



Narrative Demonstration of Compliance with the Community Activity Center (CAC), Activity Center Plan (ACP), and Polk County Land Development Code (LDC)

Project: Medical Offices

Location: 6978 Shimmering Drive

The proposed request for the Community Activity Center (CAC) designation has been evaluated for consistency with the Polk County Comprehensive Plan, the Community Activity Center (CAC) framework, the Activity Center Plan (ACP) requirements, and the applicable provisions of the Polk County Land Development Code (LDC). The request demonstrates compliance with the intent and purpose of these adopted planning documents by supporting compact, coordinated, and community-serving development within an appropriate activity center context.

The subject property is located within an area that already exhibits the functional characteristics of a Community Activity Center as defined in the Polk County Comprehensive Plan. Surrounding land uses include commercial, institutional, and service-oriented development that collectively establish the area as a focal point for community activity. These existing conditions support the expansion of the CAC beyond the general acreage thresholds, consistent with Comprehensive Plan policies that allow flexibility where development patterns, infrastructure capacity, and community benefits justify such expansion. In accordance with the Polk County LDC provisions related to Activity Centers, the applicant acknowledges the requirement for the preparation of an Activity Center Plan (ACP). The ACP will provide a coordinated framework for future development, addressing land use relationships, internal circulation, access management, shared parking opportunities, and compatibility with adjacent properties. The ACP will also ensure consistency with Comprehensive Plan objectives promoting efficient land use, reduced development fragmentation, and long-term planning certainty.

Stormwater management and flood mitigation are integral components of the proposed Conditional Area Compatibility (CAC) and Activity Center Plan (ACP). The proposed development is designed using a comprehensive master drainage system that maintains existing hydrologic conditions and complies with the Polk County Land Development Code (LDC), the Comprehensive Plan, and all applicable County and water management district stormwater criteria. The property includes a centrally coordinated stormwater retention pond designed to manage post-development runoff, attenuate peak discharge rates and volumes to pre-development conditions, and provide water quality treatment through temporary storage and sediment settling.



Site grading is designed to provide positive drainage from all impervious and pervious surfaces, including roof areas, parking lots, internal drive aisles, sidewalks, pedestrian walkways, and landscaped areas, directing runoff toward the on-site stormwater detention and retention facilities located in the southern portion of the property, as shown on the plans. The stormwater system is designed to prevent increases in downstream discharge rates and volumes, thereby avoiding adverse off-site drainage impacts. The retention pond also provides a community-wide benefit by reducing localized flood risks, mitigating downstream flooding potential, and enhancing overall site and neighborhood resilience during significant rainfall events.

As required by the Polk County Comprehensive Plan and the LDC, a Master Drainage Plan will be prepared to address stormwater management for undeveloped portions of the property and to ensure that future development phases do not adversely impact surrounding properties, downstream drainage systems, or natural hydrologic features. This plan will establish long-term drainage patterns, storage requirements, and conveyance criteria to maintain consistency with pre-development conditions. The site is primarily located within FEMA Flood Zone X, with limited areas adjacent to Flood Zone AE. All proposed improvements are located outside of regulated floodways, and no floodplain encroachment is proposed. Finished floor elevations and site grading are designed to provide positive drainage away from all structures and to maintain appropriate separation from flood hazard areas, consistent with County floodplain management requirements. Required buffer areas are provided along property boundaries in accordance with local land development regulations. These buffers remain free of impervious surfaces except where limited access points or utility crossings are required. Buffer areas provide visual separation, reduce runoff velocities, promote infiltration, and contribute to stormwater quality enhancement while protecting adjacent properties.

The proposed CAC also aligns with Comprehensive Plan goals related to public health, safety, and welfare. The proximity of an established medical service provider with demonstrated experience enhances access to healthcare services for residents, employees, and visitors within the activity center. The inclusion and accessibility of medical services within or near a CAC supports the Comprehensive Plan's emphasis on creating complete, healthy communities where essential services are integrated into activity centers rather than dispersed in an inefficient manner.

Transportation access, utilities, and public services are available or can be efficiently extended to support the proposed CAC in a manner consistent with the infrastructure and concurrency principles of the Comprehensive Plan and the Polk County Land Development Code (LDC). The site benefits from direct connectivity to the surrounding roadway network, supporting shared access, efficient internal circulation, and reduced reliance on multiple curb cuts, as encouraged by Activity Center policies and LDC design standards. Vehicular access to the site is provided via a proposed driveway connection to Shimmering Drive, with



the driveway location and geometry designed to comply with Polk County and Florida Department of Transportation (FDOT) access management requirements, provide adequate sight distance, and safely accommodate anticipated traffic volumes, including emergency and service vehicles. Internal drive aisles are configured to ensure safe and efficient vehicular circulation and to support emergency response operations. The development process reflects ongoing coordination between the applicant and County staff and will continue to involve adjacent property owners as development progresses. This collaborative approach is consistent with Activity Center Program (ACP) objectives to identify appropriate buffer areas, ensure compatibility with surrounding land uses, and promote orderly, predictable development within the CAC framework. Parking areas and internal drive aisles are designed in accordance with applicable dimensional and design standards and are graded to direct stormwater runoff toward the on-site stormwater management system. No parking areas or drive aisles encroach into required buffer areas or flood hazard zones, ensuring compliance with floodplain regulations and protection of natural drainage patterns.

A continuous pedestrian circulation system is provided throughout the site via sidewalks and walkways connecting parking areas, building entrances, and site access points. All pedestrian facilities are designed to comply with Americans with Disabilities Act (ADA) requirements, and clearly marked crosswalks are provided at vehicular conflict points to enhance pedestrian safety and visibility. Overall, the proposed site layout integrates stormwater management, flood mitigation, buffering, vehicular access, parking, and pedestrian circulation in a coordinated and comprehensive manner that supports regulatory compliance, operational efficiency, long-term resilience, and the protection of adjacent properties and natural drainage systems.

Based on consistency with the Polk County Comprehensive Plan, the Community Activity Center (CAC) policies, the Activity Center Plan (ACP) requirements, and the applicable provisions of the Polk County Land Development Code (LDC), the requested CAC designation is appropriate for the subject property. The proposal supports resilient infrastructure, flood mitigation, access to essential medical services, community health and wellness, and sustainable economic development in a manner consistent with the County's long-term planning vision.