Ordinance No. 25 -____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAL-2025-4**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN (ORDINANCE 92-36, AS AMENDED); MODIFYING CERTAIN POLICIES IN ALL ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES 163.3191, EVALUATION AND APPRAISAL OF COMPREHENSIVE PLAN, TO REFLECT A MINIMUM PLANNING PERIOD OF AT LEAST TEN (10) YEARS AND TO REFLECT CHANGES IN STATE REQUIREMENTS SINCE THE COUNTY'S LAST EVALUATION AND APPRAISAL REPORT; MODIFYING SECTION 2.124-G HISTORIC-PRESERVATION SITES TO UPDATE POLICY BASED ON RECENT HISTORICAL DATA AND MORE PLANNING WORK TO BE PERFORMED BY POLK COUNTY; AND MODIFYING POLICIES UNDER OBJECTIVE 3.102-E TO REFERENCE THE FEASIBILITY ANALYSIS OF CONNECTING HOMES ON SEWER TO THE NEAREST WASTEWATER TREATMENT PLANT; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 2025-4 is a County-initiated application to modifying certain policies in all elements of the Comprehensive Plan pursuant to the requirements of Florida Statutes 163.3191, Evaluation and Appraisal of Comprehensive Plan, to reflect a minimum planning period of at least ten (10) years and to reflect changes in state requirements since the County's last Evaluation and Appraisal Report; modifying Section 2.124-G Historic-Preservation Sites to update policy based on recent historical data and more planning work to be performed by Polk County; and modifying policies under Objective 3.102-E to reference the feasibility analysis of connecting homes on sewer to the nearest wastewater treatment plant; (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 June 4, 2025; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on July 15, 2025, held an initial public hearing and authorized transmittal of the Amendment to the Department of Economic Opportunity (DEO) for written comment, and

WHEREAS, Florida Commerce, by letter dated September 23, 2025 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 November 4, 2025; 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 MAP AMENDMENT FOR HISTORIC RESOURCES

The Map Series of the Comprehensive Plan, Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect the changes to the Historic Resources Map depicted in Attachment "A".

SECTION 3: COMPREHENSIVE PLAN TEXT AMENDMENT

The text of the Comprehensive Plan Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect changes depicted Attachment "B".

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

SECTION 4: 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 5: EFFECTIVE DATE

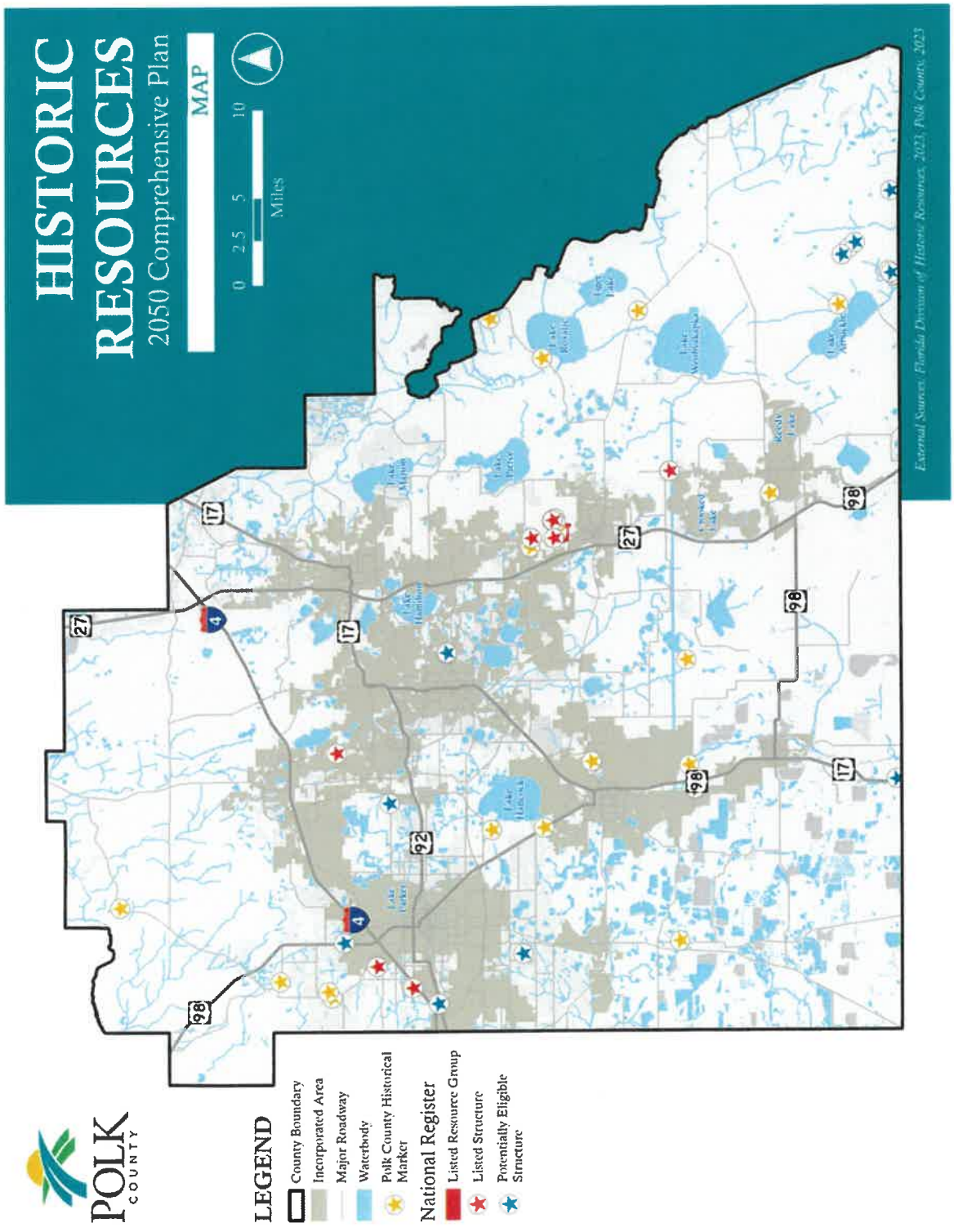
The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Florida Commerce posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining 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.

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 4th day of November 2025.

ATTACHMENT "A"



ATTACHMENT "B"

Cover sheet for the modifications to the Comprehensive Plan Elements that follow

Chapter 1
GENERAL

DIVISION 1.100 GENERAL PROVISIONS

SECTION 1.101 TITLE.

This Article of the Polk County "Integrated Development Management System" shall be entitled and cited as the "Polk County Comprehensive Plan" or the "Plan."

SECTION 1.102 AUTHORITY.

This Comprehensive Plan is enacted pursuant to the requirements and authority of "Community Planning Act," which was once referred to as the "Local Government Comprehensive Planning and Land Development Regulation Act" (LGCPLDRA), Chapter 163, Florida Statutes (FS), and Chapter 125, FS [County Government].

SECTION 1.103 PURPOSE AND INTENT.

The Polk County Comprehensive Plan is developed pursuant to the requirements of the Community Planning Act. ~~LGCPLDRA, and "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance," Chapter 9J-5, Florida Administrative Code (FAC).~~

While the Plan was developed in response to the State's growth-management mandate, it is also premised on Polk County's individual unique characteristics, historical trends, current conditions, and citizen aspirations for a future Polk County with a desirable quality of life. Division 1.200 of this Plan, enumerates the "Basic Principles" that formed the foundation of the planning process which resulted in the Polk County Comprehensive Plan.

SECTION 1.104 APPLICABILITY.

The provisions of this Plan shall be applicable throughout the unincorporated area of Polk County, Florida, and as otherwise provided by law.

SECTION 1.105 MAP SERIES INCORPORATED BY REFERENCE.

The "Comprehensive Plan Map Series" (Volume 2) designates the placement of land use categories and districts established within the Elements of this Comprehensive Plan, and is hereby incorporated by reference and made a part of this Comprehensive Plan ordinance as though fully set forth herein.

SECTION 1.106 DEFINITIONS.

Definitions of words and terms used within this Plan shall have meanings prescribed to them as enumerated in the following prioritized list:

A. as defined within the "Glossary" section of this Plan (Division 4.400); or

B. as commonly used and defined in accepted dictionaries. Words and phrases shall be construed according to the common usage of the language, but technical terms and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

SECTION 1.107 RULES OF INTERPRETATION.

A. GENERALLY: The interpretation and application of the provisions of this Plan shall be liberally construed in order that the true intent and meaning of the Board of County Commissioners (Board) may be fully carried out, and neither limits nor repeals any other powers granted the Board under state statutes. The interpretation and application of any provision of this Plan shall be held to be the minimum requirement adopted for the promotion of the public health, safety, comfort, convenience, and general welfare.

B. DELEGATION OF AUTHORITY: Whenever a provision appears requiring the County Administrator or some other County officer or employee to do some act or perform some duty, it is construed to authorize delegation to professional-level subordinates to perform the required act or duty, unless the terms of the provision or section specify otherwise.

C. GENDER: Words importing the masculine gender shall be construed to include the feminine and neuter.

D. NUMBER: A word importing the singular number only may extend and be applied to several persons and things as well as one person and thing. The use of the plural number may be deemed to include any single person or thing.

E. SHALL, MAY, INCLUDES: The word "shall" is mandatory and the word "may" is permissive. The word "includes" or "including" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

F. STATE, COUNTY, BOARD, PLAN, FS, FAC: The word "State" means the State of Florida and its authorized agents. The word "County" means the County of Polk, Florida and its authorized agents. The word "Board" means the Polk County Board of County Commissioners the word "Plan" means the Polk County Comprehensive Plan. The initials "FS" and "FAC" mean Florida Statutes, and Florida Administrative Code, respectively.

G. TENSE: Words used in the past or present tense include the future as well as past or present.

H. YEAR: The word "year" shall mean a calendar year, unless a fiscal year is indicated.

I. BOUNDARIES: Interpretations regarding boundaries of the Comprehensive Plan Map Series (CPMS) and the location of roads shall be made in accordance with the following:

1. Boundaries shown as following, or approximately following, any street shall be construed as following the centerline of the street.

2. Boundaries or roadways shown as following, or approximately following, any platted lot line or other property line shall be construed as following such line.

3. Boundaries shown as following, or approximately following, section lines, ~~halfsection~~ half section lines, or quarter-section lines shall be construed as following such lines.

4. Boundaries shown as following, or approximately following, any meandering, natural area shall be construed as following such natural feature as verified by field inspection.

5. Except where such interpretation is determined to be a significant expansion of a Linear Commercial Corridor, Commercial Enclave, or Utility Enclave, where a parcel or lot, existing as of May 1, 1991, is divided into two or more areas, by a Development-Area boundary line(s), and/or a land-use classification boundary line(s), either of the following applies:

(a) the subject rules shall be applied to each section of property separately; or

(b) at the owner's discretion, rules governing that portion of the largest area of the parcel or lot shall be applicable to the entire property.

J. INTERNAL CONFLICTS: More specific provisions of this Plan shall be followed in lieu of more general provisions that may be more lenient than, or in conflict with, the more specific provision. The specific shall control the general. The original Appendixes (Volumes 3—10) of the Comprehensive Plan and the updated information with the Evaluation and Appraisal Report (EAR) may be used to help interpret this Plan. Differences of meaning or implication between the text of the Plan and any caption, illustration, map, summary table, or illustrative table, may be clarified and/or interpreted through the Administrative Interpretation procedures specified in Section 4.303. Selected-Area Plans are a more specific detail of the generalized Future Land Use Map.

K. CONFLICTS WITH OTHER ORDINANCES:

1. In accordance with Section 163.3194, FS, the following law applies with regard to conflicts with existing land development regulations:

   During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations ~~; Adopted~~ are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

2. Any land-use densities and intensities, level-of-service standards, or any other standards established within this Plan are considered minimum standards and may be further qualified, refined, and/or restricted through the; Adopted used to implement this Plan, so long as they are consistent with this Plan.

SECTION 1.108 COMPREHENSIVE PLAN ORGANIZATIONAL FORMAT.

A. INTEGRATED DEVELOPMENT MANAGEMENT SYSTEM: The "Polk County Comprehensive Plan" is the first of three "articles" within Polk County's "Integrated Development Management System." The three articles are:

Article I: Comprehensive Plan

Article II: Capital Improvement Program (CIP)

Article III: Development Regulations

B. COMPREHENSIVE PLAN ORGANIZATION: Article I is organized into "Chapters" and "Divisions." "Chapters" are used to divide the Plan into units of similar material for ease of use. "Divisions" include either a specific Plan "Element," as required by Florida's growth management legislation, or specific information concerning a particular aspect of the entire Plan. The Plan is divided into the following chapters and divisions:

CHAPTER 1. GENERAL - This chapter includes information concerning the entire Plan and includes "divisions" of:

Division 1.100 General Provisions

Division 1.200 Basic Principles

Division 1.300 The Planning Process

Division 1.400 Population Projections

CHAPTER 2. DEVELOPMENT POLICIES - This chapter includes Plan "Elements" whose policies directly affect how the County will grow during the next 20 years. The following divisions are included within this chapter:

Division 2.100 Future Land Use Element

Division 2.200 Housing Element

Division 2.300 Conservation Element

Division 2.400 Economic Element

CHAPTER 3. PUBLIC FACILITIES POLICIES - This chapter includes "Elements" whose policies directly affect how the County's public facilities will develop during the next 20 years. The following divisions are included within this chapter:

Division 3.100 Infrastructure Element

Division 3.200 Transportation Element

Division 3.300 Mass Transit Element (Repealed)

Division 3.400 Aviation and Related Facilities Element (Repealed)

Division 3.500 Recreation and Open Space Element

Division 3.600 Public School Facilities Element

CHAPTER 4. IMPLEMENTATION - This chapter includes Plan "Elements" which address how the County is going to accomplish the public policies presented within Chapters 2 and 3, and how the entire plan will be administered. The following divisions are included within this chapter:

Division 4.100 Intergovernmental Coordination Element

Division 4.200 Capital Improvement Element

Division 4.300 Administrative Provisions

Division 4.400 Glossary

COMPREHENSIVE PLAN MAP SERIES

Future Land Use Map Series (FLUMS)

Development-Areas Map

Future Land Use Map (FLUM)

Development-Limitation Maps

Resource-Protection Maps

Selected-Area Plans (SAP) Maps

Selected-Area Plans (SAP) Vision Maps

Intergovernmental Coordination Map Series (ICMS)

Joint Planning Area Map

Transportation Element Map Series (TEMS)

Road System

Public Transit System

Bicycle and Pedestrian Ways

Airport Impact Districts

Natural Disaster Evacuation Routes

C. GOALS, OBJECTIVES, AND POLICIES: All divisions that contain an "element" list a "goal," and are further subdivided into "objectives" and "policies." A "goal" is defined by Chapter 163.3164 ~~9J-5, FAC~~, as the long-term end toward which programs or activities is ultimately directed. An "objective" is defined as a specific, measurable, intermediate end that is achievable and marks progress toward a goal. A "policy" means the way in which programs and activities are conducted to achieve an identified goal. (Non-element divisions are not subdivided into goals, objectives, or policies.)

D. MEASURABLE OBJECTIVES: Objectives in this Plan are often measurable. However, specific measures are not included where:

1. the establishment of a measurable objective would have required the selection of an arbitrary time frame, or other measurable parameter, which could result in the County placing itself in a judicially challengeable position by the arbitrariness of the measure; or

2. the inclusion of the objective's corresponding policies within the County's post-adoption development-review procedures and growth-management decisions negates the need for a "measure" since the objective is actually accomplished by the implementation of the policies.

E. SECTIONS and HEADINGS: All Divisions (elements and non-elements) are also divided into "Sections" to group objectives and policies, and/or information, under general headings for ease of use. All descriptive headings of goals, objectives, or policies, or other sections within the Plan, are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

F. APPENDIXES: At the time of the Comprehensive Plan Adoption, several appendixes accompanied the Plan for the purpose of providing background information, to include: data and analysis for each element (as required by F.S. Chapter 163.3177~~9J-5, FAC~~); general information to assist the reader in understanding each element; editorial information, such as footnotes, bibliography, an appendix index, etc.; and other required Plan background information such as supporting documentation for population projections and information pertaining to the County's Comprehensive Plan Public Participation Program. This information was included in Appendixes "A" through "N" (Volumes 5—10) which were not adopted as a part of the original ordinance and are not incorporated as part of the official Polk County Comprehensive Plan, although, this information is updated with each Evaluation and Appraisal Report (EAR). In addition, the FLU Parcel-Level Detail Maps of the Future Land Use Map (Volumes 3 and 4) were originally adopted with the Comprehensive Plan to help interpret the generalized Future Land Use Map, which did not include parcel boundaries. As improvements in technology are utilized, the generalized Future Land Use Map is able to depict the parcel boundaries. Therefore, Volumes 3 and 4 have become part of the supporting background documentation for the Comprehensive Plan. (Future Land Use Element Appendixes 2.130 and 2.131 [DRIs & Pre-DRI SAPs and Adopted Selected-Area Plans] are included as a part of the adopted Comprehensive Plan.)

SECTION 1.109 REPEAL OF PRIOR COMPREHENSIVE PLAN.

The "Polk County Comprehensive Plan" (Ordinance No. 91-06) adopted by the Board of County Commissioners April 19, 1991, is hereby repealed.

SECTION 1.110 SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, or phrase of this Plan shall, for any reason, be held to be unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan, which shall continue in full force and effect.

SECTION 1.111 EFFECTIVE DATE.

This ordinance shall be effective on December 1, 1992.

DIVISION 1.200 BASIC PRINCIPLES

A "Basic Principles" document was adopted by the Comprehensive Plan Citizens' Advisory Committee (CAC) on April 25, 1989, and was approved by the Board of County Commissioners on May 2, 1989. This document served to establish guiding principles which were used during the planning process and provided a basic foundation on which to build the County's comprehensive plan. The "Basic Principles" document states: Polk County recognizes its responsibility to protect the health, safety, and welfare of its citizens and provide for the achievement and maintenance of a high quality-of-life for all residents by the provision of mechanisms to promote an orderly, efficient, economically sound, harmonious, safe, and healthful living environment. It is recognized that all persons have a right and a responsibility to share equally in the opportunities, benefits, and burdens of our society.

In accordance with this philosophy, and with the intent and requirements of Florida's growth management legislation, Polk County seeks to develop a Comprehensive Plan in accordance with the following "Basic Principles":

1. The most effective and efficient delivery of public services requires that development occur where appropriate levels of service are provided. Polk County shall manage future growth and development through a growth-management system which will direct urban-intensity development to areas where urban services are provided, or are programmed to be provided.
2. Growth and development shall be timed with the occurrence of, and in areas where there are, appropriate levels of publicly used services and adequate supporting publicly used facilities.
3. Cities are permitted to extend publicly-used facilities and provide publicly-used services to areas outside of municipal boundaries, when such facilities and services are not to be supplied by the County, and when such facility extensions and service provisions are not in conflict with the Polk County Comprehensive Plan.
4. Residential neighborhoods are collectively recognized as an important asset to be protected.
5. Business, agricultural, commercial, and industrial enterprises, are collectively recognized as vital to the providing of an economically sound living environment.
6. It is recognized that natural resources are vital to the County's future well-being.
7. Environmentally sensitive lands and endangered natural communities are recognized as valuable assets.
8. Property rights are to be protected. However, it is recognized that there are legitimate and often competing public and private interests in land-use regulation and other governmental action.
    a. There shall be compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of police power so as to constitute a taking.
    b. Compensation, or other appropriate relief, shall be determined by judicial proceeding rather than by administrative action.
    c. The acquisition of land by state or local government shall be encouraged in cases where regulation will severely limit practical use of real property.

DIVISION 1.300 THE PLANNING PROCESS

SECTION 1.301 WHAT IS A COMPREHENSIVE PLAN?

A local comprehensive plan is a review of the physical characteristics of an area and an evaluation of development trends leading to the establishment of goals, objectives, and policies to guide growth and change.

Although the work involved in producing a comprehensive plan is complex, the idea is simple. A comprehensive plan can be thought of as a guide to the orderly development of an area. It helps organize and coordinate the complex relationships between different land uses, such as: residential subdivisions, industrial parks, and agricultural areas. A comprehensive plan forms the foundation for specific policies dealing with land uses, parks and recreation, schools and other public buildings, roads, etc. It guides the placement and construction of public utilities such as water and sewer systems, and sanitary landfills. The plan is aimed at guiding the orderly physical growth of an area; including its economic and social development.

SECTION 1.302 FLORIDA'S GROWTH-MANAGEMENT REGULATIONS.

1975 Growth-Management Act C Chapter 163, FS C LGCPA

Faced with rapid population growth that creates all the problems associated with crowding, congested roads, overburdened government services, destruction of natural resources, etc., state legislators realized more than a decade ago that extraordinary measures were needed to plan for and control growth. The result was the Local Government Comprehensive Planning Act (LGCPA) of 1975.

The 1975 Act was significant for several reasons. It was the first time all municipalities and counties in the State were required to prepare comprehensive plans according to a standard format. These local governments were required to address certain critical subjects of "elements" in their plans and they had to give the general public opportunities to comment. The plans and land development regulations were required to be consistent with those of neighboring jurisdictions. Most significant was that the local comprehensive plans were required to be adopted by ordinance and, for the first time, were given the full force of law.

Unfortunately, the Act proved to be less effective than legislators had hoped. Flaws in the law became evident. The State had no power to force local plans to be consistent with the Act. The power of the plans to control development was limited. Also, enforcement provisions and development regulations were generally deficient.

1985 Growth-Management Act C Chapter 163, FS C ~~LGCPLDRA~~

The 1975 Act did not limit the number of times a comprehensive plan could be amended in the course of a year. Up to five percent of the land in a given area could be changed to a different land use classification without requiring a formal plan amendment. The State could only review and comment on the plans, it could not force local governments to rewrite incomplete, inconsistent, or ineffective plans. This made it easy to circumvent the intent of the law. In a sweeping revision, legislators moved to eliminate these weaknesses with the passage of the Local Government Comprehensive Planning and Land Development Act (LGCPLDRA) in 1985, Chapter 163, FS.

This LGCPLDRA expanded the scope and detail of mandated plan elements. It requires all local government plans to be examined by the state planning agency, the Department of Community Affairs (DCA)(now FloridaCommerce), and its respective regional planning council for consistency with state and regional comprehensive plans and for compliance with established minimum standards. The 1985 Act allows plans to be amended no more than twice each year (with certain exceptions) and reduces the five percent land area exemption to include only residential developments of five acres or less.

The LGCPLDRA strengthened the comprehensive planning process in other ways. It allows citizens to challenge provisions of local comprehensive plans and the ordinances designed to implement them, thus providing a means of enforcing local government compliance with the spirit and letter of the law. The Act requires all zoning, subdivision, and other land development regulations to be consistent with the plans. It also requires that proposed future land uses be mapped to clearly show the intent of the plans.

1986 Growth-Management Amendments - Chapter 163 "Glitch" Bill

Further refinements were necessary to remove several internal inconsistencies caused by its complexity and size, and the numerous amendments made to the LGCPLDRA during its passage in 1985. In 1986 the Legislature passed a "glitch" bill to address these inconsistencies and make further refinements. Although the 1986 glitch bill contained some substantial changes, as well as needed technical changes, the LGCPLDRA retained its essential structure and character.

~~**Chapter 9J-5, Florida Administrative Code (FAC)**~~

~~In March 1986, Chapter 9J-5, FAC, was adopted. This document, entitled "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance" became the standard for Plan review by the Department of Community Affairs (DCA). This Chapter established, as its title indicates, minimum criteria for the preparation, review, and determination of compliance of comprehensive plans pursuant to the LGCPLDRA. It established:~~

~~1. State Plan and Regional Plan consistency requirements for local Plans,~~

~~2. minimum criteria for Plan elements, and~~

~~3. the basic format of the Plan with regards to:~~

~~a. data requirements,~~

~~b. data analysis, and~~

~~c. requirements for Goals, Objectives, and Policies (GOPs).~~

Plan Consistency

All local governments in Florida (counties and municipalities) were, or will be, required to prepare and submit comprehensive plans to the State. In Polk County 18 plans will be prepared: one for the County and one for each of its 17 municipalities.

These local government plans must meet State guidelines to assure that they will agree with one another. ~~These guidelines require all local plans to be consistent with the State Comprehensive Plan and with their respective comprehensive regional policy plans. The Central Florida Regional Planning Council has the responsibility of reviewing Polk County's Plan. The Council is composed of representatives from DeSoto, Hardee, Highlands, Okeechobee and Polk Counties and the City of Lakeland, and is headquartered in Bartow. Both the State Comprehensive Plan and the Central Florida Regional Policy Plan have been completed.~~

The State guidelines also encourage local plans to be consistent with each other by requiring them to include an Intergovernmental Coordination Element. In Polk County, a work group of local government planners and planning consultants for local governments meet monthly to discuss mutual planning and growth-management issues.

Although it is clear that the State plan is to direct the regional plans which, in turn, are to direct the local plans, two State agencies were charged with developing the rules for writing these plans. One agency coordinated the development of the State Comprehensive Plan and the rules for writing regional policy plans, while the other drafted the rules for writing local comprehensive plans. As a result the format and content of local plans may differ from that of the State and regional plans. However, they still must be consistent with one another.

Local comprehensive plans are geared toward guiding physical land development, and establishing standards and budgeting in order to provide local government services such as utilities, garbage collection, road maintenance, etc. The state and regional plans address these and other issues, but in a much broader sense.

SECTION 1.302 POLK COUNTY'S PLANNING PROCESS.

Polk County has been involved in planning since the first zoning ordinance was adopted in 1971. However, up until the adoption of this Plan in April 1991, the County, while having produced its first Comprehensive Plan in 1979, in response to the State's 1975 growth-management act, had not produced a Future Land Use Map to assist in this Planning effort.

After the State enacted the 1985 "Local Government Comprehensive Planning and Land Development Regulation Act," which required a land-use map, the Planning Division painstakingly began to gather data and perform planning analysis necessary to produce Polk County's first land-use plan and map. Public-participation efforts began with Comprehensive Plan introductory workshops in February, 1988, and proceeded through the following steps:

1. In December, 1988, the Board appointed a 27-member Comprehensive Plan Citizen's Advisory Committee (CAC) to assist staff in the development of a revised Comprehensive Plan. Staff and the CAC, over a 15-month period, conducted 230 public meetings and public hearings involving over 3,800 volunteer hours. A public hearing was conducted for each of the eleven "elements" of the Plan, as well as a final hearing for the entire Plan, prior to the CAC submitting a recommended plan and map to the Board on April 3, 1990.
2. The Board of County Commissioners reviewed and revised the CAC-Recommended Plan and a Board-approved Plan was transmitted to FloridaCommerce~~the Florida Department of Community Affairs (DCA)~~ for state review September 4, 1990.
3. The County received a 138-page "Objections, Recommendations, and Comments (ORC) Report" from FloridaCommerce~~DCA~~ in mid-December.
4. The State's Growth-Management Act required the County to adopt a Comprehensive Plan in compliance with Florida's growth-management legislation within 60 days of receiving the ORC report. The Board of County Commissioners determined that since the Plan was of such significance that it would be in the best interest of the County to take additional time to prepare the final draft for adoption. Over a period of four months, the Board of County Commissioners held numerous workshops, including five public-participation workshops, on proposed revisions to the transmitted Plan. An adoption public hearing was conducted on Thursday, April 18, 1991, at 6:00 p.m. The Plan was adopted at 1:30 a.m., Friday, April 19, 1991.
5. FloridaCommerce~~DCA~~ issued a notice of intent (NOI) to find the adopted Plan in noncompliance with Florida's Growth-Management Act on June 13, 1991, because it was FloridaCommerce~~DCA~~'s opinion that the Plan did not fully meet the requirements of the law.
6. After many months of negotiations with FloridaCommerce~~DCA~~, the Board conducted a public hearing on March 23, 1992, and approved entering into a stipulated-settlement agreement to amend the Plan to address FloridaCommerce~~DCA~~'s objections. FloridaCommerce~~DCA~~ signed the agreement on April 22, 1992.
7. On May 19, 1992, the Board conducted a public hearing for the purpose of transmitting to FloridaCommerce~~DCA~~ proposed amendments to the Plan required by the stipulated-settlement agreement. At that time the County also transmitted additional proposed amendments to further correct and clarify the Plan.
8. An adoption public hearing was conducted on Tuesday, November 17, 1992, at 5:30 p.m. The entire Plan was readopted at 12:30 a.m., Wednesday, November 18, 1992. This adoption had an effective date of December 1, 1992.

9. Because of significant amendments and movement of entire Plan sections in the two amendment cycles in 1993 (CPA-93A and CPA-93B), the entire Plan was again readopted as a part of CPA-93B-15 for the purpose of clarification. That adoption occurred January 31, 1994, with an effective date of March 1, 1994, for CPA-93B amendments.

SECTION 1.303 IMPLEMENTATION.

The Plan will be realized through a number of implementation techniques, to include:

1. administrative processes and procedures conducted by County staff at the direction of the County Administrator,
2. legislative actions taken by the Board of County Commissioners, and
3. the adoption of the Land Development Code to implement the objectives and policies of this Element, as well as all of the other elements of the Polk County Comprehensive Plan.

The Land Development Code (LDC) was adopted. Adopted to implement the Polk County Comprehensive Plan will include provisions to address procedures and standards for the review of development, to include a concurrency-management system to ensure that development meets the locally established level-of-service standards, and that facilities and services are available concurrently with the impacts of that development.

The policies and land-use categories used within this Future Land Use Element of this Plan are not to be confused with "zoning" regulations or zoning districts. The Future Land-Use Map is not a zoning map.

DIVISION 1.400 POPULATION PROJECTIONS - RESIDENT AND SEASONAL

The success of the Polk County Comprehensive Plan depends to a great extent on the accuracy of population estimates and projections. Identifying the rate of population growth within the County assists the Planning Division staff in determining future requirements for public services in regards to: transportation, housing, recreation, solid waste, water, and sewer.

In addition, the viability of the Comprehensive Plan will be measured in terms of its ability to accommodate the increasing population and the impact of that growth on public services. Failure to plan for the new growth can render the Comprehensive Plan virtually ineffective as a growth management tool. Therefore, to plan for public service needs for County residents and seasonal visitors, the population projections will be updated annually.

The population projections have various applications within the Comprehensive Plan. As well as planning for future public services, the budgetary impacts of future levels of service must be considered. For example, large one-time expenditures (capital improvements) must be planned and budgeted. The capital improvements to support the population growth have had the revenues to be used identified, and their cost programmed within the Capital Improvements Element.

This same relationship of supporting the growth projections has been used within the Future Land Use Element. The population growth indicated by the projections has been accounted for by allocating future areas to be developed with a specific type of land use. For example, as past growth trends continued, the County's unincorporated resident population increased by 123,100 persons between the years of 1990 and 2010. Accounting for the needs of that number of people has afforded a proper balance of residential and business type of land area to support the increased population growth and related commercial, business, and industrial activity. It is this relationship of population growth and the ability of the Polk County government to provide adequate levels of service that has been addressed in all the Comprehensive Plan Elements.

In 1991, at the time of adoption of the Comprehensive Plan the County used the high-range population projections developed by the University of Florida, Bureau of Economic and Business Research (BEBR). BEBR produces annual

population estimates for state revenue sharing purposes, as well as providing annual population projections for 10 and 20 year periods.

BEBR identifies three levels of population projections for counties to use: low, medium, and high. The levels produce a range of an expected population increase. By 1991 the County had increased its resident population since 1970 by 183,000, or by an annual percent increase of greater than four. ~~The estimated population in 2009, 18 years later, is 584,343, a difference of 179,000 residents, or an annual percent increase of 2.4.~~ Since 1980 and until the mid to late 90's, the high-level population projections have historically been closer to the actual population increase within Polk County. The 2000 Census showed a smaller percentage of growth, and even though in the mid 2000's there was a small peak at above three percent, the growth rates have stayed somewhere between the medium and high and declining. ~~Because at the time of the EAR the historical data showed a slower growth rate overall, the Polk County Planning Division has used the mid-level BEBR population projections for planning of future public services and land-use allocations for the 2010-2030 Plan update instead of the high to medium level used at the time of the 1999 EAR.~~

The State of Florida (BEBR) and the Bureau of the Census do not provide seasonal population estimates or projections ~~(pursuant to Section 9J-5, Florida Administrative Code)~~. Because of this lack of statistical information in regard to seasonal populations, at the time of this update, the Polk County Long Range Planning Division used the seasonal population estimates and projections derived ~~from~~ from data from the University of Florida's Shimberg Center~~from utilities service analysis produced by the Southwest Florida Water Management District in 2009~~. The Population Projections Memorandum included in the EAR as an appendix~~staff report for CPA 10B-04~~ includes the background and methodology on how the seasonal population estimates and projections were derived.)

~~DCA refers to seasonal populations as tourist, short and long term visitors (seasonal residents), and migrant farm workers (Chapter 9J-5.003(85), Florida Administrative Code). As with the resident population projections, the projected seasonal populations provide a means to approximate a "worst case scenario" wherein the county's capacity to accommodate additional use of public services is maximized. The seasonal population figures have been incorporated into the appropriate elements as an addition to the projected resident population to help in the analysis of public service provisions and future land-use allocations.~~

~~Although at the time of its initial adoption the County did not expect the indicated growth rates to continue to the year 2010, it did further the planning process by assuming a worse-case scenario regarding the provisions of public services. The indicated growth could have actually held true if large developments within the development review process had been and new residents and visitors had been attracted to the county. Using the mid-level BEBR population projections at this time allows the County to take a more conservative approach in lieu of the economic crisis that has at this point affected the County. Not only has the crisis slowed growth rate, but the negative growth reflects not only in the current economy of the County, but on the future availability of work force once the economy shows signs of recovery.~~

~~The mid-level BEBR population projections used within the Comprehensive Plan was used to determine the future need for transportation, recreation, infrastructure, as well as other public facilities. In addition, the population projections have been accepted by the state and the 17 County municipalities, which provide a basis for internal consistency between local governments within the county, and within the elements of the Polk County Comprehensive Plan.~~

~~**NOTE: IN 2011, SIGNIFICANT CHANGES WERE MADE TO THE GROWTH MANAGEMENT ACT AS PORTIONS OF RULE 9J-5 WAS INCORPORATED INTO FLORIDA STATUTES.**~~

POLK COUNTY POPULATION			
YEAR	**UNINCORPORATED POPULATION**	**TOTAL POPULATION**	**SOURCE**
1950	56,830	123,997	US CENSUS BUREAU COUNT

1960	74,489	195,139	US CENSUS BUREAU COUNT
1970	114,984	228,026	US CENSUS BUREAU COUNT
1971	122,946	238,531	BEBR ESTIMATE*
1972	130,907	249,035	BEBR ESTIMATE
1973	137,732	258,515	BEBR ESTIMATE
1974	145,825	268,343	BEBR ESTIMATE
1975	150,077	275,973	BEBR ESTIMATE
1976	151,659	275,078	BEBR ESTIMATE
1977	156,032	279,574	BEBR ESTIMATE
1978	159,965	284,388	BEBR ESTIMATE
1979	168,529	295,541	BEBR ESTIMATE
1980	190,071	321,652	US CENSUS BUREAU COUNT
1981	195,646	330,830	BEBR ESTIMATE
1982	200,937	338,865	BEBR ESTIMATE
1983	202,493	345,224	BEBR ESTIMATE
1984	209,631	355,413	BEBR ESTIMATE
1985	215,885	366,268	BEBR ESTIMATE
1986	221,960	377,583	BEBR ESTIMATE
1987	229,947	389,056	BEBR ESTIMATE
1988	238,634	400,426	BEBR ESTIMATE
1989	240,558	410,863	BEBR ESTIMATE
1990	242,195	405,382	US CENSUS BUREAU COUNT
1991	250,048	414,700	BEBR ESTIMATE
1992	254,469	420,885	BEBR ESTIMATE
1993	261,950	429,943	BEBR ESTIMATE
1994	267,742	437,204	BEBR ESTIMATE
1995	271,653	443,153	BEBR ESTIMATE
1996	279,542	452,707	BEBR ESTIMATE
2000	302,797	483,924	CENSUS 2000
~~2005~~	~~338,359~~	~~541,840~~	~~BEBR ESTIMATE~~
2010	~~365,351~~375,622	~~586,156~~ 602,095	~~BEBR ESTIMATE~~ CENSUS 2010
~~2015~~	~~392,711~~	~~630,052~~	~~BEBR ESTIMATE~~
2020	~~420,982~~ 444,898	~~675,408~~ 725,046	~~BEBR ESTIMATE~~ CENSUS 2020
~~2025~~	~~451,510~~	~~724,150~~	~~BEBR ESTIMATE~~
~~2030~~	~~483,774~~	~~776,150~~	~~BEBR ESTIMATE~~
Source: Polk County Board of County Commissioners, Planning Div. 1989, 1999, 2010 and the University of Florida, and the US Census Bureau.			
*Bureau of Economic and Business Research (BEBR), "Pop. Studies," Vol. 22, Num. 2, Bul. 88, "2010 Population Studies", Vol. U.S. Census Bureau.			

~~ANNUAL TOURIST PROJECTIONS~~			
~~YEAR~~	~~TOTAL POPULATION~~	~~UNINCORPORATED POPULATION~~	~~ANNUAL TOURIST POPULATION~~
~~1990~~	~~405,382~~	~~242,195~~	~~1,164,566~~

1995	443,153	271,653	1,164,566
2000	483,924	302,797	1,500,000
2005	338,359	338,359	1,500,000
2010	365,351	365,351	1,500,000
2015	392,711	392,711	1,500,000
2020	420,982	420,982	1,500,000
2025	451,510	451,510	1,500,000
2030	483,774	483,774	1,500,000
Source: Polk County Planning Division, 1997, Central Florida Development Council, 1997; Mid Florida Marketing and Research, Inc. 1997.			

SEASONAL SHORT- AND PERMANENTLONG-TERM RESIDENT POPULATION PROJECTIONS			
YEAR	TOTAL UNINCORPORATED POPULATION	PERMANENTUNINCORPORATED POPULATION	ANNUAL SEASONAL RESIDENT POPULATION
1990-2025	405,382-596,862	231,682-517,304	12,051-79,558
1995-2030	443,153-663,869	271,653-575,379	13,088-88,490
2000-2035	483,924-723,635	302,797-627,179	15,845-96,456
2005-2040	541,840-772,889	338,359-669,868	21,114-103,022
2010-2045	586,156-816,887	365,351-708,001	23,253-108,886
2015-2050	630,052-858,414	392,711-743,992	25,906-114,422
2020	675,408	420,982	28,667
2025	724,150	451,510	31,154
2020	776,150	483,774	33,072
Source: BEBR, 2023, UF Shimberberg Center, 20231990—2000 - Polk County Planning Division, 1990 and 1997.			
2005—2030, SWFWMD 2008 County PS Projection Summaries 2009-04-28.			
http://www.swfwmd.state.fl.us/data/demographics/estimating-population.php			
Note: There are developments that have been platted within the unincorporated county and that will have housing provided for seasonal residents (Polk County Planning and Development Review Divisions, 1997). Because of the growth and city annexation patterns, the current data for seasonal population projections illustrates a percent change that is expected to continue. Additionally, the cyclical cycle of the arrival-departure of seasonal residents in, however, the same as documented in 1989 (Polk County Planning Division, 1997). The patterns of seasonal resident migration are similar to that experienced within other counties within Florida (Hillsborough and Pinellas Counties, 1997).			

MIGRATORY FARM LABORERS AND FAMILY MEMBERS POPULATION PROJECTIONS			
YEAR	TOTAL POPULATION	UNINCORPORATED POPULATION	MIGRATORY POPULATION PROJECTIONS
1990	405,382	231,682	10,000
1995	443,153	271,653	16,000
2000	483,924	302,797	6,861
2005	541,840	338,359	11,000
2010	586,156	365,351	13,000—15,000

~~2015~~	~~630,052~~	~~392,711~~	~~13,000—15,000~~
~~2020~~	~~675,408~~	~~420,982~~	~~13,000—15,000~~
~~2025~~	~~724,150~~	~~451,510~~	~~13,000—15,000~~
~~2030~~	~~776,750~~	~~483,774~~	~~13,000—15,000~~
~~Source: Polk County Planning Division, 1997.~~			
~~1. 1999 adoption: This assumption is different than what was accepted in 1990 when local jurisdictions produced migrant population estimates and projections. The 1990 estimate and projections included seasonal counts, which were maintained through Florida Job Service. The difference in methodologies between 1990 and 1997 will reduce the expected population impact by approximately one-half.~~			
~~2. 2005—2020 estimates reported by Work Force Education of Polk County to the Florida Job Services to use in their Labor market Information database. The number of Migrant workers reported is higher because of the legal Temporary Visa Program. This program has increased the accountability of the employers to report the number of workers. Additional to this, 2,085 migrant children have been enrolled in Polk County schools during the 2009/2010 crop picking season. This data could potentially point to another unreported 4,000 migrant workers and household member.~~			

DIVISION 2.100 FUTURE LAND USE ELEMENT

SECTION 2.101 INTRODUCTION.

The purpose of the Future Land Use Element, as identified in Chapter 163 F.S.~~Section 9J-5.006, FAC~~, is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements. Polk County's ~~20~~25-year land use designation is the result of a concentrated, detailed planning effort (see Appendix "B" in Volume Six (6) for the Land Use Element supporting documentation) involving a data-gathering and analysis process which, was not limited to, but included:

1. a survey and evaluation of existing land uses,
2. an evaluation of existing zoning and zoning patterns,
3. a survey of environmental constraints,
4. an evaluation of existing and future public facilities,
5. an assessment of projected economic trends and needs,
6. population projections, and
7. an analysis of projected land use needs for the next 20 years.

The future land use pattern developed by Polk County and depicted on the Future Land Use Map Series (see Appendixes "O" and "P") is the culmination of this technical planning effort, performed by Polk County's staff, mixed with the efforts of an extensive public participation program and FloridaCommerce~~the DCA~~ submittal and legislative-adoption process performed by the Board of County Commissioners.

THE PLAN'S FRAMEWORK - Three Levels

THE PLAN'S FRAMEWORK

The planning effort to produce this plan resulted in a 25~~20~~-year, land use plan whose framework is specified within the objectives and policies included within this Element and which is shown on the Future Land Use Map Series. Future development in Polk County will be controlled and guided through the Plan's three basic levels, or layers, of development controls:

1. "Development Areas" (broad, urban-form areas),
2. "Future Land Uses" (specifically delineated land use districts),
3. "Special-Area Overlay Districts and Areas," which include:
   a. "Development-Limitation Areas," and
   b. "Resource-Protection Districts."

DEVELOPMENT AREAS - The First Level

Polk County used the "multi-nodal, urban-cluster" concept (see Appendix "B") on which to base its urban form. This planning concept, as its name implies, manages urban growth by directing it to cluster around and near nodes, or centers, as opposed to undirected sprawl and/or corridor/linear development. Multi-nodal implies that there will be many urban centers in the patterning of development rather than a single, central core. The identified nodes or clusters will be part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services. The development areas will support

existing and planned investments in public facilities and services including transit utilities, connectivity (complete streets), parks, libraries, and others.

