

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	November 14, 2024	Level of Review:	Level 4 Review
PC Date:	December 4, 2024	Type:	Land Development Code Text Amendment
BoCC	January 7, 2025	Case Numbers:	LDCT-2024-27
Dates:	January 21, 2025	Case Name:	SR 60 & Boy Scout Road RCC Activity Center Plan (ACP) Text Amendment
Applicant:	Joint (Tom Wodrich, AICP & staff)	Case Planner:	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Request:	Change the text of the Land Development Code Appendix E, Section E105, to establish the SR 60 & Boy Scout Road RCC Activity Center Plan (ACP).
Location:	All four corners of the State Road (SR) 60/Boy Scout Road/Walk-in-Water Road intersection, in Sections 7 & 8, Township 30, Range 29.
Property Owners:	Goff Properties LLC, Collany LLC, Anurok Baker, Donald L Foreman, and Central Florida Tree and Landscape LLC.
Parcel Size (Number):	20 +/- acres
Future Land Use:	Rural Cluster Center (RCC) & Agricultural/Residential-Rural (A/RR)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	Lake Wales
DRC Recommendation:	Approval
Planning Commission Vote:	Approval 5:2
Florida Commerce:	N/A

Proposed Change to the LDC:

Change Appendix E Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the SR 60/Boy Scout Road RCC Activity Center Plan (ACP).

Summary:

The applicant seeks a change to the Land Development Code Appendix E, Section E105, to establish the SR 60 & Boy Scout Road Activity Center Plan (ACP) at the SR 60 & Boy Scout Road intersection. Policy 2.110-L1. of the Future Land Use Element of the Comprehensive Plan describes an ACP as a special, detailed land use plan for a specific Activity Center. This policy also describes an ACP as having a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP, and that ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan. The intent of this ACP is to provide a guide for the orderly growth and eventual development of the intersection.

The Activity Center Plan consists of the numerous maps and policies that address the following:

- Permitted Uses
- Transportation (such as access points, intersection design changes, and potential mass transit locations)
- Signage
- Landscaping
- Architectural Standards
- Lighting
- Anticipated RCC Expansions, and
- Final RCC Buildout.

Findings of Fact

- *LDCT-2024-27 is a joint (staff and applicant-initiated) request to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the SR 60 & Boy Scout Road RCC Activity Center Plan (ACP)*
- *The location of the ACP is at all four corners of the State Road (SR) 60/ Boy Scout Road/Walk-in-Water Road intersection, in Sections 7 & 8, Township 30, Range 29.*
- *There is an existing discount retail store and outdoor storage at the northwest corner of the intersection. The other three corners of the intersection are vacant and undeveloped.*
- *This case is related to LDCPAS-2024-25. That request is for a Comprehensive Plan Amendment to change 6.5 acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) at the northeast corner of this intersection.*
- *LDCPAS-2024-25 also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions to allow for the adoption of the SR 60 & Boy Scout Road RCC Activity Center Plan (ACP).*
- *To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2024-27) is required by Policy 2.110B3a of the Future Land Use Element.*
- *The applicant is required to provide an Activity Center Plan (ACP) when less than 80% of the site has been developed and is intended to promote quality planning practices. The applicant has submitted an ACP, which has been reviewed and modified by staff.*
- *Policy 2.110-L1. describes an ACP as a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.*

Development Review Committee Recommendation:

The Land Development Division, based on the Findings of Fact, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of **LDCT-2024-27**.

Planning Commission Recommendation:

On December 4, 2024, the Planning Commission voted 5-2 to recommend approval of the request.

Analysis:

This amendment was submitted currently with LDCPAS-2024-25. That request is for a Comprehensive Plan Amendment to change 6.5 acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) at the northeast corner of the intersection. The same Plan Amendment also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions. The changes to the text of both the Comprehensive Plan and the Land Development Code are necessary to allow for the establishment of the SR 60 & Boy Scout Road RCC Activity Center Plan (ACP).

