

Ordinance No. 23 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAL-2022-11**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE DESIGNATION ON 81 +/- ACRES FROM RESIDENTIAL LOW-X (RLX), OFFICE CENTER-X (OCX), AND EMPLOYMENT CENTER-X (ECX) TO MIXED USE-X (MUX) IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND IN THE RONALD REAGAN SELECTED AREA PLAN (RRSAP) AND TO AMEND THE POLICIES IN THE RRSAP TO ALLOW FOR THE NEW MUX FUTURE LAND USE DESIGNATION AND A OVERLAY FOR THE CHAMPIONSGATE DEVELOPMENT OF REGIONAL IMPACT (DRI). THE SUBJECT SITE IS LOCATED WEST OF WESTSIDE BOULEVARD, NORTH OF RONALD REGAN PARKWAY, WEST OF CHAMPIONSGATE BOULEVARD, SOUTH OF THE POLK/OSCEOLA COUNTY LINE, NOT INCLUDING PORTOFINO, NORTH OF HAINES CITY AND DAVENPORT IN SECTION 5, TOWNSHIP 26, RANGE 27; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL 2022-11 is an applicant-initiated application to change the future land use designation of 81 +/- acres from Residential Low-X (RLX), Office Center-X (OCX), and Employment Center-X (ECX) to Mixed Use-X (MUX) in the Transit Supportive Development Area (TSDA) and in the Ronald Reagan Selected Area Plan (RRSAP) and to amend the policies in the RRSAP to allow for the new MUX Future Land Use designation and an overlay for the ChampionsGate Development of Regional Impact (DRI) (the “Amendment”); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, Amendment on December 7, 2022; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on January 3, 2023 held an initial public hearing and authorized transmittal of the Amendment to the Department of Economic Opportunity (DEO) for written comment, and

WHEREAS, DEO, by letter dated February 9, 2023 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on March 21, 2023; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on 81 +/- acres from Residential Low-X (RLX), Office Center-X (OCX), and Employment Center-X (ECX) to Mixed Use-X (MUX) in the Transit Supportive Development Area (TSDA) and in the Ronald Reagan Selected Area Plan (RRSAP) on the parcel listed below and graphically depicted on the parcel map in Attachment “A” and to amend the policies in the RRSAP to allow for the new MUX Future Land Use designation and an overlay for the ChampionsGate Development of Regional Impact (DRI) with underline text to add and strikeout text to remove in the RRSAP depicted in Attachment “B”.

Parcels 1, 2, 3, 4, 5, 6 and 7

Parcel 1 – 272605-0000000-033050

Parcel 2 - 272605-0000000-033030

Parcel 3 - 272605-0000000-033020

Parcel 4 – 272605-0000000-033080

Parcel 5 -272605-0000000-031030

Parcel 6 – 272605-0000000-011140

Parcel 7 – 272605-0000000-011030

Parcels 1, 2, and 3 legally described as:

THE WESTERLY 420.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF RONALD REAGAN PARKWAY.

TOGETHER WITH:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF RONALD REAGAN PARKWAY.

LESS AND EXCEPT:

THE WEST 100.00 FEET OF THE EAST 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, LYING NORTH OF RONALD REAGAN BOULEVARD.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO OSCEOLA COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THE WARRANTY DEED RECORDED NOVEMBER 25, 2014 IN OFFICIAL RECORDS BOOK 9392, PAGE 936 AND BY VIRTUE OF THE QUITCLAIM DEED RECORDED NOVEMBER 25, 2014 IN OFFICIAL RECORDS BOOK 9392, PAGE 941, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

BEING THE SAME AS THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1 LEGAL DESCRIPTION AS WRITTEN BY SURVEYOR:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF RONALD REAGAN PARKWAY.