In the macro sense, Development Areas do this. They continue an urban form that has naturally occurred within the County since it began developing, as indicated by its 17 widely scattered cities, and many unincorporated rural communities. To encourage and enhance the continuance of this urban form the County's Plan establishes the following base districts - which are not to be confused with land uses - to provide a foundation on which to fashion its urban form, construct its land use plan, and to base future infrastructure decisions:

1. Transit Supportive Development Area (TSDA) - Infrastructure and community services to support 10 year population growth and existing/planned community investment in transit.
2. Urban - Growth Areas (UGA) - Infrastructure and community services to support 25~~20~~ year population growth.
3. Suburban Development Area (SDA) - Sewer not planned.
4. Utility Enclave Areas (UEA) - Isolated potable water and sewer systems.
5. Rural Development Areas (RDA) - Remaining areas.

All districts are designed to be adjustable, as decisions to amend public and private investments evolve over time, through the Comprehensive Plan amendment process.

Development within both of the TSDA and UGA is generally required to connect to centralized sewer as it becomes available, and to provide for necessary sewerage infrastructure through the installation of "dry lines" if development is desired before required services are available. Also, the intensity and location criteria of many land uses are controlled by Development Areas.

LAND USES - The Second Level

After the County's general urban form was established through the designation of the base Development Areas, future land use designations were assigned in accordance with those Development Areas and existing land uses. Land use categories include:

a. Activity Centers
    1. Rural-Clusters Centers (RCC)
    2. Convenience Centers (CC)
    3. Neighborhood Activity Centers (NAC)
    4. Community Activity Centers (CAC)
    5. Regional Activity Centers (RAC)
    6. High-Impact Commercial Centers (HIC)
    7. Tourism-Commercial Centers (TCC)
    8. Employment Centers (EC)

b. Linear Commercial Corridor (LCC)

c. Commercial Enclave (CE)

d. 1. Industrial (IND)
    2. Business-Park Centers (BPC)
    3. Office Center (OC)

4. Professional Institutional (PI)

e. Phosphate Mining (PM)

f. Leisure/Recreation (L/R)

g. Institutional (INST)

h. Recreation and Open Space (ROS)

i. Preservation Areas (PRESV)

j. Residential

1. Urban

(a) Residential-Suburban (RS)

(b) Residential-Low (RL)

(c) Residential-Medium (RM)

(d) Residential-High (RH)

2. Agricultural/Residential-Rural (A/RR)

k. Mixed Use (MU)

The following land use features are especially noteworthy in this Plan:

1. **ACTIVITY CENTERS:** Clustering of urban uses is promoted through the use of "Activity Centers" and the prohibition of future expansions of existing "Linear Commercial Corridors." On the micro level, the "multi-nodal, urban-cluster" concept, on which the County has based its urban form, is a radical departure from the linear commercial corridors that have proliferated the County over the preceding decades. Clustering high-traffic generating commercial uses and employment facilities at properly spaced commercial and/or business centers provides a way of reducing the road-clogging practice of placing commercial drives every few feet along our arterial and collector streets.

   The County's activity-center framework also provides for the appropriate sizing and placement of needed commercial activities by designating general center sizes and market areas for different levels of centers, and the desirable distances between those centers.

2. **AGRICULTURE/RESIDENTIAL-RURAL (A/RR) LAND USE:** This land use category recognizes the importance of agriculture and provides for its protection and future continuance through the establishment of a base residential density of one dwelling unit per five acres (1 DU/5 AC).

   It also provides for the continued viability of agriculture by providing for appropriate quantities and distribution of low-density residential development within Rural-Development Areas in accordance with available support services, using a methodology to require clustering by a mandatory 50% land-reservation program, thus discouraging sprawl and enhancing Polk County's rural character. This is accomplished through permitted uses within the A/RR land use category:

   a. "Rural-Residential Development" (RRD)

   b. "Rural Mixed-Use Development" (RMD)

   A. **RURAL-RESIDENTIAL DEVELOPMENT (RRD):** The RRD is a point-generated, sliding-density-scale, residential "permitted use" within the A/RR land use category. While the Plan's A/RR land use classification provides for the protection of agriculture and rural areas through a base density of one dwelling unit per five acres (1 DU/5 AC), the RRD allows for greater residential densities (up

to 1 DU/AC) through a land-reservation/residential-density locational system. RRD developments:

(1) may not exceed 160 acres,

(2) must be served by public water,

(3) submit a binding site plan, and

(4) reserve no less than 50% (and up to 70%) of the development site.

This RRD system is designed to maximize the benefits of available residential-support facilities and services through the use of a sliding-scale density system which allows residential development to occur at gross densities from one dwelling unit per two-and-one-half acres (1 DU/2.5 AC) up to one dwelling unit per acre (1 DU/AC) with a mandatory land-reservation program. This RRD system awards points, which are later converted to maximum residential densities, by evaluating parcels within the rural development area on the following criteria:

(1) proximity to Rural-Cluster Centers, Business-Park Centers, Linear Commercial Corridors, and municipalities;

(2) level of public-safety protection, to include fire and emergency medical service (EMS);

(3) vehicular access to arterial, paved collector, and paved County-maintained local roads;

(4) proximity to, and use of, isolated sewer systems; and

(5) proximity to schools.

B. **RURAL MIXED-USE DEVELOPMENT (RMD):** This is a higher intensity "permitted use" within the A/RR land use category. RMDs are developments which:

(1) contain at least 160 acres,

(2) must be served by public sewer and water,

(3) have access to a paved collector or arterial road,

(4) submit a binding site plan,

(5) reserve no less than 50% of the development site

(6) provide for increased transportation internal capture,

(7) restrict vehicular access, and

(8) meet the conditions of a "Residentially Based, Mixed-Use Development" as specified in the Plan.

3. **TRANSFER OF DEVELOPMENT RIGHTS:** The County shall investigate techniques such as transfer of development rights that:

a. Target the TSDA as a "receiving area" for the transfer of development rights; and

b. Target the PolkGreen Overlay as a "sending area" for the transfer of development rights.

SPECIAL-AREA OVERLAY DISTRICTS AND AREAS - The Third Level

"Special-Area Overlay Districts and Areas" are the third layer of the County's growth-management three-layer strategy. These overlays do not establish or change land uses, however, they regulate the intensity of a given land use. The Plan establishes the general overlay categories of:

"Development-Limitation Areas." Areas where environmentally sensitive lands are especially subject to adverse impacts of development.

"Resource-Protection Districts." Areas where specific natural or man-made features, structures, or areas require protection for continued public benefit to be realized.

Generally, for the purposes of this Plan, "districts" are more specifically delineated by absolute boundaries, while the exact boundaries of overlay "areas" may not be determined until site-specific field inspections are conducted to authenticate those boundaries.

The County's Plan establishes the following special-area overlay districts and areas:

a. Development-Limitation Areas
    1. Floodplain-Protection Areas
    2. Wetland-Protection Areas
    3. Aquifer-Protection Areas
    4. Green Swamp Protection Area
    5. Local Hazard Mitigation Strategy

b. Resource-Protection Districts
    1. Transit Corridors and Centers Overlay
    2. Airport-Buffer Districts
    3. Mineral Resource-Protection Districts
    4. Wellhead-Protection Districts
    5. PolkGreen District
    6. Redevelopment Districts
    7. Historic-Preservation Sites
    8. SR 17 Ridge Scenic Highway
    9. Nutrient Restoration Plan Overlay

As stated above, overlay districts/areas within the Polk County Plan are not land use categories. The basic underlying land use designation - such as residential, industrial, activity center and etcetera - still exists under the overlay district/area.

For example, an area may be designated as "Residential-Low" (RL); however, the area may also lie within the overlay classification of wetland-protection. The RL classification would allow up to five dwelling units per acre (5 DU/AC), however, the Wetland-Protection overlay district would require that residential dwelling units be transferred out of the wetland area, or would set a maximum residential density of one dwelling unit per ten acres (1 DU/10 AC) where there were no non-wetland area on which to transfer the density. In this case, the overlay-area classification does not change the use from residential to another use - it only modifies development of the land to a less intense residential use because of its special constraints.

OTHER PLAN FEATURES:

A. **SELECTED AREAS.**

"Selected-Area Studies" and "Selected-Area Plans" are included in the Plan to provide enhanced planning tools for future detailed planning of areas that warrant special review and/or planning of

greater specificity than that included within the general guidelines of the Plan's objectives and policies or the Future Land Use Map Series.

SASs are detailed studies of specifically delineated areas designated by the Board of County Commissioners when it is deemed necessary that such a study is necessary to evaluate area issues in the process of making prudent growth-management and land use decisions. Such studies are not restricted with regards to size. The Plan specifies that several preselected SASs be performed after adoption of the Plan.

An SAP may result from an SAS. An SAP is a special, detailed land use plan for a specific area. SAPs include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the SAP. Two SAPS - the I-4/NE Parkway SAP and the CR 540/Loughman SAP - were developed and included with the initial adoption of this Plan (see Section 2.131).

B. **SPECIALIZED USES.**

"Specialized Uses" provides a planning mechanism with which to provide for a number of critical activities which need to be permitted in all or many land uses. Specialized Uses are not land uses, but are "permitted uses" within all, or specified land use districts. Specialized uses include:

1. Isolated Convenience Stores~~,~~
2. Transitional Areas~~,~~
3. Utilities~~,~~
4. Community Facilities~~,~~
5. Special Residential (over 15 DU/AC)~~,~~
6. Non-Phosphate Mining~~,~~
7. Residentially Based Mixed-Use Developments~~, And~~
8. Non-Certified Electric-Power Generation Facilities~~.~~
9. Certified Electric-Power Generation Facilities
10. Hazardous-Waste Treatment Facilities
11. Agricultural-Support Activities
12. Planned Development (PD)
13. Residential Infill Development
14. Solar Electric-Power Generation Facilities
15. Solid Waste Management Facilities
16. Fuel Terminals
17. Resiliency Facility

ISOLATED CONVENIENCE STORES are non-mapped, individual stores permitted in all land use categories, subject to County approval.

TRANSITIONAL AREAS are non-mapped areas to provide for the lessening of impacts between dissimilar uses by proving for transitional or "step-down" uses between intensive-use activities and low-density residential uses.

UTILITIES allows for certain utility facilities to be permitted in all land use categories, subject to County approval.

COMMUNITY FACILITIES allows for the placement of community facilities throughout the County. These facilities include: All public safety facilities, schools, libraries, churches, group living facilities, day care facilities, lodges and retreats, and recreation uses.

SPECIAL RESIDENTIAL allows residential development from 15 DU/AC up to 25 DU/AC within RACs and CACs.

NON-PHOSPHATE MINING allows the mining of lime rock, sand, peat, clay, and soil in all land use categories, subject to County approval.

RESIDENTIALLY BASED MIXED-USE DEVELOPMENT allows for the placement of mixed-uses development in all residential land use categories (except A/RR), subject to County approval. The use of mixed-use development land use districts, typically implemented through the use of Planned Unit Development (PUD) zoning districts, is a time-tested planning technique which, when used properly, can result in more desirable development patterns by providing a functional mix of commercial, office, retail, recreational, and housing uses. Mixed-use developments can assist in the reduction of off-site traffic congestion by the appropriate mixing of uses to promote high internal-trip capture rates and through the proper design of traffic-circulation plans to internally link the different uses.

Ideally, mixed-use developments should provide for the locating of residential and nonresidential uses within close proximity to each other - with proper buffering - so as to encourage non-motorized travel between uses, thus further reducing motorized traffic on the circulation system. Also, the nonresidential portions of the mixed-use development should be appropriately sized and of a nature to provide support primarily for the projected project's population, thereby, also reducing the number of outside trips into the development.

NON-CERTIFIED ELECTRIC-POWER GENERATION FACILITIES allows for the placement of "low-impact" and "high-impact" Non-Certified Electric-Power Generation Facilities in specific land use categories, subject to meeting certain criteria and County approval.

C. **NEW COMMUNITIES.**

The Plan encourages the development of self-contained new communities (sometimes referred to as "new towns") which exhibit design features that reduce many of the impacts associated with "urban sprawl" and other adverse impacts associated with conventional-suburban development such as excess automobile dependency. New towns that include neighborhoods using a "traditional-town" design and function are encouraged.

PLAN IMPLEMENTATION The Plan will be realized through a number of implementation techniques, to include:

1. Administrative processes and procedures conducted by County staff at the direction of the County Administrator,
2. Legislative actions taken by the Board of County Commissioners, and
3. The adoption of and the effective date of September 1, 2000 for the Land Development Code, to implement the objectives and policies of this Element, as well as all of the other elements of the Polk County Comprehensive Plan.

The Land Development Code was adopted to implement the Polk County Comprehensive Plan and includes provisions to address procedures and standards for the review of development, to include a concurrency-management system to ensure that development meets the locally established level-of-service standards, and that facilities and services are available concurrently with the impacts of that development.

The zoning regulations used by Polk County are implemented by the Land Development Code, which was adopted and effective on September 1, 2000, in accordance with Chapter 125, FAC and Chapter 163, FS. The Land Development Code further defines the specific uses as they relate to the land use districts described in the Polk County Comprehensive Plan. The Land Development Code utilizes the Future Land Use Map Series, which serves as the zoning map. The zoning map and policies relating to the Comprehensive Plan are subject to state review and approval with the exception of Future Land Use Subdistricts, which are delineated by the Land Development Code, Ordinance 00-09, as amended. The Future Land Use Element goal statement, which establishes the long-term end toward which land use programs and activities are directed, is:

SECTION 2.101A GENERAL.

GOAL: To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, while encouraging the efficient use of land, community infrastructure and protecting and managing the community's natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner.

OBJECTIVE 2.101-A: Polk County will manage future growth and land development by implementing and enforcing the Land Development Regulations for properties within the unincorporated areas of the county; by enforcing and strengthening existing regulations; by eliminating confusing and unnecessary regulations. All land development regulations call for in this Plan shall be adopted and implemented in accordance with the provisions of S. 163, Florida Statutes.

POLICY 2.101A-A1: Polk County will implement and update the Land Development Code (LDC) whenever necessary to ensure the public health, safety, and welfare of the citizens of unincorporated Polk County.

POLICY 2.101A-A2: Maintain a set of specific and detailed Land Development Regulations, which implement and provide consistency with the goals, objective, and policies of the Polk County Comprehensive Plan.

POLICY 2.101A-A3: The land development regulations shall provide for land use districts which indicate the permitted, prohibited, or conditional uses in a matrix table that further represents the Polk County Comprehensive Plan and its goals, objectives and policies.

POLICY 2.101A-A4: The land development regulations shall include but not limited to standards for development such as, setback, maximum floor-to-area ratio, and maximum impervious surface ratio, landscaping and buffering requirements, and minimum open space requirements.

POLICY 2.101A-A5: The Future Land Use Map Series designates classifications of varying densities and intensities to provide a full range of development activities. The designations shall address current and projected development patterns, historic sites, environmentally sensitive areas, and existing and future availability of public facilities and services.

POLICY 2.101A-A6: The Future Land Use Map Series is a group of maps that may be amended from time to time. These maps shall be interpreted together and shall not be construed to be individual maps.

SECTION 2.102 GROWTH MANAGEMENT.

OBJECTIVE 2.102-A: Development within unincorporated Polk County shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives and Policies incorporated within the Polk County Comprehensive Plan.

POLICY 2.102-A1: DEVELOPMENT LOCATION - Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:

a. there have been provisions made which buffer incompatible uses from dissimilar uses;

b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;

c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

POLICY 2.102-A5: DEVELOPMENT POLICIES - All development within unincorporated Polk County shall be subject to the goals, objectives and policies included within the Polk County Comprehensive Plan, including the following:

a. Future Land Use Element

b. Housing Element

c. Conservation Element

d. Economic Element

e. Infrastructure Element

f. Transportation Element

g. Recreation and Open Space Element

h. Public School Facility Element

i. Intergovernmental Coordination Element

j. Capital Improvements Element

k. Property Rights Element

POLICY 2.102-A6: DEVELOPMENT STANDARDS - All development within unincorporated Polk County shall conform to all County land development regulations, shall meet or exceed all applicable County construction standards, and shall comply with the level-of-service standards established within all elements of the Polk County Comprehensive Plan, including levels-of-service standards listed within the following elements:

a. Infrastructure Element

b. Transportation Element

c. Recreation and Open Space Element

d. Capital Improvements Element

e. Public School Facilities Element

POLICY 2.102-A7: TOPOGRAPHY CONSIDERATIONS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, existing topography. The County's Land

Development Code shall specify necessary protection and/or mitigation requirements. Development standards shall include, but not be limited to, the following guidelines:

a. Encourage the preservation the natural topographic features by preserving floodplains, streams, sinkholes and other water bodies in accordance with policies of this Plan.

b. Where possible roads should be parallel to the contours and be placed on ridges or in valleys to minimize the need for cut and fill. All cut and fill banks should be stabilized with minimum maintenance materials to prevent continuing erosion problems.

c. Where possible, cluster development should be used whenever sites contain steep slopes or other physiographic characteristics which would increase development costs or disrupt the natural system of the site

d. Requirements to slow the erosion of a site during the construction stage, including but not limited to:

    1. the timely clearing of the site, and

    2. considerations of leaving existing seeding or providing temporary seedings until disturbance are necessary.

POLICY 2.102-A8: SOILS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, soils. The County's Land Development Code shall specify development/construction standards necessary to protect against soil erosion, provide for sound engineering construction techniques, and/or mitigate adverse impacts due to soil conditions. These development standards shall be guided by DEP's best management practices cited in Florida Development Manual, Chapter Six, and the Polk County Soil and Water Conservation District's Best Management Practices manual. Criteria for Polk County's inspection of development sites during construction activities shall include erosion-control standards.

POLICY 2.102-A9: PUBLIC FACILITIES AND UTILITIES - Public facilities and utilities shall be located to:

a. maximize the efficiency of services provided,

b. minimize their cost, and

c. minimize their impacts on the natural environment.

POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:

a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;

b. nearness to agriculture-production areas;

c. distance from populated areas;

d. economic issues, such as minimum population support and market-area radius (where applicable);

e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:

    1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;

    2. sanitary sewer and potable water service;

    3. storm-water management;

    4. solid waste collection and disposal;

    5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;

6. emergency medical service (EMS) provisions; and
7. other public safety features such as law enforcement;
8. schools and other educational facilities
9. parks, open spaces, civic areas and other community facilities

f. environmental factors, including, but not limited to:

1. environmental sensitivity of the property and adjacent property;
2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
3. wetlands and primary aquifer recharge areas;
4. soil characteristics;
5. location of potable water supplies, private wells, public well fields; and
6. climatic conditions, including prevailing winds, when applicable.

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Chapter 163.3177 ~~Rule 9J-5.006(5)~~ of the Florida ~~Administrative Code~~Statutes, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

a. ~~a.~~ Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses ~~in excess of demonstrated need~~.

b. ~~b.~~ Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using ~~leaping over~~ undeveloped lands ~~which~~ that are available and suitable for development.

c. ~~c.~~ Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

d. ~~d.~~ Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakers, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

~~d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.~~

e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities, ~~as well as~~ passive agricultural activities, and dormant, unique, and prime farmlands and soils.

f. Fails to maximize use of existing public facilities and services.

g. Fails to maximize~~inimize the~~ use of future public facilities and services.

h. Allows for land use patterns or timing which ~~will~~ disproportionately increase the cost in time, money and energy~~,~~ of providing and maintaining ~~public~~ facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

i. Fails to provide a clear separation between rural~~urban~~ and urban~~rural~~ uses.

j. Discourages or inhibits in-fill development or the redevelopment of existing neighborhoods and communities.

k. Fails to encourage an attractive and functional mix of land uses.

l. Results in poor accessibility among linked or related land uses.

m. Results in the loss of a significant amounts of functional open space.

POLICY 2.102-A12: REDEVELOPMENT - Polk County shall encourage redevelopment through strategies that promote the integration of a mixture of uses without compromising the character, design and environmental quality of the surrounding area.

POLICY 2.102-A13: Polk County shall encourage redevelopment of existing development sites by implementing landscaping, buffering, and parking regulations that encourage innovative design consistent with Policy 2.124-F4.

POLICY 2.102-A14: COMMUNITY VISION - The Polk Vision was adopted on August 2, 2004 by Polk Vision, Inc. and updated in August 2024, following extensive and inclusive public participation

a. The Polk Vision Document, as adopted on August 2, 2004, with a refresh adopted in August 2024, is incorporated by reference in Polk County Comprehensive Plan to meet the requirements of Florida Statutes, Section 163.3177(13), F.S., for a community vision.

b. The Long-Term Vision and Mid-Term Strategies outlined in the Polk Vision shall be used as a guide in the implementation, evaluation, and amendment of the Plan.

c. The Transit Supportive Development Area and the PolkGreen and Transit Corridors and Centers Overlays (Section 2.124: Resource Protection Districts) include visual representations depicting desired land use patterns and the character of the community based on the Polk Vision and regional visions such as the Central Florida Regional Growth Vision.

d. Polk County has identified Quality Growth Strategies based on an extensive community outreach effort entitled "Polk Growth Matters." These strategies are based on, and consistent with, the Polk Vision and regional visions. Polk County shall work with other local governments, regional and state agencies, and community residents to implement the following Quality Growth Strategies:

- Direct Growth to City Centers;
- Invest in Multi-Modal Corridors:
- Provide a Network of Multi-Use Trails;
- Preserve and Acquire Green Areas;
- Preserve Agricultural Lands;
- Conserve Water;
- Establish Urban Service Areas;
- Promote Affordable Housing;
- Conduct Joint Planning; and
- Create "Smart Growth Zones."

POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).

SECTION 2.103 DEVELOPMENT AREAS.

GOAL: To protect the public investment by encouraging compact community design that supports the efficient use of community infrastructure, reduces energy consumption and protects the community's natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner and discouraging unplanned, uncontrolled urban development into rural areas. Polk County shall implement the goals of the Polk Vision and MyRegion.org, a shared vision plan for Central Florida, as the basis for establishing higher densities for residential development, increased intensity in commercial development while promoting redevelopment strategies that encourage multi-modal transportation options and a mix of land uses.

OBJECTIVE 2.103-A: The Polk County Plan shall direct development within the County through a growth-management system which will guide urban-intensity development to areas where urban services are provided, or are scheduled to be provided, through:

a.the establishment and mapping of development areas on the Future Land Use Map Series, and

b.the establishment of criteria applicable to the development of land within development areas.

POLICY 2.103-A1: AREAS ESTABLISHED AND MAPPED - The following development areas shall be designated and mapped on the Polk County Future Land Use Map Series as base districts in accordance with the criteria established within Sections 2.104 through 2.108, on the Future Land Use Map Series as base districts:

a. Transit Supportive Development Area (TSDA)

b. Urban-Growth Areas (UGA)

c. Suburban-Development Areas (SDA)

d. Utility-Enclave Areas (UEA)

e. Rural-Development Areas (RDA)

POLICY 2.103-A2: BASE DISTRICTS - Development Areas are not land uses. They are base districts and serve as a foundation on which land use districts are placed. In this way the County establishes a general future urban pattern which serves as a guide to define the urban form as the County grows over the next 2520 years.

SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA).

OBJECTIVE 2.104-A: The Polk County Plan shall provide areas for the development of urban-intensity growth through:

a.the designation and mapping of Transit Supportive Development Area, and

b.the establishment of policies to govern the development of land within the Transit Supportive Development Area.

POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:

a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;

b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;

c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;

d. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;

2. improve access to employment areas, schools, shopping and recreational opportunities;

POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.

POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria

a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.

b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.

c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.

POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.

POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:

a. provide access to transit facilities;

b. connect to centralized potable water and sanitary sewer systems;

c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;

d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;

e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;

f. provide access to civic space, parks, green areas, and open space and other amenities;

g. be supported by public safety (i.e., fire, EMS and law enforcement);

h. have access to public schools;

i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.

j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.

POLICY 2.104-A6: GENERAL INCENTIVES - Polk County shall encourage and promote compact, mixed-use by allowing:

a. increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and

b. increased densities for affordable or workforce housing subject to Policy 2.104-A7.

POLICY 2.104-A7: DENSITIES AND INTENSITIES - To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:

a. Transit Corridor - an area within ¼ mile of fixed route transit service;

b. Transit Center - an area within a one mile radius of the point of access for transit services; and

c. Transit Center Core - an area within ¼ mile of the point of access for transit services.

Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.1

DENSITY SCHEDULE	Residential Low	Residential Medium	Residential High	Mixed Use
Transit Supportive Development Area (TSDA)	3 du/ac min 7 du/ac max	5 du/ac min 10 du/ac max	7 du/ac min 15 du/ac max	
Transit Corridor	4 du/ac min 10 du/ac max	7 du/ac min 12 du/ac max	10 du/ac min 17 du/ac max	
Transit Center	6 du/ac min 12 du/ac max	10 du/ac min 15 du/ac max	12 du/ac min 18 du/ac max	10 du/ac min 18 du/ac max
Transit Corridor w/in Transit Center	8 du/ac min 15 du/ac max	12 du/ac min 18 du/ac max	15 du/ac min 20 du/ac max	10 du/ac min 20 du/ac max
Transit Center Core	10 du/ac min 25 du/ac max	15 du/ac min 30 du/ac max	20 du/ac min 40 du/ac max	15 du/ac min 40 du/ac max

Within the TSDA and Transit Corridors and Centers Overlay portion of the TSDA, non-residential uses may be approved at the listed intensities. The Floor Area Ratios (FAR) listed in Table 2.104.2 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and policies that include the description for each of the referenced land use category as provided for within this Element. The FARs listed in Table 2.104.2 for RL, RM and RH are for non-residential uses when permitted per this Comprehensive Plan. The Mixed Use category within Table 2.104.2 is for those land use categories that permit non-residential and residential uses as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The listed maximum FARs are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.2 includes recommended minimum FARs to support future investments in public transportation. These recommended minimum FARs may be required under the Land Development Code to coincide with planned public or private sector transit investments. Projects with less than the recommended minimum FAR will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.2

INTENSITY SCHEDULE	Residential Low	Residential Medium	Residential High and non-residential districts	Mixed Use
Transit Supportive Development Area (TSDA)	0.25 FAR min 0.5 FAR max	0.35 FAR min 0.75 FAR	0.5 FAR min 1.5 FAR max	
Transit Corridor (TCO)	0.3 FAR min 1.0 FAR max	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	
Transit Center (TCE)	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Corridor w/in Transit Center	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Center Core (TCEC)	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max

To support the development of compact, mixed land uses and to ensure mobility within the Transit Corridors and Centers Overlay, Polk County shall implement the development incentives and standards enumerated in Policy 2.124-A6.

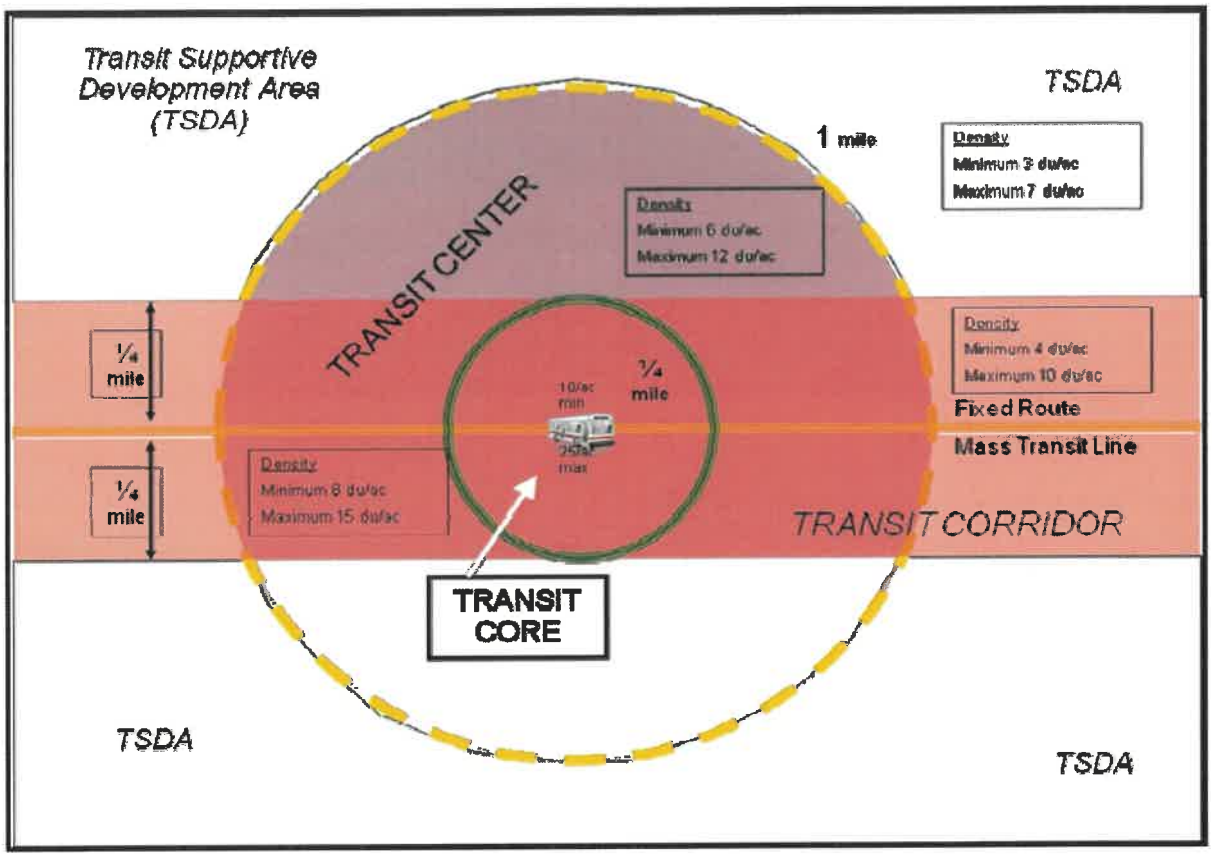


Figure 1 Residential Low (RL) densities within the TSDA and its Overlay Districts

POLICY 2.104-A8: URBAN SERVICE BOUNDARY - The Transit Supportive Development Area shall serve as an urban service boundary pursuant to Section 163.3177(14), F.S. to promote compact, contiguous urban development within a 10-year timeframe. This designation does not prevent or discourage development in other Development Areas, but rather serves as a focal point for the provision of community infrastructure and services needed to support compact, mixed-use development and energy efficient land use patterns.

POLICY 2.104-A9: TSDA ALLOCATION - The Transit Supportive Development Area should contain developable land having capacity to sustain a projected population and residential demand for a period of ten years.

SECTION 2.105 URBAN-GROWTH AREAS (UGA).

OBJECTIVE 2.105-A: The Polk County Plan shall provide areas for the future development of urban-intensity growth through:

a.the designation and mapping of Urban Growth Areas, and

b.the establishment of policies to govern the development of land within the Urban-Growth Areas.

POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:

a. complement the TSDA in guiding growth, while promoting orderly and compact development;

b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;

c. be supported by existing or planned urban type services that are programmed for the 2520-year planning horizon;

d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;

e. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;

2. improve access to employment areas, schools, shopping and recreational opportunities;

3. support the preservation of open space and natural areas;

4. reduce capital and operating cost for the provision of infrastructure and public services.

POLICY 2.105-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map UGAs for those areas of the County meeting the general characteristics of this Section 2.105.

POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:

a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.

b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.

c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.105-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UGAs in accordance with applicable criteria.

POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:

a. connect to centralized potable water;

b. connect to centralized sanitary sewer systems if available.

c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;

d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;

e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;

f. provide access to civic space, parks, green areas, and open space and other amenities;

g. be supported by public safety (i.e., fire, EMS and law enforcement);

h. have access to public schools;

i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;

j. encourage the inclusion of a variety of housing choices and mixed uses; and

k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);

SECTION 2.106 SUBURBAN-DEVELOPMENT AREAS (SDA).

OBJECTIVE 2.106-A: The Polk County Plan shall provide areas for the development of suburban intensity growth through:

a.the designation and mapping of Suburban-Development Areas (SDAs), and

b.the establishment of policies to govern the development of land within SDAs.

POLICY 2.106-A1: DESCRIPTION - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.

POLICY 2.106-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map SDAs, for those areas of the County meeting the general characteristics of this Section 2.106.

POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:

a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.

b. RESIDENTIAL: Residential-Suburban.

c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers. Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.106-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within the SDA in accordance with applicable criteria.

POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:

a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;

b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;

c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;

d. provide access to civic space, parks, green areas, and open space and other amenities;

e. be supported by public safety (i.e., fire, EMS and law enforcement);

f. have access to elementary schools;

g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and

h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.

POLICY 2.106-A6: SEWER EXTENSIONS - Sanitary sewer shall not be extended into the SDA, except as allowed by Policy 2.132-C10 or the Board deems it necessary given one of the following circumstances:

a. It is in the interest of on site and/or nearby environmental features including the site's location within the Nutrient Restoration Plan overlay Areas;

b. It is in the interest of public health; or

c. The area has been designated a redevelopment district under Policy 2.124-F. Provided the development density of land served by the sewer lines does not exceed the amount allowed under the current land use designation.

POLICY 2.106-A7: TIMING OF DEVELOPMENT - When evaluating non-residential projects within the Suburban Development Area the relative timeliness of the proposal shall be considered. The following factors shall indicate whether a project is premature:

a. there is not functional and proximate relationship between the proposed development and other development;

b. there is considerable displacement of ongoing economically viable agricultural activities;

c. there is a lack of urban services, including but not limited to police, fire, and EMS; and

d. the condition and adequacy of the collector and arterial road network is deficient.

If a project is determined to be premature it shall not be approved.

SECTION 2.107 UTILITY-ENCLAVE AREAS (UEA).

OBJECTIVE 2.107-A: The Polk County Plan shall recognize existing isolated areas of urban development where centralized public, or franchised, or private potable water and sewer systems are in place through:

a.the designation and mapping of Utility-Enclave Areas (UEAs), and

b.the establishment of policies to govern the development of land within UEAs.

POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);

b. it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); and

c. it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.

POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.

b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.

c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.

POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay

b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.

c. Provide access to parks, green areas, and open space and other amenities.

d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

SECTION 2.108 RURAL-DEVELOPMENT AREAS (RDA).

OBJECTIVE 2.108-A: The Polk County Plan shall provide areas for rural activities such as agricultural uses, mining activities, and rural residential uses, and for areas to be available for future long-range urban-expansion activities through:

a.the designation and mapping of Rural-Development Areas (RDAs), and

b.the establishment of policies to govern the development of land within RDAs.

POLICY 2.108-A1: DESCRIPTION - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

POLICY 2.108-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Rural-Development Area base areas for those areas of the County meeting the general characteristics of this Section.

POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas:

a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.

b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.

c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.108-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within RDAs in accordance with applicable criteria.

POLICY 2.108-A5: DEVELOPMENT CRITERIA - Development within RDAs shall be guided by the following criteria:

a. The detailed criteria listed for each land use category permitted within the Rural-Development Area;

b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County's Land Development Code; and

c. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).

d. Connect to public sewer as required by the Nutrient Restoration Plan Overlay.

POLICY 2.108-A6: MONITORING - The County shall monitor the amount and rate of development in the "Rural-Development Area." The Board of County Commissioners shall take action to amend the Comprehensive Plan to limit development in the Rural-Development Area should RMD development exceed 18 over a three year period. This evaluation shall occur once after the third year of Plan implementation and at every evaluation and appraisal report cycle. If the number of RMDs exceed 18 after the first three year period, or 6 for any year after the initial three year period, Polk County shall amend the Comprehensive Plan as follows:

a. adopt a cap on the number of RRDs and RMDs that can occur in the Rural-Development Area in any given year;

b. adopt locational and/or spacing criteria for RRDs and RMDs; or

c. provide FloridaCommerce~~DEO~~ with additional data and analysis to justify why development in the Rural-Development Area has exceeded historical trends.

SECTION 2.109 LAND USE CATEGORIES AND OVERLAY DISTRICTS.

OBJECTIVE 2.109-A: The Polk County Plan shall establish land use categories in order to promote the appropriate distribution of land uses with regard to the existing population and the projected population; while considering

issues of compatibility, sufficient quantities of land by type of land use concurrency management, and potential economic impacts.

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density(1)	Maximum Planned Development Density(2)	Standard Non-residential FAR(3)	Maximum Planned Development FAR(4)
a. Activity Centers					
1. Rural-Cluster Centers	RCC	2.0	2.0	0.30	0.30
2. Convenience Centers	CC	0.0	0.0	0.25	0.50
3. Neighborhood Activity Centers	NAC	0.0	5.0	0.25	0.70
4. Community Activity Centers	CAC	25.0	25.0	0.30	1.00
5. Regional Activity Centers	RAC	25.0	25.0	0.35	1.50
6. High-Impact Centers	HIC	0.0	0.0	0.50	0.50
7. Tourism-Commercial Centers	TCC	0.0	0.0	0.50	1.00
b. Linear Commercial Corridor	LCC	0.0	0.0	0.35	0.35
c. Commercial Enclave	CE	0.0	0.0	0.35	0.35
d. Industrial/Business Park Center/Office Center					
1. Industrial	IND	0.0	0.0	0.75	1.50
2. Business Park Center	BPC	15.0	15.0	0.75	1.50
3. Office Center	OC	0.0	0.0	0.30	0.30
e. Phosphate Mining	PM	0.0	0.0	0.75	0.75
f. Leisure/Recreation	L/R	10.0	10.0	0.25	0.25
g. Institutional	INST	0.0	15.0	0.75	0.75
h. Recreation and Open Space	ROS	0.0	0.0	0.25	0.25
i. Preservation Areas	PRESV	0.0	0.0	0.0001	0.0001
j. Residential					
1. Urban					
(a) Residential-Suburban	RS	0.2	3.0	0.25	0.25
(b) Residential-Low	RL	5.0	5.0	0.25	0.25
(c) Residential-Medium	RM	7.0	10.0	0.25	0.25
(d) Residential-High	RH	15.0	15.0	0.25	0.25
2. Agricultural/Residential-Rural	A/RR	0.2	2.0	0.25	0.25
3. Rural Cluster Center	RCC-R	2.0	2.0	0.25	0.25
(1) Maximum Standard Residential Density is the highest number of dwelling units that may be achieved for residential development other than a Planned Development.					

(2) Maximum Planned Development Density is the highest number of dwelling units that may be achieved within a Planned Development.
(3) Standard Non-residential FAR is the most intense floor to area ratio for non-residential buildings within development proposals that are not within a Planned Development.
(4) Maximum Planned Development FAR is the most intense floor to area ratio for buildings within a Planned Development.
(5) Maximum Planned Development FAR of up to 0.75 is permitted for self-storage facilities in the OC land use in a Transitional Area.
For properties within the Transit Supportive Development Areas (TSDA), higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

POLICY 2.109-A2: This Policy 2.109-A2 has been moved to Section 2.122 (Special Area Overlay Districts and Areas) by CPA 10B-03.

POLICY 2.109-A3: Land Development Regulations adopted to implement this comprehensive plan shall be based on, and consistent with, the following standards for uses, densities and intensity of the land use districts as described in this section.

POLICY 2.109-A4: The purpose of the Agriculture/Residential-Rural (A/RR) land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.

POLICY 2.109-A5: The purpose of the Business Park Center (BPC) land use district is to provide areas for office, business park development, and light-industrial activities. The BPC land use permits office, research and development parks, distribution centers, and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

POLICY 2.109-A6: The purpose of the Commercial Enclave (CE) land use district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan.

POLICY 2.109-A7: The purpose of the Community Activity Center (CAC) land use district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities. A typical CAC is approximately twenty (20) to sixty (60) acres with approximately 150,000 to 500,000 square feet.

POLICY 2.109-A8: The purpose of the Convenience Centers (CC) land use district is to provide for the convenience shopping needs of residents within an immediate surrounding area. The CC district permits nonresidential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities.

POLICY 2.109-A9: The purpose of the Employment Center (EC) land use district is to allow for the development of activity centers to facilitate light assembly, office and research parks, low impact commercial and other businesses. This land use classification may be available in areas that serve the post-secondary education campuses of Polk County. The EC land use is only available in the adopted Selected Area Plans.

POLICY 2.109-A10: The purpose of the High Impact Commercial Center (HIC) land use district is to provide areas for non-retail businesses and service establishments that may generate substantial truck traffic, noise, odor, and visual impacts to adjacent properties. The HIC district permits a range of non-residential service establishments and general retail uses to support the businesses and activities.

POLICY 2.109-A11: The purpose of the Industrial (IND) land use district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted.

POLICY 2.109-A12: The purpose of the Interchange Activity Center (IAC) land use is to delineate a coordinated development area which, due to proximity to and/or direct access to the Polk Parkway and impact on surrounding uses, can achieve a high intensity of development activity necessitating the need for coordinated access, signage and other special development controls. The IAC land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A13: The purpose of the Leisure/Recreation (L/R) land use district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.

POLICY 2.109-A14: The purpose of the Linear Commercial Center (LCC) land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. The LCC land use also allows for multi-family residential development on the second floor or higher of new or redeveloped buildings.

POLICY 2.109-A15: The Mixed Use land use district is intended to promote master planned developments of areas suited to a unified community including office, retail, and single family detached where minimum of two different uses have to be constructed rather than single use. The MU land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A16: The purpose of the Neighborhood Activity Center (NAC) land use district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district nonresidential uses such as offices, grocery stores, drug stores, banks and community facilities. A typical NAC is approximately five (5) to twenty (20) acres with approximately 20,000 to 150,000 square feet of retail space.

POLICY 2.109-A17: The purpose of the Office Center (OC) land use district is to provide for areas for small, professional offices, other similar uses, and a small percentage of retail uses.

POLICY 2.109-A18: The purpose of the Phosphate Mining (PM) land use district is for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.

POLICY 2.109-A19: The purpose of the Preservation (PRESV) land use district is to provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.

POLICY 2.109-A20: Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. The PI land use, generally, is approximately ten (10) acres or more with a support population of more than 2,500 people. The PI land use is only available in the adopted Selected Area Plans.

POLICY 2.109-A21: The purpose of the Recreation and Open Space (ROS) land use district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors.

POLICY 2.109-A22: The purpose of the Regional Activity Centers (RAC) land use district is to provide for the regional shopping needs of residents. The RAC land use permits special residential development, regional shopping centers, other regional attractors and community facilities. A typical RAC is approximately sixty (60) or more acres with approximately 500,000 to 2,000,000 square feet.

POLICY 2.109-A23: The purpose of the Residential-High (RH) land use district is to provide areas for high density residential development within urban areas. The RH land use permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A24: The purpose of the Residential Low (RL) land use district is to provide areas for the low density residential development in the urban areas of unincorporated Polk County.