The Activity Center Plan (ACP) concept originated as part of the initial adoption of the Comprehensive Plan in 1991. ACPs and part of the “multi-nodal, urban cluster” concept that the County’s urban form is based, as described in the Introduction Section (2.101) of the Comprehensive Plan. As part of the recent changes to the Rural Cluster Center policies that were made last year, a requirement for an Activity Center Plan was included.

This Activity Center Plan consists of the numerous maps and policies that address the following:

- Permitted Uses – All uses currently allowed in the RCC per Table 2.1 of the Land Development Code are also allowed in the ACP.
- Transportation - The ACP contains both policies and maps that show the following:
 - Access points for property access,
 - Potential Roadway modifications to SR 60/Boy Scout Road/Walk-in-Water Road intersection and a possible realignment of Rose Terrace, and
 - Provision for future mass transit/bus stop locations.
- Signage – In keeping with the existing signage at the intersection a prohibition on pole-mounted signage is proposed
- Landscaping – A provision requiring that development conserve and utilize existing trees where possible is included.
- Architectural Standards – Six standards are listed to promote enhanced design standards for new buildings in this area.
- Lighting – “Dark Sky” lighting is proposed to minimize glare.
- Maps:
 - Existing RCC Boundary
 - Land Use Amendment LDCPAS-2024-25
 - Anticipated RCC Expansions,
 - Potential Roadway Modifications
 - Access Points, and
 - Final RCC Buildout.

OBJECTIVE 2.110-L: ACTIVITY-CENTER PLANS, states that The Polk County Plan shall provide procedures for the preparation of Activity-Centers Plans in order to ensure that Activity Centers develop in a manner consistent with sound planning principles, and in accordance with development objectives of the County (emphasis added). The adoption and implementation of this ACP will ensure that this objective is accomplished for the SR 60/Boy Scout Road/Walk-in-Water Intersection.

Limits of the Proposed Ordinance:

The focus of this amendment is to establish an Activity Center Plan (ACP) for this intersection. If approved, the ACP will serve as a guide by identifying potential transportation improvements and appropriate locations for future expansion of the RCC, and standards for landscaping, signage, lighting, and building design to promote quality development. The ACP will also ensure that the development of this site will be compatible with the existing and proposed uses by providing for an orderly guide to ensure quality growth.

Consistency with the Comprehensive Plan:

This change is in conjunction with LDCPAS-2024-25. This amendment will designate a 6.5-acre tract at the northeast corner of the intersection as RCC. The proposed text change to establish the SR 60 & Boy Scout Road Activity Center Plan is consistent with the applicable Objectives and Policies in the Plan's Future Land Use Element for Rural Cluster Centers and Activity Center Expansions.

