

SECTION 2.124-G HISTORIC-PRESERVATION SITES

OBJECTIVE 2.124-G: The Polk County Plan shall identify and protect historically significant resources by:

- a. the designation and mapping of identified historic sites, and
- b. the establishment of development review criteria to protect designated historic sites from encroachment by incompatible land uses.

POLICY 2.124-G1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall identify, designate, and map as "Historic-Preservation Sites" those historic properties listed on the National Register of Historic Places and the Florida Master Site File. The Future Land Use Map Series shall be amended, at least annually, to include or exclude any properties added to or removed from these listings.

POLICY 2.124-G2: DEVELOPMENT-REVIEW CRITERIA - Polk County shall review new development or redevelopment projects which may impact designated "Historic-Preservation Sites" by:

1. establishing development guidelines within its Land Development Code, which shall encourage the preservation and rehabilitation of these resources in accordance with state and federal historic-preservation guidelines.
2. including a historic preservation evaluation within its development review process to ensure that development projects occur in a manner which minimizes impacts to historic resources; and
3. cooperating in enforcing state and federal historic preservation legislation by fulfilling preservation requirements in the impact review of federal grant projects.

SECTION 2.124-H SR 17 RIDGE SCENIC HIGHWAY

The SR 17 Ridge Scenic Highway overlay recognizes the importance of protecting and enhancing a key community asset of scenic, environmental, historic and archeological importance.

OBJECTIVE 2.124-H: The Polk County Plan shall identify, protect and enhance the scenic environmental, historic and archeological character of the SR 17 Ridge Scenic Highway through:

- a. the designation and mapping of the general location of the Ridge Scenic Highway overlay boundary,
- b. the establishment of development criteria to protect the Ridge Scenic Highway from encroachment by incompatible land uses,
- c. the establishment of quality design standards beyond those required countywide that unify development along the highway aesthetically and help enhance its unique characteristics, and,

- d. the establishment of incentives to encourage increased open space abutting the SR 17 Ridge Scenic Highway, the construction of a multi-modal trail along the length of SR 17 Ridge Scenic Highway and the construction of scenic pull-off areas in appropriate locations along Ridge Scenic Highway.

POLICY 2.124-H1: DESIGNATION AND MAPPING — The SR 17 Ridge Scenic Highway Resource Protection overlay shall be generally shown on the Future Land Use Map Series. The SR 17 Ridge Scenic Highway Resource Protection overlay applies to parcels and proposed development abutting the SR 17 Ridge Scenic Highway.

POLICY 2.124-H2: QUALITY DEVELOPMENT STANDARDS — Polk County shall establish quality development standards within its Land Development Code that protect and enhance the scenic, environmental, historic and archeological character of the SR 17 Ridge Scenic Highway. These standards shall include provisions that address roadway and development landscaping, screening, open space, street lighting, walls and fences, building height, location and orientation, signage, non-compatible uses or other development features that will help protect and enhance the SR 17 Ridge Scenic Highway.

POLICY 2.124-H3: INCENTIVES — Polk County shall establish incentives within its Land Development Code to encourage increased open space abutting the SR 17 Ridge Scenic Highway and in areas identified as scenic vistas or viewsheds through properties, the construction of a multi-modal trail along the length of SR 17 Ridge Scenic Highway and the construction of scenic pull-off areas in appropriate locations along SR 17 Ridge Scenic Highway. These incentives may include an expedited review process, increased densities and/or intensities up to the maximum allowed in each land use category as a permitted use without requiring a public hearing (in accordance with the policies established for the Scenic Highways within each land use district and the regulations with the Land Development Code), and modified dimensional regulations to encourage the protection and enhancement of key community asset of scenic, environmental, historic and archeological importance.