POLICY 2.109-A25: The purpose of the Residential-Medium (RM) is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A26: The purpose of the Residential-Suburban (RS) is to provide for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS land use permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.

POLICY 2.109-A27: The purpose of the Rural Cluster Center (RCC) land use district is to provide locations in the rural area for the placement of retail and service establishments to accommodate the daily shopping needs of rural residents. The RCC land use permits residential, commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities.

POLICY 2.109-A28: The purpose of the Tourism-Commercial Center (TCC) land use is to provide areas for tourism activities, recreation, and tourist-related commercial establishments. The TCC land use permits commercial amusement activities, lodging facilities, service stations, restaurants, gift shops, and ancillary non-residential uses to the tourism industry.

POLICY 2.109-A29: The purpose of the Town Center (TC) land use is to provide the citizens of unincorporated Polk County with an urban lifestyle through the promotion of mixed uses in a single structure or through a combination of clustered buildings with uniformed design characteristics and features that encourage pedestrian activity between uses. The TC land use is designed to allow dining, cafes, bars and pubs, retail, boutiques, music venues, professional office, and multi-family residential (i.e., townhomes, condominiums or apartments), parks, plazas and lakefront views. The TC land use is only available in the adopted Selected Area Plans.

OBJECTIVE 2.109-B: Polk County shall provide for the reduction and/or elimination of incompatible land uses, and shall further control land use intensities, through the establishment of revised land use regulations as a part of the Land Development Code the County under Section 163.3202(1), FS.

POLICY 2.109-B1: INCONSISTENCIES - Polk County shall encourage the elimination or reduction of uses inconsistent with the County's character and future land uses by implementing the provisions included in the "Implementation" section (2.129-A2.c.1).

POLICY 2.109-B2: LAND USE INTENSITIES - Polk County adopted the Land Development Code, in accordance with Section 163.3202(1), FS, to further define intensities of land use for the various land use categories permitted within the County.

(Ord. No. 2023-001, § 2(Att. A), 1-3-2023)

SECTION 2.110 ACTIVITY CENTERS.

OBJECTIVE 2.110-A: The Polk County Plan shall manage higher-intensity land use activities by the designation and mapping of Activity Centers on the Future Land Use Map Series.

POLICY 2.110-A1: The Polk County Plan shall locate and establish "Activity Centers" using the following categories:

a. Rural-Cluster Centers

b. Convenience Centers

c. Neighborhood Activity Centers

d. Community Activity Centers

e. Regional Activity Centers

f. High-Impact Commercial Centers

g. Tourism Commercial Centers

POLICY 2.110-A2: DESIGNATION AND MAPPING - Activity Centers shall be located as designated on the Future Land Use Map Series. Activity Centers shall be approved and designated on the Future Land Use Maps based on the efficient provision of urban services and such designation shall not create a "leap frog" development pattern.

POLICY 2.110-A3: ACTIVITY CENTERS CRITERIA - The characteristics, location criteria, and development criteria established within Section 2.110 shall be applicable to:

a. the expansion of existing Activity Centers; and

b. the development of new Activity Centers.

The size of an activity center, and the amount of gross leasable area (GLA) within a new Activity Center - or the expansion of an existing Activity Center - shall be proportionally related to that Activity Center's population support criteria.

POLICY 2.110-A4: DEVELOPMENT REVIEW - Development proposed within an Activity Center shall require review and approval through the County's development review procedures prior to the issuance of appropriate development orders.

POLICY 2.110-A5: BOUNDARY CRITERIA - The boundary of an Activity Center shall normally be placed so that a majority of the Center's area is located symmetrically around its center. The center of an Activity Center shall generally be considered to be the intersection point of the two major intersecting roads around which an Activity Center is typically located. A center may be officially designated for an Activity Center on the Future Land Use Map Series accompanying the optional Activity Center Plan referred to in Section 2.110-L.

OBJECTIVE 2.110-B: RURAL-CLUSTER CENTERS - The Polk County Plan shall provide locations within the Rural-Development Area for the placement of retail and service establishments to accommodate the daily-shopping needs of rural residents through:

a.the designation and mapping of Rural-Cluster Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Rural-Cluster Centers.

POLICY 2.110-B1: CHARACTERISTICS - At the adoption of the Comprehensive Plan in 1991 the Rural-Cluster Center (RCC) was to serve as a focus for the County's rural communities and was to generally contains public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population that may or may not be included in the RCC. As rural uses have changed since the Comprehensive Plan adoption, there is a need based on the County's seasonal population and more trips on the County's regional roads to allow commercial nodes of RCC separate from the historical RCC communities designated at the time of the initial adoption of the Comprehensive Plan, including, but not limited to Alturas, Babson Park, Bowling Green, Bradley Junction, Crooked Lake Park, and Homeland. One commercial node of RCC exists at the intersection of Boy Scout Road and SR 60. This node does not include any residential. It is intended to allow some additional commercial nodes of RCC without any initial residential consistent with the location criteria listed in Policy 2.110-B3 at the time of application for a Future Land Use Map amendment.

POLICY 2.110-B2: DESIGNATION AND MAPPING - Rural-Cluster Centers shall be designated and mapped on the Future Land Use Map Series for those clusters of residential parcels located within the "Rural-Development Area" of the County, which also have a concentration of non-residential uses located within the immediate area. These centers shall be shown on the Future Land Use Map Series as "Rural-Cluster Center" (RCC). RCCs can also be designated for commercial nodes without any initial residential to serve a surrounding existing, tourist, or seasonal population in A/RR areas with significant traffic counts on the fronting roadways.

POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:

1. The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or
2. On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.
3. Not within 3 miles of another Activity Center or other RCC;
4. Can be at the same intersection with a developed CE;
5. The expansion of these isolated commercial nodes, in situations when the 80% developed standard cannot be met may be permitted according to the following:
    a. Up to the size of a Neighborhood Activity Center (NAC) with an Activity Center Plan (ACP) to be incorporated into Appendix E of the Land Development Code
    b. To ensure the increase of the node on as many corners as possible, and to ensure consistency with Policy 2.110-A5.

POLICY 2.110-B4: DEVELOPMENT CRITERIA - Development within Rural-Cluster Centers shall conform to the following standards:

a. Residential development within the Rural-Cluster Center shall be permitted at a density of up to two dwelling units per acre (2 DU/AC).
b. Non-residential development in the RCCs within the communities listed in Policy 2.110-B1, shall be permitted within a Rural Cluster as follows:
    1. Commercial uses shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services. Such determination should be based on the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers. The maximum floor area ratio shall not exceed 0.30.
    2. Non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection.
    3. Typical non-residential uses are grocery, pharmacy, medical offices, and personal services.
    4. The amount of non-residential uses for any cluster shall be based on the location and minimum population support criteria established for the applicable Activity Center.
c. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.

OBJECTIVE 2.110-C: CONVENIENCE CENTERS - The Polk County Plan shall provide for the convenience-shopping needs of residents through:

a.the designation and mapping of Convenience Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Convenience Centers.

POLICY 2.110-C1: CHARACTERISTICS - Convenience Centers are intended to accommodate the convenience-shopping needs of residents living within the immediate surrounding area. General (approximate) characteristics of Convenience Centers are:

Usable Area: Up to 5 acres

Gross Leasable Area (GLA): 3,000 to 20,000 square feet

Minimum Population Support: 2,500 to 5,000 people

Market-Area Radius: 1 mile

Typical Leading Tenant: Convenience Store

Other Typical Tenants: Laundry, Dry Cleaning, Barber, Restaurant, Gas Station, Office

POLICY 2.110-C2: DESIGNATION AND MAPPING - Convenience Centers shall be located within TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Convenience Center" (CC).

POLICY 2.110-C3: LOCATION CRITERIA - Convenience Centers shall be located at the intersections of arterial and/or collector roads, and of collector and local roads in Redevelopment Areas consistent with Section 2.124-F. There shall be the following traveling distance, on public roads, between the center of a Convenience Center and the center of any other Convenience Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same convenience-shopping needs:

a. One (1) mile within the TSDA and UGA.

b. Two (2) miles within the SDA and UEA.

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

b. The proposed Convenience Center market-area radius, minimum population support is over 5,000 people.

POLICY 2.110-C4: DEVELOPMENT CRITERIA - Development within a Convenience Center shall conform to the following criteria:

a. Convenience Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Convenience Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

e. Residential uses shall not be permitted in Convenience Centers.

f. Offices uses shall not exceed 40 percent of the total area within the convenience center. Commercial uses may constitute 100 percent of the convenience center.

g. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

h. Planned Developments within the Convenience Center may be permitted a maximum floor area ratio up to 0.50. Intensity increases shall only be awarded to innovative, efficient, and compatible Planned

Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. Such Planned Developments shall also be designed to be compact and require less land area than other alternatives. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

OBJECTIVE 2.110-D: NEIGHBORHOOD ACTIVITY CENTERS - The Polk County Plan shall provide for the local-shopping needs of residents through:

a.the designation and mapping of Neighborhood Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Neighborhood Activity Centers.

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area: Over 5 acres to 20 acres

Gross Leasable Area (GLA): 20,000 to 150,000 square feet

Minimum Population Support: 5,000 to 10,000 people

Market-Area Radius: 1½ miles

Typical Leading Tenant: Supermarket

Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store

POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

a. Two (2) miles within the TSDA and UGA.

b. Four (4) miles within the SDA and UEA.

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Neighborhood Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.

e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-D5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

OBJECTIVE 2.110-E: COMMUNITY ACTIVITY CENTERS - The Polk County Plan shall provide for the community-shopping needs of residents through:

a.the designation and mapping of Community Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Community Activity Centers.

POLICY 2.110-E1: CHARACTERISTICS - Community Activity Centers are intended to accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. General (approximate) characteristics of Community Activity Centers are:

Usable Area: Over 20 acres to 60 acres

Gross Leasable Area (GLA): 150,000 to 500,000 square feet

Minimum Population Support: 20,000 to 80,000 people

Market-Area Radius: 2 miles or more

Typical Leading Tenant: Variety, Discount, or Department Store

Other Typical Tenants: Supermarket, Theater, Offices, Restaurant, Drug Store, Professional Services.

POLICY 2.110-E2: DESIGNATION AND MAPPING - Community Activity Centers shall be located within TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Community Activity Center" (CAC).

POLICY 2.110-E3: LOCATION CRITERIA - Community Activity Centers shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed route mass-transit line. There shall be the following traveling distance, on public roads, between the center of a Community Activity Center and the center of any other Community Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same community shopping needs:

a. Four (4) miles within the TSDA and UGA

b. Six (6) miles within the SDA and UEA

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,

b. The proposed Community Activity Center market-area radius, minimum population support is over 50,000 people.

POLICY 2.110-E4: DEVELOPMENT CRITERIA - Development within a Community Activity Center shall conform to the following criteria:

a. Community Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Community Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the community activity center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.

f. There shall be no limits on the mix of office and commercial uses within a Community Activity Center.

g. The maximum floor area ratio shall not exceed 0.30 unless developed as a Planned Development.

h. Planned Developments within the Community Activity Center may be permitted a maximum floor area ratio up to 1.0 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-E5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Community Activity Center may include the following uses: Office, Medium-Density Residential, Institutional, Open Space.

OBJECTIVE 2.110-F: REGIONAL ACTIVITY CENTERS - The Polk County Plan shall provide for the regional-shopping needs of residents through:

a.the designation and mapping of Regional Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Regional Activity Centers.

POLICY 2.110-F1: CHARACTERISTICS - Regional Activity Centers are intended to accommodate regional needs, and generally contain a regional shopping center, or other regional attractor, and other commercial and office uses within close proximity to compliment and take advantage of the regional nature of the center. General (approximate) characteristics of Regional Activity Centers are:

Usable Area: Over 60 acres

Gross Leasable Area (GLA): 500,000 to 2,000,000 square feet (40 or more stores)

Minimum Population Support: 150,000 or more people

Market-Area Radius: 20 miles or more

Typical Leading Tenant: One or more full-line department stores of at least 100,000 sq/ft

Other Typical Tenants: Same as Community Activity Center, with greater variety to include furniture and appliance stores, or other tenants with regional drawing capability or needs

POLICY 2.110-F2: DESIGNATION AND MAPPING - Regional Activity Centers shall be located within TSDAs and UGAs as designated on the Future Land Use Map Series as "Regional Activity Centers" (RAC).

POLICY 2.110-F3: LOCATION CRITERIA - Regional Activity Centers shall be located with consideration being given to regional transportation issues, and shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed-route mass-transit line.

POLICY 2.110-F4: DEVELOPMENT CRITERIA - Development within a Regional Activity Center shall conform to the following criteria:

a. Regional Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Regional Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the Regional Activity Center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.

f. There shall be no limits on the mix of office and commercial uses within a Regional Activity Center.

g. The maximum floor area ratio shall not exceed 0.35.

h. Planned Developments within the Regional Activity Center may be permitted a maximum floor area ratio up to 1.5 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-F5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Regional Activity Center may include the following uses: Office, High-Density Residential, Institutional, and Recreation and Open Space.

OBJECTIONS 2.110-G RESERVED

OBJECTIVE 2.110-H: HIGH-IMPACT COMMERCIAL CENTERS - The Polk County Plan shall provide for the clustered placement of a broad range of intensive, non-general retail and service establishments, including those generating substantial truck traffic, noise, odor, and visual impacts, by:

a.the designation and mapping of High-Impact Commercial Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within High-Impact Commercial Centers.

POLICY 2.110-H1: CHARACTERISTICS - High-Impact Commercial Centers are intended to accommodate specific commercial needs that, because of their intensity and/or particular aspect of their operation, can be expected to

have a measurable adverse impact upon adjacent and nearby properties. Generally, this land use category will include, but not be limited to, such uses as: new and used auto dealers, auto auctions, heavy machinery and equipment sales and services, storage yards, truck terminals, truck stops, freight yards, flea markets and welding shops. General (approximate) characteristics of High Impact Commercial areas are:

Usable Area: 40 to 100 acres

Gross Leasable Area (GLA): 500,000 to 2,000,000 sq. ft.

Minimum Population Support: 150,000 or more people

Market-Area Radius: 50 miles

Typical Uses: Sales and services of all types of vehicles and crafts, heavy machinery and equipment sales and services, outside storage yards, truck terminals, truck stops and freight yards, flea markets, welding shops.

POLICY 2.110-H2: DESIGNATION AND MAPPING - High-Impact Commercial Centers shall be located within TSDAs, UGAs, and SDAs as designated on the Future Land Use Map Series as "High-Impact Commercial Centers" (HIC).

POLICY 2.110-H3: LOCATION CRITERIA - High-Impact Commercial Centers shall be located in close proximity to existing industrial development so that an orderly "step-down" in uses can occur. Consideration shall be given to compatibility with surrounding land uses from development within the HIC and appropriate vehicle access.

POLICY 2.110-H4: DEVELOPMENT CRITERIA - Development within a High-Impact Commercial Center shall conform to the following criteria:

a. High-Impact Commercial Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial roadway.

b. Different uses within a High-Impact Commercial Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, exterior storage yards, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

e. No residential uses shall be permitted within a high-impact commercial center. General commercial uses shall be limited to those that support the workers within in the High-Impact Commercial Centers and under no circumstances shall general commercial uses be allowed to constitute over 5 percent of the gross acreage of the High-Impact Commercial Center.

POLICY 2.110-H5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a HIC may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

OBJECTIVE 2.110-I: TOURISM COMMERCIAL CENTERS - The Polk County Plan shall provide for the establishment of mixed-use centers where the primary uses and activities shall be tourism activities, recreation, and tourist-related commercial by:

a.the designation and mapping of Tourism Commercial Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Tourism Commercial Centers.

POLICY 2.110-I1: CHARACTERISTICS - Tourism Commercial Centers are intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Polk County, and also the

residents of Polk County that accommodate large crowds and daily events. These include, but are not limited to: theme parks, resorts, hotels, motels, cultural centers, museums, and conference centers. Ancillary commercial uses necessary to support the activities within the center, such as restaurants, service stations, and convenience stores may also be permitted. General (approximate) characteristics of Tourism Commercial Centers are:

Usable Area: 10 acres or more

Gross Leasable Area (GLA): 10,000 to 2,000,000 sq. ft.

Typical Leading Tenant: Resorts, Museums, Historical Facilities, Theme park, Hotel, Motel, RV park.

Other Typical Tenants: All lodging facilities, restaurants, service stations, gift shops, miniature golf, and entertainment activities, bed and breakfasts, convention centers, expo halls, and uses that are part of a master planned development for a tourist use attraction such as a private airstrip, marina, or equestrian facility.

POLICY 2.110-I2: DESIGNATION AND MAPPING - Tourism Commercial Centers shall be located within TSDAs, UGAs, SDAs, UEAs, and RDAs as designated on the Future Land Use Map Series as "Tourism Commercial Center" (TCC).

POLICY 2.110-I3: LOCATION CRITERIA - Tourism Commercial Centers shall be located at the intersections of arterial or major collectors, preferably with the capability to accommodate a fixed-route mass transit line. The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the location of Tourism Commercial Centers.

POLICY 2.110-I4: DEVELOPMENT CRITERIA - Development within a TCC shall conform to the following criteria:

a. TCCs shall have direct access to an arterial roadway or have sufficient network of multiple collector roads to distribute traffic during peak periods of activity. Tourism Commercial Centers shall incorporate the use of frontage roads and shared ingress/egress facilities wherever practical.

b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

c. Buffering, screening, and setbacks shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities, and air conditioning units, signage, etc. are examples of facilities which may require special buffering, screening, and setback provisions.

d. The maximum floor area ratio shall be limited to 0.50 unless developed as part of a Planned Development and may be permitted to go to 1.0 per the requirements in the Land Development Code.

e. Planned Developments within the TCC may be permitted a maximum floor area ratio up to 1.0 or an increase in square footage in order to promote attractive and economically viable tourist-oriented commercial development. Intensity increases shall only be available to parcels within the TSDA and UGA or those locations where urban infrastructure including adequate access to urban collector or arterial roads, public potable water and sewer, and public safety services are already available at appropriate levels. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

f. Tourism Commercial Center activities involving:

    1. Manufacturing uses such as confectionery, canneries and wineries where the products are part of the overall attraction, and

    2. Non-municipal airports may be approved in through terms and conditions stipulated in the Land Development Code.

g. Residential development shall only be permitted for tourists and employee housing for employees of the tourist use. Examples include but are not limited to timeshares, short term rentals, employee housing, lodges and retreats, cabins, recreational vehicle spaces. Residential uses for employees of the TCC use shall only be considered as an accessory use as part of a master planned development per the Land Development Code. Housing for the owner and/or family of the owner shall be addressed as per the Land Development Code.

POLICY 2.110-I5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a TCC may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

OBJECTIVE 2.110-J: ACTIVITY-CENTER EXPANSIONS AND RECLASSIFICATIONS - The Polk County Plan shall provide for the expansion of existing Activity Centers through the establishment of procedures for the expansion or reclassification of Activity Centers.

POLICY 2.110-J1: Existing Activity Centers may be expanded to contiguous properties, subject to approval by the Board of County Commissioners, and approved as a Comprehensive Plan Amendment in compliance with state and local law. Expansions and reclassifications of Activity Centers shall be in accordance with the following criteria:

a. Expansion of an existing Activity Center may occur when eighty percent (80%) or more of the usable area within the center is developed, or has received approval of:

   1. a final engineered construction plan (with building-permit application); or

   2. a final PUD/PD/CU approval.

   If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, items 1 and 2 above may be waived by the Board.

b. The expansion of an existing Activity Center shall generally be limited to the parameters established within the "general characteristics" for that class of Activity Center, unless it is being upgraded to the next classification. The expansion of an isolated commercial RCC may occur according to the criteria in Objective 2.110-B.

c. When the expansion of an existing Activity Center increases one or more of the "general characteristics" of the Center to those of the higher-level Activity Center classification, the expansion action may include reclassifying the Center to the next classification or consistent with Policy 2.110-J1.g.

d. An existing Activity Center may be expanded, or reclassified, when it is demonstrated that there are adequate facilities to support the proposed expansion or reclassification, or adequate facilities will be provided by the time the new Center is developed.

e. Expansion/reclassification review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

f. The Board of County Commissioners or the Land Development Director or his designee may require that a "Selected-Area Study" and/or a proposed "Activity-Center Plan" be submitted by the property owners requesting expansion or reclassification of a Center.

g. Existing Activity Centers requested to be expanded beyond the usable acreage listed in the "general characteristics" of the Center shall be in accordance with the following, in addition to other applicable policies of this Plan.

   1. be expanded to the contiguous properties only;

   2. submittal of Activity Center Plan (ACP) shall be required pursuant to the relevant policies under Objective 2.110 and the following:

i. a Master Drainage Plan for the undeveloped properties as well as how the existing development properties may benefit from a Master Drainage Plan;

ii. provisions for required shared parking; and

iii. shared access.

3. the incorporation of the ACP into the Land Development Code with reference in the Comprehensive Plan shall be required; and

4. demonstration that a collaborative process occurred between the applicant, County staff and adjacent property owners to identify potential buffer areas and areas most suitable for development.

OBJECTIVE 2.110-K: ACTIVITY CENTER ESTABLISHMENT - The Polk County Plan shall provide for the establishment of new Activity Centers to support the continued growth of the County's economic base through the establishment of procedures and criteria for the establishment and location of additional Activity Centers.

POLICY 2.110-K1: Additional Activity Centers shall be established and mapped on the Future Land Use Map Series in accordance with the following criteria:

a. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, through a comprehensive plan amendment when it is demonstrated that the proposed center will, at a minimum:

1. meet the Activity Center "location criteria" for the applicable Development Area in which the property is located; and

2. currently meet the "general characteristics" for the proposed classification, or will meet those attributes within the next five (5) years - particularly the minimum population support within the market-area/service-area radius.

b. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, when it is demonstrated that there are adequate facilities to support the establishment of the proposed center, or adequate facilities will be provided concurrently with the center's development.

c. Activity center establishment review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9; Policy 2.102-A10, and an Activity Center Plan required by the Land Development Director or his designee.

d. The Board of County Commissioners may require that a "Selected-Area Study" be submitted by the property owners requesting the establishment of an additional Activity Center.

OBJECTIVE 2.110-L: ACTIVITY-CENTER PLANS - 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.

POLICY 2.110-L1: ACTIVITY-CENTER PLANS - An Activity-Center Plan (ACP) is 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.

POLICY 2.110-L2: INITIATED BY THE COUNTY - An Activity-Center Plan may be adopted for an Activity Center and become incorporated into the Future Land Use Element by a Comprehensive Plan Amendment for all new Activity Centers proposed. The ACP, shall at a minimum, include land use, traffic, and market studies, or other appropriate studies to support the requested ACP.

POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER - Any property owner applying for a new Activity Center shall prepare and submit an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment. The ACP can also be used as supporting documentation for a proposed expansion or reclassification. The Board may require that such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.

POLICY 2.110-L4: PLAN REQUIRED - A developer shall be required to prepare and submit an ACP for the following:

a. a Development of Regional Impact (DRI) within an Activity Center;

b. a request to develop a residential development with a "Special Residential" classification (15 DU/AC or more) within an Activity Center; or

c. any new Activity Center proposed.

POLICY 2.110-L5: PLAN REQUIREMENTS - ACPs, at a minimum, shall include a map, or maps, and policies which establish:

a. Land uses designations for all property within the center;

b. development criteria;

c. development restrictions, if appropriate;

d. a traffic circulation plan for the activity center; and

e. special transportation restrictions, if appropriate.

f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and

g. any other information that the Land Development Director or his designee may request.

(Ord. No. 2024-026, § 2(Att. A), 4-16-2024)

SECTION 2.111 LINEAR COMMERCIAL CORRIDORS (existing).

OBJECTIVE 2.111-A: Polk County shall recognize existing "Linear Commercial Corridors" (strip commercial areas) by their designation and mapping on the Future Land Use Map Series as Linear Commercial Corridors (LCC), and shall promote the infilling of such areas in the TSDA with multifamily and mixed use buildings through the establishment of criteria for the development of lands within Linear Commercial Corridors.

POLICY 2.111-A1: CHARACTERISTICS - Linear Commercial Corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some Linear Commercial Corridors may contain existing industrial uses. For parcels with LCC land use designation in the TSDA and/or TCCO, development and redevelopment of areas may also include stand alone residential and mixed use structures.

POLICY 2.111-A2: DESIGNATION AND MAPPING - Existing linear commercial areas shall be designated and mapped on the Future Land Use Map Series as "Linear Commercial Corridors" (LCC).

POLICY 2.111-A3: LOCATION CRITERIA - Expansion of an LCC shall be limited to infill development. Infilling of an existing Linear Commercial Corridor shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development. The extension (along the road) or establishment of new LCC strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process:

a. USES OF THE LAND AND DEVELOPMENT OF THE PARCEL, AND SURROUNDING LAND, EXISTING AS OF APRIL 19, 1991: The use of the land and existing development of the subject parcel and the surrounding area as of the adoption of the Plan would be taken into consideration when determining an error. Land that was vacant, or developed in some other manner than that of the claimed error, would be determined not to be an error.

b. ZONING OF THE PARCEL, AND SURROUNDING LAND, AS OF APRIL 19, 1991: The existing zoning of a parcel and surrounding area, as of the Plan's adoption date, would be considered in determining an error. However, the property's zoning would not be a factor, in and of itself, when the subject property is vacant.

c. EXISTING PROPERTY LINES AS OF APRIL 19, 1991: Parcels existing as of the adoption date of the Plan would be considered in determining an error. Lands added to a parcel, or parcels under one ownership, since the adoption would not be considered.

d. CONSISTENCY WITH THE PLAN: Was the subject property consistent with the Plan's criteria for the claimed land use category at the time of Plan adoption? Is the claimed designation consistent with the Plan's overall objective to control urban sprawl and to not degrade the County's overall growth management program? Isolated development and/or spot zonings would not be considered an error.

e. RECORDS OF THE COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE (CAC) FUTURE LAND USE SUBCOMMITTEE AND THE BoCC PRIOR TO APRIL 19, 1991: Information contained in the minutes and other records indicating the intention of those bodies were different than what was actually adopted would be used in determining mapping errors.

f. REZONING ACTIONS APPROVED BY THE BoCC BETWEEN JANUARY 1, 1990, AND APRIL 19, 1991: Rezoning actions approved by the BoCC after the initial staff mapping effort and the adoption of the Plan, which were not included in the final Plan map, would be considered in determining an error, whether the land was vacant or not.

g. OTHER FACTORS: Environmental constraints, availability of infrastructure at acceptable levels of service, and the Plan's Capital Improvement Program (CIP) at the time of adoption would be considered.

POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:

a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.

b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.

c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.

d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads

in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.

e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

g. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.

h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

POLICY 2.111-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a LCC may include the following uses: Office, Residential, Institutional, or Open Space.

POLICY 2.111-A6: TRANSIT SUPPORTIVE DEVELOPMENT - For parcels with LCC land use designation in the TSDA or TCCO, development and redevelopment of these parcels may also include stand alone residential and residential development in mixed use projects according to the requirements of the Land Development Code. Stand alone residential development is limited to twenty-five (25) percent of the site.

The density and intensity shall be limited to the range provided in the Residential Medium (RM) land use designation described in Table 2.104.1 and Table 2.104.2 of this element. New development or redevelopment shall be encouraged to use energy-efficient building practices including site design and Florida friendly landscaping.

SECTION 2.112 COMMERCIAL ENCLAVES (existing).

OBJECTIVE 2.112-A: The Polk County Plan shall recognize existing isolated commercial/office areas that do not degrade the County's overall growth-management program by:

a.their designation and mapping on the Future Land Use Map Series as Commercial Enclaves, and

b.the establishment of criteria applicable to the development of land within Commercial Enclaves.

POLICY 2.112-A1: CHARACTERISTICS - Commercial Enclaves are those concentrations of commercial/office uses and zoning districts which are located outside of Activity Centers and/or Linear Commercial Corridors and whose future development or redevelopment will not degrade the County's growth management program. These enclaves are the result of past actions by the County, which may or may not have been previously developed, but are recognized through their designation on the Future Land Use Map Series.

POLICY 2.112-A2: DESIGNATION AND MAPPING - Existing commercial/office developments and zoning districts located outside of Activity Centers and/or Linear Commercial Corridors shall be designated and mapped on the Future Land Use Map Series as "Commercial Enclaves" (CE).

POLICY 2.112-A3: LOCATION CRITERIA - The expansion or establishment of new commercial enclaves shall not be permitted, except to recognized legitimate errors made during the original mapping process, as determined using the error-evaluation criteria established in Policy 2.111-A3.

POLICY 2.112-A4: DEVELOPMENT CRITERIA - Development within a Commercial Enclave shall conform to the following criteria:

a. Permitted uses include commercial, office, and institutional uses.

b. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.

c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.

d. Commercial Enclave uses shall have frontage on, or direct access to, a roadway, or a frontage road or service drive which directly serves a roadway.

e. New development within, or the redevelopment of, a Commercial Enclave shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

f. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

g. Where the CE abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

h. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

i. The maximum floor area ratio shall not exceed 0.35.

POLICY 2.112-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a CE may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

SECTION 2.113 INDUSTRIAL AND BUSINESS PARK CENTER.

SECTION 2.113A INDUSTRIAL.

OBJECTIVE 2.113-A: The Polk County Plan shall provide for the development of industrial lands within the County through:

a.the establishment of an "Industrial" land use classification,

b.the designation of Industrial lands on the Future Land Use Map Series, and

c.through the establishment of development criteria applicable to the development and location of Industrial lands within the County.

POLICY 2.113-A1: CHARACTERISTICS - Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.

POLICY 2.113-A2: DESIGNATION AND MAPPING - Industrial areas shall be designated and mapped on the Future Land Use Map Series as "Industrial" (IND); shall include all major existing industrial areas; and shall provide for the projected future industrial development needs of the County.

POLICY 2.113-A3: LOCATION CRITERIA - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas:

a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area.

b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.

c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.

e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code.

f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to:

    1. arterial roads;

    2. collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or

    3. local commercial roads or private roads under the following conditions:

        (a) the road has full median access onto to an arterial road;

        (b) the road does not serve existing or expected future residential traffic from the surrounding area;

        (c) the road has a structural integrity and design characteristics suitable for truck traffic.

g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.

POLICY 2.113-A4: DEVELOPMENT CRITERIA - Development within an Industrial area shall conform to the following criteria:

a. Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.

b. Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.

c. Industrial sites shall be designed to provide for:

    1. adequate parking to meet the demands of the use; and

2. buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

d. The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

e. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems and as required if within a Nutrient Restoration Plan Overlay.

g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.

h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.

i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the ~~Department of Health~~ agency with authority for water and wastewater usage, whichever allowed intensity is the lesser.

POLICY 2.113-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to an Industrial may include the following uses: Office, Self-storage Facilities, Medium and High-Density Residential, Institutional, or Open Space.

SECTION 2.113B BUSINESS PARK CENTER.

OBJECTIVE 2.113-B: BUSINESS-PARK CENTERS - The Polk County Plan shall provide for the light-industrial, wholesale, and employment needs of residents through:

a.the designation and mapping of Business-Park Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Business-Park Centers.

POLICY 2.113-B-1: CHARACTERISTICS - Business-Park Centers are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there. General (approximate) characteristics of Business-Park Centers are:

Usable Area: 10 acres or more

Gross Leasable Area (GLA): 500,000 to 2,000,000 sq. ft.

Minimum Population Support: 150,000 or more people

Service-Area Radius: 20 miles or more

Typical Leading Tenant: One or more light-assembly plants, or warehouse facilities

Other Typical Tenants: Offices, distribution centers, research and development firms, High-Density Residential (with proper buffering).

POLICY 2.113-B-2: DESIGNATION AND MAPPING - Business-Park Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Business-Park Centers" (BPC).

POLICY 2.113-B-3: LOCATION CRITERIA - Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:

a. arterial roads;

b. collector roads, if the proposed district is within 2 miles of an intersecting arterial road;

c. local commercial roads or private roads under the following conditions:

   1. the road has full median access onto to an arterial road;

   2. the road does not serve existing or expected future residential traffic from the surrounding area; and

   3. the road has a structural integrity and design characteristics suitable for truck traffic.

d. properties abutting an Industrial (IND) district or railroad line.

POLICY 2.113-B-4: DEVELOPMENT CRITERIA - Development within a Business-Park Center shall conform to the following criteria:

a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

d. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.

e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).

h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.

i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic and as required if within a Nutrient Restoration Plan Overlay.

j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The FAR in the RDA may be increased to 0.75 when connection to public water and sewer is available and within a half a mile of a transit route. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district.

k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the ~~Department of Health~~ agency with authority for water and wastewater usage, whichever allowed intensity is the lesser.

POLICY 2.113-B-5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Business-Park Center may include the following uses: Office, Self-storage Facilities, Medium-density Residential, Institutional, and Recreation and Open Space.

OBJECTIVE 2.113-C: OFFICE CENTERS -The Polk County Plan shall provide for needs of residents through:

a.the designation and mapping of Office Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Office Centers.

POLICY 2.113-C1: CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.

Usable Area: 10 acres or less

Gross Leasable Area (GLA): 1,000 to 30,000 square feet

Minimum Population Support: 2,500 people

Service-Area Radius: 2 miles or more

Typical Leading Tenant: Professional offices

Other Typical Tenants: Medical offices

POLICY 2.113-C2: DESIGNATION AND MAPPING - Office Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Office Centers" (OC).

POLICY 2.113-C3: LOCATION CRITERIA - The establishment of a new Office Center designation shall be located according to the following:

a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads;

b. along a collector or arterial roadway adjacent to an existing Activity Center that contains 10% or less in land area developed with professional offices;

c. Policy 2.404-A1; and

d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met:

1. the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed with less than 10 percent (10%) of the land area developed as professional office uses; or

2. the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building-permit application) or have a valid CU/PD approval; or

3. when item b above is met.

When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1. Polk County shall seek to minimize the routing of office traffic through residential areas.

POLICY 2.113-C4: DEVELOPMENT CRITERIA - Development within an Office Center shall conform to the following criteria:

a. Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;

b. Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic;

d. Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and

e. Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses.

POLICY 2.113-C5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.

SECTION 2.114 PHOSPHATE MINING.

OBJECTIVE 2.114-A: The Polk County Plan shall provide for the use and development of mining lands and non-reclaimed phosphate-mined areas within the County through:

a.The establishment of a "Phosphate Mining" land use classification;

b.The designation of Phosphate Mining lands on the Future Land Use Map Series; and

c.Through the establishment of development criteria applicable to the development and location of Phosphate Mining lands within the County.

d.Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map, may develop their property residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 will be used (Rural Mixed Use Developments).

POLICY 2.114-A1: CHARACTERISTICS - Phosphate Mining areas are generally characterized by existing or proposed phosphate-mining operations, phosphate-mining support facilities, and non-reclaimed phosphate-mined areas.

POLICY 2.114-A2: DESIGNATION AND MAPPING - Phosphate Mining areas shall be designated and mapped on the Future Land Use Map Series as "Phosphate Mining" (PM), and shall include:

a. all existing phosphate-mining areas and support facilities for which a "Conceptual Mine Plan" has been accepted by the County, and

b. any non-reclaimed inactive mining areas for which foreseeable development is unlikely, as of the adoption date of the Comprehensive Plan.

Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error.

POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:

a. Phosphate mining and allied industries;

b. Land reclamation;

c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre;

d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and

e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use:

    1. Preservation.

    2. Recreation and Open Space.

    3. Leisure/Recreation.

    4. Institutional.

    5. Rural Cluster Centers.

6. Tourism Commercial Centers.
7. Business Park Centers.
8. Industrial.
9. Rural Mixed-Use Developments.
10. New Communities.
11. Agricultural/Residential Rural only.

POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND - Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the "Phosphate Mining Review Group." The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.

The "Phosphate Mining Review Group" will be composed of a representative from each of the following agencies:

Department of Environmental Protection, Bureau of Mine Reclamation

Central Florida Regional Planning Council

Phosphate Mining Industry

Florida Institute of Phosphate Mining Research

Florida Fish and Wildlife Conservation Commission

Polk County Planning

Polk County Natural Resources

Polk County Cooperative Extension Services, Soils Conservation

These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County.

SECTION 2.114-B PHOSPHATE MINING USES.

POLICY 2.114-B1: DEVELOPMENT CRITERIA FOR PHOSPHATE MINING - Development within these districts shall conform to the following criteria:

a. All activities within lands designated as PM shall be conducted in a manner that will minimize adverse effects upon water quality, fish and wildlife, and adjacent land uses.

b. All mining activities shall require approval through the County's development review procedures. This review will require the approval of a "Conceptual Mine Plan," which shall include, at a minimum:

   1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features (e.g. topography, watersheds, and any endangered wildlife habitats);

   2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;

3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and

4. an "Operations Plan" to include, at a minimum:

   (a) phasing plans,

   (b) an Impact Mitigation Plan, and

   (c) a Traffic Circulation Plan showing major access routes to the mine site.

c. Once extraction activities are completed, the site shall be reclaimed (where reclamation is required by Chapter 16C-16, FAC) in accordance with the approved Reclamation Plan. Lands mined prior to reclamation requirements may be developed (reclaimed) without having to file a "reclamation plan."

POLICY 2.114-B2: ADJACENT DEVELOPMENT - New mining activities shall be setback and/or buffered from existing subdivisions a minimum of 250 feet, and 500 feet from a residential structure ("Polk County Phosphate Mining Ordinance" - Ordinance 88-19), or as otherwise required by applicable law. New residential development on property adjacent to areas designated "PM" on the Future Land Use Map Series shall be required to provide appropriate buffering, if applicable.

SECTION 2.115 LEISURE/RECREATION (L/R).

OBJECTIVE 2.115-A: The Polk County Plan shall provide for the use and development of retirement, tourist and commercial recreation lands within the County through:

a.the establishment of a "Leisure/Recreation" land use classification;

b.the designation of Leisure/Recreation lands on the Future Land Use Map Series; and

c.through the establishment of development criteria applicable to the development and location of Leisure/Recreation lands within the County.

POLICY 2.115-A1: CHARACTERISTICS - Leisure/Recreation (L/R) areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors to Polk County. These include, but are not limited to: fish camps, lodges and retreats, recreational-vehicle (RV) parks, retirement mobile home parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.

POLICY 2.115-A2: DESIGNATION AND MAPPING - Leisure/ Recreation lands shall be designated and mapped on the Future Land Use Map Series as "Leisure/Recreation" or "L/R"; and may include existing commercial recreation sites which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave. L/R shall also include recreation and retirement accommodations, resorts, and communities.

POLICY 2.115-A3: LOCATION CRITERIA - Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas. The following factors shall be taken into consideration when determining the appropriateness of establishing new L/R areas:

a. Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/R developments supported by a regional or national market.

b. Proximity to recreational attractions that would support the proposed development, to include, but not limited to: recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

c. Economic issues, such as minimum population support and market area radius (where applicable).

d. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

POLICY 2.115-A4: DEVELOPMENT CRITERIA - Development within a L/R area shall conform to the following criteria:

a. Permitted uses include, but are not limited to: retirement communities, marinas, fish camps, lodges and retreats, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores.

b. Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.

c. L/R sites shall be designed to provide:

   1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;

   2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and

   3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.

d. Permitted lodging densities within the L/R are separated into three categories as follows:

   Type A Leisure/Recreation - Permitted in all development areas, lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach two dwelling units per acre (2 du/ac.) if there is centralized community or public water provided. With central water and sewer, housing densities may reach four units per acre (4 du/ac.). A minimum of 50% open space is required within a Type A L/R development.

   Type B Leisure/Recreation - Permitted in TSDA, UGA, UEA and SDA, lodging structures may not exceed four (4) dwelling units attached. Lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Lodging densities may reach three dwelling units per acre (3 du/ac.) if there is centralized community or public water provided. With central water and sewer, lodging may reach six units per acre (6 du/ac.).

   Type C Leisure/Recreation - Permitted only in TSDA and UGA. Community or public central water and sanitary sewer connection is mandatory. All types of lodging structures are permitted up to a maximum density of ten lodging units per acre (10 du/ac.) A minimum of 20% open space is required within a Type C L/R development. Type C recreational facilities are not permitted in the Green Swamp Area of Critical State Concern.

   RV parks permitting stays in excess of 30 days shall count each RV space as a unit in accordance with the density limits established above. Camping facilities that incorporate RV spaces within them shall not be considered as units towards the density calculations provided stays in excess of 30 days are prohibited within them.

POLICY 2.115-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to an L/R may include the following uses: Residential, Institutional, or Open Space.

SECTION 2.116 INSTITUTIONAL.

OBJECTIVE 2.116-A: The Polk County Plan shall provide for the use and development of institutional facilities and areas within the County through:

a.the establishment of a "Institutional" land use classification;

b.the designation of Institutional lands on the Future Land Use Map Series; and

c.through the establishment of development criteria applicable to the development and location of Institutional lands within the County.

POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.

POLICY 2.116-A2: DESIGNATION AND MAPPING -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.

POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:

a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.

b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).

c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

d. Proximity to similar and compatible uses providing opportunities for shared facilities.

e. Plans of the School Board and other public service agencies with jurisdiction in the County.

The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:

a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:

   1. public and private educational facilities;
   2. government-administration buildings;
   3. public-safety structures (e.g. police and fire);
   4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
   5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities[1].

[1] Where group living facilities, emergency shelters, and residential treatment facilities are developed in residential land use categories, the development density shall be comparable to the future land use density. To derive a comparable density, apply a ratio of 2.5 beds equals one dwelling unit. For Example, RL is five dwelling units

b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.

c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.

d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.

e. Institutional sites shall be designed to provide for:

1. Adequate parking to meet the present and future demands of the use.

2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:

1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.

2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution

g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.

POLICY 2.116-A5: MISCELLANEOUS - Electric-Power Generating Facilities established for the purpose of implementing Polk County's Solid-Waste Management Plan, as the Polk County Board of County Commissioners, shall be specifically permitted in the Institutional land use category provided that all applicable federal, state, and local regulations, including Section 2.125-I are satisfied.

SECTION 2.117 RECREATION AND OPEN SPACE.

OBJECTIVE 2.117-A: The Polk County Plan shall provide for the use and development of recreation and open space lands and areas within the County through:

a.the establishment of a "Recreation and Open Space" land use classification;

b.the designation of Recreation and Open Space lands on the Future Land Use Map Series; and

c.through the establishment of development criteria applicable to the development and location of Recreation and Open Space lands within the County.

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per acre, this equates to 12.5 beds per acre. A four (4) acre parcel can accommodate a fifty (50) bed group living facility. These facilities shall require appropriate setbacks and buffering to mitigate dissimilar scales and to ensure compatibility to adjacent residential development per the Land Development Code and Policy 2.204-B2.

Where group living facilities, emergency shelters, and residential treatment facilities are developed in non-residential land use categories, the density shall be similar to RH (maximum 15 units per acre/37.5 beds per acre).

POLICY 2.117-A1: CHARACTERISTICS - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.