LESS AND EXCEPT:

THE WEST 100.00 FEET OF THE EAST 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, LYING NORTH OF RONALD REAGAN BOULEVARD.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO OSCEOLA COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THE WARRANTY DEED RECORDED NOVEMBER 25, 2014 IN OFFICIAL RECORDS BOOK 9392, PAGE 936 AND BY VIRTUE OF THE QUITCLAIM DEED RECORDED NOVEMBER 25, 2014 IN OFFICIAL RECORDS BOOK 9392, PAGE 941, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN NORTH 89°57'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 37.64 FEET TO THE NORTHEAST CORNER OF PARCEL E, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9392, PAGE 941 AND OFFICIAL RECORDS BOOK 9392, PAGE 941, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1090.25 FEET TO THE NORTHWEST CORNER OF THE EASTERLY 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°15' 50" WEST, ALONG THE WEST LINE OF THE EASTERLY 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; A DISTANCE OF 571.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RONALD REAGAN PARKWAY (COUNTY ROAD 54); THENCE RUN NORTH 86°23'33" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 481.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2934.67 FEET, A CENTRAL ANGLE OF 08°11'50", A CHORD BEARING OF SOUTH 89°30'32" WEST AND A CHORD DISTANCE OF 419.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 419.85 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING

A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°07'24", A CHORD BEARING OF NORTH 50°33'28" WEST AND A CHORD DISTANCE OF 34.77 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF WESTSIDE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9392, PAGE 936 AND OFFICIAL RECORDS BOOK 9392, PAGE 941, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 38.45 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 06°29'46" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 195.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 07°22'33", A CHORD BEARING OF NORTH 16°13'48" WEST AND A CHORD DISTANCE OF 128.64 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 19°05'27", A CHORD BEARING OF NORTH 26°39'01" WEST AND A CHORD DISTANCE OF 228.84 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 229.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.31 ACRES, MORE OR LESS.

Parcel 4 – 272605-000000-033080 Legally described as:

THE WESTERLY 100.00 FEET OF THE EASTERLY 200.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF RONALD REAGAN BOULEVARD.

(CONTAINING 1.31 ACRE, MORE OR LESS)

Parcel 5 - 272605-000000-031030 Legally Described as

THE WESTERLY 420.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EASTERLY 100.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF RONALD REAGAN PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN NORTH 89°57'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1227.89 FEET TO THE NORTHWEST CORNER OF THE EASTERLY 100.00 FEET OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'57" EAST, ALONG SAID NORTH LINE, A DISTANCE 520.01 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12043, PAGE 446, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°15'50" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 611.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RONALD REAGAN PARKWAY (COUNTY ROAD 54); THENCE RUN NORTH 86°23'33" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 520.89 FEET TO THE WEST LINE OF THE EASTERLY

100.00 FEET OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 00°15'50" EAST, ALONG SAID WEST LINE, A DISTANCE 578.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.10 ACRES, MORE OR LESS

Parcel 6 – 272605-000000-011140 Legally described as

A PORTION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE RUN N89°45'48"W, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 465.08 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 9679, PAGE 270, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S08°10'32"W, A DISTANCE OF 750.59 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN SOUTH 12°01'06" WEST, A DISTANCE OF 555.27 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 9139, PAGE 1290, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF LINE OF RONALD REAGAN BOULEVARD; THENCE RUN NORTH 77°19'06" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 286.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11408.67 FEET, A CHORD BEARING OF NORTH 74°41'36" WEST AND A CHORD DISTANCE OF 1045.01 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°15'00" FOR AN ARC DISTANCE OF 1045.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 72°04'06" WEST, A DISTANCE OF 620.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS 2914.67 FEET, A CHORD BEARING OF NORTH 72°59'11" WEST AND A CHORD DISTANCE OF 93.38 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°50'08" FOR AN ARC DISTANCE OF 93.38 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 1043, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°03'58" EAST, A DISTANCE OF 737.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT ON THE AFORESAID NORTH LINE OF SECTION 5; THENCE RUN SOUTH 89°45'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2188.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.24 ACRES, MORE OR LESS.

Parcel 7 – 272605-000000-011030 Legally described as:

A PORTION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE RUN N89°45'48"W, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 134.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, N89°45'48"W A DISTANCE OF 330.42 FEET; THENCE RUN S08°10'32"W A DISTANCE OF 750.59 FEET TO A POINT ON THE BOUNDARY OF FEE PARCEL 2 AS DESCRIBED IN THAT CERTAIN CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9331, PAGE 878 OF THE PUBLIC RECORDS OF AFORESAID POLK COUNTY; THENCE RUN S12°01'06"W A DISTANCE OF 555.27 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 54 (RONALD REAGAN BOULEVARD); THENCE RUN S77°19'06"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 274.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CHAMPIONSGATE BOULEVARD; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N56°17'03"E A DISTANCE OF 55.03 FEET; (2) N12°40'54"E, A DISTANCE OF 210.15 FEET; (3) N77°19'06"W, A DISTANCE OF 9.00 FEET; (4) N12°40'54"E, A DISTANCE OF 200.00 FEET; (5) S77°19'06"E, A DISTANCE OF 5.76 FEET; (6) N12°40'54"E, A DISTANCE OF 370.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2181.24 FEET, A CHORD BEARING OF N18°57'54"E, AND A CHORD DISTANCE OF 477.46 FEET; (7) THENCE RUN ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°34'01", FOR AN ARC DISTANCE OF 478.42 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7264, PAGE 782, OF THE PUBLIC RECORDS OF SAID POLK COUNTY; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N89°45'48"W, ALONG SAID SOUTH LINE, A DISTANCE OF 84.52 FEET TO THE SOUTHWEST CORNER OF SAID DEED; THENCE RUN N00°02'54"E, ALONG THE WEST LINE OF SAID DEED, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

(CONTAINING APPROX. 10.28 ACRES)

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the

Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

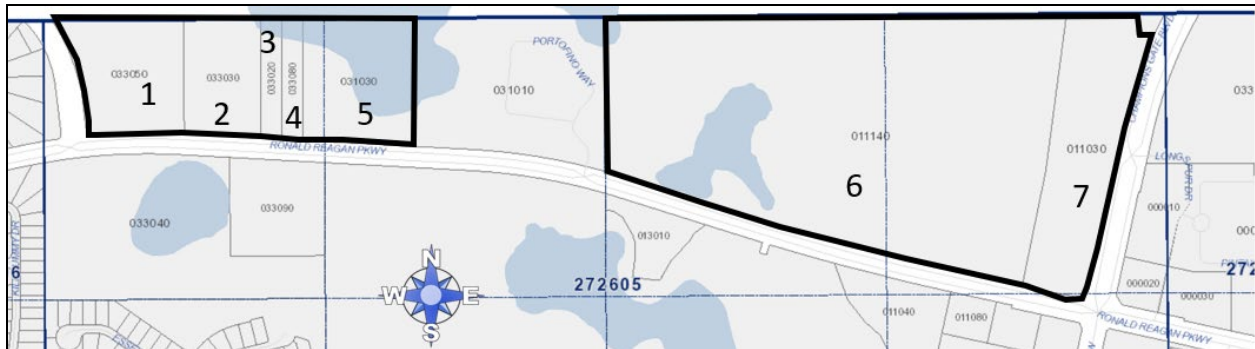
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 21ST day of March 2023.

ATTACHMENT "A"

LDCPAL 2019-11

Land Use: RLX, OCX, ECX to MUX (81 ± acres)

Location: The site is located west of Westside Boulevard, north of Ronald Regan parkway, west of ChampionsGate Boulevard, south of the Polk/Osceola county line, not including Portofino, north of Haines City and Davenport in
Section 5, Township 26, Range 27



Parcel Detail

Note: Not to Scale

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

APPENDIX 2.131

SECTION 2.131-B RONALD REAGAN PARKWAY SELECTED AREA PLAN

Introduction

The area that is described within the Ronald Reagan Parkway Selected Area Plan (f.k.a. County Road 54/Loughman Selected Area Plan) was included as part of a strategic planning effort over 10 years ago in order to ensure the region would be developed in a rational, functional, efficient, and well-designed manner. Over the years, the area has rapidly suburbanized with a predominance of master planned communities. A significant amount of homes function as time share or short-term rental units for vacationers from outside the area. The housing stock is of a higher density relative to the rest of the County. However, commercial development has not occurred at a rate sufficient to support the steadily accelerating residential growth, leaving the area under served by retail and service development. The area also includes an abundance of preservation lands that have been set aside to remain in their natural state.

The original vision for this area emphasized a Town Center on Lake Wilson Road that could function as the social, entertainment and retail node for the area. Over the years, a mix of apartments, a number of single-family subdivisions, and only one commercial structure has been assembled along Lake Wilson Road clouding the original vision for a Town Center. Today, market constraints and regional positioning have combined to raise serious questions about the commercial viability of the Town Center. Therefore, the former Town Center has been divided into standard land uses, Community Activity Center and Residential Medium, to reflect~~ed~~ the predicted development pattern consistent with current market forces and existing development.