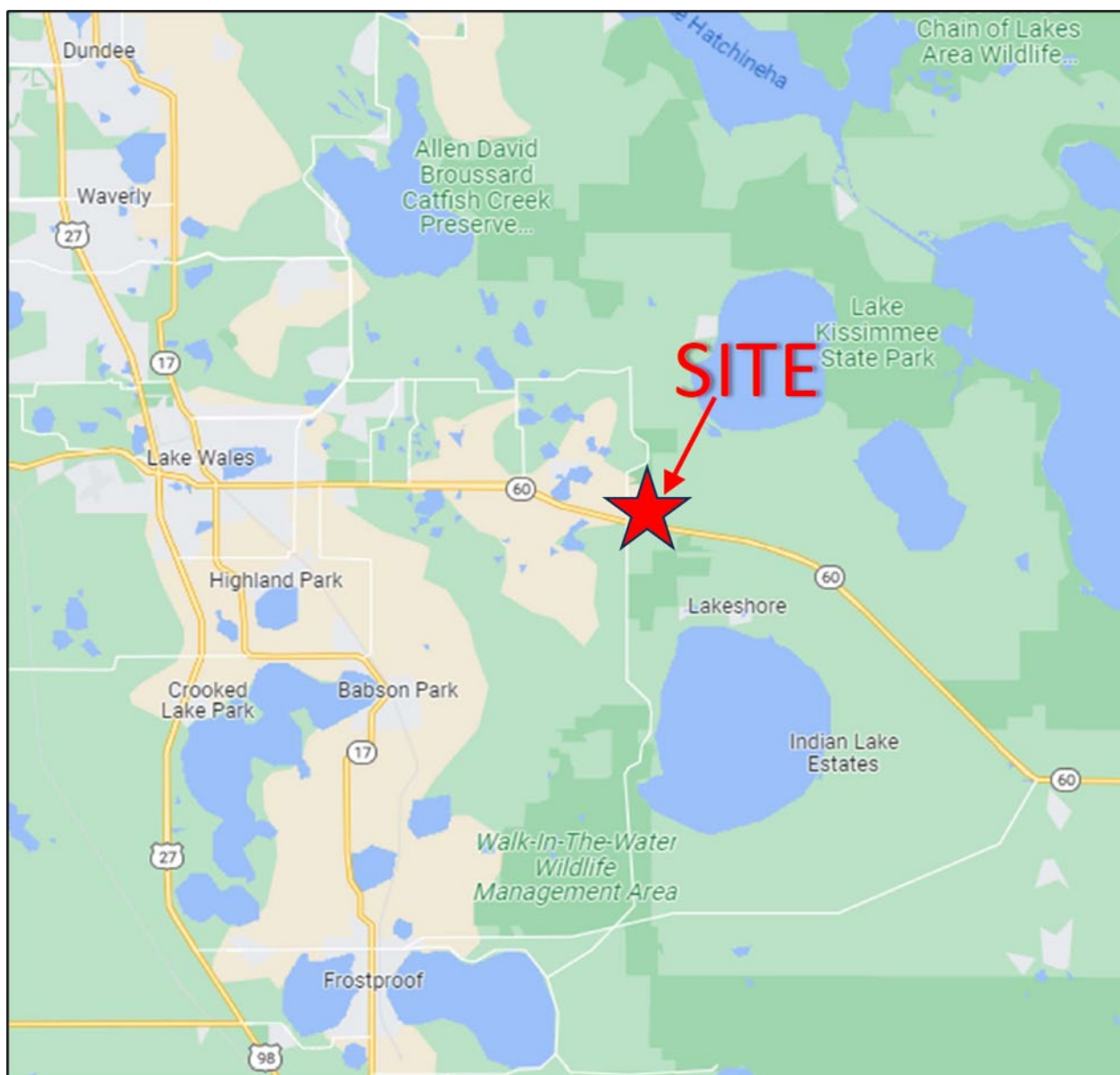
Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

Exhibits:

Exhibit 1 - Location Map

Exhibit 2 – State Road 60 & Boy Scout Road Activity Center Plan



Source: Applicant Impact Assessment Statement

Location Map

R. State Road 60 & Boy Scout Road Rural Cluster Center Activity Center Plan**1. Activity Center Plan (ACP) Applicability**

The provisions and requirements of this Subsection apply to the parcels located east of Lake Wales at the intersection of State Road 60, Boy Scout Rd and Walk-in-Water Road, as shown in the ACP. It is intended to apply to those parcels within the existing RCC boundary and serve as a guide for future expansions and access management.

2. LDCPAL-2024-25 Parcel numbers 293008-000000-031010.

This RCC shall be expanded to include the subject parcel (293008-000000-031010), the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 29, Township 30, Section 8.

The site is legally described as:

That part of Section 8, Township 30 South, Range 29 East, Polk County, Florida described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of said Section 8; thence N 89° 41' 02"E, 40.00 feet to the east right of way line of Boy Scout Road; thence S 00° 16' 46"E along said east right of way line, 861.74 feet to the POINT OF BEGINNING; thence N 89° 43' 14"E, 648.63 feet; thence S 00° 16' 46"E, 495.00 feet to the northerly right of way line of State Road 60 per O.R. Book 2659, Page 115, Public Records of Polk County, Florida; thence along said northerly right of way line the following four calls: 1.) N 80° 54' 08"W, 161.03 feet; 2.) N 9° 05' 52"E, 5.00 feet; 3.) N 80° 54' 08"W, 440.64 feet; 4.) N 59° 17' 22"E, 65.11 feet to the aforesaid east right of way line of Boy Scout Road; thence N 00° 16' 46"W along said east right of way line, 358.51 feet to the POINT OF BEGINNING.