POLICY 2.117-A2: DESIGNATION AND MAPPING - Recreation and open space areas shall be designated and mapped on the Future Land Use Map Series as "Recreation and Open Space" (ROS) and shall include all existing publicly accessible recreation and open space areas.

POLICY 2.117-A3: LOCATION CRITERIA - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:

a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);

b. satisfying resident and seasonal visitor/tourist recreation demand;

c. impacts of the proposed uses on public facilities and services;

d. vehicle access relative to the size and planned intensity of a proposed ROS district;

e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,

f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

POLICY 2.117-A4: DEVELOPMENT CRITERIA - Recreation and Open Space development shall conform to the following criteria:

a. provide for adequate parking to meet the present and future demands of the use;

b. provide buffering, screening or setbacks where the effects of lighting, noise, odors, and other such factors may adversely affect adjacent land uses. Parking lots, dumpsters, utilities and air handling units, signage, etc. are examples of activities that may require special buffering, screening or setbacks provision; and

c. incorporate water and energy conserving techniques.

d. in the Rural Special Protection Area of the Green Swamp Area of Critical State Concern Recreation and Open Space may not include the following:

   1. Motorized Recreation except when providing access for disabled persons and boat access for non-competitive recreation;

   2. Recreation activities that produce large crowds (more than 250 people); or,

   3. Facilities with lighting that accommodates nighttime use.

SECTION 2.118 PRESERVATION AREAS.

OBJECTIVE 2.118-A: The Polk County Plan shall provide for the use and preservation of publicly or privately owned or maintained preservation areas within the County through:

a.the establishment of a "Preservation" land use classification;

b.the designation of Preservation lands on the Future Land Use Map Series; and

c.through the establishment of use and acquisition criteria applicable to the development and location of Preservation lands within the County.

POLICY 2.118-A1: CHARACTERISTICS - Preservation Areas are generally characterized by property publicly or privately owned or managed for long-term protective purposes; and

a. sensitive and/or unique vegetative or animal habitats; or

b. publicly-accessible property intended for low impact open space purposes.

POLICY 2.118-A2: DESIGNATION AND MAPPING - Preservation areas shall be designated and mapped on the Future Land Use Map Series as "Preservation" (PRESV) and shall include all existing major properties purchased for long-term protection or acquired or dedicated for use as publicly accessible open-space areas.

POLICY 2.118-A3: LOCATION CRITERIA - Future designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:

a. the general public benefit to be gained;

b. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;

c. availability of the property for purchase;

d. the environmental quality or uniqueness of the property;

e. the amount of endangered or threatened plant or animal life found on the site; and

f. the ability of the property to serve more than one public function.

g. inclusion within the PolkGreen District.

POLICY 2.118-A4: DEVELOPMENT CRITERIA - Low impact development and uses permitted within a future or currently existing Preservation Area (PRESV) shall be restricted to the following:

a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Preservation Areas or public safety;

b. Building floor area ratio (FAR) shall be limited within each PRESV area to 0.0001 FAR;

c. Environmentally non-damaging access points and trails;

d. Resource-based, non-motorized recreational uses which include:

   1. Non-motorized boating access,

   2. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and

   3. Overnight primitive tent camping where permitted.

SECTION 2.119 RESIDENTIAL.

OBJECTIVE 2.119-A: The Polk County Plan shall establish residential land use categories in order to promote the appropriate quantities and distribution of residential densities in accordance with land use compatibility, sufficient quantities for demand, and public-facility and services impacts.

POLICY 2.119-A1: The following residential land use categories are hereby established for Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard	Maximum Planned	Standard Non-residential FAR

		Residential Density	Development Density	
Urban				
(a) Residential-Suburban	RS	0.20 du/a	3.00 du/a	0.25
(b) Residential-Low	RL	5.00 du/a	5.00 du/a	0.25
(c) Residential-Medium	RM	7.00 du/a	10.0 du/a	0.25
(d) Residential-High	RH	15.0 du/a	15.0 du/a	0.25
Agricultural/Residential-Rural	A/RR	0.20 du/a	2.00 du/a	0.25
Rural Cluster Center	RCC	2.00 du/a	2.00 du/a	0.25

For parcels located in the Transit Supportive Development Area, the minimum and maximum density and intensity in Table 2.104.1 and Table 2.104.2 shall apply.

POLICY 2.119-A2: LOCATION CRITERIA - Residential land use categories shall be established throughout the County with consideration being given to the following criteria:

a. Access to county-maintained roads or roads constructed to County standards.

b. Proximity to Activity Centers.

c. Adequacy of water and sewage disposal systems (public and private).

d. Adequacy and response time for public safety services - fire, police, and emergency medical service.

e. Adequacy of recreation facilities.

f. Proximity of incompatible land uses.

g. Development limitations, and,

h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.

POLICY 2.119-A3: DEVELOPMENT CRITERIA - Residential development shall conform to the following criteria:

a. BUFFERING: Buffering, when provided to lessen the impact and friction between residential and non-residential land uses, may take the form of physical barriers, such as walls, fences, berms, landscaping, open spaces, or other similar design features.

b. DENSITY AND SCALE: New residential development, immediately adjacent to existing residential areas, should be designed so as to minimize any potential adverse impacts due to dissimilar densities or building scale.

c. HOUSING TYPES: Residential structures may include all various types, such as: conventionally built single-family dwelling units; attached or detached units; zero-lot-line structures; factory-built modular units; mobile homes; duplexes; townhouses; and apartment complexes, provided they meet appropriate location standards and meet adopted building codes and construction standards.

d. ACCESS TO STREETS: New residential development should have direct access to local streets, as specified in Policy 2.128-C3. Access to collector and arterial streets shall be provided by local streets at intervals meeting recognized safety standards. Private residential driveways should be discouraged on collector or arterial streets.

e. INTERNAL CIRCULATION: Residential developments should be designed to provide for an efficient internal circulation system to include the provision of collector streets and adequate parking in accordance to the scale of the development.

f. DENSITY COMPUTATIONS: Polk County shall use gross densities when determining residential densities. Gross density is determined by dividing the total number of dwelling units on the site by the total area of the residential site, exclusive of water bodies and wetlands except as permitted in Policy 2.123-C3. The area for computing gross density shall include all public and institutional land uses (e.g. internal streets, sewer plants, schools, parks, etc.) located within the site, as well as one-half of the right-of-way area for perimeter "local" streets, and one-fourth of the right-of-way area for perimeter local street intersections, for those areas not already owned by the public. In the Rural Development Area (RDA) and Suburban Development Area (SDA), outside of the Green Swamp Area of Critical State of Concern, one unit per five-acre (1 du/5ac) density may also be measured to the centerline of collector roads.

(Ord. No. 2023-062, § 2(Att. A), 10-3-2023)

SECTION 2.120 URBAN RESIDENTIAL.

SECTION 2.120-A RESIDENTIAL-SUBURBAN.

OBJECTIVE 2.120-A: The Polk County Plan shall provide for the suburban-density residential needs of residents through:

a.the designation and mapping of Residential-Suburban on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land designated Residential-Suburban.

POLICY 2.120-A1: CHARACTERISTICS - Densities up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. The Residential-Suburban classification is characterized by single-family dwelling units and duplex units.

POLICY 2.120-A2: DESIGNATION AND MAPPING - Residential-Suburban districts shall be located within the SDA as designated on the Future Land Use Map Series as "RS."

POLICY 2.120-A3: LOCATION CRITERIA - Residential-Suburban areas shall be located only within the SDA and new Residential-Suburban development shall not be located within Activity Centers.

POLICY 2.120-A4: DEVELOPMENT CRITERIA - Development within designated RS areas shall be limited to:

a. Residential development containing single-family dwelling units, duplex units, and family-care homes, at a density of up to, and including, one dwelling unit per five acres (1 DU/5 AC). Density may be adjusted based on the actual size of the section. A property outside of the Green Swamp Area of Critical State of Concern, may be considered five acres if it is one one-hundred and twenty-eighth (1/128) the section size for sections less than six hundred forty acres (640 acres). This includes counting to the centerline of local and collector roads.

b. The "permitted uses" of Suburban Planned Development (SPD), Rural-Residential Development (RRD), or Rural Mixed-Use Development (RMD). (See Sections 2.120-B, 2.121-B, and 2.121-C.)

c. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (3 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:

    1. Connect to a centralized potable water supply, and

2. Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.

d. Community Facilities, in accordance with policies of this Plan and the provisions of the Land Development Code.

e. Residential Infill Development (RID) that contains single-family or duplex-style development and is located amongst an existing residential community (See Section 2.125-N).

f. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acres.

NOTE: All SDA policies also apply.

(Ord. No. 2023-062, § 2(Att. A), 10-3-2023)

SECTION 2.120-B SUBURBAN PLANNED DEVELOPMENT (SPD).

POLICY:2.120-B1: SPD PERMITTED USE - Suburban Planned Development (SPD) is a "permitted use" allowed within the Residential-Suburban (RS) land use classification, subject to:

a. receiving Planned Development (PD) approval, as specified within the County's Land Development Code and pursuant to Policy 2.125-M; and

b. meeting the use approval conditions, development criteria, and development conditions of this section.

POLICY:2.120-B2: SPD USE APPROVAL CONDITIONS - A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects the following factors shall indicate whether it is premature:

a. the condition and adequacy of the collector and arterial road network is deficient;

b. there is a lack of urban services, including but not limited to, police, fire, and EMS;

c. there is considerable displacement of ongoing economically viable agricultural activities; and the degree of existing development surrounding the proposed SPD, as determined by the LDC.

POLICY 2.120-B3: SPD DEVELOPMENT CRITERIA - SPDs may contain single-family and duplex units at a gross density (exclusive of water bodies and wetlands except as permitted in Policy 2.123-C3) of up to, and including, three dwelling units per acre (3 DU/AC).

POLICY 2.120-B4: SPD DEVELOPMENT CONDITIONS -

a. All SPDs shall:

1. be adjoining (touching) the right of way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of-service standards.

2. restrict access from the development onto County and state roads to appropriate locations in order to address the maintenance of levels of service and public safety issues; and

3. submit a binding site plan demonstrating compliance with LDC standards and undergo the County's development review and approval process.

POLICY 2.120-B5: Land may not be developed as an SPD in an incremental fashion in order to avoid a stricter requirement of this Plan.

POLICY 2.120-B6: MONITORING - The County shall monitor the amount and rate of development (i.e. platted lots, site plans, and building permits) in the SDA and evaluate collected data once after the third year of Plan implementation and at every five-year evaluation and appraisal report cycle. If the evaluation indicates that development in the SDA exceeds 15% of the County's total growth then the County shall:

a. amend the Comprehensive Plan to ensure that future development does not exceed 15% of the County's total growth; or

b. justify the greater percentage of development with revised data and analysis.

(Ord. No. 2023-037, § 2(Att. A), 5-16-2023)

SECTION 2.120-C RESIDENTIAL-LOW.

OBJECTIVE 2.120-C: The Polk County Plan shall provide for the low-density residential needs of residents through:

a.the designation and mapping of Residential-Low on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land designated Residential-Low.

POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."

POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

SECTION 2.120-D RESIDENTIAL-MEDIUM.

OBJECTIVE 2.120-D: The Polk County Plan shall provide for the medium-density residential needs of residents through:

a.the designation and mapping of Residential-Medium on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land designated Residential-Medium.

POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."

POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

SECTION 2.120-E RESIDENTIAL-HIGH.

OBJECTIVE 2.120-E: The Polk County Plan shall provide for the high-density residential needs of residents through:

a.the designation and mapping of Residential-High on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land designated Residential-High.

POLICY 2.120-E1: CHARACTERISTICS - Densities up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units.

POLICY 2.120-E2: DESIGNATION AND MAPPING - Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH."

POLICY 2.120-E3: LOCATION CRITERIA - Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-E4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.

SECTION 2.121 RURAL RESIDENTIAL.

SECTION 2.121-A AGRICULTURE/RESIDENTIAL-RURAL.

OBJECTIVE 2.121-A: Polk County recognizes the importance of the agriculture industry as a healthy and competitive force in the national and international marketplace and, therefore, shall encourage the continuation of productive agricultural uses and provide for the placement of low-density residential development within unincorporated rural areas through:

a.the establishment and mapping of Agriculture/Residential-Rural (A/RR), and

b.the establishment of policies to govern the development of land within the A/RR land use category.

POLICY 2.121-A1: DESIGNATION AND MAPPING - Agriculture/Residential-Rural may be located throughout Rural-Development Areas of the County and is designated on the Future Land Use Map Series as "A/RR."

POLICY 2.121-A2: DEVELOPMENT CRITERIA - Development within designated A/RR areas shall conform to:

a. Residential density of one dwelling unit per five acres (1 DU/5 AC). Density may be adjusted based on the actual size of the section. A property outside of the Green Swamp Area of Critical State of Concern, may be considered five acres if it is one one-hundred and twenty-eighth (1/128) the section size for sections less than six hundred forty acres (640 acres). This includes counting to the centerline of local and collector roads.

b. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed sixteen (16) workers per acre.

c. Utility structures for the storage of farm equipment and to conduct normal farm operations, to include on-site packing and other on-site agricultural-support activities typical of those uses listed in Policy 2.125-L1.a-d, provided that such activity is subordinate and accessory to the principal agricultural use. (Agricultural equipment may be used off-site.)

d. Structures for the sale of agricultural products grown or raised on the premises, provided that such sales activity is subordinate and accessory to the principal agricultural use.

e. The permitted uses of:

1. Rural Residential Development (RRD), and

2. Rural Mixed-Use Development (RMD).

f. Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County's Land Development Code.

g. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (2 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:

1. Connect to a centralized potable water supply, and

2. Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.

POLICY:2.121-A3: RRD & RMD PERMITTED USES - The permitted uses of RRD and RMD shall meet the development criteria and conditions of Sections 1.121-B and 1.121-C and receive development approval as specified within the County's land-development regulations which shall include the following guidelines for consideration of such approval:

a. When approving an RRD or RMD permitted use consideration shall be given to all relevant facts and circumstances, including, but not limited to:

1. the functional and proximate relationship between the proposed development and other development,

2. the compatibility of the development with existing agricultural activities,

3. the displacement of on-going economically viable agricultural activities,

4. whether the development is premature, and

5. consistency with the goals and objectives of this Comprehensive Plan.

b. The County shall encourage design standards for RRDs and RMDs which promote development consistent with the rural character of the area.

c. RRD and RMD developments shall comply with the following:

1. The maximum number of dwelling units to be approved for a RRD/RMD project shall be calculated based upon the entire RRD/RMD site area (including the minimum 50% reservation

area) with the total permitted dwelling units to be clustered on the non-reservation portion of the site.

2. RRD/RMD dwelling unit calculations shall not be affected by wetlands, or other lands having similar special-density designations, and therefore, special non-RRD/RMD on-site density transfers (such as for wetlands) shall not be permitted within an RRD/RMD project since the entire RRD/RMD concept is already based upon on-site density transfers to preserve no less than one-half of the project site.

3. The RRD/RMD binding site plan, approved through the development-review process specified in Policies 2.121-B3.b and 2.121-C3.d, shall first include in the reservation area environmentally sensitive lands, such as wetlands and scrub or other endangered habitats, before setting aside lands for other reasons such as open space or continued agricultural uses.

POLICY 2.121-A4: AGRICULTURE - The following Agricultural policies shall apply within Polk County:

a. Agricultural uses, unless further restricted by development regulations, shall be permitted within any future land use category, and a future land use designation shall not be grounds for denial of a "greenbelt" tax exemption claim if the property is used primarily for bona fide agricultural purposes in accordance with Section 193.461, FS.

b. Agricultural activities within an A/RR classification shall not be deemed inconsistent or incompatible with, or a nuisance to, development.

c. All development within an A/RR classification shall be designed in a manner compatible with adjacent agricultural activities, including the provision of adequate buffering.

d. Agricultural activities shall be given priority when making land use decisions within A/RR areas.

e. Polk County shall not duplicate the regulation of those aspects of agricultural activities that are adequately regulated by other governmental agencies, as determined by the Board of County Commissioners.

f. Land within areas designated as A/RR or Residential-Suburban (RS) may be used by family members of the property owner for use as a permanent residence at densities higher than that permitted by the A/RR or RS land use classification, upon approval by the Board of County Commissioners - but not to exceed a density of one dwelling unit per acre (1 DU/AC) and the minimum lot size shall be one acre. This provision is intended to promote the perpetuation of the family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses.

g. In furtherance of Policy 2.402-A4, and to address the agricultural land use issues created by the devastating December 1989 freeze, the Polk County Land Development Division, and the Economic Development Council, shall work with organizations representing the commercial agricultural industry in Polk County, including, but not limited to, Florida Citrus Mutual, Florida Cattlemen's Association (Polk County), and Florida Farm Bureau Federation (Polk County) in order to coordinate the future land use needs of that industry.

(Ord. No. 2023-062, § 2(Att. A), 10-3-2023)

SECTION 2.121-B RURAL-RESIDENTIAL DEVELOPMENT (RRD).

POLICY 2.121-B1: PERMITTED USE - "Rural-Residential Development" (RRD) is a permitted use allowed within the A/RR land use classification upon approval of a Planned Development, as specified within the County's Land Development Code and pursuant to Policy 2.125-M.

POLICY 2.121-B2: DEVELOPMENT CRITERIA - RRDs may contain single-family dwelling units, duplexes, and limited low-intensity multi-family dwellings at a sliding-scale gross density (on the entire site) of one dwelling unit per 2.5

acres (1 DU/2.5 AC) up to, and including, one dwelling unit per acre (1 DU/AC), as determined by appropriate location and development criteria. Locational criteria include:

a. proximity to rural clusters, business parks, linear commercial corridors, commercial enclaves, and municipalities;

b. proximity to isolated sewer systems.

c. vehicular access to arterial, paved collector, and paved County-maintained local roads;

d. level of public-safety protection, to include: fire and emergency medical service (EMS); and

e. proximity to schools.

POLICY 2.121-B3: DEVELOPMENT CONDITIONS - A RRD shall:

a. be served by public potable water supply, provided by the property owner or developer;

b. submit a binding site plan and undergo the development review and approval process;

c. reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection;

d. not exceed 160 acres.

e. Limit points of access onto collector and arterial roads to no more than the minimum required for public safety purposes,

f. Incorporate methods and site development features that promote sustainable development,

g. Incorporate topographical features and scenic vistas into design of the development; and

h. Provided amenities that create a sense of place and community within the development.

POLICY 2.121-B4: DEVELOPMENT REGULATIONS - Polk County shall implement land development standards adopted in the Land Development Code which further define the RRD Point System implementation policies and procedures.

SECTION 2.121-B5 "RURAL RESIDENTIAL DEVELOPMENT" DENSITY SCHEDULE.

SECTION 2.121-B6 RRD DENSITY-CONVERSION TABLE.

SECTION 2.121-C RURAL MIXED-USE DEVELOPMENT (RMD).

POLICY 2.121-C1: PERMITTED USE - "Rural Mixed-Use Development" (RMD) is a permitted use within the A/RR land use classification upon approval of a Planned Development, and subject to the policies within the County's Land Development Code and pursuant to Policy 2.125-M.

POLICY 2.121-C2: DEVELOPMENT CRITERIA - RMDs may contain single-family, duplex, and limited low-intensity multi-family dwelling units at a sliding-scale gross density (on the entire site) of one dwelling unit per two acres (1 DU/2 AC) up to, and including, two dwelling units per acre (2 DU/AC).

POLICY 2.121-C3: DEVELOPMENT CONDITIONS - A RMD shall:

a. contain 160 acres, or more;

b. be served by public sanitary sewerage system and potable water supply, provided by the property owner or developer and meeting LOS standards established in this Plan;

c. be adjacent to, or front on, a paved, public collector or arterial road;

d. submit a binding site plan and undergo the development review and approval process;

e. reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection; and

f. provide for increased transportation internal capture by providing non-residential support uses meeting the general characteristics of a comparable Activity Center or Isolated Convenience Store, including, without limitation, minimum population support and market-area radius criteria.

g. restrict access from the development onto County and state roads to appropriate locations in order to address the maintenance of levels of service and public safety issues; and

h. meet the provisions and intent of Section 2.125-H.

i. limit points of access onto collector and arterial roads to no more than the minimum required for public safety purposes,

j. incorporate methods and site development features that promote sustainable development,

k. incorporate topographical features and scenic vistas into design of the development; and

l. provided amenities that create a sense of place and community within the development.

POLICY 2.121-C4: DEVELOPMENT REGULATIONS - Polk County shall implement land development standards adopted in the Land Development Code which further define the RMD implementation policies and procedures.

POLICY 2.121-C5: RMDs AS DEVELOPMENTS OF REGIONAL IMPACTS (DRIs) - All RMDs that are of sufficient size to qualify as DRIs shall also be required to meet the provisions of the New Communities Section 2.126.

SECTION 2.122 SPECIAL-AREA OVERLAY DISTRICTS AND AREAS.

OBJECTIVE 2.122-A: The Polk County Plan shall establish and utilize overlay districts or areas for the purpose of regulating development intensity where environmentally sensitive lands may be subject to adverse impacts of development, or where a specific natural or man-made feature, structure, or area requires protection.

POLICY 2.122-A1: DISTRICTS ESTABLISHED - The following "Special-Area Overlay Districts and Areas" land use classifications are hereby established:

a. Development-Limitation Areas: The Polk County Plan shall define those areas of the County that are subject to natural development limitations through the establishment and mapping of Development - Limitation Areas as part of the Future Land Use Map Series and described in Policy 2.123.

1. CHARACTERISTICS - Development-Limitation Areas are areas which contain natural or environmentally based development constraints, including, but not limited to:

(a) areas subject to 100 year flooding;

(b) environmentally sensitive lands;

(c) areas with on-site sewage disposal system restrictions due to severe percolation limitations, and/or

(d) areas requiring protection for the public's health, safety, and welfare.

2. DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Development-Limitation Area overlays. These overlay areas are generally shown on the Future Land Use Map Series. In most cases, the specific boundaries of these overlay areas may not be

determined until site-specific field inspections are conducted to verify those boundaries. It shall be the responsibility of the owner and/or developer to submit documentation (Exhibits, studies, etc.), for the purpose of establishing that properties should not be included within a Development-Limitation Area overlay when the adopted Future Land Use Map Series indicate that the property is within such an area. These areas shall include:

(a) Floodplain-Protection Areas.

(b) Wetland-Protection Areas.

(c) Aquifer-Protection Areas.

(d) Green Swamp Protection Areas.

(e) Local Hazard Mitigation Strategy.

b. Resource-Protection Districts: The Polk County Plan shall define those areas of the County that require special care in order to maintain, develop, or enhance an existing resource(s) through the establishment and mapping of Resource-Protection Districts as part of the Future Land Use Map Series and described in Policy 2.124.

1. CHARACTERISTICS - Resource-Protection Districts are characterized by areas which contain a man-made or natural resource which requires protection due to general public value.

2. DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map the boundaries for the following Resource-Protection Districts (if currently applicable):

(a) Transit corridors and Centers Overlay.

(b) Airport-Impact Districts.

(c) Mineral Resource-Protection Districts.

(d) Wellhead-Protection Districts.

(e) PolkGreen Districts.

(f) Redevelopment Districts.

(g) Historic-Preservation Sites.

(h) SR 17 Ridge Scenic Highway.

(i) Nutrient Restoration Plan Overlay

POLICY 2.122-A2: DEVELOPMENT CRITERIA - When an area is included within more than one special area overlay district or area, the most restrictive policies of the applicable special-area overlay district(s) or areas shall apply to any development within that area. Any development occurring on or within an area which is within a special-area overlay district or area shall be reviewed by the Land Development Division for compliance with the policies of that district or area, and the Land Development Code regulations.

SECTION 2.123 DEVELOPMENT-LIMITATION AREAS.

OBJECTIVE 2.123-A: The previous Objective and Policies for 2.123-A (Development Limitation Areas) was moved to section 2.122 by CPA 10B-003 (Ord. 11-038) Adopted by BoCC 12-8-11.

SECTION 2.123-B FLOODPLAIN-PROTECTION AREAS.

OBJECTIVE 2.123-B: The Polk County Plan shall limit development and redevelopment within areas subject to flooding, as designated in the Floodplain Protection Areas overlay, to development activities and intensities which will not enlarge the off-site floodplain, alter the natural function of the floodplain and for which the risk of loss of property and life is minimal by:

a.the designation and mapping of a Floodplain-Protection Area overlay;

b.the establishment of density-transfer provisions; and

c.the establishment of criteria applicable to the development of lands within the Floodplain-Protection Areas.

POLICY 2.123-B1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Floodplain-Protection Area" overlay the Special Flood Hazard Areas and Regulatory Floodways identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for Polk County, originally dated January 19, 1983, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by the reference and declared to be a part of this ordinance.

POLICY 2.123-B2: DEVELOPMENT CRITERIA - Development within a "Floodplain-Protection Area" shall conform to the following criteria:

a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.

b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:

   1. enlarge the off-site floodplain;

   2. alter the natural function of the floodplain; nor

   3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.

POLICY 2.123-B3: LAND-DEVELOPMENT REGULATIONS - Polk County shall implement the land development standards adopted in the Land Development Code for establishing standards and procedures to:

a. provide for construction techniques which protect the planned and existing development from flood hazards, and maintain the floodplain's natural flow functions;

b. control unnecessary project-related site alteration, erosion, sedimentation, and storm-water runoff;

c. prohibit development activities that are incompatible with the Special Flood Hazard Area unless acceptable mitigation techniques are utilized, which may include utilizing FDEP's Florida Development Manual or the applicable water management district's mitigation standards;

d. require that all permits for an agency with jurisdiction (i.e. U. S. Corps of Engineers, Water Management Districts, Florida Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order; and

e. provide development criteria for riverine, lake and other floodplains to specifically address encroachment and buffering.

POLICY 2.123-B4: TRANSFER OF DEVELOPMENT RIGHTS - The County shall investigate techniques - such as transfer of development rights THAT:

a. target the Floodplain Protection Areas as a "sending area" for the transfer of density or intensity to off-site locations, and/or

b. target the transfer of density or intensity to on-site locations further removed from the floodplain.

POLICY 2.123-B5: KISSIMMEE RIVER FLOOD-PROTECTION AREA - Polk County shall coordinate the development of specific land-development regulations for this area with Osceola County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

SECTION 2.123-C WETLAND-PROTECTION AREAS.

OBJECTIVE 2.123-C: The Polk County Plan shall limit development and redevelopment within wetlands areas, as generally designated in the Wetland-Protection Areas overlay, to development activities and intensities which will have minimal impact upon the natural functions of the County's wetland areas by:

a.the designation and mapping of a Wetland-Protection Area overlay;

b.the establishment of density transfer provisions;

c.the establishment of criteria applicable to the development of lands within the Wetland Protection Areas; and

d.the establishment of cooperative arrangements with regulatory agencies to assist in wetlands protection and ensure the enforcement of permit terms and conditions.

POLICY 2.123-C1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as "Wetland-Protection-Area" overlay those areas generally described as wetlands by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and/or as determined to be jurisdictional by appropriate regulatory agencies. These agencies include the Water Management Districts, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and Polk County.

POLICY 2.123-C2: DEVELOPMENT CRITERIA - Development within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:

a. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.

b. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:

1. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;

2. access to the site;

3. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;

4. utility transmission and collection lines;

5. pre-treated storm-water management;

6. mining that meets state and federal regulations; or

7. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements

all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.

c. Commercial and industrial development shall locate on the non-wetland portion of a development site.

d. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows:

1. a maximum of one dwelling unit per Lot of Record; or

2. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.

e. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.

f. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation amounts to the applicable federal, state or regional permitting agency.

g. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.

h. Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.

POLICY 2.123-C3: TRANSFER OF RESIDENTIAL DENSITIES - Residential densities may be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:

a. Residential densities shall be transferred from the wetland areas to non-wetland areas based on the wetland density of one unit per ten acres (1 DU/10 AC) where any development occurs within the wetland area of the project.

b. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per acre (1 DU/AC), or at the base land use density if the base density is less than 1 DU/AC, and when there has been no disturbance to wetlands. The base density is one dwelling unit per five acres in A/RR and RS. Portions of lots may be platted into wetland areas and shall not be construed as having disturbed wetland areas for this density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within wetland areas.

c. All such transfers of density shall:

1. be to contiguous property under the same ownership or control;

2. only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;

3. not result in lot sizes, or areas per dwelling unit, less than 65% of that required by the County's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area); and

4. be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.

POLICY 2.123-C4: LAND-DEVELOPMENT REGULATIONS - Polk County shall implement land development standards adopted in the Land Development Code, for establishing standards and procedures to:

a. provide for the transfer of residential and non-residential densities from the Wetland-Protection Area, pursuant to Policies 2.123-C2. and 2.123-C3.;

b. provide for construction techniques which will not alter the natural retention and filtering capacities of the wetland; and

c. require that all permits from an agency with jurisdiction (i.e. U. S. Corp of Engineers, Water Management District, Florida Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order.

POLICY 2.123-C5: The County shall implement, through the land development regulations, the transfer of development rights which allows the transfer of density to off-site and on-site locations outside the wetland areas, and shall continue to investigate other techniques that promote and encourage the preservation of wetlands.

POLICY 2.123-C6: The County shall partner with resource and permitting agencies, other local governments, and the private sector to identify opportunities and evaluate the feasibility of establishing wetland mitigation banks within Polk County. These efforts shall include the evaluation of opportunities to establish mitigation banks to implement the Water Resource Sustainability Plan for the Peace Creek Watershed; to complement the Habitat Conservation Plan and the PolkGreen District; and protection of drainage basins of special concerns.

SECTION 2.123-D AQUIFER-PROTECTION AREAS.

OBJECTIVE 2.123-D: The Polk County Plan shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by:

a.the future designation and mapping of a Aquifer-Protection Area overlay areas; and

b.the establishment of criteria applicable to the development of lands within Aquifer-Protection Areas.

POLICY 2.123-D1: DESIGNATION AND MAPPING - The Polk County Plan establishes the overlay-area category of "Aquifer-Protection Area" for those areas classified by Florida Department of Environmental Protection (FDEP) as being "high recharge areas" (above 12 inches of recharge per year) within the Florida Aquifer Vulnerability Assessment (FAVA) data model.

POLICY 2.123-D2: DEVELOPMENT CRITERIA - Development and redevelopment within Aquifer-Protection Areas shall conform to the Land Development Code and shall implement the following requirements:

a. Land uses shall be regulated so as to minimize the threat of contamination to the Floridan Aquifer, or other potable-water supplies, through restrictions on the storage, generation, and/or use of hazardous materials (as defined by applicable Federal or state regulations) within Aquifer-Protection Areas.

b. Aquifer recharge volumes shall be protected by requiring that post-development runoff volumes not exceed pre-development runoff volumes for a design storm at least as stringent as those determined by the applicable water management district and/or FDEP. Pervious ground cover shall be encouraged.

c. All surface waters and storm-water runoff shall be treated as required by the applicable water management district and the FDEP.

d. All new development and redevelopment within a "high recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate predevelopment natural conditions.

POLICY 2.123-D3: PLAN AMENDMENT AND LAND-DEVELOPMENT REGULATIONS REVISIONS - Polk County shall transmit a Comprehensive Plan amendment if the applicable water management districts provide new delineation of prime recharge areas, recommended regulations for protecting those areas, and other information required by

Section 373.31770391, FS, and shall amend its development regulations after the adoption of the transmitted Plan amendment.

SECTION 2.123-E RESERVED.

OBJECTIVE 2.123-F: GREEN SWAMP PROTECTION AREA: The Polk County Plan shall limit development and redevelopment within Green Swamp Area of Critical State Concern, as designated in the Green Swamp Protection Area overlay, to development activities and intensities which will not alter the natural function of its wetlands and aquifer-recharge areas by:

a.the designation and mapping of a Green Swamp Protection Area overlay;

b.the establishment of density transfer provisions; and

c.the establishment of criteria applicable to the development of lands within the Green Swamp Protection Areas.

POLICY 2.123-F1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Green-Swamp Protection Area" those areas located within the unincorporated portions of Polk County, which are within the "Green Swamp Area" as defined by Chapter 28-26, FAC.

POLICY 2.123-F2: DEVELOPMENT CRITERIA - Development within the "Green-Swamp Protection Area" shall conform to the following requirements:

a. "Floodplain-Protection Areas" requirements under Policy 2.123-B2, where applicable;

b. "Wetland-Protection Areas" requirements under Policy 2.123-C2 where applicable; and

c. All development, as defined in Section 380.04, FS, shall be reviewed for consistency with the following objectives:

1. Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood-detention areas.
2. Protect or improve the normal quantity, quality and flow of ground water and surface water which are necessary for the protection of resources of state and regional concern.
3. Protect or improve the water available for aquifer recharge.
4. Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.
5. Protect or improve the normal supply of ground and surface water
6. Prevent further salt-water intrusion into the Floridan Aquifer.
7. Protect or improve existing ground and surface-water quality.
8. Protect or improve the water-retention capabilities of wetlands.
9. Protect or improve the biological-filtering capabilities of wetlands.
10. Protect or improve the natural flow regime of drainage basins.
11. Protect or improve the design capacity of flood-detention areas and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

d. All development applications (except individual single-family residential units) in the Area of Critical State Concern (ACSC) must submit a written impact statement that demonstrates that the policies of this section are met. Non-residential developments, and residential developments of 50 lots or more,

shall also include certification (with supporting data) by a registered Professional Engineer that the requirements of the Green Swamp Overlay District are met.

e. Phosphate and peat mining shall not be allowed in the ACSC. All other mining must submit a written impact statement that demonstrates that the policies of the Comprehensive Plan are met and include a certification (with supporting data) by a registered engineer that the requirements of the Green Swamp Overlay District are met.

f. All development shall comply with the requirements and standards of - "Critical Area Resource Management Plan" (located at the end of Article I in Appendix 2.132) which is hereby incorporated by reference and made a part of this Comprehensive Plan as though fully set forth herein.

POLICY 2.123-F3: INTERGOVERNMENTAL COORDINATION - In addition, Polk County shall coordinate the development of specific land-development regulations for this area with Lake County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

SECTION 2.123-G LOCAL HAZARD MITIGATION STRATEGY.

OBJECTIVE 2.123-G: Polk County shall coordinate future land use designations to eliminate or reduce inconsistencies with the goals, objectives, and recommendations of the adopted Local Mitigation Strategy.

POLICY 2.123-G1: The County, through the implementation of its land development regulation, will ensure that development approvals are consistent with the objectives and policies of the Local Mitigation Strategy. If the site is such that all beneficial use of the property is precluded due to the hazard identification/determination, then the County will consider purchasing the property for preservation purposes through the use of moneys from environmental lands preservation programs, grants or other similar sources of funding.

SECTION 2.124 RESOURCE-PROTECTION DISTRICTS.

The previous Objective and Policies for 2.124-A (Resource Protection Districts) was moved to section 2.122 by CPA 10B-003 (Ord. 11-038) Adopted by BoCC 12-8-11.

SECTION 2.124-A TRANSIT CORRIDORS AND CENTERS OVERLAY.

OBJECTIVE 2.124-A: Polk County shall promote and support community investment in transit by:

a.the designation and mapping of a Transit Corridors and Centers Overlay;

b.the establishment of transit-supportive incentives and design standards applicable to development within the overlay;

c.the establishment of mobility strategies within corridors and centers; and

d.the coordinated implementation of design standards and mobility strategies consistent with other jurisdictions within the respective transit corridors.

POLICY 2.124-A1: PURPOSE - Core Transit Corridors and Centers, as identified in the Transportation Planning Organization's (TPO) 2060 Transportation Vision Plan, provide the basis for the Transit Corridor and Centers Overlay. The overlay will provide a framework for land use policies and mobility strategies that:

a. Connect our city centers;

b. Improve access to transit services including high speed rail service;

c. Improve transit access to/from rural areas;

d. Promote compact, mixed-use development;

e. Improve travel connections and access between land uses;

f. Provide a pedestrian-scale built environment and encourage pedestrian activity;

g. Promote the provision of public spaces and improved access to public spaces;

h. Implement reduced or flexible parking standards;

i. Increase travel options as part of a multi-modal transportation system;

j. Reduce reliance on single-occupant vehicles (SOV) and vehicle miles traveled; and

k. Reduce energy consumption and greenhouse gas emissions.

POLICY 2.124-A2: DESIGNATION AND MAPPING - The Transit Corridors and Centers (TCC) Overlay shall be shown on the Future Land Use Map Series to include three separate components as follows:

a. Transit Corridor - an area within ¼ mile of fixed route transit service;

b. Transit Center - an area within a one mile radius of the point of access for transit services; and

c. Transit Center Core - an area within ¼ mile of the point of access for transit services.

POLICY 2.124-A3: DESIGN PRINCIPLES - Polk County shall implement site design principles in the form of development incentives and standards. These design principles shall address:

a. Convenient, direct and safe pedestrian connections to building entrances, existing and planned transit stops, parking facilities, mixed land uses and public spaces;

b. Pedestrian-scale blocks and interconnected street networks to promote pedestrian mobility;

c. Architecture and streetscape features, such as awnings, articulated facades, pedestrian lighting, sidewalk furniture, street trees and store front display windows to create a human-scale or pedestrian focused environment;

d. Orientation of buildings and entrances towards streets or public spaces to encourage and support pedestrian activity;

e. Discouragement of auto-dependent uses in close proximity to transit hubs;

f. Provision of complete streets to increase mobility for transportation system users;

g. Provision of parks, plazas and greenways to create community gathering places;

h. Provision of bicycle parking;

i. Incorporation of transit facilities and amenities into site design, e.g., shelters, benches, and lighting;

j. Provision of structured parking as part of mixed land uses; and

k. Reduced or shared parking.

POLICY 2.124-A4: OVERLAY WITHIN TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) - The TSDA is an area where infrastructure and community services are available or planned to support higher densities and intensities of development. In areas where the TCC Overlay coincides with the TSDA, Polk County shall provide incentives for compact, mixed-use development. These incentives may include:

a. Project approval through an administrative and technical review process;

b. Expedited permit reviews;

c. Reduced impact or permitting fees.

POLICY 2.124-A5: OVERLAY IN OTHER DEVELOPMENT AREAS - Outside of the TSDA, Polk County shall implement site design principles and mobility strategies within the TCC Overlay to maximize access to existing or future transit services and promote the development of transit service and centers. The Transit Centers are intended to support transit ridership and service development and to improve transit access to/from rural areas.

POLICY 2.124-A6: CO-LOCATION OF CIVIC OR COMMUNITY USES - Polk County shall identify and promote opportunities to co-locate civic or community uses within the Transit Corridors and Centers Overlay including:

a. urban parks;

b. community recreation centers;

c. schools;

d. child care facilities;

e. libraries and medical facilities;

f. governmental buildings; and

g. police, fire and EMS facilities.

Buildings in these areas should be sited to form a green space or public common for community use. Site planning, building orientation, architectural design and landscaping should reflect the character of the community.

POLICY 2.124-A7: DEVELOPMENT STANDARDS - Polk County shall require, through the Land Development Code, transit-supportive standards to be applied to development within the Transit Corridors and Centers Overlay. These standards may include, but will not be limited to:

a. Provision of pedestrian infrastructure;

b. Provision of transit facilities and passenger amenities;

c. Building orientation, e.g. orientation towards a street or public space; and

d. Maximum parking requirements.

POLICY 2.124-A8: COMPATIBILITY - The Land Development Code shall include appropriate design standards and other measures to ensure that new development within Transit Corridors and Centers is compatible with existing neighborhoods and uses.

POLICY 2.124-A9: MOBILITY STRATEGIES - Polk County shall implement mobility strategies within the TCC Overlay to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These strategies will be incorporated in the Multi-Modal Transportation Level of Service Standards and may include, but will not be limited to:

a. Provision of an extensive pedestrian system;

b. Elimination of gaps in sidewalk network;

c. Complete street treatment including improved pedestrian and bicycle crossings;

d. Provision of transit facilities and passenger amenities;

e. Provision of bicycle parking; and

f. Shared, reduced or maximum parking requirements.

POLICY 2.124-A10: COMMUNITY INVESTMENT - Polk County shall consider funding improvements as part of the annual update of the Capital Improvement Element to support the provision of complete streets, continuous sidewalk networks, transit facilities and passenger amenities, and public spaces. Candidate projects within the Transit Corridors and Centers Overlay shall receive priority consideration.

POLICY 2.124-A11: PUBLIC-PRIVATE PARTNERSHIPS - The County shall support the merging of public and private interests and resources for the purposes of facilitating transit-oriented development with the overlay. Particularly in Transit Centers or Hubs, public-private partnerships may be used to leverage transit enhancements and infrastructure, create mixed uses inclusive of civic and community spaces, and establishes redevelopment strategies.

POLICY 2.124-A12: REDEVELOPMENT STRATEGIES - Polk County shall establish strategies and incentives within the Land Development Code to facilitate the redevelopment of sites with mixed uses and pedestrian-oriented features.

POLICY 2.124-A13: BROWNFIELD REDEVELOPMENT - Polk County shall identify and map candidate brownfield sites within the Transit Corridors and Centers Overlay to promote the redevelopment of sites in close proximity to transit and other community services.

POLICY 2.124-A14: AFFORDABLE AND WORKFORCE HOUSING - Polk County shall identify and map existing and candidate sites for affordable and workforce housing within the Transit Corridors and Centers Overlay as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

POLICY 2.124-A15: SEAMLESS TRANSPORTATION SYSTEM - The Transit Corridors and Centers Overlay includes transit corridors that extend into and through municipal jurisdictions. To ensure a seamless transportation system, Polk County will coordinate with the cities to encourage the implementation of consistent land use policies and mobility strategies within these corridors.

POLICY 2.124-A16: NEW TRANSIT CENTERS - Property owners that seek to establish a new Transit Center shall consult with the Polk Transportation Planning Organization and the Growth Management Department to determine the appropriate data and analysis needed to support a Comprehensive Plan Map Amendment. The consideration of a new center shall address land use trends and plans for transit service development.

POLICY 2.124-A17: Development in parcels that are located in the TSDA and inside the boundary of an adopted Selected Area Plan (SAP), may obtain higher densities or intensities as allowed by the TSDA-TCCO where applicable. Development must be otherwise consistent with the development criteria of the adopted SAP.

SECTION 2.124-B AIRPORT-IMPACT DISTRICTS.

OBJECTIVE 2.124-B: The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.

SECTION 2.124-C MINERAL-RESOURCE PROTECTION DISTRICT.

OBJECTIVE 2.124-C: The Polk County Plan shall protect and manage mineral resources for the purpose of insuring their continued availability of these resources by through:

a.the establishment and mapping of a Mineral-Resource Protection District overlay; and

b.the establishment of development criteria for protecting known deposits from encroachment by land uses incompatible with excavation and associated mining operations.

POLICY 2.124-C1: PURPOSE - The Mineral-Resource Protection District (MRPD) overlay is established for the purpose of protecting for future mining those known deposits of minerals and soils that are in appropriate locations so as not to have adverse impacts on existing development.