The former CR 54/Loughman plan envisioned a large commercial and retail center at US Highway 27 and Interstate 4. This area was originally intended to attract a premier regional mall as the western edge of the Orlando Metropolitan area continued to suburbanize. In recent years, a heavy equipment auction settled on a sloped parcel adjacent to the freeway and consumed much of the viable commercial land. Other commercial land remains vacant near the intersection of US Highway 27 and the Ronald Reagan Parkway.

In January 2003, the Polk County Planning Division embarked on a Selected Area Study in order to evaluate the Plan’s implementation, development trends, and appropriateness and success of the Plan’s original community vision. During this evaluation, the Planning Division created a steering committee that included residents, developers, land owners, investors, realtors and land planners. Together the steering committee agreed to update the original plan to reflect a modern vision for the future.

Individual, separate communities were identified and established within the committee in order to recognize the uniqueness, development styles, and housing preferences of the residents and landowners on a micro community level. Each subcommittee developed a future vision unique to

a geographic area. Each overlay district committee identified a common goal with subsequent smaller goals for neighborhoods that contribute to an overall community. The overlay districts shall be as follows:

1. Western Overlay District - This overlay district included land within the Selected Area Plan that is located northwest of Interstate-4 and in the vicinity of US Highway 27 and Dunson Road.
2. Central Overlay District - This overlay district included land within the Selected Area Plan that is located eastward of Interstate - 4 along the Ronald Reagan Parkway and westward of Old Lake Wilson Road.
3. Loughman Overlay District - This overlay district included land within the Selected Area Plan that is located within and around the Loughman Community and specifically situated between Old Lake Wilson Road and US Highway 17/92. It also included land eastward of US Highway 17/92 and north of the Ronald Reagan Parkway. The Selected Area Study identified the need for a Loughman Historic District Redevelopment Plan. To date, no such plan has been composed and the original Loughman Area has seen little changes. Several developments have gained preliminary approvals in the general vicinity that may have a positive effect on the future revitalization of this community.
4. Providence Overlay District - This overlay district included land within the Selected Area Plan that is located eastward of US Highway 17/92 and south of the Ronald Reagan Parkway and primarily the Providence (f.k.a. Oak Hills Estates Development of Regional Impact).
5. ChampionsGate Overlay District – This is including the area, plus an additional parcel, within the ChampionsGate Development of Regional Impact (DRI) and is located east of Westside Drive, north of Ronald Reagan Parkway, on both sides of ChampionsGate Boulevard and south of Osceola County.

GOAL 2.131-B.2 - SELECTED AREA PLAN GOALS

The Ronald Reagan SAP is envisioned to develop as a more urban community relative to the rest of Polk County. Studies have shown that this community serves three main residential markets; Orlando Metro Area Commuter, Extended Stay Tourist, and Empty Nesters. Retail and employment uses must be granted flexibility to meet the needs of these three different markets. Within the selected area plan there is a mix of regional retail, regional employment centers, and residential neighborhoods that form an interconnected hierarchy of streets, public spaces and vistas. The following are specific goals for the types of development within the SAP:

- A. Light Industrial and Warehousing - The future vision for the area does not include an increase in light industrial uses, warehousing or other structures that rely on semi-truck traffic. The vision does include modest expansions of the existing establishments located on the west side of US Highway 27. General building design standards to prevent unsightly metal or solid block masonry buildings are envisioned to maintain the integrity light industrial uses. Over time there will be an evolution from a warehousing to more light industrial and assembly uses that will provide more local employment opportunities to meet demand of future populations that will come from an increase in the amount of

permanent residential habitation in the future. This premise assumes that warehousing is a

beginning that leads to distribution and assembly operations and later to regional headquartering of larger corporations and more employment opportunities.

