12 du/ac and 1.0 FAR)*	9.50	113.88 du 413,384.4 sf	City OP *(0 du/ac and 1 FAR)*	0 du 413,384.4 sf	(113.88 du) 0 sf
City MFR *(8 du/ac and 0 FAR)*	2.26	18.08 du 0 sf	City OP *(0 du/ac and 1 FAR)*	0 du 98,445.60 sf	(18.08 du) 98,445.60 sf
TOTAL	**76.09**	**453.61 du 413,384.4 sf**		**510.39 du 1,088,564.4 sf**	**56.78 du 675,180 sf**

As shown in **Table 23B,** the Future Land Use Amendment for Site 23 provides an increase 57 dwelling units and an increase of 675,180 square feet in non-residential uses on the property. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units and 3.075 million square feet of non-residential development, which means that all of the 57 dwelling units and 675,180 square feet that is the maximum development potential could possibly develop.

Site 23 Schools Analysis:

The adopted 2030 Future Land Use for site 23 results in impacts to schools since approximately 510 residential units can be built. The increase of 57 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25, which ultimately maintains the balance as was in place prior to the amendments.

24. Site 24: (Map Area 5 and 6).

Site 24 includes a total of 1.51 acres. Site 24 is included on Map Area 5 and 6. **Table 24A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 24A
Site 24 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Residential Suburban	City Residential Low	1.51

As depicted in **Table 24A** above, the 2010 Future Land Use designation provides for a total of 1.51 acres of County Residential Suburban Future Land Use. The Adopted 2030 Future Land Use provides for 1.51 acres of City Residential Low (RL). The parcels to the south of this 2 acre parcel have a Commerce Activity Center. The area is not large enough to accommodate commercial development projects. Site 24 is a strip of land located on the eastern side of the City. It is under common ownership with adjacent parcels to the east, and is changing to Residential Low.

Site 24 includes 1.51 acres of developable land. **Table 24B** below provides a comparison of the maximum potential of the developable acreage of Site 24 under

the 2010 Future Land Use and under the 2030 Future Land Use without the limitation of Policy 3.1(m).

Table 24B
Site 24 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County RS *(3 du/ac and 0.25 FAR)*	1.51 ac	4.53 du 16,443.9 sf	City RL *(4.99 du/ac and 0 FAR)*	7.53 du 0 sf	3 du (16,443.9 sf)

As shown in **Table 24B**, the Future Land Use Amendment for Site 24 provides an increase of 3 dwelling units and a decrease of 16,444 square feet of non-residential development.

Site 24 Schools Analysis:

The adopted 2030 Future Land Use for site 24 results in impacts to schools since approximately 8 residential units can be built. The increase of 3 dwelling units that results from this amendment are offset from the reduction in dwelling unit potential from sites 1, 6 – 9, 14, 17, 18, 22, and 25 which ultimately maintains the balance as was in place prior to the amendments.

25. Site 25: (Map Area 7).

Site 25 includes a total of 203.36 acres. Site 25 is included on Map Area 7. **Table 25A** provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The 2030 Future Land Use provides the adopted Future Land Use.

Table 25A
Site 25 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Agricultural/Rural-Residential 203.36 acres	City Residential Low	141.1
	City Conservation	62.26

As depicted in **Table 25A** above, the 2010 Future Land Use designation provides for a total of 203.36 acres of County Agricultural/Rural-Residential Future Land Use. The Adopted 2030 Future Land Use provides for 141.1 acres of City Residential Low (RL) and 62.26 acres of Conservation (CON). The Conservation Future Land Use will recognize an existing steam and wetlands/conservation area.

As part of the EAR Based Amendments, two site specific policies were adopted to limit the development potential of the property. Both site specific policies, Policy 3.1(a)(1) and Policy 3.1(m), adopted in the Future Land Use Element are provided below. Policy 3.1(a)(1) limits the development on site 25 to 1 dwelling unit per 5 acres on the 141.10 acres designated as Residential Low. Policy 3.1(m) limits development on sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 3.075 million square feet of non-residential uses and 2,613 dwelling units.

Policy 3.1(a)(1) of the Future Land Use Element:

1. Ordinance 688: The 203 +/- acres, generally located at the eastern edge of the city limits (Site 25 of the 2010 EAR Based FLU Amendments), shall be designated "Residential Low" on 141.10 acres and "Conservation" on 62.26 acres on the Future Land Use Map, identified by reference to Ordinance 688 on the Future Land Use Map; and the 141.10 acres of land designated as Residential Low shall be limited to a maximum development potential of 1 dwelling unit per 5 acres; and shall be subject to other applicable Land Development Regulations within the City (Ordinance 688, October 25, 2010, adoption)

Policy 3.1(m) of the Future Land Use Element:

m) Sites 1, 3-10, 12-19, 21-23, and 25 of the 2010 EAR-Based Amendments (included in the Data and Analysis Section) shall be limited to 2,613 dwelling units and 3.075 million square feet of non-residential development until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use

designations of the sites and the capacities of the aforementioned systems.

Site 25 includes 145.05 acres of developable land. **Table 25B** below provides a comparison of the maximum potential of the developable acreage of Site 25 under the 2010 Future Land Use and under the 2030 Future Land Use with the limitation of Policy 3.1(a)(1) but without the limitation of Policy 3.1(m).

Table 25B
Site 25 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County A/RR *(0.2 du/ac and 1 FAR)*	141.10 ac	28.22 du 1,536,579 sf	City RL* *(0.2 du/ac and 0 FAR)*	28.22 du 0 sf	0 du (1,536,579 sf)

* Limited to development on the 141.10 acres of Low Density Residential

As shown in **Table 25B**, the Future Land Use Amendment for Site 25 provides for no change in residential and a decrease of 1,536,579 square feet of non-residential Future Land Use potential. Future Land Use Element Policy 3.1(m) limits the development of sites 1, 3-10, 12-19, 21-23, and 25 of the EAR Based Amendments to a maximum of 2,613 dwelling units, which means that the 28 dwelling units that is the maximum development potential could develop.

Site 25 Schools Analysis:

The adopted 2030 Future Land Use for site 25 results in impacts to schools since approximately 28 residential units can be built.