POLICY 2.124-C2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Mineral-Resource Protection District" the general location of known commercially viable mineral and soil deposits, including:

a. lime rock

b. sand

c. peat

d. clay

The decision as to whether to protect a mineral deposit by inclusion in an MRPD overlay shall include, but not be limited to, an evaluation of:

1. the deposit's compatibility with existing land uses within, and surrounding, the MRPD designation; and,

2. the ability to mitigate adverse impacts from the mining of the deposit, including: noise, visual, airborne and waterborne pollutants, and traffic impacts.

POLICY 2.124-C3: DEVELOPMENT CRITERIA - Development within the MRPD shall conform to the following criteria:

a. Land uses which are compatible with the extraction and processing of mineral resources shall be permitted as a use within Mineral Resource-Protection.

b. Land uses which may not be compatible, or which may cause future conflicts, with mineral excavation activities may be permitted within the MRPD through the issuance of a special limited-use permit such as a temporary-use permit.

c. Mineral extraction activities should be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses.

d. any mining activities shall comply with Section 2.124-C and the Land Development Code.

POLICY 2.124-C4: ADJACENT DEVELOPMENT - Development on property adjacent to a designated MRPD shall be required to provide proper buffering, if applicable.

POLICY 2.124-C5: RECLASSIFICATION - Owners of property located within a Mineral Resource-Protection District may apply to the Board of County Commissioners for removal of the overlay classification once proper reclamation of the property is completed. Removal of the property from the MRPD would allow the property to be developed in accordance to the land use policies applicable to the underlying land use district(s) designated for the property by the Future Land Use Map Series, or those policies applicable to any new land use district(s), or those policies applicable to any new land use classification established as a result of an approval of a Plan amendment that is processed at the request of the property owner in conjunction with the Mineral Resource-Protection District designation removal.

SECTION 2.124-D WELLHEAD-PROTECTION DISTRICTS.

OBJECTIVE 2.124-D: The Polk County Plan shall manage land use and development to protect public water supplies from direct contamination by:

a.the designation and mapping of a Wellhead-Protection District overlay; and

b.the establishment of criteria applicable to development of lands within the Wellhead-Protection District(s).

POLICY 2.124-D1: PURPOSE - The "Wellhead-Protection District" overlay is established for the purpose of protecting existing and future potable water wellheads and well fields from sources of ground water contamination.

POLICY 2.124-D2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map the overlay-district category of "Wellhead Protection District" and shall designate this overlay district for all Potable

Water Supply System (PWS). The Wellhead Protection District shall include a minimum 500 foot buffer for all PWS. Additional areas shall be included based on best available data or industry standards.

POLICY 2.124-D3: DEVELOPMENT CRITERIA - Development and redevelopment within Wellhead Protection Districts shall conform to Chapters 62-521 and 62-555, F.A.C. and the Land Development Code which shall implement the following requirements:

a. Land uses shall be regulated so as to prevent or minimize the threat of contamination of the potable water supply through restrictions on the storage, generation, or use of hazardous materials (as defined by applicable Federal or state regulations) within areas designated as Wellhead-Protection Districts.

b. Consistent with applicable law, all development or redevelopment occurring within Wellhead Protection Districts shall be processed through the County's development-review process.

c. Land uses shall be regulated so as to prohibit the handling or storage of hazardous wastes within the Wellhead Protection District.

d. All hazardous waste handling and storage within high-recharge areas shall meet all applicable federal and state requirements prior to issuance of any development orders.

SECTION 2.124-E POLKGREEN DISTRICTS.

OBJECTIVE 2.124-E: The Polk County Plan shall promote and integrate public and private investments in green infrastructure (interconnected network of open spaces, natural areas and agricultural lands) by:

a.the designation and mapping of a PolkGreen District overlay; and

b.the establishment of incentives and standards applicable to the development of lands within the PolkGreen.

POLICY 2.124-E1: PURPOSE - The PolkGreen District overlay is established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands.

The overlay will provide a framework for land use policies and community investments that provide:

a. protection of natural resources and wildlife habitat;

b. habitat corridors through linked open spaces;

c. protection of historic and cultural resources;

d. recreational opportunities;

e. community health benefits;

f. economic development opportunities; and

g. multi-use trails connecting population centers to natural areas.

POLICY 2.124-E2: DESIGNATION AND MAPPING - The PolkGreen shall be generally shown on the Future Land Use Map Series. It shall be based on best available data and at a minimum shall include, but not limited to:

a. parcels designated as Preservation or Recreation Open Space on the Future Land Use Map Series;

b. properties purchased under Polk County's Environmental Lands Program;

c. properties identified in the Polk County Habitat Conservation Plan;

d. properties acquired or pending acquisition under a Florida conservation or recreation land program such as Florida Forever and Save our Rivers;

e. properties identified at the latest Archbold Biological Station Scrub Conference as worthy of public acquisition;

f. the Florida Department of Environmental Protection's Integrated Habitat Network;

g. Florida's Statewide Trail and Ecological Greenway Network Opportunity Maps;

h. state, County and municipal parks and recreational facilities;

i. "greenway corridors" established within a Development of Regional Impact (Appendix 2.130), Selected Area Plan (Appendix 2.131), or the Critical Area Resource Management Plan (Appendix 2.132);

j. existing and proposed municipal greenway systems;

k. existing and proposed multi-use trails as identified in the Polk Transportation Planning Organization's (TPO) Long Range Transportation Plan; and

l. potential network connections and corridors between the open spaces, natural areas, and agricultural lands listed in this policy.

POLICY 2.124-E3: IMPLEMENTATION COORDINATION - Polk County shall coordinate with public and private agencies, municipalities, property owners of lands within PolkGreen and adjacent areas, and surrounding counties to establish a process for the maintenance and update of the PolkGreen overlay, as well as, the development and implementation of policies to acquire, conserve, manage or construct green infrastructure.

POLICY 2.124-E4: GREEN INFRASTRUCTURE ON PRIVATE PROPERTY - Polk County shall provide incentives to encourage conservation of green infrastructure assets located on private property in order to promote a network of public and privately-held open space and natural areas.

POLICY 2.124-E5: SENDING AREAS FOR TRANSFER OF DEVELOPMENT RIGHTS - The PolkGreen shall provide a basis for the identification of "sending areas" under existing and future provisions for the transfer of development rights.

POLICY 2.124-E6: CONSERVATION DEVELOPMENT - Polk County shall provide incentives to encourage the use of conservation planning principles in the development of land within the PolkGreen overlay. The Conservation Development Program established under Objective 2.1251-C shall include special incentives for parcels contiguous to existing environmental lands in order to promote an interconnected network of open space and to reduce fragmentation of wildlife habitat.

POLICY 2.124-E7: ANCIENT SCRUB - The Land Development Code shall include provisions to protect ancient scrub resources as identified by the Archbold Biological Station. These regulations shall require development to be clustered and located on the non-scrub portions of a site.

POLICY 2.124-E8: TOURISM - Polk County shall coordinate with the Central Florida Development Council to identify and implement incentives to promote the development of tourism and related activities within the PolkGreen overlay.

OBJECTIVE 2.124-E2: Polk County shall expand the PolkGreen network by 20,000 acres by the year 2030.

POLICY 2.124-E9: DEDICATION OF LAND - Conservation of lands intended to expand the PolkGreen network may be accomplished by either fee simple (sale) or less than fee simple (transfer of development rights and conservation easements) transfers of rights and/or ownership interests. In order to be included as part of the network, the follow shall apply:

1) The land to be dedicated shall be suitable for the intended purpose;

2) The dedication shall ensure the perpetual conservation of the lands;

3) Fee simple ownership, conservation easements, purchase of development rights, and transfer of development rights are suitable legal instruments and mechanisms to ensure the long term conservation;

4) Public access of lands within the PolkGreen is preferred, but not required;

5) Dedications shall be consistent with the Habitat Conservation Plan;

6) Allowable uses within less than fee simple transactions shall contain a clause which permanently restricts the land from future development or subdivision.

7) All dedications to the PolkGreen shall be consistent with the PolkGreen policies and standards, the Habitat Conservation Plan, and mitigation bank standards.

8) If listed endangered or threatened species are found on site, a mitigation plan shall accompany the proposed conservation easement;

POLICY 2.124-E10: MULTI-USE TRAILS - On an annual basis, Polk County shall provide the Polk TPO a prioritized list for the funding and construction of multi-use trails within the PolkGreen overlay. Special consideration will be given to multi-use trails that connect population centers to natural areas. The design of multi-use trails shall be consistent with State regulations as well as the Polk TPO long range transportation plan or "Transportation Improvement Plan" as amended. Motorized vehicles shall be prohibited on any multiuse trails within the Green Swamp Area of Critical State Concern except for necessary maintenance purposes.

SECTION 2.124-F REDEVELOPMENT DISTRICTS.

OBJECTIVE 2.124-F: The Polk County Plan shall address areas in need of revitalization within the County through the following:

a.the designation and mapping of "Redevelopment District" overlay areas, and

b.the development of "Redevelopment District Revitalization Plans" to preserve, rehabilitate, revitalize, and/or redevelop designated "Redevelopment Districts."

POLICY 2.124-F1: DESIGNATION AND PURPOSE - Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:

a. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;

b. involve neighborhood residents in every phase of the planning process;

c. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;

d. promote an enhanced living environment for the community, and a higher quality of life for community residents;

e. promote the economic vitality of the community through the development of employment and business opportunities for community residents;

f. encourage multi-model transportation options, particularly pedestrian and bicycle travel; and

g. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."

POLICY 2.124-F2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as "Redevelopment District" overlay those areas with a revitalization plan as approved or accepted by the Board. These areas are identified as being low to moderate income as defined by the United States Department of Housing and Urban Development income standards and the County. The non-prioritized "Redevelopment District" overlays include but are not limited to the following:

Adams Grove

Babson Park/Highland Park

Bradley Junction

Crystal Lake

Davenport

Eaton Park

Echo Terrace

Eloise

Florence Villa

Fuller Heights

Fussells Corner (Carters)

Griffin Quarters

Highland City

Highland Park Manor

Inwood

Jamestown

K-Ville

Kathleen

Lakeview Park

Lakewood Park

Mammoth Grove

Maxi-Quarters

Medulla

Mullinsville

Nichols

North Florida Heights

Old Polk City Road

Loughman

Lynchburg

Rolling Hills

Wabash

Wahneta

Washington Park

Waverly

Winston

The "Redevelopment District" overlay shall be reviewed, at least annually, and amended, if necessary, to include any additional predominantly low and moderate income areas determined by the United States Department of Housing and Urban Development income standards and the County to be disproportionately in need of social and/or community services, infrastructure, transportation, economic development assistance, law enforcement, and/or affordable housing, based on an analysis of demographics, land use, crime, housing, infrastructure, and other physical and social conditions.

POLICY 2.124-F3: REDEVELOPMENT DISTRICT REVITALIZATION PLANS - The County shall develop a "Redevelopment District Revitalization Plan" in accordance with the goals and objectives of the programs described the Polk County Consolidated Plan and Five Year Strategy Plan, for designated "Redevelopment District," to guide implementation of the Community Development Block grant, HOME Investment Partnership Program and the emergency Shelter Grant. The Redevelopment Plans will be prioritized based on a variety of factors that include but are not limited: funding availability, need, physical and economic conditions, level of neighborhood district revitalization plans will be coordinated with other planning initiatives.

The Redevelopment District Revitalization Plans shall contain strategies developed with public input from those areas affected to preserve, rehabilitate, revitalize, and/or redevelop those areas. These strategies shall include, but not be limited to:

a. targeting housing rehabilitation and code enforcement activities within designated Redevelopment Districts;

b. removing dilapidated structures to create space for infill development;

c. coordinating infrastructure improvements with rehabilitation and redevelopment activities;

d. providing economic opportunities and neighborhood support services to encourage economic independence and self-sufficiency of residents;

e. implementing programs to facilitate the development of affordable housing;

f. developing special incentives, provisions, restrictions, or requirements in order to ensure that redevelopment and revitalization activities occur in accordance with sound planning principles and local community objectives;

g. encouraging design features which promote public safety, create inviting streetscapes along public roadways, and emphasize a pedestrian-oriented environment;

h. developing or providing incentives for development of needed community facilities such as neighborhood centers, day care centers, churches, schools, and community-oriented policing substations; and

i. most importantly, empowering residents so as to rekindle community pride and developing lasting partnerships between government and the community.

POLICY 2.124-F4: REDEVELOPMENT ACTIVITIES - Redevelopment District Revitalization Plans shall implement the purpose and intent of Policy 2.124-F1 and shall conform to the following requirements:

a. PERMITTED USES: In keeping with the purpose and intent of this section, the following uses may be permitted within a Redevelopment District Revitalization Plan:

1. Residential (single-family and multi-family)
2. Commercial
3. Institutional
4. Recreation and Open Space
5. Preservation
6. Specialized Uses, subject to the provisions of Section 2.125
7. Housing for workers (agricultural, industrial, construction and hospitality trades)

b. DEVELOPMENT CRITERIA:

1. Non-residential uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. Where permitted by the Redevelopment District Revitalization Plan, non-residential uses may include, but are not limited to, grocery stores, personal service shops, gas stations, restaurants, specialized and general retail, medical and professional offices, and community facilities such as neighborhood centers, churches, schools, community-oriented policing substations, and day care centers.
2. Non-residential uses should be centrally located within the community and within comfortable walking distance for a majority of the area's residents.
3. Non-residential uses shall have direct access to a collector or arterial roadway.
4. Appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development. Development incentives shall be provided to encourage and stimulate workforce housing, affordable housing and housing for special needs groups. Such incentives shall include, but not be limited to:
   (a) Density and intensity increases up to 150% of the district standards,
   (b) Expedited permitting; and
   (c) Design flexibility, additionally
   (d) May include special impact fee consideration in such circumstances as adopted and codified by the BoCC.

   Such incentives shall be linked directly to the provision of affordable, workforce or special needs housing on a case-by-case basis, and require that the housing remain dedicated to the particular housing type for which the incentive was awarded for a minimum of twenty years through a deed restriction or similar measure. Furthermore, no increase in density or intensity can occur unless adequate water, sewer, roadway and public school capacity exists or are planned to be available to meet the need of the additional development.
5. Commercial and office uses shall be permitted in Redevelopment District Revitalization Plans. Redevelopment District Revitalization Plans may include up to 10% of the total area of redevelopment district for commercial and office uses. Designation of an area exceeding the additional 10% shall require a Comprehensive Plan amendment.
6. It is fundamental to all revitalization plans that commercial uses, if included in the land use design, shall be oriented toward the historically established town center, main street, or placed in isolated neighborhood market sites that are restricted to a very limited scale of commercial activity and located only at the intersection of major collector roads. Linear commercial

development shall not be allowed, unless it is clearly evident that it is consistent with the traditional development pattern of the community.

7. Appropriate buffering shall be provided between non-residential uses and residential uses.

POLICY 2.124-F5: ADOPTION OF REDEVELOPMENT DISTRICT REVITALIZATION PLANS - Upon completion of a "Redevelopment District Revitalization Plan," as defined in Policy 2.124-F3, and upon its approval by the Board of County Commissioners, such plan shall become the official revitalization plan for the designated Redevelopment District.

SECTION 2.124-G HISTORIC-PRESERVATION SITES.

OBJECTIVE 2.124-G: HISTORIC PRESERVATION –Consistent with Chapter 96-462, Laws of Florida, Polk County shall commit to the preservation of its historical, archeological, and architectural resources by:~~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. enforcing~~establishing development~~ historic property 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.

POLICY 2.124-G3: SURVEY OF HISTORIC STRUCTURES - Polk County shall consider updating the survey of historic resources for submittal to the Florida Master Site File.

POLICY 2.124-G4: PUBLIC EDUCATION - Polk County shall seek to educate the public on the importance, value, process, and benefits of preserving the historic and cultural resources of Polk County.

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 between Range operations and surrounding land uses. All development within the MCZ shall be in conformance with standards as established in the Polk County Land Development Code as per the compatibility criteria pursuant to this Section.

POLICY 2.124-I2: In compliance with section 163.3175(5), F.S., Polk County shall continue to coordinate with range representatives and the Central Florida Regional Planning Council (CFRPC) to adopt and implement development

standards and guidelines that minimize impacts of development on the operations of the military installation. The Land Development Code shall address land use, lighting, height, noise, and communication frequency spectrums in defining the criteria for compatibility within the MCZ.

POLICY 2.124-I3: Compatibility criteria applied within the MCZ, shall consider the safety and noise standards contained in any APAFR Air Installation Compatible Use Zone Study (AICUZ), Range Installation Compatible Use Zone Study (RAICUZ), or Noise Study, and the recommendations of the APAFR JLUS.

POLICY 2.124-I4: Polk County shall coordinate with the CFRPC and the APAFR to find effective disclosure procedures making current and potential land owners aware of the APAFR and potential compatibility conflicts.

POLICY 2.124-I5: Polk County shall protect the viability of the APAFR by continuing the coordination and communication between the range commanding officer or his designee and the Development Review Committee (DRC). The DRC will provide the range commanding officer or his designee information on proposed changes to the County's Comprehensive Plan and Land Development Code which, if approved, would affect the density, intensity, or use on land within the MCZ or proposed changes to the compatibility criteria. Additionally, the DRC will forward applications for development orders requesting a variance or waiver from height or lighting standards within the MCZ to APAFR representatives for review and comment as such development applications may potentially generate uses that could hinder range operations.

POLICY 2.124-I6: Polk County shall maintain an ex-officio position, for the APAFR range commanding officer or designee, to serve on the Planning Commission.

POLICY 2.124-I7: Polk County shall coordinate with the Central Florida Regional Planning Council and other agencies to support the efforts to protect and preserve environmentally sensitive areas located adjacent to the military installation. These strategies may include programs to purchase conservation lands, establishment of conservation or agricultural easements and encourage the use of transfer or purchase of development rights as part of the Development Review process, among others.

POLICY 2.124-I8: Polk County shall continue to coordinate with the other affected local governments (the cities of Frostproof, Avon Park and Sebring, and Highlands, Okeechobee and Osceola Counties), the CFRPC and the APAFR to implement the guidelines and standards as established in this section of the Comprehensive Plan and the Land Development Code.

SECTION 2.125-J NUTRIENT RESTORATION PLAN OVERLAY

OBJECTIVE 2.124-J: The Polk County Plan shall manage land use and development to protect surface waters from nutrient impairment by septic tanks by:

- **a. the designation and mapping of Nutrient Plan Overlay (NRP); and**
- **b. the establishment of criteria applicable to development of lands and use of septic tanks within the NRP(s).**

POLICY 2.124-J1: In compliance with Florida Statures, Polk County shall support plans to reduce nutrient loads from onsite sewage treatment and disposal systems (septic tanks) in areas covered by Basin Management Action Plans (BMAP). Reasonable Assurance Plans (RAP), and Pollution Reduction Plans (PRP) for nutrients.

POLICY 2.124-J2: DESIGNATION AND MAPPING – Polk County establishes Nutrient Restoration Plan Overlay (NRPO) of the Comprehensive Plan Map Series, to identify those areas where additional permitting requirements shall be established to reduce nutrient loads from septic tanks. The map overlay for the NRP shall include:

a. Basin Management Action Plans for nutrients adopted by the Florida Department of Environmental Protection (FDEP).

b. Reasonable Assurance Plans for nutrients adopted by FDEP; and

c. Pollution Reduction Plan areas approved by FDEP.

POLICY 2.124-J3: DEVELOPMENT CRITERIA- Permitting of septic tanks within the Nutrient Restoration Plan Overlay shall conform to the Land Development Code and shall implement the following requirements:

a. New onsite sewage disposal systems shall be prohibited within Nutrient Restoration Plan Overlay where connection to a publicly owned or investor-owned sewer is available, as defined in Section 702, E.

b. If sewer lines are not available in these areas, new onsite sewage disposal systems on lots one acre or less shall be an enhanced nutrient reducing system that achieves at least a 50 percent reduction in total nitrogen before discharge to the drain field or at lease a 65 percent nitrogen reduction combined after leaving the field.

c. Enhanced nutrient reduction systems must either be types approved by the Florida Department of Environmental Protection (Aerobic Treatment Units and Performance Based Treatment Systems) or meet the standards for In-Ground Nitrogen-Reducing Biofilters in Rule 62-6.009(7), Florida Administrative Code.

SECTION 2.125 SPECIALIZED USES.

OBJECTIVE 2.125-A: The Polk County Plan shall provide for additional controls applicable to certain identified and specialized types of development through:

a.the identification of certain specialized uses requiring development controls;

b.the establishment of the land use classifications within which such specialized uses may be located pursuant to the Plan; and

c.the establishment of specific development controls tailored to address the needs of the identified specialized uses.

POLICY 2.125-A1: IDENTIFICATION OF SPECIALIZED USES - The Polk County Plan hereby identifies the following specialized uses, which are to be developed in accordance with the Land Development Code:

a. isolated convenience stores

b. transitional areas

c. utilities

d. community facilities

e. special residential uses (greater than 15 DU/AC)

f. non-phosphate mining

g. residentially based mixed-use developments

h. non-certified electric-power generating facilities

i. certified electric-power generation facilities

j. hazardous-waste treatment facilities

k. agricultural-support activities

l. Planned Development (PD)

m. residential infill development

n. solar electric-power generation facilities

o. solid waste management facilities

p. fuel terminals

q. Resiliency Facility

POLICY 2.125-A2: PERMITTED LAND USE CATEGORIES FOR SPECIALIZED USES - The land use classifications within which the identified specialized uses may be permitted, subject to the approval of Polk County, are:

SPECIALIZED USE	AUTHORIZED LAND USE LOCATION*
Isolated Convenience Stores	All Residential
Transitional Areas	All**
Utilities	All **
Community Facilities	Type A, B, C, and D in all except Preservation; Type E in all
Special Residential	CACs and RACs
Non-Phosphate Mining	All**
Residentially Based Mixed-Use Developments	All Residential except A/RR
Non-Certified Electric-Power Generation Facilities	Low Impact - IND, BPC, INST, PM, & HIC High Impact - PM, IND, and INST
Certified Electric-Power Generation Facilities	PM, IND and INST
Hazardous-waste Treatment Facilities	PM
Agricultural-Support Activities	A/RR, RS, and RL within the UGA
Planned Development	All***
Residential Infill Developments	RS and RL
Solar Electric-Power Generation Facility	A/RR, RCC, RS, HIC, BPC, IND, PM, and INST
Solid Waste Management Facilities	INST****
Fuel Terminals	All
Resiliency Facility	CC, NAC, CAC, RAC, HIC, BPC, IND, PM, and INST
Floating Solar Facilities	A/RR, RCC, RS, HIC, BPC, IND, PM, and INST

Approved sites for these stated uses (in the table) shall not be specifically designated nor mapped on the Future Land Use Map Series.

* Authorized Land Use Locations are subject to conformance with other policies as expressed elsewhere in this Plan. Authorized Land Use Locations include all land uses within SAPs, unless specifically excluded by the SAP.

** Except Preservation Areas.

*** Must be a permitted use, conditional use or accessory use to that district.

**** Must be a conditional use.

SECTION 2.125-B ISOLATED CONVENIENCE STORES AND VILLAGE STORES.

POLICY 2.125-B1: ISOLATED CONVENIENCE STORE DEVELOPMENT CONTROLS - Isolated convenience stores (ICS) shall be permitted in all residential land use categories, subject to County approval, and subject to meeting the following locational and development criteria:

a. ICSs shall generally be located on parcels up to two (2) acres in size and shall generally contain no more than 4,000 square feet of gross leasable area (GLA).

b. ICSs shall be located on a collector or arterial street, with preference given to locations at the intersection of such streets, and shall be located no closer to another ICS, Activity Center, Linear Commercial Corridor, or Commercial Enclave, providing for similar convenience-shopping needs as the proposed ICS, than the following distances along a public, vehicular right-of-way:

   1. One (1) mile within an TSDA or UGA
   2. Two (2) miles within an SDA or UEA
   3. Three (3) miles within an RDA

c. ICSs shall be permitted, subject to County Approval, at locations that have no less than a support population of 1,500 within a market-area radius of one (1) mile.

d. ICSs shall conform to the following development criteria:

   1. Points of ingress and egress for ICSs shall be designed to minimize traffic hazards and decreases in highway capacity; provide adequate parking with safe internal traffic circulation; and provide safe bicycle and pedestrian access.
   2. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.
   3. The Land Development Code defines location and development criteria for ICSs

POLICY 2.125-B2: APPLICABILITY OF ICS DEVELOPMENT CONTROLS -

a. All legally established convenience stores in existence at the time of the Comprehensive Plan's initial effective date of May 1, 1991, which are located within a residential land use district, are recognized as Isolated Convenience Stores.

b. The development controls specified in Policy 2.125-B1 shall be applicable to:

   1. The expansion of existing ICSs (except for distance separation criteria), and
   2. The development of new ICSs.

POLICY 2.125-B3: VILLAGE STORE DEVELOPMENT CONTROLS - Village stores (VS) shall be permitted in only Agricultural/Residential Rural (A/RR) and Residential Suburban (RS) residential land use categories, subject to County approval, and subject to meeting the following locational and development criteria:

a. VSs shall generally be located on parcels no larger than one (1) acre in size and shall generally contain no more than 3,000 square feet of gross leasable area (GLA).

b. VSs shall be located on a collector or arterial street, adjacent to a non-residential use(s), with preference given to locations at the intersection of such streets, and shall be located no closer to another VS, ICS, Activity Center, Linear Commercial Corridor, or Commercial Enclave, providing for similar convenience-shopping needs as the proposed VS, than the following distances along a public, vehicular right-of-way:

   1. Two (2) miles within an SDA
   2. Three (3) miles within an RDA

c. VSs shall be permitted, subject to County Approval, at locations that have no less than a support population of 500 persons within a market-area radius of one (1) mile.

d. VSs shall conform to the following development criteria:

1. Points of ingress and egress for VSs shall be designed to minimize traffic hazards and decreases in highway capacity; provide adequate parking with safe internal traffic circulation; and provide safe bicycle and pedestrian access.

2. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.

3. The Land Development Code defines location and development criteria for VSs.

POLICY 2.125-B4: APPLICABILITY OF VS DEVELOPMENT CONTROLS -

a. All legally established village stores in existence at the time of the Comprehensive Plan's initial effective date of May 1, 1991, which are located within an A/RR or RS land use district, are recognized as Village Stores.

b. The development controls specified in Policy 2.125-B3 shall be applicable to:

   1. The expansion of existing VSs (except for distance separation criteria), and

   2. The development of new VSs.

SECTION 2.125-C TRANSITIONAL AREAS.

POLICY 2.125-C1: TRANSITIONAL AREA LOCATIONAL CONTROLS - Transitional Areas are nonmapped areas to provide for the lessening of impacts between dissimilar uses by providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses, subject to the following controls:

a. Transitional Areas shall be permitted in all land use categories within the TSDA, UGA, and SDA (except as prohibited herein), subject to County approval, adjacent to the following intensive-use land use categories:

   1. All Activity Centers, except Convenience Centers and Rural Clusters;

   2. Linear Commercial Corridors;

   3. Commercial Enclaves, except in the SDA;

   4. Industrial; and

   5. Utilities as defined in Section 2.125-D.

b. Transitional Areas shall only be located on that portion of the vacant, undeveloped residentially designated tract immediately adjacent to the higher-intensity use (not to exceed 660 feet from the property line of that use).

c. Transitional Areas shall be contiguous to an intensive-use land use, and cannot be separated from that use by an arterial road, or a natural or man-made barrier which makes the Transitional Area unnecessary.

d. Transitional Areas may not be established until such time as the adjacent intensive-use area is developed with a use for which transitioning is needed. However, a transitional area may be established concurrently with the adjacent intensive-use area when both areas are under the control of one developer.

e. Transitional Areas shall be established through the approval of a Planned Development (PD), pursuant to Policy 2.125-M.

f. Transitional Areas shall not intrude into developed areas of existing residential neighborhoods, except where such Transitional Area is made a part of a Redevelopment District Plan, as provided for in Policies 2.124-F2 and F3.

g. Transitional Areas shall not be permitted within RDAs, UEAs, and the Green Swamp Area of Critical State Concern.

POLICY 2.125-C2: TRANSITIONAL AREA USE LIMITATIONS - Transitional Areas shall be limited to the following uses:

LAND USE WITHIN THE INTENSIVE-USE AREA **	MAXIMUM PERMITTED TRANSITIONAL LAND USE			
	RES.* MEDIUM	RES.* HIGH	OFFICE	SELF-STORAGE
Industrial (including BPC)	X	X	X	X
Commercial	X	X	X	X
Office	X	X		
Special Residential	X			
High-Density Residential	X			
Utilities			X	X
Where: X = Permitted Transitional Use.				
* Residential uses shall only be permitted next to intensive non-residential uses with proper buffering between the non-residential use and the transitioning residential use. Residential densities - for this policy only - shall be based upon "net" densities (computed by dividing the total number of dwelling units on a site by only the area devoted solely to residential uses).				
NOTE: When the adjacent residential use is Residential-Low, or lower, the highest residential use the Transitional Area can contain is Residential-Medium.				
** See Policy 2.125-C1a for intensive-use land use area categories.				

POLICY 2.125-C3: TRANSITIONAL AREA DEVELOPMENT CONTROLS - Transitional Areas shall be limited to the following:

a. Transitional Areas shall generally have the following attributes:

   1. normal-business hours (Monday-Saturday, 7 a.m. to 6 p.m.);

   2. low-traffic generation (40 trips per 1,000 square feet per day, or less); and

   3. non- or low-external lighting glare, noise, odors, etc.

b. Development within a Transitional Area shall be responsible for providing appropriate buffering from the less-intensive use and shall meet, at a minimum, the development criteria applicable to the intensive-use area for which the Transitional Area is being established. Also, other Plan policies, such as Policies 2.102-A1, 2.119-A3.a., and 2.119-A3.b. still are applicable to Transitional Areas.

c. FAR may be increased in OC, RL, RM and RH with an approved Planned Development associated with a Self-Storage Facility.

(Ord. No. 2023-001, § 2(Att. A), 1-3-2023)

SECTION 2.125-D UTILITIES.

POLICY 2.125-D1: UTILITIES PERMITTED USES - The following utility facilities shall be permitted throughout the County in all land use classifications with the exception that electrical substations are not permitted in Preservation, subject to County approval, to support existing and proposed development:

a. water and sewer transmission and treatment facilities, including, without limitation, collection and distribution mains, water and sewerage-treatment facilities, and pumping facilities;

b. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities. Both new and existing electrical substations shall not be subject to size limitations pursuant to Chapter 163.3208;

c. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the County's Land Development Code);

d. public potable wells and temporary or permanent package treatment plants; and

e. natural-gas and liquefied-fuel pipelines.

POLICY 2.125-D2: UTILITIES' DEVELOPMENT CONTROLS - Utility facilities shall be subject to the following criteria:

a. Utility facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map Series. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.

b. The provisions of Policy 2.125-D2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide utilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.

c. The development of utility facilities shall be permitted in the Rural-Development Area, as designated on the Future Land Use Map Series, only when such developments provides regional services, or is incompatible with urban uses, or services the existing needs of the immediate area in which it is located.

d. Polk County adopted the Land Development Code in accordance with Section 163.3202(1), F.S., to further define appropriate development controls to govern the locational and site criteria for utilities.

POLICY 2.125-D3: PRIVATE UTILITY COORDINATION - The County shall require applicants/developers to submit plans and plats to the power companies at the same time plans are submitted to the county for review to assist in the planning and programming of utility service.

SECTION 2.125-E COMMUNITY FACILITIES.

POLICY 2.125-E1: COMMUNITY FACILITIES' PERMITTED USES - Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan, as a conditional use subject to the location and development controls established in Policy 2.125-E2 and as further regulated by the Land Development Code. The types of community facilities are as follows:

a. Type A facilities are governmental facilities necessary to support existing and proposed development, and shall include, but are not limited to:

1. police, fire, and emergency medical facilities,

2. cultural facilities, and libraries; and

3. government-owned cemeteries.

b. Type B facilities are non-governmental facilities which provide needed public services, and shall include, but are not limited to:

1. churches, cemeteries, and related facilities;

2. residential-treatment facilities and emergency shelters;

3. convents and monasteries;

4. day care and other child-care facilities; and,

5. lodges and retreats;

c. Type C facilities are temporary facilities necessary to the improvement of public facilities by private contractors and shall include but are not limited to:

1. temporary asphalt or concrete mixing plants limited to less than a nine (9) month operation. (Note: Asphalt and concrete mixing plants are prohibited within the Green Swamp Area of Critical State Concern.)

d. Type D facilities are elementary, middle and high schools, both public and private.

e. Type E facilities are all types of recreation activities and associated infrastructure.

POLICY 2.125-E2: COMMUNITY FACILITIES' DEVELOPMENT CONTROLS - Community Facilities shall be subject to the following criteria:

Type A facilities may be permitted pursuant to the following:

a. Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map Series. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.

b. The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.

c. The development of type A community facilities shall be permitted in the Rural areas, as designated on the Future Land Use Map Series, only when such developments provides regional services, or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.

d. Polk County shall implement the locational and site criteria for Type A Community Facilities as established in the Land Development Code pursuant to this section of the plan.

Type B facilities may be permitted in all areas of Polk County in accordance with the policies of this Plan and in accordance with the Land Development Code adopted by the County in accordance with Section 163.3201(1), F.S.

Type C facilities may be permitted provided the applicant can demonstrate the following:

a. There are no suitable sites located within an Industrial (IND) land use designation that is available in closer proximity to the public work project than the site proposed;

b. Adequate mitigation measures will be implemented to buffer the site from any existing residential land uses in the area of the proposed site;

c. There is suitable infrastructure in place to support the level of activity generated by the Type C facility; and,

d. Adequate mitigation measures will be implemented to protect existing infrastructure from premature deterioration or restitution may be granted to the County to remedy such premature deterioration.

f. The use/activity is setback, at a minimum, five hundred feet (500') away from any environmentally sensitive land feature or existing residential land use.

Type D facilities shall be permitted in all areas of Polk County in accordance with the policies of this Plan and the Land Development Code adopted by the County in accordance with Section 163.3201(1), F.S.

Type E facilities may be permitted in all Future Land Use designations in accordance with the policies of this plan and the Land Development Code in accordance with Section 163.3201(1), F.S.

SECTION 2.125-F SPECIAL RESIDENTIAL.

POLICY 2.125-F1: SPECIAL RESIDENTIAL PERMITTED USES - Special Residential Uses are residential developments with densities in excess of 15 DU/AC, but no greater than 25 DU/AC. Special Residential Uses shall be permitted within CACs and RACs subject to:

a. meeting residential-compatibility requirements,

b. locations where there are appropriate support services,

c. not adversely impacting public-facilities and services,

d. County approval via a special-use permit or its functional equivalent, and

e. County approval of an Activity Center Plan (ACP) as per Policy 2.110-L4.

POLICY 2.125-F2: SPECIAL RESIDENTIAL DEVELOPMENT CRITERIA - Special Residential Uses may contain multi-story, multi-family units, and group-living facilities, at densities of 15 DU/AC up to and including 25 DU/AC. Structures may also contain non-residential uses.

SECTION 2.125-G NON-PHOSPHATE MINING.

POLICY 2.125-G1: NON-PHOSPHATE MINING PERMITTED USES - Mining of the following minerals shall be permitted throughout the County in all land use classifications, subject to County approval:

a. lime rock

b. sand

c. peat

d. clay

e. soil

POLICY 2.125-G2: NON-PHOSPHATE MINING ACTIVITY DEVELOPMENT CRITERIA - Nonphosphate mining shall be subject to the following criteria:

a. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses. Non-phosphate mining shall be permitted only where compatible with existing land uses and Future Land Use designation.

b. All mining activities shall require Board approval through the County's development review procedures. This review will require the approval of a "Mine Plan" which shall include, at a minimum:

1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features to include topography, watersheds, and any endangered wildlife habitats;
2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and
4. an "Operations Plan" to include, at a minimum, any phasing plans, an Impact Mitigation Plan, and a Traffic Circulation Plan showing major access routes to the mine site.

c. The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses; and the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts.

d. Mineral extraction activities shall not be conducted so as to make the property impractical or impossible for other future uses. Once extraction activities are completed, the site shall be reclaimed in accordance with the approved Reclamation Plan.

POLICY 2.125-G3: DEVELOPMENT REGULATIONS - Polk County shall implement the evaluation criteria for determining when non-phosphate mining is compatible with existing land uses and proposed land use classifications as established within the Land Development Code. At a minimum, these criteria shall include the following standards:

a. minimize adverse impact on environmentally sensitive lands;

b. maximize the ability to restore or mitigate environmentally sensitive lands;

c. minimize the adverse impacts of truck and heavy machinery traffic on residential streets; and

d. minimize the extent of adverse external impacts, such as noise, dust, and visual impacts on nonindustrial areas.

SECTION 2.125-H RESIDENTIALLY BASED, MIXED-USE DEVELOPMENTS.

POLICY 2.125-H1: RESIDENTIALLY BASED, MIXED-USE DEVELOPMENT PERMITTED USES - The use of residentially based, mixed-use developments are permitted in all residential land use categories, subject to County approval, and shall be encouraged in accordance with the following policies:

a. appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development;

b. commercial and office uses shall be permitted provided:
   1. appropriate buffering is provided between the non-residential use and residential uses; and
   2. one of the following situations are met:
      (a) if the commercial is intended to serve the proposed development only, then it shall be sized according to the population standard parameters established for the various commercial activity center in Sections 2.110-C through 2.110-E, or
      (b) if the commercial is intended to serve other customers than contained in the residential portion of the development, it must meet the minimum population support, market area radius, and spacing criteria for the type of activity center that it most closely represents but in no instances shall non-residential uses exceed the size of a Neighborhood Activity Center.

3. office and commercial uses may be located anywhere within the residentially based, mixed-use development. However, if these uses are located at the entrance or along the perimeter, the developer must provide design features which visually and functionally integrate the residential and nonresidential uses.

c. mixed-use developments should be designed to provide, where appropriate, an integrated, multi-modal (vehicular, pedestrian, and bicycle) transportation system between the non-residential and residential areas; and

d. the gross densities of the residential portion(s) of mixed-use developments shall not exceed the densities permitted for the residential district within which the property is located, unless allowed through a County-approved density-transfer or density-bonus program.

POLICY 2.125-H2: RESIDENTIALLY BASED, MIXED-USE LAND DEVELOPMENT REGULATIONS - Polk County shall implement the Land Development Code regulations that encourage innovative land development through the use of Planned Development (PD) pursuant to Policy 2.125-M, or other similar mixed-use planning techniques, that:

a. incorporate a mix of land uses and housing densities, ownership patterns, and building types;

b. include specific public uses as an integral part of the projects design;

c. utilize design commitments which establish pleasant, safe, and inviting public spaces along streets within the Mixed-Use Development:

d. incorporate design features that enhance the use of non-motorized travel for routine trips between various land uses;

e. are designed so that buildings are more directly accessible from non-motorized pathways along streets and in other locations;

f. employ a network of on-site roadways that reduce travel time and increase the potential for local streets to handle vehicular movement between all uses and consequently reduces the need for traffic generated by the development to use or cross the major collector and arterial streets in the vicinity; and

g. provide visual amenities that use a range of techniques, including landscapes and streetscapes.

SECTION 2.125-I NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITIES.

POLICY 2.125-I1: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY LOCATIONAL QUALIFICATIONS - The location of Non-certified Electric-Power Generating Facilities shall be qualified as follows:

a. Low-Impact Non-Certified Electric-Power Generating Facilities shall be permitted as a conditional use in land-use categories that allow the thermal host facility and also in the following land-use categories:

1. Industrial
2. Business-Park Center
3. Institutional
4. Phosphate Mining
5. High Impact Commercial

b. High-Impact Non-Certified Electric-Power Generating Facilities shall be permitted as a conditional use in:

1. Phosphate Mining; and

2. Industrial and Institutional where it can be demonstrated that there exists a significant public benefit for the project.

POLICY 2.125-I2: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY ENVIRONMENTAL CRITERIA - All Non-certified Electric-Power Generating Facilities shall meet the following environmental criteria:

a. Environmentally sensitive areas shall be specifically detailed on the submitted site plan.

b. Non-Certified Electric-Power Generating Facilities shall protect environmentally sensitive areas through buffering and/or other mitigating techniques imposed pursuant to Sections 403.501 - 403.518, F.S. (1990).

c. The location of all Non-Certified Electric-Power Generating Facilities shall comply with all applicable environmental, federal, state, and local laws, rules, and regulations pertaining to the site, certification, permitting and operation, and maintenance requirements.

POLICY 2.125-I3: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY DEVELOPMENT CRITERIA - Polk County recognizes that the locational criteria are not exhaustive, therefore, Polk County shall require proposed Non-Certified Electric-Power Generating Facilities to obtain site approval by the Board of County Commissioners prior to the commencement of construction of the facility which approval shall demonstrate compliance with all applicable County ordinances and these policies. Specific review criteria for assessing the appropriateness of the facility for the proposed site shall include, but is not limited to:

a. that the delivery, and storage of the fuel source will not threaten the safety or health of residents;

b. that the combustion of the fuel will not significantly degrade the surrounding air quality; and

c. that height, bulk, noise, and other factors associated with the facility are compatible with other land uses in the area.

POLICY 2.125-I4: Polk County shall implement land development regulations outlining approval procedures and standards for Non-Certified Electric-Power Generating Facilities that will at a minimum require Noncertified Electric-Power Generating Facilities to be in compliance with the applicable laws and regulations. For Non-certified Electric-Power Generating Facilities, the right to operate shall be conditioned on verification of compliance, with whichever of the laws, rules or regulations are applicable, before a final development order or operating permit is issued.

SECTION 2.125-J CERTIFIED ELECTRIC-POWER GENERATION FACILITIES.