- B. Office - A corporate multi-use office park is envisioned at the Ronald Reagan Parkway and Champions Gate Boulevard intersection and extending southward along the Dunson Road extension and Interstate-4. The office park, in conjunction with its retail and convention facility components, contributes to a diverse employment base in the immediate area. This office park is intended to be accessed primarily from internal boulevards rather than individual driveways along the Ronald Reagan Parkway. Buildings are envisioned to be situated uniformly along the boulevards and include similar architectural styles so as to result in a cohesive streetscape.
- C. The anticipated increase in long-term residential housing growth will generate a need for medical and professional office uses throughout the area. Several locations along Ronald Reagan Parkway and the other collector roads are appropriate for low impact office developments.
- D. U.S. Highway 27 Retail - A regional shopping center is envisioned on the large commercial tract located east of US Highway 27, north of Dunson Road, south of the Ronald Reagan Parkway and immediately adjacent to the West Haven neighborhood. The development is envisioned to be designed as a traditional village center bound by a cohesive architectural-style. This village center is expected to include a road network that would interconnect surrounding neighborhoods and create a southern extension of Loma Del Sol Drive to connect with Dunson Road. Commercial buildings within the village center should be oriented towards residential neighborhoods and should include outdoor gathering spaces such as squares, plazas or parks.
- E. Highway/ Community Retail Mix - A community shopping destination is envisioned near the southeast corner of Interstate-4 and County Road 532. Its proximity to multiple communities will enable it to support retail establishments that serve a larger community market such as furniture stores, discount centers, restaurants, hotel/motel, gasoline stations, and professional offices. This area is also envisioned to include attached residential and multi-family complexes to surround and complement the retail centers. The district is specifically envisioned to be functional and include interconnections with neighboring districts. Commercial development in this area should interface with the surrounding residential developments (both single and multi- family) that will utilize this area for their primary form of commerce more than the traveling consumers.
- F. Community Retail - Shopping centers are envisioned at and near the intersection of US Highway 17/92 and the Ronald Reagan Parkway. The land is envisioned to serve larger populations outside the planning area since the site is located along a major transportation corridor. Development upon these parcels will also accommodate major retailers and other Abig-box@ developments such as furniture stores, houseware dealers, discount centers, and office suppliers. Retail is envisioned to include grocery stores, restaurants, financial institutions, drug stores and other establishments to meet the weekly needs for the community residents. Shopping center design will be of high quality and include an outdoor plaza, attractive building facades, pedestrian amenities and screened service bays. Offices will complement development in this area. Building scale and design will be consistent and harmonious with surrounding structures.

- G. Neighborhood Retail - Modestly-sized shopping centers are envisioned in several areas interspersed within residential neighborhoods in order to meet daily retail needs. These neighborhood retail centers are intended to include grocery stores, restaurants, dry cleaning, offices and apartments. The design and scale of neighborhood retail shall be in character with surrounding residential and be located at primary neighborhood entrances. These areas shall be easily accessible to pedestrian and bicycle traffic. Neighborhood retail is envisioned at Old Lake Wilson Road and CR 532, and at Ronald Reagan Parkway and Heritage Pass.
- H. Multi-family Residential - As part of promoting a more urban environment, multi-family development is essential. Multi-family developments should be sustainable and promote a more pedestrian behavior by providing ample amenities to residents and directly connecting to commercial development nearby. Multi-family developments should also incorporate low scale commercial facilities within them to complement the urban living environment for their residents as well as form a transition to adjacent or nearby commercial areas and reduce the need for vehicle travel between uses.
- I. Residential - Future neighborhoods are envisioned to be incorporated into the existing community by providing similar design features. Community walls and entrance features are expected to match adjacent neighborhoods and continue to create a uniform street appearance along principal travel routes. Neighborhoods will include internal recreational amenities such as parks, playgrounds, nature trails, and community swimming pools. Future neighborhoods shall be designed with interconnected street patterns and direct pedestrian connections to allow for residents to traverse between communities with ease, safety, and comfort.
- J. Live-Work Residential - It is anticipated that the percentage of commuter residents in this area will increase. The proliferation of long-term residents is vital to the sustainability and stability of the area, specifically the economy and property values. Therefore, it is imperative that greater accommodation be made for residents who choose to conduct business at their residence to reduce their amount of commuting as well as bring more commerce to Polk County. It is envisioned that residential developments will designate more areas and design more residences to enable this land use activity. In addition, greater latitude should be given to isolated properties along collector roads to develop live-work units through minimized or expedited permitting.
- K. Small-Scale Multifamily Residential - The future vision for the SAP includes the promotion townhouse-style developments in single-family districts. Attached residential developments shall be planned in areas that can accommodate higher densities such as activity nodes near retail, adjacent to a parks, and near the community entrances. Townhouse-style development adjacent to single-family will act as a transition from retail and apartment development.
- L. Historic Neighborhoods - It is envisioned that the original residential neighborhood found within the historic Loughman area be a catalyst for redevelopment and property reinvestment. The vision for this area includes promoting the diversity in homesites and housing structures. Standards for lot size, building envelope and structure type is to remain flexible for the neighborhoods between the Old Lake Wilson Road and US Highway 17/92 as a means to provide incentives for reinvestment.
- M. Services - The future vision is to provide sound and efficient public services maintained at a pace equal to existing and new development. Water supplies and pressure should function at