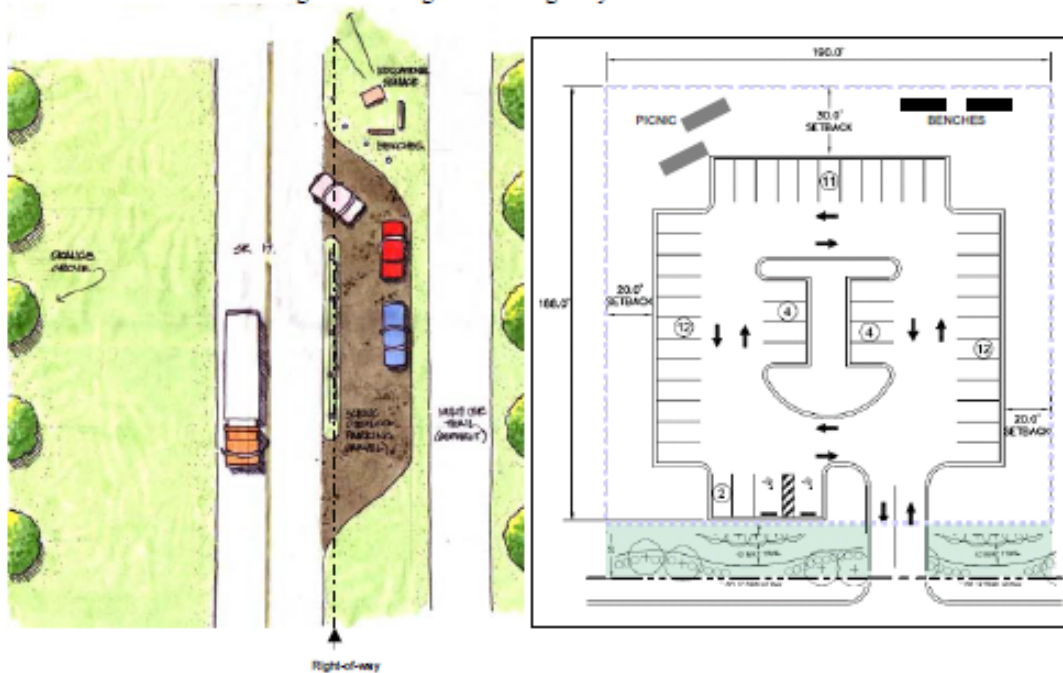
POLICY 2.124-H4: INTERGOVERNMENTAL COORDINATION — Polk County shall continue to coordinate with the municipalities (Frostproof, Hillcrest Heights, Highland Park, Lake Wales, Dundee, Lake Hamilton and Haines City) and other established communities within the Ridge Scenic Highway Overlay to coordinate the implementation of the quality development standards and recreational opportunities along the SR 17 Ridge Scenic Highway to ensure the continued protection and enhancement of key community asset of scenic, environmental, historic and archeological importance.

SECTION 2.124-I: AVON PARK AIRFORCE RANGE MILITARY COMPATIBILITY ZONE

OBJECTIVE 2.124-I: In compliance with Chapter 163.3177(6)(a) F.S., Polk County shall support the role of Avon Park Air Force Range (APAFR) by ensuring that adjacent future development is compatible with and will not negatively impact range operations.

POLICY 2.124-I1: PURPOSE AND DESIGNATION — In compliance with Florida Statutes and the recommendations of the APAFR Joint Land Use Study (JLUS), Polk County establishes the APAFR Military Compatibility Zone Overlay (MCZ) of the Comprehensive Plan Map Series, to identify those areas where compatibility criteria will be implemented to ensure development in this area and the military operations of the APAFR are compatible. The County will address public health and safety issues by minimizing conflicts

Figure H – Ridge Scenic Highway Pull-Offs



7. Conflict Section

When there is a conflict between the Ridge Scenic Highway Overlay regulations and other regulations of this Code, the Ridge Scenic Highway Overlay regulations shall guide and regulate development.

Section 680 Historic Preservation Sites

A. Purpose and Intent

This Section is intended to protect significant man-made resources within Polk County and to implement the policies of the Polk County Comprehensive Plan and State and Federal guidelines.

B. Applicability

The requirements of this Section shall apply to development on a site which contains a historic resource listed on the National Register of Historic Places or the Florida Master Site File, or development on a site which is within 100 feet of the listed historic resource.

C. Submittal Requirements

In addition to the appropriate review procedures and materials in Chapter 9, all development to which this Section applies shall submit the following information:

1. A description of the historic resource;
2. A report by the State of Florida, Bureau of Historic Preservation, as to the significance of the resource and the steps, if any, that should be taken to protect that significance;
3. A description of the manner in which on-site historic resources are treated under the proposed development plan, including plans for destruction, alteration, or preservation;
4. A description of the relationship of the proposed development to, and its impact on, any off-site historic resources identified pursuant to 680 C.1.;
5. A discussion of the relationship of the proposed treatment of the resource to the recommendations of the Bureau of Historic Preservation.

D. *Development Standards*

A development permit for a site containing a historic resource shall not be approved unless:

1. The proposed treatment of the resource is consistent with the recommendations of the Bureau of Historic Preservation contained in the report required by Section 680.C.2; or
2. The applicant shows that complying with the recommendations of the Bureau of Historic Preservation would impose an undue economic burden on the applicant. An undue economic burden shall not be found to exist unless:
 - a. The applicant shows by substantial competent evidence that compliance with the recommendations of the Bureau of Historic Preservation will reduce the profitability of the otherwise approvable, profitable development to such an extent that the development will not be constructed; and
 - b. The applicant presents a plan for documenting any historic resource that will be destroyed or altered.