POLICY 2.125-J1: LOCATION CRITERIA FOR CERTIFIED ELECTRIC-POWER GENERATION FACILITIES - The construction, operation, and maintenance of Certified Electric-Power Generating facilities consistent with the requirements of the Polk County Comprehensive Plan, Polk County Land Development Code and approved by the County via a conditional-use permit, shall occur within designated IND, INST, and PM areas. The following factors shall be taken into consideration when determining the appropriateness of a location for a Certified Electric-Power Generating Facility within the Industrial, Institutional, and Phosphate Mining area:

a. The location of Certified Electric-Power Generating Facilities shall comply with all federal, state, and local laws, rules, and regulations pertaining to the siting, certification, permitting, and environmental requirements attendant thereto.

b. The power block and fuel storage facilities that are part of a Certified Electric-Power Generating Facility in IND or INST districts shall be located:

1. Where the effects of power plant noise can be adequately minimized through a combination of preserving existing vegetation, distance from property boundaries or within the physical plant design;

2. Where visual impacts can be minimized through existing topography, vegetation, power plant design or distance from property boundaries;

3. Where adverse impacts can be optimally minimized to natural resources such as waterbodies and natural ecosystem communities;

4. Where it can be sufficiently demonstrated that the proposed fuel types used in the facility will not significantly degrade the air quality in the immediate vicinity and the County as a whole;

5. Where there are multiple water sources available for plant operation or it can be demonstrated that the demand for ground water will be significantly less than typically needed by power plant facilities currently in operation within the County;

6. Where connection to the existing power grid can be accomplished in the most effective manner considering existing infrastructure;

7. Where there is an existing fuel transportation and delivery system available within relatively close proximity such that impacts to adjacent properties en route are minimized; and,

8. Where residential development is relatively sparse to other feasible locations in the County and it can be demonstrated that there is adequate separation between the power block and fuel storage facilities and existing residential units.

c. Certified Electric-Power Generating Facilities shall be served by existing or new transportation systems comprised of collector or arterial roads of sufficient size so as to insure that no degradation to the level of service of the road network below the adopted standard will occur.

d. The power block and fuel-storage facilities that are part of a Certified Electric-Power Generating Facility shall not be located within 500 feet of the one hundred year floodplain of the Peace River, the Alafia River or any "Outstanding Florida Waters" listed in Section 403.061(27) (b), F.S. (1990) and Chapter 62-302, F.A.C., as of the date of initial application for the conditional-use permit.

POLICY 2.125-J2: ENVIRONMENTAL CRITERIA - Development of Certified Electric-Power Generating Facilities within Phosphate Mining Districts shall conform to the following environmental criteria:

a. Environmentally sensitive areas shall be specifically detailed on the "Conceptual Electric-Power Generating Facility Site Plan" submitted as part of the conditional-use permit process.

b. Certified Electric-Power Generating Facilities shall protect environmentally sensitive areas through buffering and/or other mitigating techniques imposed pursuant to Sections 403.501—403.518, F.S.

c. The location of all Certified Electric-Power Generating Facilities shall comply with all applicable environmental, federal, state, and local laws, rules, and regulations pertaining to the site, certification, permitting, and operation and maintenance requirements.

POLICY 2.125-J3: CERTIFIED ELECTRIC-POWER GENERATION FACILITIES DEVELOPMENT APPROVAL CRITERIA - All Certified Electric-Power Generation Facilities shall meet the development approval criteria as established within the Polk County Land Development Code. At a minimum the following development approval criteria shall apply:

a. Polk County recognizes that the locational criteria are not exhaustive, therefore, Polk County shall require proposed Certified Electric-Power Generating Facilities to obtain approval as a Conditional Use Permit, or its functional equivalent, prior to the commencement of construction of the facility which approval shall demonstrate compliance with the County's Land Development Code and these policies. Additional review criteria shall include, but not be limited to, the following:

1. that the delivery, and storage of the fuel source will not threaten the safety or health of residents;

2. that height, bulk, and noise factors associated with the facility are compatible with other land uses in the area.

b. Notwithstanding the Condition Use Permitting process, Polk County shall, at its sole discretion, remain a party to the Electrical Power-Plant Siting Act certification process.

POLICY 2.125-J4: ADJACENT DEVELOPMENT - Certified Electric-Power Generating Facilities shall be set back and/or buffered from existing adjacent residential areas. Subsequent residential development on property designated as "PM" on the Future Land Use Map Series shall be required to provide appropriate buffering, if applicable.

SECTION 2.125-K HAZARDOUS-WASTE TREATMENT FACILITIES.

OBJECTIVE 2.125-K: In an effort to reduce illegal disposal of hazardous wastes in Polk County and to induce an improvement in the County's overall management of hazardous wastes, Polk County will carefully balance the need for commercial facilities to treat hazardous wastes regulated by the Resource Conservation and Recovery Act (RCRA) against the need to protect the health, safety and welfare of the citizens and the environment of the County by applying the following siting criteria policies when considering applications to construct Commercial Hazardous-Waste Treatment Facilities (Facilities) in the County.

POLICY 2.125-K1: Disposal facilities, as defined by RCRA, shall be prohibited, and facilities which generate and/or store RCRA regulated wastes shall be subject to industrial/commercial requirements, as regulated by Section 2.310 of this Plan.

POLICY 2.125-K2: Polk County shall require a minimum parcel size of at least 200% of the size of the development envelope to permit setbacks, to avoid flood prone areas, and to allow proper stormwater management, building separation, internal buffers, and ingress/egress design.

POLICY 2.125-K3: Polk County shall prohibit the siting, development, and/or expansion of Facilities:

a. which have a development envelope within 1,000 feet of surface waters of the State of Florida;

b. located within 2,500 feet of an Outstanding Florida Water; Class I Waters of the State; lands acquired under the Save Our Rivers/Save Our Lakes, Conservation and Recreation, and Environmentally Endangered Lands Programs; areas designated as Recreation/Open Space and Conservation land uses in the Polk County Comprehensive Plan; and areas designated as Critical wildlife areas as provided for by Chapter 39-1, FAC;

c. located within one mile of a recorded or unrecorded sub-division, hospital or school;

d. located within five (5) miles of an incorporated municipality;

e. located within one (1) mile of a potable or livestock water-supply well. This does not pertain to development or use of on-site wells to support the treatment process or supply potable water or to offsite wells which the applicant elects to purchase and either use for its own purposes or properly abandon in accordance with applicable water management district regulations;

f. located within the 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA). Applicants shall be allowed to petition FEMA to revise the Flood Insurance Rate Maps and if a revision is granted and the 100-year floodplain is revised before issuance of Final PUD Approval (or its functional equivalent), development will not be prohibited on that basis;

g. located on wetlands as defined by the Florida Department of Environmental Protection, the applicable Water Management District and/or the US Army Corps of Engineers, unless the applicant obtains a permit or variance, or is allowed to mitigate the wetlands in accordance with the rules and regulations of each of the above referenced agencies;

h. on lands where the recharge rate to the Floridan Aquifer exceeds 10 inches per year as determined by the applicable Water Management District;

i. located on lands where the land surface is less than two feet above the seasonal high groundwater level. Applicants shall be allowed to mitigate this criteria by supplying plans to import low permeability fill materials;

j. located on land where the soil percolation rate exceeds 20 inches per hour as determined by percolation test methods (ASTM Method D3385-75) performed on a site-specific basis;

k. within hydric or wetland soils associations as defined by Polk County Land Development Code, the Florida Department of Environmental Protection, the applicable water management agency and/or the U.S. Army Corps of Engineers, unless the applicant obtains a permit or variance, or is allowed to mitigate the wetlands in accordance with the rules and regulations of each of the above referenced agencies;

l. located on land where the Floridan Aquifer is present at depths of less than 50 feet below the surface of the land;

m. located on lands identified as having a high potential for groundwater pollution of the Floridan Aquifer (Categories 3—11) as illustrated by the map series 87-88-1 published by the Florida Sinkhole Research Institute. Site specific hydrogeological investigations will be required to confirm or rebut the data found on the Sinkhole Research Institute's "screening map";

n. located where the distance to an Interstate Highway or Arterial Road exceeds five road miles;

o. located on, or at the end of, a dead end road, or where there exists less than two (2) paved access routes to/from residential properties within a one (1) mile radius of the proposed site

p. located within non-attainment areas for particulate matter and/or ozone;

q. located within five (5) miles of PSD Class I area, as designated by the Florida Department of Environmental Protection in Chapter 62-600, F.A.C.;

r. within 1,500 feet of lands containing endangered species listed by the U.S. Fish and Wildlife Service or Florida Game and Freshwater Fish Commission where it is determined by that agency that the impact on the endangered species cannot be satisfactorily mitigated or where the permanent loss of critical habitat occurs.

s. located on lands possessing a known site of historical significance or a unique finding of archeological significance without having first mitigating the sites to the satisfaction of the State Historical Preservation Officer;

t. if the Board of County Commissioners determines the proposed use is inconsistent or incompatible with the existing or planned contiguous land uses;

u. if more than 100 dwelling units exist within a one (1) mile radius of the proposed site;

v. where the primary ingress/egress is to roadways with an existing or projected, upon build out of all other approved developments, Level of Service "C" or lower as defined by the Florida Department of Transportation. Applicants shall be permitted to fund transportation improvements prior to operation of a proposed Facility to mitigate this criteria;

w. which will not be accessible by rail at the time of completion of construction of the Facility;

x. if ingress/egress points are located within one mile of an intersection, rail crossing, or stretch of roadway which ranks in the top 15 percentile of County accident frequency as measured by the number of annual accidents divided by the average daily vehicle traffic counts. Applicants shall be permitted to fund transportation improvements prior to the operation of the proposed Facility to

mitigate this criteria. However, if the Facility is located such that there are no intersections of arterial or collector roads within one mile of the site, then this criteria shall apply to the closest intersections in each direction, proposed as primary transport routes to and from the Facility; or

y. in areas where there are known sinkholes or where sinkhole probability is high.

POLICY 2.125-K4: Locational criteria contained in Policy 2.125-K3 a, b, c, d, e, p, q, u, v, and x shall be evaluated at the time of the application for Future Land Use, if necessary for subdistricts within the Future Land Use classification.

POLICY 2.125-K5: Polk County recognizes that these locational criteria are not exhaustive, therefore, Polk County shall require proposed Facilities to obtain approval as a Planned Unit Development, or its functional equivalent, prior to the commencement of construction of Facilities, which approval shall demonstrate compliance with the County's Land Development Code and these policies. Additional review criteria shall include, but is not limited to:

a. the primary ingress/egress points of the Facility shall not create vehicular or rail access safety hazards according to generally accepted engineering standards and practices,

b. the existence of multiple paved entrances to the proposed Facility to insure adequate emergency ingress/egress, and

c. a determination by the Florida Department of Environmental Protection in the Florida Capacity Assurance Plan, or other appropriate submittals to the Environmental Protection Agency, that sufficient commercial capacity does not exist within Florida for the types of hazardous waste treatment proposed by the Facility.

SECTION 2.125-L AGRICULTURAL-SUPPORT ACTIVITIES.

POLICY 2.125-L1: DESCRIPTION - Agricultural-Support Activities are facilities and operations which are located on areas other than at the agricultural-production site for which they provide services (often referred to as "agricultural support activities, off-site"). These support activities are beneficial to these agricultural operations and/or the farmer. Typical agricultural-support facilities include, but are not limited to:

a. Specialized agricultural service establishments performing: storage and maintenance of grove equipment and farm machinery (not to include sales), fertilizer application, grove installation and service, and farm-management services.

b. Specialized animal service establishments performing breeding, sheltering, training, and veterinary care of horses, cattle, and other farm animals.

c. Agricultural bulk products collection, weighing, storage, and/or transfer facilities, such as citrus scale houses. (This does not include manufacturing, processing, or canning facilities.)

d. Specialized forestry-related facilities such as sawmills, mulching operations, and firewood sales.

NOTE: Policy 2.121-A2.c. addresses agricultural-support uses which are accessory to a principal on-site agricultural use.

POLICY 2.125-L2: PERMITTED - Agricultural-Support Activities shall be permitted, subject to County approval through a Conditional Use Permit (CUP), or its functional equivalent, and as limited by this Section, in the following land use categories:

a. Agricultural/Residential-Rural (A/RR).

b. Residential-Suburban (RS)*.

c. Residential-Low (RL) within the Urban Growth Area (UGA)*.

* Agricultural-Support Activity approval within RS shall not exceed a 10-year time period, and within RL shall not exceed a 5-year time period; however, this approval may be renewed via the processing of another CUP, or its functional equivalent. Such renewal shall comply with the standards in Policies 2.125-L3 and 2.125-L4.

POLICY 2.125-L3: APPROVAL CONDITIONS WITHIN THE RS AND RL LAND USE CATEGORIES - A proposed Agricultural-Support Activity within the RS and RL land use categories shall be approved only if it is determined not to impede the normal and orderly development of the surrounding area for residential uses. Such determination shall be based on the following:

a. There shall be a minimum distance of two miles between two agricultural-support facilities, measured at the closest points from property line to property line.

b. Agricultural-support facilities shall not be permitted abutting a platted single-family subdivision.

c. Agricultural-support facilities shall not be permitted in areas characterized by residential development. An area shall be considered residential if at least 40% of the developable area within a one-mile radius of a proposed agricultural-support site is residentially developed or has had a final development order issued for residential development.

POLICY 2.125-L4: DEVELOPMENT STANDARDS - Agricultural-Support Activities approved pursuant to this Section shall conform to the following standards:

a. The area approved for the agricultural-support facilities and operations may not exceed 5 acres within the RS and RL land use categories.

b. The maximum floor area ratio for agricultural-support facilities shall not exceed 0.25. Within the RS and RL land use categories, building coverage may not exceed 10,000 square feet.

c. The agricultural-support activity may not generate more than 100 daily vehicle trips.

d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses.

e. Agricultural-Support Activities within the RS and RL land use categories shall have frontage on, or direct access to, an arterial or collector roadway. Agricultural-Support Activities within the A/RR land use category shall meet Policy 2.128-C3.

POLICY 2.125-L5: APPROVAL CRITERIA - Polk County adopted the Land Development Code to review requests for Agricultural-Support Activities, using, at a minimum, the following criteria for determining when Agricultural-Support Activities are appropriate as a Specialized Use:

a. COMPATIBILITY: Compatibility of the proposed use and facilities with surrounding land uses, to include, but not be limited to, adverse impacts on adjacent properties such as noise, vibration, odor, glare, and physical incompatibilities, such as size and scale of structure.

b. ENVIRONMENT: Effects of the proposed use on water, air, soil, wildlife habitat, and other natural resources.

c. NEED: The need for the use to be located in the proposed area, and the availability of alternative locations which would allow the proposed use without it being approved as a Specialized Use. The relation of the size and scale of proposed Agricultural-Support facilities and operations to the agricultural-generated need within the general support service area.

SECTION 2.125-M PLANNED DEVELOPMENT (PD).

The Polk County Comprehensive Plan establishes the Planned Development as a mechanism for increasing densities and intensities that may be permitted under certain circumstances, or using innovative design

techniques, or providing a mixture of land uses. Planned Development may also be used to gain project design flexibility and to attach conditions where warranted. Planned Development shall comply with density bonus points as outlined in the Land Development Code. Planned Development also exists under different names in certain districts for different purposes such as:

a. Suburban Planned Development (SPD) in the Residential Suburban Land Use designation pursuant to Policy 2.120-B;

b. Rural-Residential Development (RRD) in the Agricultural/Residential-Rural (A/RR) Land Use designation pursuant to Policy 2.121-B;

c. Rural Mixed-Use Development (RMD) in the Agricultural/Residential-Rural (A/RR) Land Use designation pursuant to Policy 2.121-C;

d. Transitional Areas, pursuant to Policy 2.125-C; and

e. Residentially Based, Mixed-Use Developments pursuant to Policy 2.125-H.

SECTION 2.125 N RESIDENTIAL INFILL DEVELOPMENT.

POLICY 2.125-N1: RESIDENTIAL INFILL DEVELOPMENT DEFINED -

a. The development and/or subdivision of land that recognizes the current land development patterns within the immediate vicinity. This land development and/or subdivision may be below the minimum dimensional requirements of the land use district in which they are located. Developments shall not exceed the maximum allowable density as established by the Comprehensive Plan.

b. A Residential Infill Development is a mechanism for promoting redevelopment and revitalization within the County by relaxing the dimensional requirements of the land use district(s) and expediting the government review process.

c. Residential Infill Developments are not intended to promote the premature subdivision of land that exceeds the average densities and produces excessively smaller lots than those found on surrounding parcels or tracts.

d. Residential Infill Developments are not intended for areas with public service deficiencies or to increase the urban service burden upon nearby municipalities.

e. A Residential Infill Development is intended to be located within the Residential Suburban and Residential Low land use districts where favorable conditions exist.

POLICY 2.125-N2: RESIDENTIAL INFILL DEVELOPMENT LOCATION CRITERIA - Residential Infill Developments shall be consistent with the following locational standards:

a. Developments shall be located in areas with a defined development pattern.

b. Developments shall be located within one or more of the following land use districts:

   1. Residential Suburban

   2. Residential Low

c. Developments shall be located in areas with sufficient services and will not result in public service deficiencies. Proposals shall consider availability of schools, public water, public sewer, road capacities, sheriff protection, County fire protection and EMS service. Proposals shall consider reasonable proximity to public parks.

POLICY 2.125-N3: COMPATIBILITY -

a. Residential Infill Developments may be allowed on parcels that are adjacent to similar development.

b. Lots within a Residential Infill Development shall be equal to or greater than the average lot size in the immediate vicinity.

c. Building setbacks may be greater than or equal to the average building setback found on abutting parcels. Building setbacks may also be consistent with the dimensional requirements of the land use district as specified in the Land Development Code.

d. Roads shall continue the existing roadway pattern in the immediate vicinity. Where the parcel abuts roadway stub outs, new roadways shall provide connections to existing developments.

e. Stormwater retention facilities may not be constructed in a manner that will degrade or adversely affect the existing character of the immediate vicinity.

POLICY 2.125-N4: DEVELOPMENT REGULATIONS - The Land Development Code shall establish development regulations for Residential Infill Developments. The LDC shall establish rules and procedures for their review.

SECTION 2.125-O SOLAR ELECTRIC-POWER GENERATION FACILITIES.

POLICY 2.125-O1: LOCATION - The construction, operation, and maintenance of Solar Electric-Power Generation Facilities, consistent with the requirements of the Polk County Comprehensive Plan and Polk County Land Development Code, may be approved via a conditional-use approval as outlined in the Land Development Code in the following land use designations:

a. Agricultural-Residential/Rural

b. Residential Suburban

c. Rural Cluster Center

d. High Impact Commercial

e. Business Park Center

f. Industrial

g. Institutional

h. Phosphate Mining

POLICY 2.125-O2: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of the location for a Solar Electric-Power Generation Facility:

a. The overall size of the property shall be of sufficient size to accommodate the number of solar panels being proposed.

b. Appropriate height and setbacks as determined by the Land Development Code shall be provided.

c. The property characteristics (i.e. configuration, topography, size, etc.) shall be taken in consideration when evaluating Solar Electric-Power Generation Facilities in an effort to minimize visual impacts of solar energy systems, panels, etc., and to reduce the potential for nuisance to adjacent properties. Considerations such as the height of the solar energy systems and setbacks shall be considered.

SECTION 2.125-P FLOATING SOLAR FACILITY

POLICY 2.125-P1: DESCRIPTION - Floating solar facilities, also known as "floatovoltaics," can be effective tools in harnessing energy in bodies of water that have been permitted for storage. Pursuant to Section 163.32051.

POLICY 2.125-P2: LOCATION CRITERIA - A floating solar facility shall be a permitted use inA/RR, RCC, RS, HIC, BPC, IND, PM, and INST. Polk County shall amend their land development regulations to promote expanded use of floating solar facilities. Additionally, Polk County may specify buffer and landscaping requirements, which may not

exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts.

POLICY 2.125-O43: OTHER REGULATIONS - Solar Electric-Power Generation Facilities shall comply with the Florida Electrical Power Plant Siting Act when determined to be a Certified Electric-Power Generation Facility pursuant to Florida Statues. Additionally, all other state and federal laws pertaining to electric-power generation facilities specific to solar power shall be met.

SECTION 2.125-QP SOLID WASTE MANAGEMENT FACILITIES.

POLICY 2.125-QP1: SOLID WASTE MANAGEMENT FACILITIES PERMITTED USES - Solid Waste Management Facilities including the following uses shall only be permitted in the Institutional Future Land Use designation per the standards in the Land Development Code, subject to County approval:

a. solid waste disposal facility;

b. solid waste transfer station;

c. materials recovery facility; and

d. volume reduction facility.

POLICY 2.125-QP2: SOLID WASTE MANAGEMENT FACILITIES DEVELOPMENT CRITERIA - In order for proposed solid waste management facilities to address compatibility with surrounding uses and mitigate off-site impacts, the Land Development Code shall include regulations that allow for conditions of approval to mitigate the impacts of the proposed facility and minimize off site impacts.

POLICY 2.125-QP3: GREENSWAMP AREA OF CRITICAL STATE CONCERN - Solid Waste Management Facilities shall be prohibited in any areas within the Green Swamp Area of Critical State Concern.

SECTION 2.125-R RELIABLE FUEL SOURCES FOR PUBLIC UTILITIES

POLICY 2.125-R2: DESCRIPTION - Public facilities shall maintain, encourage, and ensure adequate and reliable fuel sources.

POLICY 2.125-R2: LOCATION CRITERIA - Pursuant to Section 163.3210, F.S., a resiliency facility is a permitted use in CC, NAC, CAC, RAC, HIC, BPC, IND, PM, AND INST resiliency facility must comply with the setback and landscape criteria for other similar uses.

POLICY 2.125-R3: DEVELOPMENT CRITERIA - Polk County may adopt an Ordinance specifying buffer and landscaping requirements for resiliency facilities, provided such requirements do not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in CC, NAC, CAC, RAC, HIC, BPC, IND, PM, and INST.

SECTION 2.125-S FUEL TERMINALS

POLICY 2.125-S2: DESCRIPTION - "Fuel terminal" means a storage and distribution facility for fuel, supplied by pipeline or marine vessel, which has the capacity to receive and store a bulk transfer of fuel, is equipped with a loading rack through which fuel is physically transferred into tanker trucks or rail cars, and is registered with the Internal Revenue Service as a terminal.

POLICY 2.125-S2: LOCATION CRITERA - Pursuant to Section 163.3206 fuel terminals shall be permitted in all future land uses.

POLICY 2.125-S3: DEVELOPMENT CRITERIA - Polk County may adopt, implement, modify, and enforce applicable federal and state requirements for fuel terminals, including safety and building standards, and local safety and

building standards. However, the exercise of local authority may not conflict with federal or state safety and security requirements for fuel terminals.

SECTION 2.1251 COMMUNITY DESIGN.

Goal: To support healthy, sustainable communities and implement development practices that conserve land and natural resources, reduce energy use, water consumption and waste generation.

OBJECTIVE 2.1251-A: SUSTAINABLE DEVELOPMENT PROGRAM - Polk County shall establish a Sustainable Development Program to encourage "green building" and sustainable development practices and establish land development regulations to incentivize these practices.

POLICY 2.1251-A1: PURPOSE AND INTENT - The purpose of the Sustainable Development Program is to establish policies, procedures and incentives to assist Polk County in becoming a more sustainable community and satisfy the requirements of Florida Statues. This program shall include policies and procedures to recognize and reward "green building" practices that meet standards established by third-party organizations as specified in the Land Development Code.

POLICY 2.1251-A2: GOVERNMENT LEADERSHIP - In order to demonstrate its program commitment, Polk County shall continue to implement economic and environmentally-sound practices in the design, construction, operation and deconstruction of County-owned and leased building and facilities. Polk County shall meet or exceed the requirements of Florida Statutes for sustainable building practices.

POLICY 2.1251-A3: PUBLIC/PRIVATE PARTNERSHIPS - Polk County shall partner with appropriate trade organizations to promote community awareness and education regarding "green building" and sustainable development practices.

POLICY 2.1251-A4: PROGRAM APPLICABILITY - The Sustainable Development Program established herein and within the Land Development Code shall be incentive-based and voluntary. It shall be applicable to the following:

a. New residential construction;

b. Residential retrofitting/remodeling;

c. New commercial/non-residential construction;

d. Existing Commercial/non-residential construction;

e. Land developments.

POLICY 2.1251-A5: BUILDING STANDARDS - In addition to the minimum requirements of the Florida Building Code, the Sustainable Development Program shall incorporate regional and nationally-recognized building standards and certification programs as the basis for program incentives. This may include standards or certifications established by U.S. Green Building Council, the National Association of Home Builders or the Florida Green Building Coalition.

POLICY 2.1251-A6: LOW IMPACT DEVELOPMENT STANDARDS - Polk County shall incentivize the use of Low Impact Development practices for stormwater to:

a. promote economically efficient provision of infrastructure;

b. manage stormwater as close to its source as possible in a manner that treats stormwater as a resource rather than a waste product;

c. reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed; and

d. restore hydrologic and ecological functions of watersheds.

POLICY 2.1251-A7: PROGRAM INCENTIVES - The Sustainable Development Program shall include incentives to reduce the impact of development on the natural and built environment. These incentives may include:

a. Expedited permit reviews;

b. Reduced impact or permitting fees; and

c. Community Recognition and Awards.

OBJECTIVE 2.1251-B: HEALTHY COMMUNITIES INITIATIVE - Polk County shall partner with the Polk County Health Department on Healthy Communities Initiative to improve public health and implement "healthy community design" in order to achieve the purpose and intent stated in Policy 2.1251-B1.

POLICY 2.1251-B1: PURPOSE AND INTENT - Community design impacts the public health, quality of life, and sustainability of our cities, towns, suburbs, and countryside. The purpose of this initiative is to introduce a comprehensive, formal, and systemic integration of local public health considerations into the community design and development review processes in order to protect and enhance the health of the citizens of Polk County. This initiative shall include policies and procedures to recognize and reward development practices to support "healthy community design" and increases in physical activity, social interaction, air quality, water quality, access to fresh fruits and vegetables, public safety, and multimodal accessibility.

POLICY 2.1251-B2: COORDINATION WITH HEALTH DEPARTMENT - Polk County shall work with the Polk County Health Department to improve health indicators for Polk County. Under the Healthy Communities Initiative, Polk County will:

a. Coordinate with the Polk County Health Department to identify key health indicators which require attention and improvement;

b. Meet at least biannually with the Polk County Health Department to determine if the indicators, priorities, or strategies to achieve the objectives of this section should change;

c. Partner with the Polk County Health Department to develop a "Healthy Community Design" Standard; and

d. Incorporate a "Healthy Community Design" Standard into the Land Development Code to include incentives and minimum standards for healthier design.

POLICY 2.1251-B3: COORDINATION WITH THE POLK COUNTY SCHOOL BOARD - Polk County shall coordinate with the Polk County School Board to increase public access to programs and facilities which allow for increased physical activity within the community. At a minimum, Polk County shall:

a. Continue to pursue joint use agreements with School Board to maximize of the availability of recreational facilities; and

b. Coordinate with the School Board to ensure the siting, design, construction and renovation of public schools will allow safe access for pedestrians, bicyclists, motorists, and transit riders.

POLICY 2.1251-B4: INCREASED ACCESS TO FRESH PRODUCE - Polk County shall establish incentives and guidelines which encourage the availability of fresh produce and vegetables. This shall include allowing farm-to-market produce stands to be permitted in all land use designations.

POLICY 2.1251-B5: COMMUNITY GARDENS - Polk County recognizes the value of community gardens as a recreation activity that can contribute to community development, environmental awareness, positive social interaction, and community education. Polk County shall coordinate with other local governments and community stakeholders to identify and establish incentives, guidelines and potential funding for the development of community gardens.

POLICY 2.1251-B6: COMPLETE STREETS - Polk County shall consider "Complete Street" principles in the construction, maintenance and reconstruction of arterial and collector roads to ensure safe access and travel for roadway users - pedestrians, bicyclists, motorists and transit riders of all ages and abilities. At a minimum, Polk County shall:

a. Define and identify "Complete Street Corridors" to include collector roads with high levels of population and employment.

b. Evaluate existing "Complete Street Corridors" to identify candidate projects that will improve:

   1. motor vehicle safety;

   2. pedestrian and bicycle safety;

   3. non-motorized access to mixed land uses, schools, community parks and multi-use trails; and,

   4. access to transit services.

c. Consider funding "Complete Street Corridor" improvements as part of the annual update to its Capital Improvement Element.

POLICY 2.1251-B7: HEALTHY COMMUNITY DESIGN INCENTIVES - Polk County shall establish incentives to encourage development to meet or exceed the Healthy Community Design standard. These incentives may include:

1. Expedited permit reviews;

2. Reduced impact or permitting fees; and

3. Community Recognition and Awards.

OBJECTIVE 2.1251-C: CONSERVATION DEVELOPMENT PROGRAM - Polk County shall establish a Conservation Development Program to encourage the efficient use of land, conserve natural resources and agricultural lands, and reduce the cost of providing infrastructure.

POLICY 2.1251-C1: PURPOSE AND INTENT - The purpose of the Conservation Development Program is to conserve land and natural resources by establishing policies that incentivize and result in:

a. the preservation of natural and historic resources;

b. the continued viability of agricultural lands;

c. the clustering of development to permanently preserve and integrate open space into neighborhoods;

d. the provision of habitat corridors through linked open space networks;

e. the creation of usable, accessible open space and passive recreational areas; and

f. the more efficient use of land, streets and utilities.

POLICY 2.1251-C2: PROGRAM APPLICABILITY - The Conservation Development Program established herein and within the Land Development Code shall be incentive-based and voluntary. It shall be applicable to new residential construction and limited commercial uses as may be needed to serve the residents of a Conservation Development or surrounding agriculture.

POLICY 2.1251-C3: PROGRAM REQUIREMENTS - The Conservation Development Program shall incorporate conservation planning principles to include, at a minimum, the following requirements:

a. the permanent preservation of at least 50% of the land area as open space (natural resource or conservation-compatible agricultural land) which may be provided as part of a separate non-contiguous parcel subject to the requirements of the Land Development Code;

b. a collaborative process for the applicant, County staff and adjacent property owners to identify potential conservation areas and areas most suitable for development; and

c. the submission of a Site Analysis Map; binding site plan and Conservation Management Plan.

POLICY 2.1251-C4: SITE ANALYSIS MAP - At a minimum, a Site Analysis Map prepared under the Conservation Development Program shall identify property and parcel boundaries in relation to and include data on:

a. wetlands, floodplains, and existing water bodies;

b. known land cover, habitat or ecological linkages;

c. adjacent agricultural lands;

d. species listed for protection by the United States Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission;

e. historic sites listed on the State Master Site Files;

f. the location of significant attractive features such as scenic views or potential linkages to open space or multi-use trail networks; and

g. the PolkGreen established pursuant to Objective 2.124-E.

POLICY 2.1251-C5: PROJECT OPEN SPACE - Permanently preserved open space may be set-aside for wildlife habitat, agriculture, passive recreational uses, historic preservation, or civic uses.

POLICY 2.1251-C6: MANAGEMENT PLAN - The Management Plan for a Conservation Development, at a minimum, shall address the following:

a. project features that will support the objectives and policies established for the PolkGreen;

b. the protection of the natural and cultural resources delineated on the Site Analysis Map;

c. the ownership, use, development and maintenance of the land to be set-aside or conserved.

POLICY 2.1251-C7: PARCELS CONTIGUOUS TO ENVIRONMENTAL LANDS - The Conservation Development Program shall include incentives to encourage the use of conservation planning principles on parcels contiguous to public or privately-owned environmental lands. It shall provide an attractive alternative to large lot subdivisions in order to minimize fragmentation of wildlife habitat. The program incentives shall also encourage the use of other sustainable development practices such as Low Impact Development, Dark Skies, WaterStar and Firewise.

POLICY 2.1251-C8: POLKGREEN - The Conservation Development Program shall include incentives to encourage the use of conservation planning principles in order to promote the formation of linked open space networks consistent with the objectives and policies established for the PolkGreen.

POLICY 2.1251-C9: PROGRAM INCENTIVES - The Conservation Development Program shall include incentives as provided in the Land Development Code. These incentives will reflect the benefits enumerated in Policy 2.1251-C1. These incentives may include, but will not be limited to, the following:

a. Project approval through an administrative and technical review process;

b. Expedited permit reviews;

c. Reduced impact or permitting fees; and

d. Community Recognition and Awards.

POLICY 2.1251-C10: FLEXIBLE DESIGN STANDARDS - The Land Development Code shall include flexible design standards to further the objective of the Conservation Development Program. These standards shall promote Low Impact Development practices and at a minimum address:

a. the elimination or reduction of minimum lot sizes and setbacks;

b. roadway design and drainage; and

c. stormwater facilities.

POLICY 2.1251-C11: DENSITY NEUTRAL PLANNED DEVELOPMENTS - Conservation Developments shall qualify as Planned Developments under Section 2.125-M and shall be eligible to receive the densities allowed under Policy 2.119-A1 for the listed residential land use categories subject to the other development criteria and conditions in Section 2.119.

POLICY 2.1251-C12: RURAL-RESIDENTIAL DEVELOPMENT - Rural-Residential Development meeting the development criteria and conditions of Section 2.121-B1 may be approved through an administrative and technical review process if it meets the program requirements for a Conservation Development.

POLICY 2.1251-C13: RURAL MIXED-USE DEVELOPMENT - Rural Mixed-Use Development meeting the development criteria and conditions of Section 2.121-C1, may be approved through an administrative and technical review process if it meets the program requirements for a Conservation Development. Projects may meet the requirements for non-residential support uses under Policy 2.121-C3 if deemed to be located within a 1 mile radius of an existing Rural-Cluster Center as measured from the outside boundary of the center.

OBJECTIVE 2.1251-D: ENERGY CONSERVATION AND EFFICIENCY - Through enabling state law, Polk County shall encourage the use of renewable energy devices and energy management programs that promote energy conservation and efficiency, energy security and the reduction of greenhouse gases.

POLICY 2.1251-D1: ENERGY DEVICES BASED ON RENEWABLE RESOURCES - In accordance with Section 163.04 F.S., Polk County shall permit the installation of solar panels, solar energy systems, or other energy devices based upon renewable resources as accessory structures or uses. These devices shall be allowed on all types of structures, lots, or parcels in accordance with the provisions outlined in the Land Development Code. This policy does not include Solar Electric-Power Generation Facilities as defined in this Plan.

POLICY 2.1251-D2: PROPERTY ASSESSED CLEAN ENERGY IMPROVEMENTS - In accordance with Section 163.08 F.S., Polk County shall evaluate the use of Property Assessed Clean Energy (PACE) improvements to existing properties through the levy of non-ad valorem assessments to assist property owners in funding renewable energy improvements.

SECTION 2.126 NEW COMMUNITIES.

OBJECTIVE 2.126-A: Polk County shall permit the establishment of new communities at locations where appropriate infrastructure and services can be economically provided and maintained, and where impacts of such new community establishments can be demonstrated not to adversely impact existing communities or neighborhoods.

POLICY 2.126-A1: The establishment of a New Community shall require the amendment of the Polk County Future Land Use Map Series to designate an SAP for the project. Such amendment shall be considered only in conjunction with the sufficiency of an "Application for Development Approval" (ADA) for a Development of Regional Impact (DRI) or Florida Quality Development (FQD) in accordance with Sections 380.06 and 380.061, F.S.

POLICY 2.126-A2: New communities shall meet the following requirements:

a. New communities shall include a well-balanced variety of land uses, which may include urban residential, commercial, industrial, recreational, and institutional in quantities appropriate to meet the expected population;

b. New Communities shall provide, as necessary, infrastructure and service systems, to include, but not limited to:

   1. central sanitary-sewer and potable-water systems;

   2. public-safety facilities meeting or exceeding adopted level of service for law enforcement, fire, EMS, etc.;

3. an appropriate internal circulation system to meet the multi-modal needs of the community; and

4. other public facilities, such as developed parks, school sites, etc. to meet the public demands created by the community.

c. Since New Communities exhibit design features which reduce many of the impacts associated with "urban sprawl," they may be proposed and approved within any area of Polk County, including those areas shown as either Suburban-Development Area or Rural-Development Area base districts on the Future Land Use Map Series, provided that the necessary infrastructure is available, or is programmed to be available, to handle both internal and external impacts generated by the project.

POLICY 2.126-A3: New Communities shall be designed and developed as reasonably self-contained communities to reduce automobile dependency and other adverse impacts of conventional-suburban development. New Communities which use design features that include neighborhoods using a "traditional town" design and function shall be encouraged. It shall be determined that a proposed New Community meets this policy when it:

a. includes employment, shopping, institutional, and recreational opportunities for the residents of the community;

b. incorporates a mix of housing densities, ownership patterns, and building types;

c. includes specific public uses as an integral part of the project's design, with inclusion of public uses in each phase of the project's development. Public uses may include: pedestrian plazas, town halls or community buildings, and non-commercial recreation facilities and libraries;

d. utilizes design commitments which establish pleasant and inviting public spaces along streets within the New Community;

e. incorporates design features that enhance the use of pedestrian travel for routine trips between various land uses within, and external to, the New Community. These may include the intermingling of uses and the limiting of each neighborhood's size so that uses at the fringe of each neighborhood are within convenient walking distance of each use in the neighborhood;

f. is developed so that buildings are more directly accessible from pedestrian pathways along streets and in other locations;

g. employs a network of on-site roadways that reduces travel time and increases the potential for local streets to handle vehicular movement between all uses within the New Community, and consequently reduces the need for traffic generated by the New Community to use or cross the major collector and arterial streets within the vicinity; and

h. is designed using a range of techniques to provide visually interesting landscapes and streetscapes to pedestrians.

SECTION 2.127 SELECTED AREAS - STUDIES AND PLANS.

OBJECTIVE 2.127-A: SELECTED AREAS - An area undergoing rapid development and/or land use transition, or which exhibits other characteristics that indicates that the area warrants special review or consideration due to unusual conditions or events, may be subject to special study, plan adoption, and growth-management policies.

POLICY 2.127-A1: SELECTED-AREAS STUDIES (SAS) - A Selected-Area Study to analyze a portion of the County may be conducted by the County if directed by the Board of County Commissioners. These studies may be as small as an intersection, or as large as a planning area. These studies shall evaluate those issues which the Board of County Commissioners deem necessary for making prudent growth-management and land use decisions.

POLICY 2.127-A2: SAS EXPENSE RESPONSIBILITY - If the need to conduct a SAS is the result of a Comprehensive Plan Amendment (CPA) request by a private property owner(s) (or agent), or the result of a request to conduct an SAS

by a private property owner(s) (or agent), a pro-rata portion, or less, of the SAS expense may be incurred, at the discretion of the Board of County Commissioners, by the party who's request is causing the study to be conducted. Such pro-rata portion shall be based upon the size of the proposed CPA impact area or requesting party's "benefit area" in relation to the entire study area.

POLICY 2.127-A3: SELECTED-AREA PLANS (SAP) - A Selected-Area Plan (SAP) is a special, detailed land use plan for a specific area that provides special conditions, restrictions, or requirements for activities within the SAP in accordance with the following:

a. The Board of County Commissioners may choose, upon completion of a SAS, to amend the Comprehensive Plan, in accordance with Section 163.3187, F.S., to include within the Land Use Element a "Selected-Area Plan," with accompanying policies, for the study area, or a portion of the study area. Such adopted SAPs shall be a part of the Future Land Use Element and Future Land Use Map Series. See APPENDIX 2.131: "Adopted Selected-Area Plans," for specific SAPs.

b. A SAP is a more specific provision of the Comprehensive Plan, and, therefore, in accordance with Section 1.107.J., shall be followed in lieu of more general provisions of the Plan that may be more lenient than, or in conflict with, the SAP.

POLICY 2.127-A4: SAP NOTICE - When a SAS results in the processing of a Comprehensive Plan Amendment (CPA) in the form of a SAP, the affected property owners shall be notified in accordance to the notice requirements stated in Section 125.66(25), FS. The expenses resulting from the SAS-notice procedure shall be considered a part of the SAS expense noted within Policy 2.127-A2.

POLICY 2.127-A5: FUTURE SELECTED-AREA STUDIES - The County shall coordinate future Selected Area Studies (SAS) with input from those areas affected, with input from nearby cities, and other public and private agencies and stake holder according to the best management planning practices. To aide in identifying potential SASs areas, the County may use the following strategies:

a. a multi-location study designed to allocate land uses for economic development within targeted cluster industries;

b. implementation of the Polk Green Overlay;

c. community concerns;

d. scenic view sheds; and

e. infrastructure provisions.

POLICY 2.127-A6: DRIs - All approved non-mining mixed-use DRI plans - and the Poinciana New Township and Indian Lake Estates pre-DRI PUDs - shall be recognized as specially designated SAPs, and noted on the Future Land Use Map Series as "Development of Regional Impacts" (DRI) or "Pre DRI-Scale Projects" (PRE-DRI). See Appendixes 2.130 for specific DRI and PRE-DRI SAPs.

SECTION 2.128 MISCELLANEOUS.

OBJECTIVE: 2.128-A SIGNAGE - Polk County shall regulate the placement and appearance of signs in order to protect the safety and welfare of its citizens.

POLICY 2.128-A1: Polk County shall implement the Land Development Code to regulate the placement of signs based on legibility, functionality, safety, and proper location of signs.

OBJECTIVE: 2.128-B SURFACE-WATER MANAGEMENT - Polk County shall provide for the appropriate management of drainage and stormwater for all development.

POLICY 2.128-B1: Polk County shall implement the Land Development Code to address the drainage and stormwater-management requirements established within the Infrastructure Element.

OBJECTIVE 2.128-C SUBDIVISION OF LAND - Polk County shall manage the subdivision of land to ensure development and compliance with the Comprehensive Plan.

POLICY 2.128-C1: STANDARDS - Through the implementation of its Land Development Code, Polk County shall regulate the subdivision of land in a manner consistent with the requirements of Florida Statutes to ensure:

a. Legal access to public rights-of-way;

b. Proper designation of rights-of-way and easements for roads, public utilities, and other public uses;

c. The orderly provision of community services including police, fire, and emergency medical services, and;

d. Compliance with local land use policies and regulations.

POLICY 2.128-C2: All tracts of land to be developed for non-residential or residential purposes shall have legal access to a paved public road. Non-residential development shall have direct frontage on a paved public road except as otherwise provided herein. Non-residential and multi-family residential developments may gain access to a paved public road through a county approved, private internal service road. Residential development may gain access to a paved public road via a public or private road meeting County standards or via a legally established easement as prescribed in the Land Development Code.

POLICY 2.128-C3: All tracts of land to be developed for non-residential and residential purposes shall have sufficient ingress and egress for fire trucks, ambulances, police cars and other emergency vehicles.

POLICY 2.128-C4: Unrecorded subdivisions do not provide for the safe, orderly development of land or provision of community services. Access to lots in large unrecorded subdivisions via an easement shall be restricted under the Land Development Code.

POLICY 2.128-C5: Except for multiple-family structures either under one ownership or as a condominium or plat or detached residential structures under one management company used for rental purposes, there shall be no more than one dwelling unit permitted per parcel or lot.

POLICY 2.128-C6: Land may be subdivided consistent with Section 163.3179, F.S., for the purpose of allowing a parcel of property to be subdivided and used solely as a homestead, regardless of the density assigned to the property by the Comprehensive Plan, provided:

a. the recipient of a subsequent parcel is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual pursuant to Section 163.3179, F.S.;

b. the individual receiving the subdivided parcel for a homestead had not previously been the recipient of a parcel created under this same homestead provision;

c. all resulting parcels created under this provision must meet all other provisions of the Plan and the Land Development Code.

d. the parent parcel and subsequent parcels shall be encouraged to have one shared point of ingress and egress.

OBJECTIVE 2.128-D: The previous text of Objective and Policies for 2.128-D, Military Compatibility, was moved to section 2.124-I by CPA 12A-03 (Ord. 12-018) 6/5/12.