sufficient levels to accommodate development. Emergency response such as from police, fire and emergency management services is envisioned to be fast and efficient to reduce and eliminate crime and death. A library and middle school is also envisioned in this area possibly on Dunson Road, adjacent to Ridgeview Global Studies Academy or in historic Loughman.

- N. Parks - The future vision includes an abundance of parks and open space facilities present in neighborhoods and commercial districts. The vision includes natural conservation areas with paths and trails to maintain ecological biodiversification and to offer public access to the beauty of this area. A centrally-located public park is envisioned for the area around the existing elementary school (Ridgeview Global Studies Academy) as are future schools churches, and community centers to allow for public congregation and social activities. Future shopping centers are hoped to include outdoor plazas and squares to allow for social interaction and eating. A community park can be built in the area around a man-made water body located on the west side of Lake Wilson Road and just south of CR 532. The existing community park in the center of Loughman is envisioned to be renovated, improved, and integrated into the surrounding community. A centrally-located park is envisioned for the area around Lake Gain and should serve as the community focal point.

- O. ChampionsGate Development of Regional Impact (DRI) — At the adoption of the revision to this SAP in 2005, there were two DRIs in this SAP. The first was Providence approved as Oak Hills Estates in 1990 and already mentioned in this SAP. The other is the ChampionsGate DRI. The entitlements include a mixture of uses as referenced in the Development Order for the DRI and further restricted by the Future Land Use designations and this SAP. This DRI was also approved in Osceola County; however, it was rescinded by Osceola County Resolution #17-175R on December 6, 2017. The development limitations in the Osceola County DRI and the Polk DRI have not yet been completed. Moreover, the northeast portion of the County is experiencing high density apartments as seen at the southeast corner of I-4 and US 27 at densities higher than the Future Land Use designations of the ECX and the RL- 4X permit. The Future Land Use designation within the boundaries of the ChampionsGate DRI include Employment Center-X, Office Center-X and Residential Low-4X. See Proposed Policy 2.131-B.2.A16 for modified land uses within the ChampionsGate Overlay.

Objective 2.131-B.2.1 - Future Land Use Districts

Ronald Reagan Selected Area Plan (SAP) establishes modified future land use districts that include urban uses and urban design aspects that more specifically target the positive market forces attracting development to the area. These vary from those allowed under the general provisions for each specific land use category in with the Comprehensive Plan because of the differences in development styles and urban perspective that this area of the County embodies. Where plan language is in conflict between the standards and characteristics of this Selected Area Plan and other areas of the Comprehensive Plan the provisions of this Selected Area Plan shall apply.

POLICY 2.131-B.2.A1 - FUTURE LAND USE DISTRICTS ESTABLISHED

The following future land use districts with subsequent land development intensities shall be established within the Ronald Reagan Selected Area Plan and activity centers (i.e., RACX, CACX, NACX, CCX and TCCX) in the Ridge SPA shall be located at the intersection of arterials and collectors.