3. Permitted Uses

Uses permitted within the boundaries of this RCC shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts.

4. Transportation

a) Access: This ACP shows the general locations of access points to the existing Boy Scout Road Walk-in-Water Road, and SR 60 rights-of-way. They are conceptual and non-binding, with the exact driveway and cross-access location shall be determined at Level 2 review. In addition:

- 1) There shall be no easements or divisions of land created that prevent access to Boy Scout Road or SR 60.
- 2) Development shall be designed to allow cross-access to adjacent parcels.
- 3) All development shall ensure cross-access and connectivity to these two main roadways is maintained.
- 4) The general location of proposed access points shall not be the sole basis for the granting of any waiver from any applicable provision of the Land Development Code.

b) Intersection Design Changes:

- 1) It is anticipated that the Florida Department of Transportation (FDOT) may modify the SR 60 median opening to change the median opening to a directionalized median.

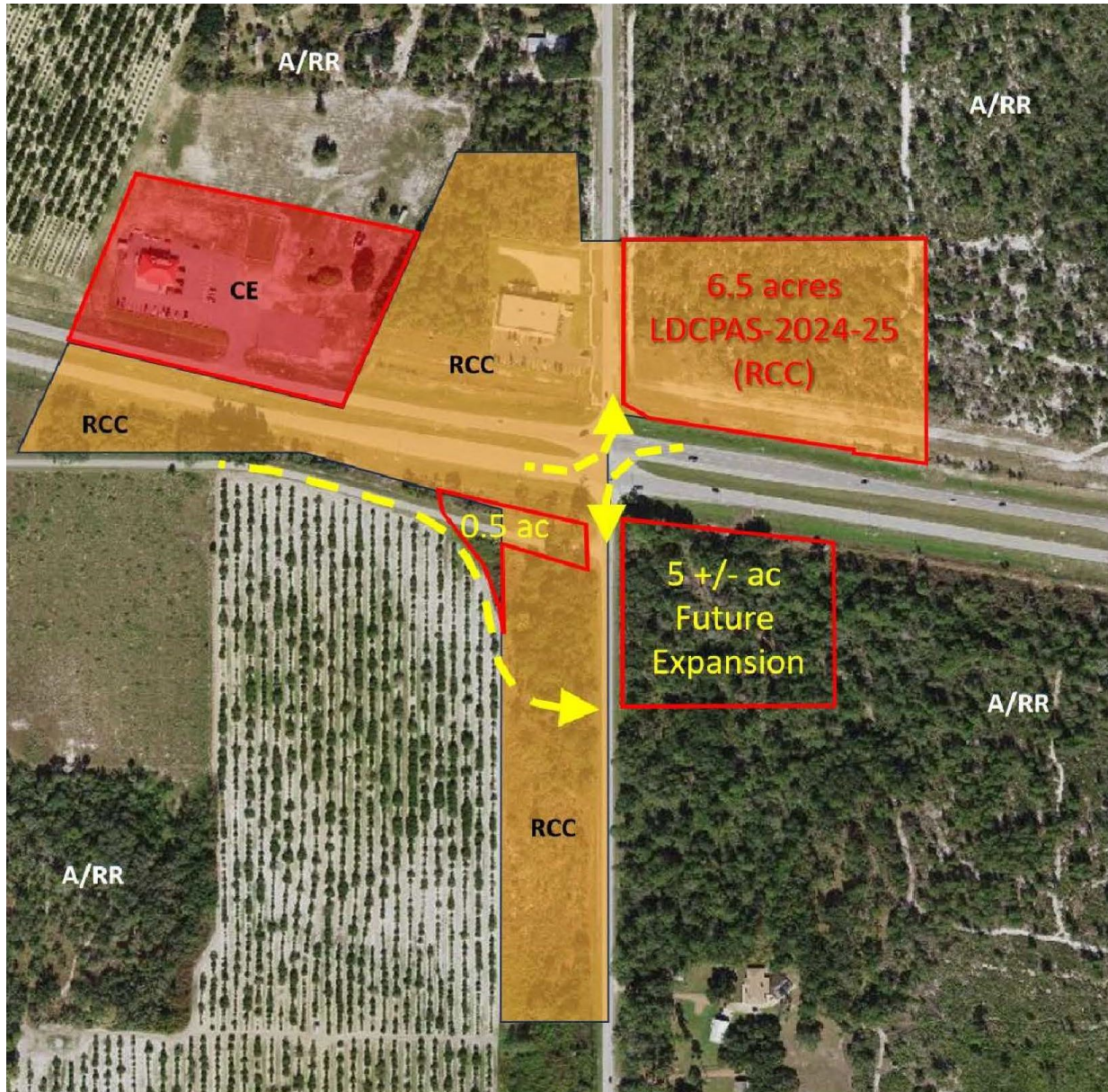
- 2) An alternate alignment for Rose Terrance is shown on the ACP to allow safer separation distance from the SR 60 intersection and allow for more usable area of the land within the RCC.
5. Mass Transit locations: Future transit service and stop locations shall be implemented by the transit provider at locations optimum for safe and effective operations.
6. Signage: Pole Mounted signage shall be prohibited within this RCC. All other signage shall meet the requirements of Section 760 of the Land Development Code.
7. Landscaping: To the greatest extent practicable, development shall conserve and utilize existing on-site trees to meet the landscape and buffering requirements of Section 720 of the Land Development Code.