(Ord. No. 2023-008, § 2(Att. A), 1-17-2023)

SECTION 2.129 IMPLEMENTATION.

OBJECTIVE 2.129-A: Polk County shall implement the policies and objectives of the Future Land Use Element through all appropriate techniques and mechanisms. Polk County shall implement adopted objectives and policies by:

a.designating responsible County agencies or departments to execute appropriate strategies and programs;

b.adopting and enforcing applicable development regulations;

c.evaluating all development proposals for conformance to policies and compliance with regulations; and

d.considering all objectives and policies when making growth management decisions.

POLICY 2.129-A1: The Board of County Commissioners shall be responsible for implementing the Future Land Use Element through legislative processes and procedures. The County Administrator, or designee(s), shall be responsible for implementing the Future Land Use Element through administrative processes and procedures.

POLICY 2.129-A2: Polk County adopted the Land Development Code in accordance with Section 163.3202(1), F.S., to consolidate all existing development regulations into a unified development code. Pursuant to Section 163.3202(1), Polk County shall adopt, amend, and enforce land development regulations that are consistent with and implement the Comprehensive Plan within one year after submission of the Comprehensive Plan or amended Comprehensive Plan pursuant to Section 163.3191, F.S. The Land Development Code shall implement the policies and requirements of this Element, as well as all of the other elements of the Polk County Comprehensive Plan, and shall incorporate regulations, procedures, and standards which include:

a. procedures for the review of development, to include, at a minimum:
    1. Future Land Use Element compliance determination;
    2. level-of-service determination (concurrency management system); and
    3. the review of the subdivision of land;

b. standards for the review of development, to include:
    1. performance standards and/or zoning districts to implement the Future Land Use classifications of this Plan;
    2. standards for the regulation of the subdividing of land;
    3. standards for the regulation of on-site development, to include, but not limited to:
        (a) structure size;
        (b) setbacks, buffer requirements between adjacent incompatible land uses;
        (c) internal circulation and parking requirements;
        (d) access;
        (e) signage;
        (f) lighting;
        (g) fencing; and
        (h) exterior storage of materials;
    4. standards for the regulation of off-site development, to include, but not limited to:

(a) acceleration and deceleration lanes, and

(b) the placement of off-site signs;

5. enabling regulations to encourage the use of innovative development and construction techniques to benefit Polk County to include, but not limited to:

(a) water-use reduction techniques, to include the use of xeriscape plant materials;

(b) construction techniques to reduce the amount of on-site soil loss through water and wind erosion; and

(c) innovative techniques for the short and long term protection of environmentally sensitive lands, desirable open spaces, and bona fide agricultural areas, to include on-site density transfers and off-site transfer of development rights (TDR), if determined to be appropriate by the Board of County Commissioners.

c. regulations and procedures to address existing development and potential development, to include, but not limited to:

1. existing non-conformities, including: uses, lots, structures, and site characteristics (parking, signage, access, etc.). Such regulations shall include provisions for the elimination or reduction of such non-conformities through abandoned or destroyed "grandfathered" discontinuance provisions and through the elimination of non-conforming zoning districts; and

2. recognition of legal non-conformities to include: rebuilding rights; expansion rights; and use changes.

d. regulations and administrative procedures to address:

1. variances and appeals;

2. development and performance agreements;

3. interpretation of the Comprehensive Plan and Land Development Code and;

4. field confirmation of "development-limitation areas."

POLICY 2.129-A3: When property is affected by several conflicting land use policies - due to differences in standards or requirements of land use classification, special-area overlay district, and/or other policy requirements - the more restrictive policy, standard, or requirement shall apply.

POLICY 2.129-A4: When the Future Land Use Map Series comes in conflict with policies within the Comprehensive Plan, the provisions of Sections 1.107.I and J shall apply.

POLICY 2.129-A5: The County shall ensure that development meets the locally established level-of-service standards, and facilities and services are available concurrently with the impacts of development, or that development orders are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized;

POLICY 2.129-A6: A compendium of goals, objectives, and policies (GOP) shall be distributed to all County agencies participating in the Future Land Use Element implementation. County agencies shall incorporate GOP's under their authority into their annual work programs and to request appropriations for operations and capital facilities necessary to implement the GOP's during the annual operating and capital-programming process of the Polk County Office of Management and Budget (OMB).

POLICY 2.129-A7: The Future Land Use Element shall be monitored on a continuous basis, and shall include:

a. continuous monitoring, by the Land Development Division, of the data and analysis on which the goals, objectives, and policies (GOP's) and maps are based; with recommendations being presented to the Board of County Commissioners, no less frequently than once every two years, to amend and/or add new GOP's and maps to reflect needed modifications due to changing County conditions;

b. continuous monitoring of the Future Land Use Element and Future Land Use Map Series to ensure that they are consistent with every other Plan component - specifically the Capital Improvements Element (CIE) and Program (CIP);

c. continuous coordination of Element objectives, policies, and maps with other affected local governments; and

d. preparation and submittal to the Planning Commission (PC) and the Board of County Commissioners, of an "Evaluation and Appraisal Report" (EAR) for submittal by the County to the Florida Department of ~~Economic~~ Commerce ~~Opportunity (DEO)~~ as required by Florida Statutes.

POLICY 2.129-A8: When a property's municipal-incorporated status changes due to a de-annexation or disincorporation, it shall be recognized as having the Polk County land use designation(s) as that most closely corresponding to the classification it had under its former municipality's plan until such time as its classification can be reviewed and amended through a Comprehensive Plan Amendment.

POLICY 2.129-A9: Notwithstanding the requirements of Policy 2.129-A6 above, and during the period commencing with the adoption of the Comprehensive Plan and concluding September 1, 1991, it shall be the policy of the Polk County Board of County Commissioners to consider final development approval ~~and permitting~~ of a Development of Regional Impact (DRI) which has undergone the extensive expenditures and rigor of development review pursuant to Section 380.06, F.S., without subjecting the development to subsequent concurrency review, if the DRI development meets the following three criteria:

a. An Application for Development Approval shall have been received by Polk County prior to adoption of the Comprehensive Plan;

b. Prior to adoption of a concurrency-management system the developer of a DRI shall have submitted public-facility and public-service impact analysis and proposed mitigation sufficient for final review pursuant to Section 380.06, F.S., using methodologies approved by Polk County and the Central Florida Regional Planning Council (CFRPC), and the methodologies shall have been applied in accordance with the policies of the County, the CFRPC and the Florida Department of Commerce ~~Economic Opportunity (DEO);~~ and

c. A DRI development order of approval, with conditions, shall have been issued prior to September 1, 1991.

If, at any time after comprehensive plan adoption, a DRI development approved pursuant to the above three criteria is found to be in violation of an approved development order or any proposed change in development has been determined to be a substantial deviation, in regard to public-facility or public-service impact/mitigation, pursuant to Section 380.06(19), FS, the DRI development shall then be subject to all applicable laws, rules, and regulations, including Policy 2.129-A6 and any concurrency management system in effect at the time the development-order violation or substantial deviation was determined.

POLICY 2.129-A9: Pursuant to Section 163.3177(6)(a)(8), future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

APPENDIX 2.130 DRI & PRE-DRI SELECTED-AREA PLANS

SECTION 2.130 DRI & PRE-DRI SELECTED-AREA PLANS.

As specified in Policy 2.127-A6 this PRE-DRI & DRI SAP Section includes a brief summary of each of the County's two PRE-DRI projects - Poinciana New Township and Indian Lake Estates - and all non-phosphate DRIs. This summary contains a description of the approved land uses, along with the number of dwelling units and any other applicable information, and shall be the maximum densities and intensities allowed within the subject DRI. More detailed information on these projects is available through the Polk County Office of Planning and Development, or with the Florida Department of Commerce.~~Economic Opportunity (DEO).~~ All DRIs except Poinciana, Indian Lake Estates, and Grenelefe have approved Development Orders on file with the Polk County Land Development Division. The tables below provide general development totals. The Development Orders for each DRI detail the specific amount of development permitted in each DRI.

SECTION 2.130-A POINCIANA (PRE-DRI #1).

The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under ~~Sections 830.06~~ Section 380.06 ~~and 120.57,~~ F.S., which vested this project from the Development of Regional Impact (DRI) review process.

The approved master development plan for Poinciana and subsequent modifications to various portions of this development are on file in the offices of the Polk County Land Development Division. Approved land uses are also detailed in the Poinciana Binding Letter of Interpretation of Vested Rights Status, date May 17, 1983, and subsequent Binding Letters of Modification to a Development of Regional Impact with Vested Rights (BLIVR), issued by and on file with the Florida Department of Commerce. ~~Economic Opportunity (DEO).~~ Additional copies are also available through the Polk County Land Development Division. In 2018, the Florida legislature modified Section 380.06 that local governments may modify the BLIVRs instead of DEO. The Land Development Code includes processes and procedures to determine if property is within the boundaries of Poinciana and how development will be implemented. This also includes Future Land Use changes adjacent to proposed roadways.

(Ord. No. 2021-031, § 2(Att. A), 7-6-2021)

SECTION 2.130-B INDIAN LAKE ESTATES (PRE-DRI #2).

GOAL 2.130-B1: Remain a secure and sustainable suburban resort-oriented community.

OBJECTIVE 2.130-B1: Polk County shall review level of service for roadways, traffic, utilities, educational facilities, public safety, and recreation after 500 new dwelling units are constructed or in five years from the date this amendment becomes effective, whichever comes first and, amend the plan for Indian Lake Estates as needed.

POLICY 2.130-B1.1: No lot subdivided from an existing lot of record or new lot created will be eligible to obtain a building permit.

POLICY 2.130-B1.2: Multi-Family (larger than quadruplex); Group Living Facilities, Family Care Home, Group Home and Congregate; Retail, more than 50,000 square feet; Manufacturing; and Junkyards are prohibited in all ILE land use districts.

POLICY 2.130-B1.3: Commercial Vehicle parking is prohibited within all ILE residential areas. RV and boat parking within all ILE residential areas shall be required to follow County's parking buffer and setback regulations to be outlined in the LDC.

GOAL 2.130-B2: Preserve the natural beauty, wildlife and solitude of ILE and the surrounding area.

POLICY 2.130-B2: No roadway, Greenway, Parkway, canal, lake or other right-of-way shall be closed or vacated within ILE.

GOAL 2.130-B3: Encourage sustainable growth by promoting a mixture of residential and non-residential uses outside the gate; and allowing only single-family residential and amenities with services inside the gate.

OBJECTIVE 2.130-B3: Pursuant to the Polk County Comprehensive Plan Policy 2.110-E1, an area with a population of approximately 20,000 persons (figured at 8,000± lots by 2.5 persons per household) is recommended to have between 20 and 60 acres of Usable Area and 150,000 to 500,000 square feet of Gross Leasable Area (GLA) for commercial and office space. This assumes there are other convenient commercial activity centers within close proximity. Currently there are no other commercial activity centers within close proximity and therefore a greater, approximately 95± acres of commercial and office may be needed in ILE.

POLICY 2.130-B3.1: All land uses for ILE will be modifications in the Polk County Land Development Code (LDC) and Comprehensive Plan (COMP) and contain extra-criteria (X).

POLICY 2.130-B3.2: Uses inside the ILE gate shall consist of single-family conventionally built homes in Residential-Suburban "X" (RSX) district or Recreation and Open Space (ROSX) districts containing community amenities and services.

POLICY 2.130-B3.3: Uses outside the gate will consist of a mixture of low to medium density residential, community services, small scale service retail and professional commercial, and be further defined in the Land Development Code. Examples of these non-residential uses include, but are not limited to; bakery, restaurant, florist, jeweler, arts & crafts/gift shop, motel and/or hotel, grocery store, pharmacy, hardware store, appliance/furniture, electric sales, strip mall, auto and boat service (with sales and leasing), beauty shop/barber, dry cleaner/laundry, electrician, plumber, home improvement (lawn, paint, roof, gutter), child and adult care facility, medical facility (doctor and dentist), attorney office, accountant/financial advisor office, insurance office, and real estate office. Land Use Designations are to include:

Residential Low "X" (RLX): Single family and duplex homes upon review.

Residential Medium "X" (RMX): Single family, duplex and quadruplex homes upon review.

Office Center "X" (OCX): The purpose of the OCX district is to provide areas for small offices. The OC district permits professional offices and some retail uses.

Lots 31—43 in Block 325 and Lots 1—10 in Block 324 along Deland Avenue and Lots 17—28 in Block 334 and Lots 28—46 in Block 335 along St. Petersburg Drive require a Conditional Use Level 3 (C3) review.

Neighborhood Activity Center "X" (NACX): The purpose of the NACX district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NACX district includes non-residential uses such as offices, grocery stores, drug stores, banks, and community facilities.

Community Activity Center "X" (CACX): The purpose of the CACX district is to provide for shopping needs of residents living within the surrounding community. The CACX district permits special residential development, non-residential uses such as offices, department stores supermarkets, restaurants and community facilities.

Institutional "X" (INSTX): The purpose of the INSTX district is to provide for the use and development of lands for private and public service structures with minimal external impacts such as government facilities, cultural facilities, and Class I and Class II utilities.

Recreation and Open Space "X" (ROSX): The purpose of the ROSX district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for residents and visitors.

POLICY 2.130-B3.4: Uses outside the gate will have limited intensity if adequate infrastructure and services are not provided. With regard to utilities, the following table lists the maximum intensities and densities allowed given the availability centralized water and sewer service:

FLU	Without Central Water or Sewer		With Central Water, but not Sewer		With Central Water & Sewer	
	Maximum Density	Maximum FAR	Maximum Density	Maximum FAR	Maximum Density	Maximum FAR
RLX	1 du/ac	0.05	2 du/ac	0.1	5 du/ac	0.25
RMX	1 du/ac	0.05	4 du/ac	0.15	10 du/ac	0.25
OCX	1 du/ac	0.1	2 du/ac	0.2	5 du/ac	0.30
NACX*	1 du/ac	0.1	4 du/ac	0.2	10 du/ac	0.25
CACX*	1 du/ac	0.15	4 du/ac	0.2	10 du/ac	0.35
INSTX	n/a	0.1	n/a	0.2	na/	0.25
* Residential only permitted in NACX and CACX in connection with retail as a mixed use or live-work unit.						

POLICY 2.130-B3.5: Uses desired in all areas of ILE include single-family residential, preserve, open space, recreation area, park, and walking area (greenway). Therefore, additional Recreation and Open Space "X" (ROSX) is to be designated to all parks, Greenways, Parkways, lakes and canals in addition to areas shown on map.

POLICY 2.130-B3.6: Undesired uses in any and all areas of ILE include, but are not limited to; industrial/production, high impact commercial, big box, any new use producing heavy truck traffic, half-way house/"drop-in" center, junkyard, large scale apartment complex. There were additional uses that were not desired that do not appear on this list because the use can not be legally regulated. These uses include, but are not limited to, bar/tavern, pool hall, and adult entertainment/business.

POLICY 2.130-B3.7: Uses that have debated desire amongst the community include, but are not limited to; gas station, light manufacturing/assemblage, clinic, additional churches, religious retreat, school, size of housing; RV, mobile and/or manufactured home areas; RV, truck and boat parking on residential lots. Since these uses have been identified as a mixed desire, they will be conditional uses and require a Level 3 (C3) review.

Table 1.1: Future Land Use Map (FLUM) Acreage

FLU	*Approximate Acreage (of recorded lots)	**Number of Recorded Lots	***Percent (%)
Residential Suburban (RSX)	3,700	7,500	74
Residential Low (RLX)	200	391	4
Residential Medium (RMX)	40	83	<1
Office Center (OCX)	30 (permitted) 10 (conditional)	87	<1

Neighborhood Activity Center (NACX)	40	71	<1
Community Activity Center (CACX)	15	24	<1
Institutional (INSTX)	15	12	<1
Recreation and Open Space (ROSX)/Right-of-Way	1,000	N/A	20
Total	5,000	8,168	100
* The acreage is an approximate rounded amount and is not an accurate measurement. In order for an accurate measurement an engineer survey is needed.			
** Numbers are a rough count and subject to change.			
*** Percentages have been rounded to nearest positive percent.			

POLICY 2.130-B3.8: Indian Lake Estates (ILE) is a platted subdivision of residential and non-residential lots recorded in the official records of Polk County, Florida, consisting of 8,000± lots (approx. 5,000 acres). ILE is not a vested development from the DRI statute. In addition to assigned land uses, ILE is governed by a set of restrictive covenants. Land use is in addition to, and does not supersede ILE covenants. However, covenants do not supersede County Ordinances. The more restrictive apply, but the County does not enforce covenants.

UNIT #	**PLAT BOOK #/ PAGE #**	***LOTS**	**FLU**
1	PB 39, PG 1	864	RSX
2	PB 39, PG 14	864	RSX
3	PB 39, PG 18	432	RSX
4	PB 39, PG 30	432	RSX
5	PB 39, PG 31	864	RSX
6	PB 40, PG 41	868	RSX
7	PB 39, PG 46	418	RSX
8	PB 39, PG 47	137	RSX
9	PB 40, PG 42	864	RSX
10	PB 40, PG 14	308	See Below
11	PB 40, PG 15	429	See Below
12	PB 40, PG 19	N/A	ROSX
13	PB 40, PG 20	544	RSX (See ROSX Below)
14	PB 40, PG 21	844	RSX (See ROSX Below)
15	PB 40, PG 48	24	RSX
16	PB 40, PG 14	79	RSX
17	PB 40, PG 50	26	See Below
Woodlands	PB 87, PG 34	171 (Stormwater management area exempt and designated ROSX)	RSX
		TOTAL LOTS = 8,168	
* Numbers are a rough count and subject to change. Also, there are additional non-buildable parcels that have been created as parks, Greenways, Parkways, lakes and canals. Therefore, additional Recreation and Open Space "X" (ROSX) is to be designated to all parks, Greenways, Parkways, lakes and canals in addition to areas shown on map and listed in table.			

Except for certain lots in Units 10, 11, 12, 13, 14 and 17, the permitted use of all lots within this development is single-family residential. The following lots in Units 10 and 11 are designated as RLX:

Block 322	Lots 1—4 (All)
Block 323	Lots 1—6, 11—13
Block 324	Lots 15—22
Block 325	Lots 1—20
Block 326	Lots 25—44
Block 327	Lots 1—10, 22—30
Block 328	Lots 1—10 (All)
Block 329	Lots 1—10 (All)
Block 330	Lots 6—10
Block 331	Lots 1—5
Block 332	Lots 6—10
Block 334	Lots 5—16
Block 335	Lots 1—19
Block 336	Lots 1—29 (All)
Block 337	Lots 1—41 (All)
Block 338	Lots 1—34 (All)
Block 339	Lots 1—30 (All)
Block 340	Lots 1—12, Parcel 034013 (All)
Block 341	Lots 1—34 (All)
Block 342	Lots 1—9 (All)
Block 343	Lots 1—14 (All)
Block 344	Lots 1—15 (All)
Block 345	Lots 40—69

The following lots in Units 10 and 11 are designated as RMX:

Block 317	Lots 1—26 (All)
Block 318	Lot 1, Parcel 031801
Block 333	Lots 1—15 (All)
Block 346	Lots 9—16
Block 347	Lots 1—16 (All)
Block 348	Lots 1—16 (All)

The following lots in Units 10 and 11 are designated as OCX:

Block 320	Lots 3—8
Block 321	Lots 21—25, 29—38
Block 323	Lots 7—10
Block 324	Lots 1—10, 13—14
Block 325	Lots 21, 22, 31—43
Block 326	Lots 23, 24
Block 327	Lots 20, 21
Block 334	Lots 17—28
Block 335	Lots 28—46

The following lots in Units 10 and 17 are designated as NACX:

Block 318	Lots 2—6
Block 319	Lots 1—14
Block 320	Lots 1, 2, 9, 10, 12—28, Parcels 032038 and 000380
Block 321	Lots 26—28
Block 324	Lots 11, 12
Block 325	Lots 23—30
Block 327	Lots 11—19
Block 334	Lots 1—4, 29—32
Block 335	Lots 20—27

The following lots in Units 10 and 17 are designated as CACX:

Block 319	Lots 15—19
Block 320	Lots 29—37, Parcel 000380

The following lots in Units 10 and 11 are designated as INSTX:

Block 321	Parcel 032140
Block 325	Parcel 032544
Block 330	Lots 1—5
Block 331	Lots 6—10

The following lots in Units 10, 13 and 14 are designated as ROSX:

Block 319	Parcels 031920 and 031921
Block 359	Parcel 035917
Block 383	Parcel 038317

Additionally, ROSX is to be designated to all parks, Greenways, Parkways, lakes and canals.

GOAL 2.130-B4: For Indian Lake Estate to continue to develop at the same quality as it has in the past.

OBJECTIVE 2.130-B4: To recognize the Indian Lake Estates Restatement of Residential and Commercial Building Standards in the Polk County Land Development Code.

POLICY 2.130-B4.1: Polk County shall recognize the Indian Lake Estates Restatement of Residential and Commercial Building Standards when developing Land Development Code regulations for ILE.

SECTION 2.130-C RIDGEWOOD LAKES (DRI #1).

SECTION 2.130-D OAK HILLS ESTATES (DRI #2).

This is a mixed-use DRI, consisting of residential, commercial, and recreational open space on 2,215 acres southeast of Loughman. Development will occur in three five-year phases. The breakdown of uses is as follows:

LAND USE	ACREAGE	UNITS

Low Density Residential (3 units/acre)		1,082
Medium Density Residential (6 units/acre)		2,535
High Density Residential (12 units/acre)		1,245
Community Shopping Centers	19.60	
Neighborhood Shopping Centers	22.20	
Specialty Shopping Area	7.40	
Hotel (Including 10,000 square feet of Specialty Shopping Area)		300 Rooms
Sales Center/Office/B&B/Day Care	11.10	
Institutional (Utilities/School/Sheriff)	53.50	
Recreational Open Space/Conservation (Including 36 Holes of Golf)	1,056.90	
TOTAL	2215	4,862

SECTION 2.130-E1 GRENELEFE UTILITY ENCLAVE AREA.

The Grenelefe Utility Enclave Area (UEA) is adopted to recognize the existing developed Grenelefe DRI and to update and revitalize the community by allowing for redevelopment and growth. The Grenelefe Resort and Convention Center is a mixed-use DRI, primarily oriented towards retirees, tourists, and conventions. The approved Grenelefe DRI consists of 971 acres and 1,359 units (as indicated in the approved PUD73-19) and is considered to be built-out. There is an "Essentially Built-Out Agreement" that is currently being negotiated between the Department of Community Affairs and the property owner (of the convention center and golf courses) that will show the DRIs development obligation. This shall be executed prior to any new development. The table below represents the existing DRI use, acreages, and number of units at the time of the Comprehensive Plan adoption:

Existing Grenelefe DRI		
LAND USE	**ACREAGE**	**UNITS**
Rental Condominiums	243	780
Condominiums	14	94
Townhouses	42	161
Single Family Houses	67	118
Country Homes	43	92
Golf & Lake Villas	38	114
Golf Courses	467	54 holes
Clubhouse/Recreation/Marina	33	N/A
Maintenance Area	24	N/A
TOTAL	971	1,359

The existing resort is to be redeveloped as a premier tourist/convention destination; therefore the DRI Future Land Use category is no longer appropriate. The Grenelefe UEA will combine the original DRI acreages and existing DRI units with 276 acres of Additional Property (located adjacent to the south). Any further development or redevelopment within the Grenelefe UEA shall follow the guidelines of the elements of this section of the Comprehensive Plan and shall be reviewed according to the County's Land Development Code, any applicable state, and local laws. Additional development shall be subject to the following overall limitations applicable to the total new development within the Grenelefe UEA:

USE	Maximum Limitation
Resort Residential Units	1,753
Multi-Family (Workforce Housing)	120
Hotel Rooms	300
Convention Center	*50,000 gross square feet
Other Non-Residential Uses (Commercial-Retail)	60,000 gross square feet
*Does not include existing 50,000 square foot convention center.	

The density limitations set forth above apply only to new development after the date of adoption of CPA 08A-14, and do not include existing platted vacant lots within the Grenelefe UEA as of the date of the adoption of the Comprehensive Plan Amendment.

GOAL 2.130-E1: Provide for the redevelopment of Grenelefe Resort development and Additional Property as a premier Resort/Convention Community in Polk County.

OBJECTIVE 2.130-E1.1: Development within the Grenelefe Utility Enclave Area (UEA) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements of the Comprehensive Plan not in conflict with these policies.

POLICY 2.130-E1.1A: The Grenelefe UEA is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map (FLUM) which is included as part of the Future Land Use Map Series. The Grenelefe UEA includes the historic area of Grenelefe (DRI) as well as the Additional Property as shown in the FLUM. All development within the historic area of the Grenelefe DRI shall be reviewed as part of a Planned Development. Any development of the Additional Property that is either (1) in excess of four (4) dwelling units per acre or (2) has lot widths less than 50 feet wide that cannot meet the requirements of Section 822. B of the Land Development Code, shall require a Planned Development approval.

POLICY 2.130-E1.1B: Land Uses within the Grenelefe UEA will be a mix of uses to provide a diversity of residential and commercial tourist/vacation oriented uses. Uses allowed will consist of low, medium, and high density residential, resort residential, hotel, restaurant, retail, recreation, marina, utilities accessory and ancillary uses, and be further defined in the Land Development Regulations. Land Use Designations are to include:

Development of Regional Impact (DRIX): The DRI designation remains on the majority of the golf course due to the impacts on water and sewer. Once the existing water and wastewater plant has been expanded and has the permitted and plant capacities to handle additional development, then the applicant may request to change the land use for those portions designated DRI.

Preservation "X" (PRESVX): This land use shall be as provided in Section 2.118 except that the following additional permitted development and uses shall be allowed: (1) when necessary for golf course routing and circulation, which shall only include elevated golf cart paths allowing motorized golf carts and which otherwise meet the development criteria for Wetland-Protection Areas set forth in Section 2.125-C2 as not impacting the wetlands and the permitting criteria imposed by SWFWMD for such structures located in wetland areas; and (2) roadways for internal traffic circulation, where other alternatives do not exist, or for purposes of public safety. The PRESVX boundary lies in its general location on the FLUM but shall be finally determined by a wetlands delineation survey.

Residential Low "X" (RLX): RLX includes single family detached and attached residential units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use Level 3 (C3) Review per the requirements of the Land Development Code. Development within RLX shall have a maximum density of five (5) dwelling units per gross acre.

Residential Medium "X" (RMX): RMX includes single family detached and attached and multifamily units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use

Level 3 (C3) Review per the requirements of the Land Development Code. Development within RMX shall have a maximum density of seven (7) units per gross acre.

Residential High "X" (RHX): RHX includes multi-family units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use Level 3 (C3) Review per the requirements of the Land Development Code. Development shall have a maximum density of 10 units per gross acre.

Tourist Commercial Center "X" (TCCX): The purpose of the TCCX is to provide for the tourist, recreational needs and activities for short term, seasonal and second home visitor to Polk County. The TCCX includes attached and detached residential resort dwelling units as well as non-residential uses such as hotel, convention, golf, tennis, pools, shops, restaurants, employee housing (workforce) and convenience shops. General characteristics of the development in the TCCX are:

Usable area: 10 acres or more.

Typical Uses: Hotel, convention center, golf course, restaurants, entertainment, shops, tennis, pools, marinas, low, medium and high density resort residential units and supportive workforce housing.

FAR: The FAR applicable to the TCCX shall be 1.0.

POLICY 2.130-E1.1C: Development within the existing Grenelefe, approved as part of the Preexisting Planned Unit Development (PEPUD), shall be processed as an amendment to a PEPUD. The Additional Property is not subject to the PEPUD. Nevertheless, Residential densities and nonresidential intensities within the Grenelefe UEA will be designated in accordance with the Future Land Use Map (FLUM), the Comprehensive Plan, and the Land Development Code.

POLICY 2.130-E1D: Pursuant to Policy 2.107-A5, development with the Grenelefe UEA will be consistent with the following criteria:

a. Non-Residential and Residential Development - All new development shall be required to connect to centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.

b. The area known as the Grenelefe DRI is currently served by an existing water and sewer plant. The existing water and wastewater plant currently serve approximately 1,500 existing residential units including single family homes, townhomes and condominiums as well as the existing resort conference center and golf courses. Any additional development (excluding the additional property) other than that described above shall not be permitted until the existing water and wastewater plant has permitted and plant capacity to provide services for additional development; and

c. The Additional Property is located in its general terms as south of SR 546 and south of the developed portion of Grenelefe and is within the Utility Service Area for the City of Haines City. The provision of water and wastewater services for the area of the Grenelefe UEA that is within the Utility Service Area for the City of Haines City shall be consistent with the Interlocal Agreement between the Polk County and the City of Haines City. This Agreement provides that the City of Haines City has the right to serve the development with water and wastewater services to development within their Utility Service Area. If Haines City is unable to provide service then public water and wastewater service shall be provided according to applicable law.

(Ord. No. 2024-047, 2(Att. A), 8-6-2024)

SECTION 2.130-E2 IMPERIALAKES (DRI #4).

Imperialakes is a 1,700 acre DRI primarily residential containing commercial property and a golf course. Listed below are the land uses.

LAND USE	ACREAGE	UNITS
EXISTING DEVELOPED AREA		
Phase I, Section I	199	480
Phase I, Section II	41.4	71
Phase I, Section III "Woodcrest"	9.4	19
Phase I, Sections IA & IB	105	255
Phase I, Section IV "Double Eagle"	6.1	57
Phase II, Section II "Meadow Oaks"	14	104
Phase II, Section III "Creek Woods"	8.5	47
Phase I, Section VII "Pine Run"	5	31
Phase I, Section VIII "Imperial Place"	5.5	50
Phase I, Section IX "Fairwoods"	16.5	231
Phase I, Section V Sparky's/Office Park	6.4	
Phase I, Section VI Sun Bank/Commercial	5.4	
Phase I, Section IX Sales/Main Office	4.5	
Community Service	2	
Open/Golf/Lakes	185.1	
Total:	613.8	1,348
PROPOSED DEVELOPMENT AREA		
Multi-Family A	14.97	224
Multi-Family B	4	48
Multi-Family C	13.6	163
Village A	109.3	651
Village B	111.2	549
Village C	189.5	996
Commercial A	12.05	
Commercial B	12.75	
Open/Golf/Lakes	576.08	
Proposed County Utility/Water Utility	36	
Existing Utilities	4	
Recreation	2.75	
Total:	1,086.22	2,631
FINAL TOTAL	1,700	3,979

SECTION 2.130-F WINTERSET (DRI #5).

SECTION 2.130-G STATE FARM (DRI #7).

The State Farm DRI is an office development on 109 acres. It will contain 445,000 sq. ft. of office-space, and serves as a regional headquarters for the State Farm Insurance Company.

SECTION 2.130-H RIVER RANCH (DRI #8).

The River Ranch DRI is a mixed-use DRI. Primarily containing RV sites, it also has residential and commercial uses. Portions of the development are exempt from the DRI review process. The breakdown of land uses for the site is as follows:

LAND USE	ACREAGE	UNITS
Estates		100
Single-Family		90
Multi-Family (Includes motel units)		322
Recreational Vehicle		2,086
Welcome Center/Administration	2.5	
Retail Commercial	3.67	
Community Facility (Wilderness Camping for Community organizations)		300 Spaces
Service Commercial	1.4	

SECTION 2.130-I BOARDWALK & BASEBALL (DRI #9).

APPENDIX 2.131 ADOPTED SELECTED-AREA PLANS

SECTION 2.131-A ADOPTED SELECTED-AREA PLANS.

GOAL 2.131-A: I-4/NE PARKWAY SELECTED-AREA PLAN - is a vision based developed from area property owners around 1990. This vision leads to the creation of the Polk Commerce Centre Community Redevelopment Area (CRA) and the Polk Commerce Centre Development of Regional Impact. The objective of this planning effort is to provide an area of mixed uses where people can live, work, and play.

OBJECTIVE 2.131-A: I-4/NE PARKWAY SELECTED-AREA PLAN - Development within the I-4/NE Parkway Selected-Area Plan (SAP) shall occur in accordance with the set of Future Land Use designations and development parameters that enhance the quality of life for residents of unincorporated Polk County and surrounding cities. All development shall comply with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies.

POLICY 2.131-A1: DESIGNATION AND MAPPING - The I-4/NE Parkway SAP is established as designated on the Future Land Use Map Series. Land-use categories shall be designated on the I-4/NE Parkway SAP Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-A2: LAND-USE CATEGORIES - The following land-use categories shall apply:

a. Activity Centers
    1. Tourist Activity Centers (TCCX)
    2. Interchange Activity Centers (IACX)
b. Linear Commercial Corridors (existing)
c. Industrial Park and Business Park Center (BPCX)
d. Recreation and Open Space (ROSX)
e. Preservation (PRESVX)
f. Residential
    1. Residential-Low (RLX)
    2. Residential-Medium (RMX)
    3. Residential-High (RHX)
g. Preservation (PRESVX)

POLICY 2.131-A3: DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as specified within this Section 2.131-A.

a. POLK COMMERCE CENTRE DEVELOPMENT OF REGIONAL IMPACT (DRI) - The DRI was approved for Phase I development in 2013 as follows: RL 376 units; RM 1060 units; RH 624 units; and BPC 861,880 square feet. In the MUX area the uses approved are RL 236 units; RH 50 units; Retail 17,969 square feet; and BPC 84,092 square feet. In the IACX area the uses approved are 294 units; Retail 106,692 square feet; and BPC 281,679 square feet. Therefore, development within the DRI and SAP is limited to the development impacts from Phase I including the total Annual Average Daily Trips (AADT) of 41,832 and shall comply with the conditions in the Development Order. Based on school impact, initial

residential development shall be limited to the number of units that will generate no more than 171 elementary school students until such time that there is adequate capacity in the zoned schools per the Educational Facilities Element and the LDC. Prior to this level of development, Polk County shall coordinate with the Polk County School Board to develop a strategy to ensure adequate school facilities are provided to serve Phase I of the DRI. This strategy shall incorporate school concurrency monitoring as part of the DRI Biannual Report. Phase II development may be permitted after completing appropriate DRI amendments pursuant to Section 380.06 Florida Statutes and any corresponding amendments to the I-4 NE/Parkway SAP, which shall include a facility impact analysis that identifies the cumulative impact on public facilities, including schools.

b. BASIC LAND-USE CATEGORIES - Development shall be permitted for the following land use categories as specified by the policies applicable to the corresponding land-use categories as listed elsewhere in this Element:

    1. Linear Commercial Corridors.
    2. Residential-Low.
    3. Residential-Medium.
    4. Residential-High.

c. MODIFIED LAND-USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category. Development within the following land-use categories shall be permitted as specified within this section:

    1. Tourist Commercial Center
    2. Business Park Center
    3. Recreation and Open Space
    4. Mixed Use
    5. Interchange Activity Center
    6. Preservation

d. SPECIAL-PROVISION AREAS - Due to the specific characteristics of this selected area, the uses permitted in land-use classifications shall be more specifically defined and may vary from those allowed under the general provisions of that land use, as defined within the following special categories:

    1. Special-Provision Area I-a (SPA I-a).
    2. Special-Provision Area I-b (SPA I-b).
    3. Special-Provision Area II (SPA II).
    4. Special-Provision Area III (SPA III).

POLICY 2.131-A4: Land within "modified land-use categories", as enumerated in Policy 2.131-A3 shall be developed in accordance with the following criteria:

a. TOURIST COMMERCIAL CENTER - Areas designated Tourist Commercial Center (TCC) within this SAP are grounds and facilities primarily oriented toward providing services for the Interstate Traveler. In addition to these policies, the policies under Objective 2.110-I shall apply to TCCX within this SAP. The following uses shall be prohibited:

    - Campgrounds

- Recreational vehicle parks

- Fish camps

- Regional malls

- Theme parks

b. BUSINESS PARK CENTER (BPCX) - The following provisions shall apply to BPCX within this SAP and alter policies under Objective 2.113-B as specified below:

1. CHARACTERISTICS: The purpose of BPCX within this SAP is intended for a mixture of uses including professional office, limited amount light industrial, research and development, light assembly, commercial and retail, and multi-family uses. The office and light industrial uses shall have operational characteristics that have limited or no off-site impacts with regards to noise, particulate matter, vibrations, odor, fumes, glare, and fire hazard. BPC areas may be comprised of a single or mixed uses of manufacturing, assembly, fabrication, packaging, storage, distribution, and other activities for industrial purposes; may be permitted per the Land Development Code and this SAP. The minimum population support and service area radius shall be taken into consideration when increasing the size of this designation in the SAP as well as establishing any new locations of BPCX. The usable area, Gross Leasable Area, Minimum Population Support, Service-Area Radius, and typical leading tenants as listed in Policy 2.113-B1 shall apply to the PBCX areas within this SAP.

2. LOCATION CRITERIA - An internal local service road that is not used for residential traffic and intersects with a collector or arterial road can also be used to meet Policy 2.113-B3., c. New BPCX or expansions of existing BPCX will be evaluated based on the direct connections to collector and arterial roads that limit routing of traffic through mostly residential areas where the mixing of BPCX and residential traffic does not currently exist.

3. DEVELOPMENT CRITERIA:

   i. Development within BPCX shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial roadway. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

   ii. Retail sale of goods manufactured or assembled on the site of a business located within the BPCX is allowed without needing to exchange land uses per the Exchange Matrix of the Development Order for the Polk Commerce Centre DRI provided the operation is incidental and subordinate to the primary BPCX manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

   iii. Commercial activities may be permitted within the BPCX designation for no more than 15% of total developable area which shall be the group of contiguous parcels designated as BPCX not bisected by collector or arterial roads or any physical natural barriers.

   iv. New residential development within the BPCX shall be limited to Medium Density and High Density Residential (with proper buffering) limited to 20% of the BPCX designation.

   v. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles.

   vi. Floor Area Ratios are as defined per policy 2.131-A10.

vii. Outdoor storage shall be prohibited forward of the building's main facade. All development shall incorporate safe pedestrian oriented and multi-modal design to allow access from surrounding parking areas and adjacent parcels per the requirements of the Land Development Code.

viii All development shall provide adequate access and amenities to support existing and the potential for future mass transit per the requirements of the Land Development Code.

c. RECREATION AND OPEN SPACE - Areas designated as Recreation and Open Space (ROS) within this SAP are areas permitted by Section 2.117 and to help the Sport Park near Lake Myrtle.

d. MIXED USE (MUX) - The Mixed Use land use district is intended to promote well planned development of areas suited to a combination of non-residential and residential uses. This land use was created due to its location within the Polk Commerce Centre DRI. These uses are developed together or in phases in a manner that allows interaction and interconnectivity between the uses and allows each use to support the other use. It is intended that MUX includes relatively large, contiguous land areas that can be developed according to a unified plan in a high-quality, master-planned setting rather than on a parcel by parcel or lot by lot basis. The uses and standards for MUX are intended to promote flexibility and innovative design and enhance the environmental quality and attractiveness of the area and protect the public health and safety. The following criteria is established to create and maintain developments with a compatible mix of uses:

1. DESIGNATION AND MAPPING - The MUX is established on the I-4/NE Parkway SAP Future Land Use Map.

2. GENERAL CHARACTERISTICS - Development within the MUX in this SAP is intended to provide a mix of at least two or more land uses including, but not limited to office, a variety of commercial, warehouse/distribution, institutional, and residential (single and multifamily) uses. Mixed uses shall be accomplished horizontally, with different uses in separate buildings; and/or vertically, with different uses within the same building. The MU District is intended to permit new or innovative concepts in land utilization not permitted by other land use districts.

3. LOCATION CRITERIA - The MUX shall be located as shown on the Future Land Use Map Series. New MUX areas and expansions of the MUX may be permitted according to the following:

   i. The New and expansion areas shall have direct access to a collector or arterial road. Frontage on a collector [road] may be considered necessary depending on what kind of property or development the expansion is connected to; and

   ii. The New and expansion areas are ~~is~~ needed to ensure that two or more uses are the required development standards as listed in this SAP.

4. SITE PLAN REVIEW- To ~~insure~~ ensure compatibility between uses and consistency with the Comprehensive Plan and Land Development Code, a site plan for developments within the Mixed Use district must be approved by the Development Review Committee in accordance with procedures established in the Land Development Code.

5. DEVELOPMENT CRITERIA:

   i. Access to individual parcels within the master project or master parcel as part of an overall project, either requested for approval at one time or over a cumulative basis, shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these, off of a main access to a collector or arterial road.

   ii. Different uses shall incorporate the use of shared ingress/egress facilities even if on the same parcel.

iii. Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and permeable surface parking per the requirements of the Land Development Code.

iv. Structured parking is not required; however, if a developer chooses to construct structured parking, it shall incorporate the following per the requirements of the Land Development Code:

a) All structured parking shall be architecturally integrated or designed with an architectural theme similar to the main building.

b) Structured parking, starting on the first floor, may include retail, office, personal, and professional uses.

v. Internal traffic circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

vi. All development shall incorporate pedestrian oriented design by providing on-site pedestrian pathway connections to allow safe access from all surrounding parking areas and any adjacent residential uses where appropriate.

vii. All development shall provide adequate access and amenities for mass-transit services per the requirements of the Land Development Code.

viii. All residential uses including Low Density, Medium Density, and High Density (single family detached, single family attached and multifamily) are allowed uses within the MU designation consistent with the permitting and conditions of the Land Development Code.

ix. Light industrial uses which include at least 50% office space, assemble products, or conduct research and development, but do not manufacture any products are intended to be a primary use in MU.

x. The Floor Area Ratio shall be as listed in Policy 2.131-A10.

e. INTERCHANGE ACTIVITY CENTER (IACX) - The IACX is a special category of activity center that has been created to address the unique opportunities associated with land development at the Pace Road and Polk Parkway Interchange because this is a gateway into Polk County, Lakeland, Auburndale, and Polk City and within the Polk Commerce Centre DRI. This Interchange Activity Center is intended to delineate a coordinated development area which, due to proximity to and/or direct access to the Polk Parkway and impact on surrounding uses, can achieve a high intensity of development activity necessitating the need for coordinated access, signage and other special development controls consistent with the Special Provision Area - II (SPA - II - see Policy 2.131-A5, c). The Polk Commerce Centre DRI anticipates another interchange south along the Parkway, however, this interchange has not been properly analyzed and not included in any capital improvement programs. Therefore, this area is to remain as BPC within the SPA III.

1. DESIGNATION AND MAPPING: Interchange Activity Centers "X" are established as designated on the Future Land Use Map Series for this SAP.

2. GENERAL CHARACTERISTICS: Development in the IAC caters to regional business and tourist travelers, employees and students at the USF campus, and includes lodging and eating establishments. However, an Interchange Activity Center may also be oriented toward a single tourist or other retail destination, an office or office park or employment center, High Density Residential, or some other activity appropriate to an interchange location. Residential uses located above the first floor of non-residential uses shall not count against the residential limitation within the DRI as long as the transportation and school impacts are not increased from the overall IAC transportation impact analyzed as part of the DRI.