LAND USE	MAXIMUM FAR	MAXIMUM PLANNED DEVELOPMENT FAR ¹	DENSITY (min/max) By Right	MAXIMUM PLANNED DEVELOPMENT DENSITY
1. Business Park Center (BPCX)	0.75	1.50	0	n/a
2. Industrial (INDX)	0.75	1.50	0	n/a
3. Employment Center (ECX)	0.80	1.25	10/15 du/a	20 du/a
4. Regional Activity Center (RACX)	0.40	1.25	15/25 du/a	25 du/a
5. Community Activity Center (CACX)	0.40	1.00	15/25 du/a	25 du/a
6. Neighborhood Activity Center (NACX)	0.25	0.35	5/10 du/a ²	n/a
7. Convenience Center (CCX)	0.25	0.30	5/10 du/a ²	n/a
8. Office Center (CCX)	0.30	0.40	5/10 du/a ²	n/a
9. Residential Medium (RMX)	0.30	n/a	6/15 du/a ³	20 du/a
10. Residential Low (RLX)	0.25	n/a	3/5 du/a ³	8 du/a
11. Institutional (INSTX)	0.40	n/a	15 du/a	15 du/a
12. Preservation (PRESVX)	0.0001	n/a	0 du/a	n/a
13. Recreation/ Open Space (ROSX)	0.40	n/a	0 du/a	n/a
14. Town Center (TCX)	0.50	0.50	15/25 du/ac	n/a
<u>15. Mixed Use (MUX)</u>	<u>0.75</u>	<u>n/a</u>	<u>35 du/ac</u>	<u>35 du/ac</u>

Notes: FAR = Floor Area Ratio
Density is based on acres above the 100 year flood prone area

POLICY 2.131-B.2.1.A4 - EMPLOYMENT CENTER (ECX)

- (a) DESCRIPTION - Areas designated as Employment Center within this SAP may contain a combination of uses that contribute to the economic sustainability of the area such as: office, flex-space development, corporate parks, convention centers, medical facilities and group homes or assisted living facilities, and accessory retail services. The EC district is also intended to support apartment-style multi-family to place housing nearby to employment functions. The EC districts may be comprised of single or mixed uses of

¹ FAR may be increased for projects which obtain approval via a Planned Development

² Only when accessory to commercial or office

³ In the RMX and RLX land use designations, the minimum density will only be required within the Center and Core of the Transit Center and Corridors overlay. Outside these areas, lower densities can be achieved in compliance with the requirements of the Land Development Code.

office and research operations but specifically prohibit single-use warehousing and distribution operations that solely rely on semi-truck traffic for daily operations. Employment Centers are intended to complement other retail-based activity centers and serve as a transition between differing land use districts.

PURPOSE -- The purpose of the Employment Center district is to facilitate the development of office-based employment areas with complementing housing for employees and business visitors. The ECX district also provide limited retail sales and restaurant functions in order to cater to office workers and residents. The ECX is intended to be a large single district within the SAP, and not located in small, isolated areas.

DESIGNATION AND MAPPING -- The ECX district shall be depicted and designated on the Future Land Use Map. The ECX district shall be mapped and designated adjacent to other activity center developments and along principal roadways. The primary ECX is located adjacent to Champions Gate resort and may be expanded farther south along the Dunson Road extension and Interstate-4. The MUX for the ChampionsGate DRI divides the ECX at the intersection of ChampionsGate Boulevard and Ronald Reagan Parkway and the portion of the ECX with a multi-family development. All of this ECX is considered to be contiguous for the purpose of implementing the Development Standards.

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

(i) **PERMITTED USES --** The following uses shall be allowed:

- a. office operations;
- b. flex space buildings with a minimum of 15% of building area developed as office or retail store front and the remainder being storage for large retail items, product assembly or light fabrication;
- c. research and development establishments that resemble office buildings;
- d. retail sales and services that accommodate typical office functions;
- e. restaurants that include indoor, sit-down service;
- f. financial institutions;
- g. apartment and townhouse-style resort and corporate housing developments when limited to 50% of the entire district unless incorporated in a vertical mixed-use building. The 50% cap may be increased with a Conditional Use or its functional equivalent.
- h. technical or trade schools, colleges, and conference centers;
- i. extended stay lodging facilities;
- j. convention centers, recreational facilities, or assembly halls; and,

~~k. other similar and compatible uses as approved by the Land Development Director or his designee.~~

(ii) DEVELOPMENT GUIDELINES - Development within the Employment Center district shall be consistent with the following:

- a. lands shall only be divided as part of a master subdivision plan and lots shall be accessible via internal local roadways;
- b. parcels shall not obtain direct driveway and parking access onto Ronald Reagan Parkway (CR 54) unless parcels are in excess of 200 feet in frontage width;
- c. development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential areas;
- d. buildings entrances shall be oriented towards abutting rights-of-way and non-residential buildings shall be construction with uniform structural setbacks with other properties within the same subdivision;
- e. parking lots for non-residential uses shall not be permitted forward of the building front facade in order to emphasize the building appearance and its relationship to abutting rights-of-way, however, on-street parking shall not be applicable to this standard;
- f. building facades shall include architectural interest and not constructed of entirely blank walls and/or metal siding;
- g. residential structures shall be apartment or townhouse style structures;
- h. time share, extended stay lodging, and other short term rental units shall include a centralized management office on the same site as the individual units;
- i. loading docks, utility facilities, and storage areas shall not be oriented or visible from any abutting rights-of-way.