8. Architectural Standards – Buildings within this RCC shall be designed and constructed to contain additional/enhanced architectural design standards. The building’s architectural design shall be reviewed by staff as part of the Level 2 process, and such approval shall not be unreasonably withheld. Building facades facing arterial or collector roadways may not include a metal panel exterior finish and must incorporate at least three (3) of the following architectural elements:
- Changes in texture/finish across the facade (i.e., stucco to block);
 - Variations in fenestration, roof line, or parapet height;
 - Pitched or sloped roof entry feature (may be accomplished via a parapet wall);
 - Enhanced facade landscaping with flowering species (min. 5' & width);
 - Awnings or covered front entryways;
 - Columns or pilasters, decorative exterior trim, and additional façade treatments.
9. Lighting: All outdoor lighting shall be consistent with “dark sky” requirements and be subject to the following conditions:
- a) All outdoor lighting shall be located, aimed, shielded, and maintained in a manner which minimizes light projection off-site.
 - b) All outdoor lighting fixtures shall be of the fully shielded type. Examples of the fully shielded lights are set forth in Figure "A" below.
 - c) Light fixtures shall be aimed no higher than 45 degrees above vertical down (half-way between straight down and straight to the side) when the light source is visible from any off-site property or thoroughfare.
 - d) Prohibited lights:
 - 1) Flashing, revolving, or intermittent lights visible from any property line.
 - 2) High intensity light beams such as but not limited to searchlights, laser lights, or strobe lights visible from any property line.
10. RCC Expansion – Any expansion of this RCC must meet criteria listed in Objective 2.110-B, Rural-Cluster Centers, of the Comprehensive Plan and the requirements for a Comprehensive Plan Amendment per state law.