PROPOSED POLICY 2.131-B.2.1.A16 – CHAMPIONSGATE MIXED USE (MUX)

- (a) PURPOSE - The purpose of the Mixed Use-X (MUX) Future Land Use designation is to recognize the ChampionsGate DRI and its vested development not yet constructed and to increase those entitlements for multi-family apartment and/or condominium areas between activity centers and lower density residential neighborhoods to accommodate the anticipated increase in density demand. It is also to allow a mix of retail and commercial uses along with resort residential units in order to create an active urban and resort environment.

(b) DESIGNATION AND MAPPING - The MUX Future Land Use designation shall be established as designated on the Selected Area Plan Future Land Use Map. This district shall be located adjacent to the mixed use commercial and residential areas already existing in ChampionsGate on the east side of ChampionsGate Boulevard and in Osceola County and where external land uses and infrastructure is not conducive to single family suburban style development. The total number of residential units consistent with those listed in Policy 2.131-B.2.1.A16, (c) below is 2,139 and total 150,000 square of commercial development consistent with Policy 2.131-B.2.1.A16 and all pursuant to the Land Development Code.

(c) DEVELOPMENT STANDARDS – The following development standards shall be established in order to facilitate appropriate development within the MUX Future Land Use designation for the ChampionsGate DRI that is specific and consistent with the ideas expressed in the future vision and to allow flexibility with the final placement of the uses.

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

ii. Developments shall incorporate or connect to retail and service facilities by means of pedestrian and vehicle methods other than main connector roads.

iii. RESIDENTIAL USES – Residential densities shall be permitted at a maximum of 35 dwelling units per acre and may include the following:

a. multi-family structures.

b. support retail and services provided they are incorporated in vertical mixed-use buildings.

c. extended stay lodging facilities including hotels; condo hotels; fractional ownership units; short term rental units; assisted living facilities; retirement units and vacation homes may also be permitted consistent with the Land Development Code.

d. accessory retail establishments may be developed within residential developments with respect to their size, located along main connector roads, and have appropriate buffers consistent with the Land Development Code.

e. Any accessory retail and services shall be included in the 150,000 square feet cap as listed in Policy 2.131 B.2.A1 and not to exceed a Floor Area Ratio (FAR) of 0.75 FAR.

iv. COMMERCIAL USES – Commercial uses are intended to accommodate the shopping needs of residents living within the ChampionsGate DRI and the surrounding community and generally contain a shopping center and other commercial and office uses within close proximity. Typical commercial uses include variety and discount stores, department stores, supermarkets, theaters, offices, restaurants including indoor sit-down service, drug store, or professional services. The total square footage of commercial uses shall be included in the 150,000 square feet cap as listed in Policy 2.131 B.2.A1 and not to exceed a Floor Area Ratio (FAR) of 0.75.

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

POLICY 2.131-B.7.A3 CANOPY TREE PLANTING REQUIREMENTS:

Tree Species shall be a mixture of deciduous and non-deciduous trees and the minimum number of canopy trees, exclusive of buffers, to be planted or preserved upon each lot is as follows.

(a) Residential Low (RLX) -- 1 tree shall be planted or preserved for every 5,000 square feet of developable residential land area or fraction thereof, up to a maximum of 8 trees.

(b) Residential Medium (RMX) and Residential High (RHX) -- 8 trees per gross developable acre shall be planted or preserved.

(c) Activity Centers (RACX, CACX, NACX, CCX, OCX, ~~and~~ ECX, and MUX) and Institutional (INSTX) -- 6 trees per gross developable acre shall be planted or preserved.

(d) Industrial (INDX), Business Park Center (BPCX) -- 4 trees per gross developable acre shall be planted or preserved.