FIGURE "A"

EXAMPLES OF FULLY SHIELDED LIGHTS



State Road 60 and Boy Scout Road
Activity Center Plan Map – Anticipated RCC Expansions



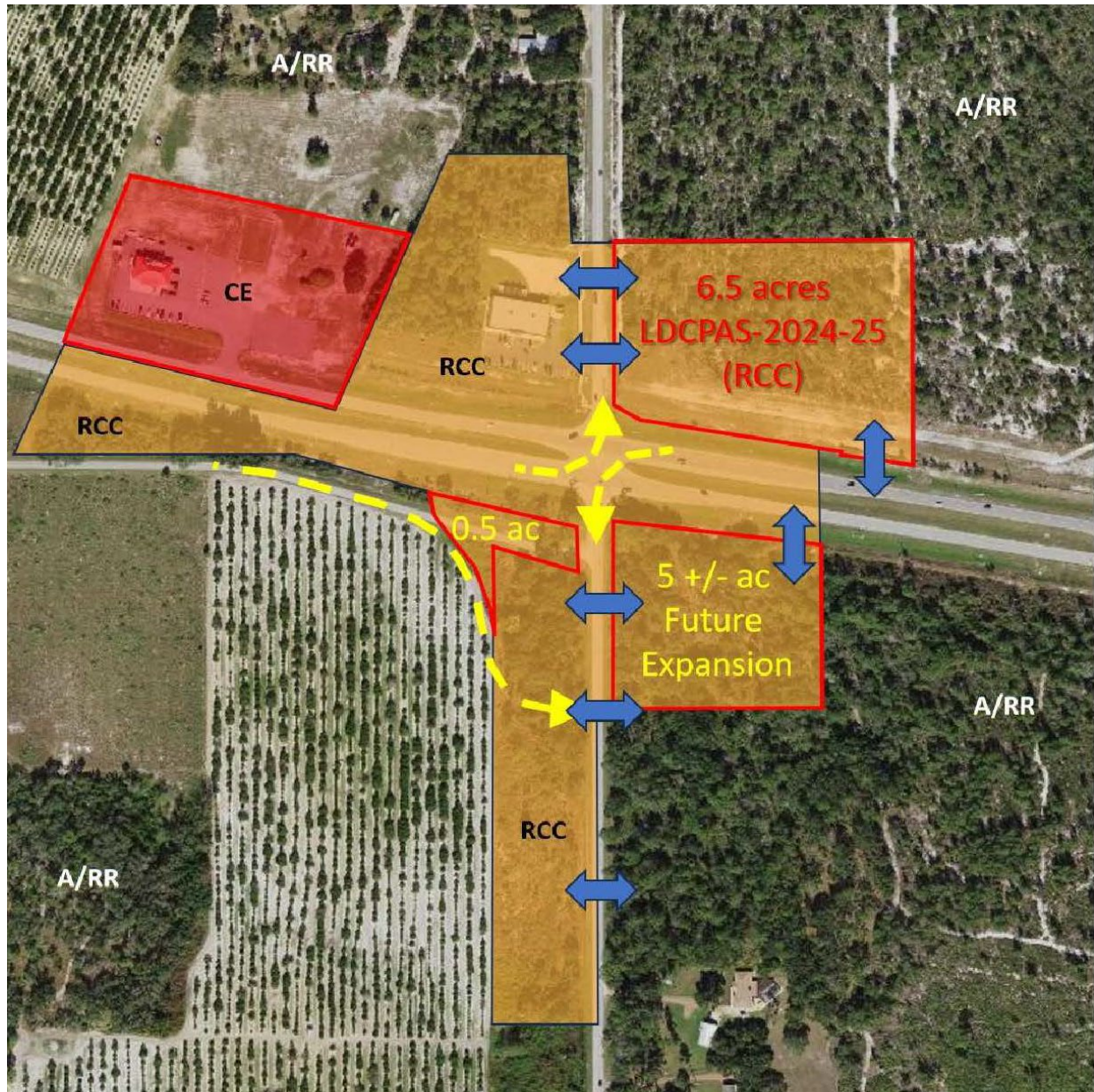
Source TDW Land Planning, 2024

State Road 60 and Boy Scout Road
Activity Center Plan Map – Potential Roadway Modifications



Source TDW Land Planning, 2024

State Road 60 and Boy Scout Road
Activity Center Plan Map – Access Points



Source TDW Land Planning, 2024