3. LOCATION CRITERIA: There is one IACX in this SAP which is the intersection of the Polk Parkway and Pace Road. The IACX is intended to be located at intersections with the Polk Parkway. If an IACX location is requested, the text of this SAP shall be updated to ensure the policies that apply to the IACX are appropriate to each location of the IACX.

4. DEVELOPMENT CRITERIA: Development within the IACX shall conform to the following:

   i. The architectural design of the buildings shall be consistent throughout the IACX land use as this is considered a gateway into not only Polk County, but also Lakeland, Auburndale, and Polk City. The Land Development Code shall set standards for architectural designs.

   ii. Loading docks, utility facilities, car washes and storage areas shall not be visible from any abutting rights-of-way.

   iii. Pace Road shall be lined with pedestrian-oriented features which are constructed in a uniform arrangement.

   iv. Pedestrian walkways shall be integrated into every development including appropriate pedestrian shelters or awnings.

   v. Coordinated signage and access shall be required and further defined per the Land Development Code.

   vi. Prohibited uses shall include free standing liquor stores, adult entertainment uses, used motor vehicle sales, motor vehicle rentals, boat sales and rentals, heavy truck and equipment rental and sales, motor vehicle repair, mobile home or RV sales, outdoor retail sales of new and used merchandise.

   vii. Access to individual parcels within a master development shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these.

   vii. Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

f. PRESERVATION (PRESVX) - The wetland and other similar features are designated as Preservation "X" (PRESVX) on the Future Land Use Map series for this SAP. They are depicted in their general terms. The size can be adjusted by no more than 10% if associated with a jurisdictional wetland survey and this shall not permit any increase in development without proceeding through any required Comprehensive Plan amendments or DRI amendments.

POLICY 2.131-A5: Land within "special-provision areas" as enumerated in Policy 2.131-A3 shall be developed in accordance with the following criteria:

a. SPECIAL-PROVISION AREA I-a - In addition to the other applicable provisions, Special Provision Area I-a shall be governed by the following provisions:

   1. DESIGNATION AND MAPPING - The Special Provision Area I-a (SPA I-a) is established as designated on the I-4/NE Parkway SAP map. This area is located on the north side of CR 559-A and extends north to a depth of approximately five hundred feet. It also extends north to Interstate 4 between Mt. Olive Road on the west and an existing wetland on the east.

   2. PURPOSE - The purpose of this area is to establish an "intensive-use mitigation area" as defined by Section 2.112 to lessen the impact of the proposed Business Park area on the residential area located on the southern side of CR 559-A.

   3. DESIGN - Architectural and site design shall be consistent with the following:

i. All buildings within SPA I-a shall be restricted to a two-story height limitation, designed to achieve an office-front appearance, and shall have front pedestrian entrances.

ii. Truck bay facilities shall be permitted only at the rear of buildings.

iii. All access from CR 559-A to this SPA shall be via five shared ingress/egress points. Three of these driveways shall be on the east/west straight section of existing CR 559-A and the remaining two drives shall provide access to the properties located on the north/south leg connecting with Mt. Olive Road. Vehicular access to individual lots shall not be permitted via CR 559-A by other than these shared driveways. A variance to this may be granted by the Planning Commission via a Planned Development per the requirements of the Land Development Code.

iv. To promote a more pleasing streetscape and to further assist in the transition from nonresidential uses to residential uses, setbacks of no less than 35 feet shall be maintained for all street frontages, and variations in individual building setbacks, of no less than five feet, shall be required on that portion of CR 559-A which is straight for distances greater than 1,000 feet. The minimum-setback area shall be landscaped in accordance with the Land Development Code and parking areas shall not be allowed to intrude into these setback areas.

v. An SAP site plan showing the overall setback plan and driveway access points shall be required prior to the issuance of development orders. An architectural elevation plan shall be required in the initial design stages for any primary building to be located within this SPA.

4. Development within this SAP shall only be permitted when the cost and timing of necessary improvements to CR 559-A have been agreed to by the land owner (or designee) and the County or capacity including safety improvements are available as determined through the appropriate Traffic Study as required per the Land Development Code.

b. SPECIAL-PROVISION AREA I-b - In addition to the other applicable provisions, Special Provision Area I-b shall be governed by the following provisions:

1. DESIGNATION AND MAPPING - The Special Provision Area I-b (SPA I-b) is established as designated on the I-4/NE Parkway SAP map. This area is located on the north side of CR 559-A, behind area I-a and extends north to Interstate 4.

2. PURPOSE - The purpose of this SPA is to allow Business Park development to occur while protecting the visual integrity of I-4 which is subject to unusual impacts due to extreme topographical variations in this area. Modification to the requirements for SPA I-b in this section will be considered by the County provided the visual integrity of the design is maintained.

3. All outside storage of materials, products, and production equipment, shall be prohibited.

4. Development within this SAP shall only be permitted when the cost and timing of necessary improvements to CR 559-A have been agreed to by the ~~land owner~~ landowner (or designee) and the County or capacity including safety improvements are available as determined through the appropriate Traffic Study as required per the Land Development Code.

c. SPECIAL-PROVISION AREA II - In addition to the other applicable provisions, Special Provision Area II shall be governed by the following provisions:

1. DESIGNATION AND MAPPING - The Special Provision Area II (SPA II) is established as designated on the I-4/NE Parkway SAP map. This area is located along Pace Road and at the intersection of Pace Road with the Polk Parkway.

2. PURPOSE - At the time this SAP was first adopted in 1991, it was the purpose of this SPA to restrict development in the vicinity of on existing eagle's nest so that construction and future land-use activities disturb the site as minimally as possible while still realizing appropriate development potential. To accomplish this purpose, development shall be limited to low-impact uses until such time as the nest has abandoned. Uses shall be more restrictive than those allowed by the Business Park Center land-use provisions of Policy 2.131-A4.b until such time as the nest has been abandoned or development is outside of bald-eagle nesting zones.

d. SPECIAL-PROVISION AREA III - In addition to the other applicable provisions, Special Provision Area III shall be governed by the following provisions:

1. DESIGNATION AND MAPPING - The Special Provision Area III (SPA III) is established as designated on the I-4/NE Parkway SAP map. SAP III is located at a potential intersection of the Polk Parkway. The specific boundaries of this SAP are not delineated so as to allow for flexibility in its development. It is shown on the Future Land Use map for this SAP in its general location. However, this SAP should develop so that a majority of the SPA is located symmetrically around the intersection and, generally, it shall not extend more than 2,000 feet from the where the centerlines intersect.

2. PURPOSE - It is the specific intent of this SAP to cluster commercial uses, if chosen to be developed by the property owners, at appropriate locations. This area is intended to serve as a commercial node in which to concentrate those commercial uses normally allowed throughout areas designated as Business Park in accordance with Section 2.110-G. These commercial uses shall be permitted per the regulations in the Land Development Code at the time an intersection with the Polk parkway is programmed within the first three years of the FDOT's work program.

3. PERMITTED USES - Uses permitted include:

- All uses permitted within an Interchange Activity Center as specified in this SAP; and

- All uses permitted within a Business Park Center (BPC) as specified in Section 2.110-G and this SAP.

POLICY 2.131-A6: BUFFERING - Buffering shall be required to lessen the impact between residential and non-residential uses. This buffering shall be a physical barrier of such design so as to lessen visual and sound impacts which may adversely affect the residential area. This buffer may take the form of a wall, solid fence, berm, or densely placed plant material, or any combination of these. Future development regulations may further define buffer requirements.

POLICY 2.131-A7: LANDSCAPING - Special landscaping standards shall apply to all public rights-of-way requiring landscape buffers and private lands used for buffering and parking as required pursuant to the Land Development Code.

POLICY 2.131-A8: SIGNAGE - Signage will be more restrictive than typical standards for Polk County.

a. In addition to "a." above, SPA's I-a, I-b, and II shall generally use visually pleasing, lower and smaller signs to compliment the overall selected-area site and building design.

b. The construction of any billboards along the Polk County Parkway and new billboards along Interstate 4 shall be specifically prohibited except for temporary billboards advertising the availability of industrial and commercial space located within the SAP for the respective property(ies).

c. Future development regulations may further define signage limitations.

POLICY 2.131-A9: ROADWAY DESIGN AND MULTI MODAL COLLECTOR ROADWAYS - Improvements to existing roadways and the construction of new roadways shall increase travel efficiency and enhance public safety. Proposed roadway network within this SAP are depicted on the SAP FLUM in terms of their general location as

dashed lines. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA) provided that the access and capacity provided by that transportation corridor are generally maintained. The following provisions shall apply:

a. Roadway projects for, arterial or collector roads shall be funded consistent with the Polk County Capital Improvement Program.

b. Right-of-way shall be provided at time of development to the County to implement the collector roadways proposed on the I-4 NE SAP FLUM and consistent with the Land Development Code.

c. The right-of-way provided shall incorporate bike lanes, sidewalks, and shall be a minimum of 80 foot right-of-way for an urban section collector.

d. Construction of appropriate bike and pedestrian facilities shall be provided in accordance with the Land Development Code to connect the Auburndale TECO Trail to Tenoroc Fish Management Area on using Braddock Road.

e. Sidewalks, bike lanes or appropriate paved shoulder, or multi use trails shall be required along the multi-modal collector road system. Their placement shall be in accordance with the Land Development Code.

f. A minimum 35'-wide landscape/buffer area shall be provided on the North side of CR 559-A in SPA I-a. This landscape/buffer area shall be landscaped with trees and shrubs to achieve a 25% coverage after one year of planting and shall conform to the landscape requirements pursuant to Policy 2.131-A5.a.4. A cross section of the referenced design standards is depicted in the Future Map Series.

g. Provided that acquisition of right-of-way is obtained on the South side of CR 559-A, adjacent to SPA I-a, landscaping shall be provided within a 10'-wide buffer. The developer shall plant trees at a ratio of one tree for every 40 linear feet of right-of-way frontage.

h. Buffer areas do not include any of the street right-of-way and no landscaping shall occur within the right-of-way.

i. County Road 559-A shall be improved in order to prevent traffic causing the operational conditions to deteriorate below an County-wide adopted level-of-service standards, to provide an additional buffer feature between residential and non-residential areas, and to provide an attractive major transportation corridor for the northern part of the SAP.

    1. This improvement shall include a 120' foot-wide right-of-way containing a 50' foot-wide landscaped median. The 120' foot-wide right-of-way shall extend from the park entrance at S.R. 559 through the site to the western boundary at SR 33. The 50' foot-wide landscaped median will apply to the portion of this road between S.R. 559 and a point approximately 7,500 feet to the west of the Polk County Parkway interchange. Road improvements may be done in phases.

    2. Rights-of-way dedication from adjacent parcels, and road improvements shall be required at the time of development approval for that parcel. Improvements may be done in phases. Improvements shall also be made to provide safe and efficient access onto C.R 559-A.

    3. Neither improvements to, nor right-of-way acquisition for, CR 559-A shall be the responsibility of the County. However, the County is not prohibited from participating in either of these activities.

j. The following road segments shall be considered as limited-access roads and shall be constructed so that distances between access points are no closer than 300 feet and average no less than 400 feet:

    1. CR 559-A from S.R. 559 to S.R. 33 (access also limited by Policy 2.131-A5.a.4.c).

    2. Gapway Road extension to CR 559-A.

    3. Road AA as designated on the SAP map.

4. Mount Olive Road.

POLICY 2.131-A10: PERFORMANCE STANDARDS - Impervious Surface Ratio (ISR), Density and Floor Area Ratio (FAR), and Bonus Point Schedule shall apply according to the following:

a. The ISRs for all land use categories are specified in the Land Development Code.

b. The maximum densities for RLX, RMX, and RHX are established within appropriate policies as part of the Future Land Use Element. The maximum nonresidential Floor Area Ratios (FAR) for nonresidential land use designations are according to the table below for those land uses within this SAP and the Polk Commerce Centre DRI. The land uses within this SAP and outside the DRI shall comply with the development standards in Policy 2.109-A1.

The lowest number in the table for each Future Land Use designation is the maximum FAR permitted without providing additional quality development components as specified in the Land Development Code. However, FARs up to the highest number shown in the table for each Future Land use designation may be achieved through implementing quality development standards and/or a Planned Development (PD) pursuant to the Land Development Code and staying consistent with the overall traffic generation analyzed through the Polk Commerce Centre DRI. FAR may be limited in SPA II due to an Eagle's Nest as dependent on state a federal law.

	Future Land Use Designations			
	TCCX	**BPCX**	**IACX**	**MUX**
FAR	0.35—0.75	0.75—1.50	0.35—0.75	0.75—1.50

c. As established in the Land Development Code, alternative Densities and higher FARs will be given to development that provides for several of the following items at levels above the minimum requirements established in the Comprehensive Plan and Land Development Code. The method for achieving the maximum densities and higher FARs shall be as established in the Land Development Code:

1. Public infrastructure and service such as dedication of public safety sites, installation of sidewalks, and dedication of right-of-way;
2. Special design features such as internal street lighting, vertical and mixed use development, varying lot sizes, incorporating neo-traditional or village elements such as recessed garages, and providing landscaped areas above the requirement;
3. Alternative transportation options such as vehicular and pedestrian interconnectivity, bus stops, demonstrated internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another, pedestrian connections between residential and commercial centers;
4. Internal recreation facilities, and vehicular or pedestrian connections to public recreation within or adjacent to the SAP and to educational and other community facilities;
5. Increased protection for wetlands, wildlife habitat and upland vegetative communities, and open space;
6. Preservation or conservation easements for native plant and animal communities;
7. Provision of services and commercial areas within walking distance of the residential areas;
8. Provision of affordable or workforce housing;
9. Use of green building elements in building construction; and

10. Other criteria, as defined in the Land Development Code, which might enhance the quality of development, the quality of life for the community, and the protection of unique historical or environmental features that may occur in the area.

Transit Supportive Development Area Density and Intensity - For those areas of the County located within the I-4/NE Parkway SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the I-4/NE Parkway SAP, the densities and intensities in Policy 2.104-A7 for the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

POLICY 2.131-A11: WATER AND SEWER SERVICES - Water and sewer services are to be provided by the City of Auburndale or the City of Polk City due to the fact that these Cities have designated this SAP as being within their Utility Service Area and connection to water and sewer shall be required per the Transit Supportive Development Area (TSDA) and the Urban Growth Area (UGA) policies.

POLICY 2.131-A12: PARKING LOT REQUIREMENTS FOR POTENTIAL LAND-USE CONVERSIONS - All uses shall incorporate parking lot requirements consistent pursuant to the Land Development Code.

POLICY 2.131-A13: ROADWAY LOCATIONS - Future roadways within the I-4/NE Parkway SAP are depicted on the SAP map in terms of their general location. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA) provided that the transportation service provide by that transportation corridor is generally maintained.

POLICY 2.131-A14: BALD EAGLE NESTING ZONES - Bald eagle nesting zones are not designated on the SAP map. However, the following policies - based on the United States Fish and Wildlife Service's Management Guidelines for the Bald Eagle in the Southeast Region apply to all nests, whether active or inactive, unless such inactive nest has been specifically declassified by the U.S. Fish and Wildlife:

a. Primary Zone - A zone extending a radius distance of 750 feet from the nesting tree. Activity, including the clearing of land, shall be prohibited within this zone, except for the continuance of an existing bona fide agricultural use, or as provided in Section c. below.

b. Secondary Zone - A zone, lying outside of the Primary Zone, extending a radius distance of 1,500 feet from the nesting tree. Development within this zone shall be discouraged through the provision of transfer of development rights to contiguous property through the use of a Planned Unit Development or other similar plan implementation technique. Generally, development within this zone should be limited to very low density residential development or other similar low-impact land use.

c. While these policies are designed to protect the bald eagle some flexibility may be available under federal guidelines and may be considered by the Board of County Commissioners on a case by case basis. Any action by the Board of County Commissioners to relax these standards, through the issuance of a Special Use Permit, shall only be taken after consultation with the Florida Game and Fresh-Water Fish Commission. Particular attention shall be taken to preventing human disturbance during the eagles nesting season - generally from October 1st to May 15th.

POLICY 2.131-A15: TIMING OF DEVELOPMENT - Development of non-residential land uses adjacent to, and ~~dependant~~ dependent on, the development of the Polk County Parkway shall be permitted only in conjunction with the construction of the Parkway, or if the construction for the interchanges or any widening are within the Polk Commerce Centre Community Redevelopment Plan (CRA), is within five years of the County's Capital Improvement Plan, or some other similar funding consistent with the Comprehensive Plan, Land Development Code, and as approved by the County.

POLICY 2.131-A16: DEVELOPMENT REVIEW - All development within the I-4/NE Parkway SAP shall be reviewed and receive approval through the County's development review procedures for conformance with County development regulations, the Comprehensive Plan, and the Land Development Code.

POLICY 2.131-A17: DEVELOPMENT REGULATIONS - Development regulations to further develop and refine the development criteria for the I-4/NE Parkway SAP shall be developed, as a part of the Land Development Code adopted by the County in accordance with Section 163.3202(1), F.S. These regulations may also address areas not covered, and impose greater restrictions than are specified, within Section 2.131-A.

OBJECTIVE 2.131-AB: RECREATION OPPORTUNITIES WITHIN AND SURROUNDING AREA AND THIS SAP - The Cities of Auburndale and Lakeland, the County, and the Southwest Florida Water Management District along with area property owners have worked to create a system of passive and active recreational opportunities. This includes the new County Sports Park that is within the City of Auburndale, the Auburndale TECO Trail, and the Tenoroc ~~Perserve~~ Preserve. Development within the I-4/NE Parkway Selected-Area Plan (SAP) shall occur to provide appropriate connections to these facilities as well as develop compatible uses near and adjacent to these facilities.

Policy 2.131-AB: Auburndale TECO Trail - The Land Development Code will include opportunities to encourage participation in providing recreational amenities associated with the Trail.

(Ord. No. 23-023, § 2(Att.), 4-4-2023)

Revision History Section 2.131-A I-4 SAP	
GOAL 2.131-A	CPA 09DRI-02 (Ord.10-033) 6/16/10
OBJECTIVE 2.131-A	CPA 09DRI-02 (Ord.10-033) 6/16/10
POLICY 2.131-A1	CPA 11B-06 (Ord. 11-038) 12/8/11
POLICY 2.131-A2	CPA 09DRI-02 (Ord.10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A3	CPA 09DRI-02 (Ord.10-033) 6/16/10
POLICY 2.131-A4	CPA 09DRI-02 (Ord.10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A5	CPA 09DRI-02 (Ord.10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A6	CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A7	CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A8	CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A9	CPA 09DRI-02 (Ord.10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A10	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 09DRI-02 (Ord. 10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A11	CPA-10B-01 (Ord. 10-039) 8/4/10; CPA 09DRI-02 (Ord. 10-033) 6/16/10; CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A12	CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A15	CPA 07DRI-01 (Ord. 07-066) 10/31/07
POLICY 2.131-A16	CPA 09DRI-02 (Ord. 10-033) 6/16/10
POLICY 2.131-A17	CPA 07DRI-01 (Ord. 07-066) 10/31/07; CPA 02A-01 (Ord. 02-38) 7/10/02
OBJECTIVE 2.131-AB	CPA 09DRI-02 (Ord. 10-033) 6/16/10
POLICY 2.131-AB	CPA 09DRI-02 (Ord. 10-033) 6/16/10

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.ka. 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 ~~reflected~~ reflect 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.1: FUTURE VISION.

The Ronald Reagan Parkway/Loughman Selected Area Plan Vision is to create a series of urban communities and neighborhoods interspersed within the natural environment while creating commerce nodes and villages to foster community interaction and public gathering spaces. The vicinity is envisioned to poses a wide residential spectrum, commercial centers, corporate centers and natural preserves arranged in a manner to ensure an environmental, economic, and socially sustainable community.

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 U.S. 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. It's 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 U.S. 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 big-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 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 U.S. 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 in 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 1-4 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**	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
15. Mixed Use (MUX)	0.75	n/a	35 du/ac	35 du/ac
Notes:				
FAR = Floor Area Ratio				
Density is based on acres above the 100 year flood prone area				
[1] Only when accessory to commercial or office				
[2] FAR may be increased for projects which obtain approval via a Planned Development				
[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.				

The maximum Impervious Surface Ratios (ISR) for all land use categories outside the Green Swamp Area of Critical State Concern (GSACSC) are specified in the Land Development Code. Those properties in the GSACSC, shall meet the requirements established by the Critical Area Resource Management Plan (CARMP) Policy 2.132-B10 d., of this plan.

Transit Supportive Development Area Density and Intensity - for those areas of the County located within the Ronald Reagan Parkway SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities within the Ronald Reagan parkway SAP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with TCCO, the development criteria for this SAP shall take precedence.

POLICY 2.131-B.2.A2 - BUSINESS PARK CENTER (BPCX)

(a) DESCRIPTION - Areas designated as Business-Park Center within this SAP may contain a combination of uses consisting of office and light industrial which have operational characteristics that limit or create

no off-site impacts with regard to noise, particulate matter, vibrations, odor, fumes, glare, and fire hazard. BPC areas may be comprised of a single or mixed uses of light manufacturing, assembly, fabrication, packaging, storage, distribution, and other activities for industrial purposes.

(b) DESIGNATION AND MAPPING - One Business Park Center district is located on the west side of US Highway 27 in the state designated Green Swamp Area of Critical State Concern (ACSC). Because of the Green Swamp Area of Critical State Concern designation, this business park is further regulated in Appendix 2.132 of the Comprehensive Plan. The other district of Business Park Center is located between US Highway 17/92 and the railroad corridor in the southeast area of the SAP. Business Park Center is prohibited on the Ronald Reagan Parkway and CR 532.

(c) PURPOSE - The purpose of the BPCX district is the development of carefully planned projects that have direct access to arterial roads and exposure to Interstate 4. BPCX districts shall incorporate a mix of compatible uses with attention given to open-space preservation, landscaping, and employment opportunities.

(d) DEVELOPMENT STANDARDS -

(i) PERMITTED USES - Business Park Center of the SAP shall permit the uses that are permitted in Section 2.113-B of the comprehensive plan with the following exception: multi-family development shall be permitted as a conditional use in areas where the BPC abuts residential communities and would result in a more compatible[1] land use than light industrial or office development.

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

a. outdoor storage and assembly areas shall not be permitted forward of the front building facade;

b. outdoor storage, assembly areas, commercial vehicle parking, loading and unloading shall not be conducted in areas that directly abut single-family and townhouse-style development.

c. building facades that are oriented to US Highway 27 or US Highway 17/92 shall include architectural relief or details to eliminate the potential of large blank walls as seen by passer-by traffic.

POLICY 2.131-B.2.1.A3: INDUSTRIAL (INDX) - The characteristics of the Industrial future land use district shall be in conformance with Policies 2.113-A1-5 of the Comprehensive Plan with the following exceptions:

(a) New development conducting external activities beyond loading and unloading shall be screened from off site view; and,

(b) Expansion of the district or the creation of a new district shall not be eligible for a Small Scale Map Amendment.

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

[1]Similar intensity and scale with regard to off-site impacts and visual performance.

uses of 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.

(b) 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.

(c) 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.

(d) 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,

(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.

POLICY 2.131-B.2.1.A5: REGIONAL ACTIVITY CENTER (RACX)

(a) PURPOSE - It is the purpose of this RACX to encourage short-term and long-term development of this vital area for business uses, highway commercial, and employee housing. The district is intended to develop as a shopping center village with retail tenants to serve a regional market, but also to provide goods and services that address even broader markets and act as an attractor to commerce in the area. Development is intended to appear unified in design and individual phases planned as part of a comprehensive site design. The district is not intended to develop with isolated stand-alone buildings. The district shall support home interior, furniture, clothing and electronics department stores in addition to full service restaurants and indoor entertainment establishments. The district shall also include businesses that sell atypical items that apply to interstate and international markets.

(b) DESIGNATION AND MAPPING - One RACX is established as designated on the selected area plan Future Land Use Map. This area is located along US 27 north of Interstate 4. New, separate RACX districts shall not be permitted within the SAP; whereas, expansions of the existing district may be warranted by demonstrated market demands.

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

(i) PERMITTED USES - The following uses shall be permitted: All uses permitted in the RACX including the uses listed in Section 2.110-F, and the following: research and development facilities; motel/hotel; convenience stores, including pump islands for gasoline sales; service stations; retail commercial uses; auctions; industrial uses which include at least 50% office space and do no outdoor manufacturing, but assemble products and conduct research and development; or other similar and compatible uses as approved by the Land Development Director or his designee.

(ii) PROHIBITED USES - The following uses shall be specifically prohibited: outdoor storage of raw materials forward of the rear building line; vehicle sales north of Dunson Road; and pawn stores.

(iii) DEVELOPMENT GUIDELINES - Development within the Regional Activity 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. development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential areas;

c. developments shall provide internal roadways that contribute to a local roadway system (Loma Del Sol Drive Extension) between Ronald Reagan Parkway and Dunson Road as generally depicted on the future land use map; such roadway shall be designed to allow a connection to Buckingham Drive;

d. surface parking lots shall be minimized for areas located between buildings facades and the Loma Del Sol Drive extension;

e. buildings facades shall be oriented towards abutting rights-of-way with special consideration given to Ronald Reagan Parkway, Dunson Road and the Loma Del Sol Drive extension;

f. all retail goods and services buildings including offices shall provide arcades or awnings for at least 75% of the front facade to ensure pedestrian shelter and comfort;

g. shopping centers that provide over 85,000 square feet of total tenant space shall provide an outdoor plaza for pedestrian congregation of not less than 2,500 square feet;

h. residential structures shall be apartment or townhouse style structures;

i. loading docks, utility facilities, car washes and storage areas shall not be oriented or visible from any abutting rights-of-way.

POLICY 2.131-B.2.1.A6: COMMUNITY ACTIVITY CENTER (CACX)

(a) DESCRIPTION - The Community Activity Center (CACX) located at the intersection of Ronald Reagan Parkway (CR54) and US Highway 17/92 shall support a Community Retail Village for the Loughman Community. The Community Activity Center (CACX) located at Lake Wilson Road and CR 532 that extends to Interstate 4 shall support a mixture of Community Retail, Highway Retail, and interface with multi-family developments adjoining and nearby. The CACX districts are intended to support a mixed-use shopping that includes major anchors and subsequent specially shops. The CACX is intended to serve as the community focal area and include site and building designs that reinforce the community's traditional character.

(b) DESIGNATION AND MAPPING - Two CACX districts are established and designated on the selected area plan Future Land Use Map. One district is located at the intersection of the Ronald Reagan Parkway and US Highway 17/92. The other is located at Lake Wilson Road and CR 532 that extends to Interstate 4.

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

(i) PERMITTED USES - The Community Activity Center district shall permit retail and service, restaurant, indoor entertainment, bars/taverns, cinemas, attached-residential, office, hotel/motel, gasoline sales and social establishments.

(ii) PROHIBITED USES - The following uses shall be specifically prohibited: warehousing, manufacturing, outdoor storage forward of the front building line; single-family detached dwellings, mobile home sales; heavy equipment sales; vehicle sales; vehicle repair; adult uses; and pawn stores.

(iii) DEVELOPMENT GUIDELINES - Development within the Community Activity Center district shall be consistent with the following:

a. a defined local street system shall be established and specifically arranged as a modified grid pattern. New roadways shall be linked to abutting residential neighborhoods;

b. development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential areas;

c. all buildings shall provide arcades or awnings for at least 80% of the front facade to ensure pedestrian shelter and comfort;

d. building facades shall include architectural interest and not constructed of entirely blank walls and/or metal siding;

e. residential development shall be apartment-style or townhouse-style and specifically integrated into retail portions of the CACX district;

f. residential developments that contain short-term rental or time-share units shall contain an on-site management office for check and security purposes;

g. loading docks, utility facilities, car washes and storage areas shall not be oriented or visible from any abutting rights-of-way or residential developments;

h. US Highway 17/92 and the Ronald Reagan Parkway shall be lined with a pedestrian-oriented buildings or outbuildings which are constructed in a uniform arrangement. Parking shall be screened of any views as seen from the Ronald Reagan Parkway. Shopping centers shall use out parcels as a means to reach this standard;

i. signs shall be monument-style or building-mounted; pole signs shall be specifically prohibited.

POLICY 2.131-B.2.1.A7 - NEIGHBORHOOD ACTIVITY CENTER (NACX)

(a) DESCRIPTION - The Neighborhood Activity Center district is intended to accommodate a grocery or drug store anchor and small retail and entertainment establishments that are oriented to surrounding residential neighborhoods, office communities, and vacation-home developments. The Neighborhood Activity Center is intended to serve populations of the immediate neighborhood and are envisioned to be of appropriate scale to blend with surrounding buildings. Low scale commercial land uses in need of large amounts of space are prohibited.

(b) DESIGNATION AND MAPPING - The Neighborhood Activity Center designation may be given to individual properties that are located within Planned Developments and have been given a commercial designation on development plans when it is determined to be in harmony with the surrounding neighborhood. NACXs may also be established at intersections where there is at least a two mile separation from other NACX districts.

(c) DEVELOPMENT STANDARDS -

i. PERMITTED USES - The following uses shall be allowed: retail establishments, restaurants, offices, churches, attached residential, hotel/motel and bars/pubs.

ii. PROHIBITED USES - The following uses shall be specifically prohibited: truck stops, large-scale gasoline stations, mini-storage warehouses, vehicle repair, vehicle sales, pawn shops, adult uses, and tattoo parlors.

iii. Carwash facilities shall not be oriented towards and adjacent right-of-way;

iv. Building facades shall be oriented to all abutting rights-of-way.

v. Building facades shall include architectural interest and not constructed of entirely blank walls and/or metal siding;

vi. development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential areas;

POLICY 2.131-B.2.1.A8: CONVENIENCE CENTER (CCX) - The characteristics of the Convenience Center future land use district shall be in conformance with Policies 2.110-C1-4 of the Comprehensive Plan with the following exceptions:

(a) The one mile minimum separation requirement in Policy 2.110-C3 applies only to other Convenience Center districts and not to higher level activity center districts;

(b) Residential uses are permitted when combined with commercial or office and are developed at a minimum of five units per acre to a maximum of ten units per acre; and,

(c) Off-street parking is to be minimized and placed to the rear of the front building lines whenever practicable.

(d) Building facades shall include architectural interest and not constructed of entirely blank walls and/or metal siding;

(e) Development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential areas;

POLICY 2.131-B.2.1.A9 - OFFICE CENTER (OCX)

(a) DESCRIPTION - The Office Center district is intended to accommodate medical and professional offices with a low scale design that is consistent with the residential character of nearby neighborhoods.

(b) DESIGNATION AND MAPPING - The Office Center designations may be given to individual properties that are located within Planned Developments or on individual outparcels separated from platted developments along Ronald Reagan Parkway. Office Center districts shall have frontage on urban collector roads or at intersection of collector and local roads.

(c) DEVELOPMENT STANDARDS - The characteristics of the Office Center future land use district shall be in conformance with Policies 2.110-G1-4 of the Comprehensive Plan with the following exceptions:

i. Parking may be shared or utilize on-street parking if available;

ii. The maximum floor area ratio (FAR) may be 0.40 through a planned development process; and,

iii. Residential development may be allowed through a mixed use planned development at a minimum of five dwelling units per acre and a maximum of ten dwelling units per acre.

iv. Planned Development approval is not required for all uses.

v. Development shall include internal pedestrian pathways along roadways and drives, between buildings and to adjacent residential and commercial areas.

POLICY 2.131-B.2.1.A10 - RESIDENTIAL MEDIUM (RMX)

(a) PURPOSE - The purpose of the Residential Medium District is to accommodate multi-family residential developments adjacent to activity centers, schools, public institutions, and retail centers in order to create an active urban environment. The Residential Medium district is created for the purpose of accommodating apartments, townhouses and small-lot houses in areas between activity centers and low density residential neighborhoods.

(b) DESIGNATION AND MAPPING - The Residential Medium district shall be established and designated on the selected area plan Future Land Use Map. This district shall be located adjacent to mixed use activity centers and where external land uses and infrastructure is not conducive to single family suburban style development.

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

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

ii. Developments shall incorporate or connect to retail commercial and service facilities.

iii. PERMITTED USES - This classification is the same as defined in Section 2.120-D, except:

a. Maximum density shall be 15 dwelling units per acre and that the minimum residential density within the Center and Core of the Transit Corridor and Center Overlay (TCCO), shall be six dwelling units per acre (6 DU/AC). Densities outside the Center and Core of the TCCO may only occur below the base through the density bonus system in compliance with requirements of the Land Development Code.

b. Live-work units and recreational uses are encouraged, but shall be limited to units with at-grade access.

c. Accessory retail establishments may be developed within residential developments with respect to their size, not to exceed 20,000 square feet.

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

v. Developments and neighborhoods that contain short-term rental or time-share units shall provide for an on-site management company with security provisions.

POLICY 2.131-B.2.1.A11: RESIDENTIAL LOW (RLX)

(a) PURPOSE - It is the purpose of the Residential Low district to protect existing and promote future urban single-family residential subdivisions and townhouse style development. The district is intended to include a harmonious development pattern that is dominated by houses on small lots and open space tracts. The purpose of the district is not to support apartment-style or commercial style development.

(b) DESIGNATION AND MAPPING - The Residential Low district shall be established and designated on the selected area plan Future Land Use Map. This district shall be located within developed single-family neighborhoods that include lot sizes that are generally associated with single-family development.

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

i. PERMITTED USES - This classification is the same as defined in Section 2.120-C. except the minimum residential density within the Center and Core of the Transit Corridor and Center Overlay (TCCO), shall be three dwelling units per acre (3 DU/AC) and outside the Center and Core of the TCCO may only occur below this base through the density bonus system in compliance with requirements of the Land Development Code. The maximum density is eight dwelling units per acre (8 DU/AC). Single-family houses shall be the predominate building type within the RL district. Townhouse-style development shall be permitted adjacent to an activity center, school, park (in excess of one acre), collector and arterial roadways, and in instances where such building will act as a transitional use to single-family. Apartment-style development shall be permitted only when adjacent to activity centers or external land uses and infrastructure is not conducive to single family development.

ii. Development within the Residential Low 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. new neighborhoods shall provide for vehicular and pedestrian cross access to adjacent residential neighborhoods;

c. developments and neighborhoods that contain short-term rental or time-share units shall provide for an on-site management company with security provisions.

iii. The primary focus of development design shall be home placement, protecting views and providing adequate recreational amenities. Lot sizes, lot lines, and setbacks shall be the least important factor in development design.

iv. Development shall include internal pedestrian pathways along roadways and streets and connect internally to adjacent residential and commercial districts;

POLICY 2.131-B.2.1.A12: INSTITUTIONAL (INSTX)

(a) DESCRIPTION - The Institutional district is intended to accommodate schools, parks, community centers and modestly-sized government institutions. The institutional district is also intended to cluster multiple public institutions together in order to function as a unified campus that is directly accessible to surrounding neighborhoods.

(b) DESIGNATION AND MAPPING - The primary Institutional district shall be located on Dunson Road. Two other isolated Institutional districts are located along Ronald Reagan Parkway in order to recognize the fire station and an electrical substation. New institutional districts may be permitted when there is a need for utilities, communication towers, schools or public safety facilities.

(c) PURPOSE - The purpose of the Institutional district is to guide future schools, community centers, and recreational development to areas that are central to residential neighborhoods. Additionally, the purpose of the Institutional district is to predetermine sites for future school development.

(d) DEVELOPMENT STANDARDS -

i. PERMITTED USES - The following uses shall be allowed: schools, colleges, utilities, public safety facilities, community centers, libraries, parks, communication towers, modestly-sized government facilities and housing if accessory to educational institutions.

ii. PROHIBITED USES - The following uses shall be specifically prohibited: power plants, jails, and drug treatment centers.

iii. schools shall be designed to be integrated into surrounding residential neighborhoods;

iv. school buildings shall not contain entirely blank facades for the portions that face any abutting roadway;

v. parking areas shall be minimized between the building facade and any abutting roadway in order to orient buildings towards streets.

vi. all developments shall provide internal pedestrian pathways along roadways, between buildings and to adjacent residential and commercial areas;

POLICY 2.131-B.2.1.A13: PRESERVATION (PRESVX) - The characteristics of the Preservation future land use district shall be in conformance with Section 2.118 of the Comprehensive Plan.

(a) DESIGNATION AND MAPPING - All wetland areas deemed under the jurisdiction of the Army Corps of Engineers, Florida Department of Environmental Protection or the Water Management District (South or Southwest Florida) shall be designated PRESVX regardless of their appearance on the generalized Future Land Use Map.

(b) PURPOSE - The purpose of the preservation district is to offset and mitigate the impact upon the regional environmental system that is anticipated to result from the urbanization of the area.

(c) DEVELOPMENT STANDARDS -

i. PERMITTED USES - The following uses shall be allowed:

1. access to the site where other alternatives do not exist;
2. internal traffic or pedestrian circulation, where other alternatives do not exist, or for purposes of public safety;
3. utility transmission and collection lines;
4. passive recreation facilities; and,
5. pre-treated storm-water management.

ii. PROHIBITED USES - All uses not listed as permitted.

POLICY 2.131-B.2.1.A14: RECREATION/OPEN SPACE (ROSX) - The characteristics of the Recreation/Open Space future land use district shall be in conformance with Section 2.117 of the Comprehensive Plan. Open space or recreation parcels within platted residential subdivisions are considered to be under the ROS designation.

POLICY 2.131-B.2.1.A15: TOWN-CENTER (TCX) - Land within the Special Town Center Area shall be developed in accordance with the following criteria:

a. DESIGNATION AND MAPPING - One TCX is established as designated on the Ronald Reagan Parkway SAP map. This TC should develop in a manner which will focus density and intensities typically found in an urban core.

b. PURPOSE - It is the specific intent of this TCX to cluster commercial uses as appropriate to create a "Town Center" for the entire SAP area. This area is intended to serve as a commercial node of concentrated uses which are focused on man-made lakes, central to residents and tourists, and provide short and long-term accommodation of, and encouragement to, development related to Walt Disney World, Interstate 4, the Inter-county Beltway and a burgeoning system of arterial streets.

The primary purpose of the TCX is to serve as the focal center for the area. It will encompass multiple uses and activities. The TCX will serve as the primary core and will complement the activities and uses proposed for the SAP. The TCX will be an employment center and a location for major retail, commercial, and hotel opportunities. The TCX will be the SAP hub for cultural, educational, and civic activities. The TCX should be unique in its diversity of uses set in an environment designed around the pedestrian as opposed to the automobile. Greater attention will be given to providing an environment where it is more convenient and pleasant to walk or bicycle than drive between activities.

c. DEVELOPMENT REVIEW CRITERIA - In addition to the typical review standards, development projects within the TCX shall be evaluated on the following factors:

1. Consistency of the architectural, streetscape, local road, pedestrian and bicycle network scheme with overall TCX guidelines.
2. the integration of pedestrian walkways;
3. establishment of a street grid system; and
4. residential development pursuant to lot configuration guidelines.

d. GUIDELINES FOR COORDINATED DEVELOPMENT OF TCX - Polk County shall encourage and promote a harmonious scale and character, according to the following guidelines:

1. Guideline I - The TCX shall be the focus of commercial, civic, social, and residential functions.

2. Guideline II - The TCX shall become integral to the community for which it serves.

   IMPLEMENTATION STRATEGIES:

   (a) New development shall contain road networks which connects the TCX directly with roads leading into the adjacent residential areas.

   (b) New development shall contain pedestrian and bicycle systems which connect to the SAP linked open space system.

   (c) New development shall consider the incorporation landmarks and focal points into the TCX which visually connect to the residential areas.

   (d) New developments shall be evaluated for design components that emphasize formal design approaches, using grid street alignment, with views terminated by focal points.

3. Guideline III - Encourage and promote a diverse mix of uses, as well as the highest intensities and densities in the SAP to be located within the TCX.

   IMPLEMENTATION STRATEGY: Polk County shall adopt, as part of its Land Development Code, a Traditional Neighborhood/Town Center which shall contain but not be limited to the following concepts: flexible land use districts to provide for mixed-use village and town center development, a variety of housing types and densities, provisions to allow street vendors in appropriate retail locations, buildings which combine residential and commercial/office uses, and flexible parking regulations to encourage mixed-use development.

4. Guideline IV - Create a sense of public identity by defining and placing public spaces and facilities in the TCX.

   IMPLEMENTATION STRATEGIES:

   (a) New development shall consider the incorporation of public spaces that will reinforce the planned open-space network and enhance the pedestrian environment.

   (b) Develop a consistent architectural theme for all civic and private buildings and maintain a pedestrian scale, friendly environment.

   (c) As part of the ROS master plan for the SAP, a public open space network shall be developed throughout the TCX to tie into the adjacent residential areas.

   (d) As part of the Traditional Neighborhood/Town Center Ordinance, landscape design standards shall be developed for all rights-of-way, parking area, plazas and public open space to integrate them with each other and strengthen the overall image of the TCX.

5. Guideline V - Develop a transportation system which provides balanced vehicular, bicycle, and pedestrian access into and within the TCX.

   IMPLEMENTATION STRATEGIES:

   (a) New development shall be evaluated for its local road network as a circulator system to connect the TCX to the adjacent residential areas. Good local road networks shall contain a hierarchy of streets based on pedestrian usage.

   (b) All new development shall provide facilities for bicycle access.

   (c) Pedestrian crossings on all major roads shall be clearly identified.

   (d) Alternative parking approaches shall be utilized to improve traffic flow and foster street-oriented commercial activities including street vendors pursuant to the Traditional Neighborhood/Town Center Ordinance.

(e) Parking ratios shall be developed based on shared parking supply by non-competing uses.

(f) The location and need for structured parking shall be established in conjunction with the phased build-out of the TCX.

(g) A system of pedestrian walkways shall be defined in conjunction with the street classification system.

(h) The ambience of the pedestrian environment shall be enhanced with an extensive streetscape program.

6. Guideline VI - The TCX shall have a unified scale, character, and image.

IMPLEMENTATION STRATEGIES:

(a) Proposed developments shall contain architectural themes and character for different areas within the TCX which will vary scale and mass according to location and use.

(b) The CR 54 Property Owners Association shall facilitate the long term provision of a complete palette of street furnishings to enhance the walking experience. Such furnishings shall include benches, trash receptacles, bus shelters, information kiosks, telephone stands, and appropriately scaled lighting.

(c) Special sign districts shall be considered by the CR 54 Property Owners Association to reinforce the identity of certain streets and set a design theme for all signs within the TCX.

e. PERMITTED USES - Uses permitted in the TCX include:

1. All uses permitted within a Neighborhood Activity Center (NACX), as specified in Section 2.110-D;

2. All uses permitted in the Regional Activity Center (RACX), as specified in Section 2.110-F and Policy 2.131-B.2.1.A5;

3. Residential Special as specified in Section 2.125-F.

f. PROHIBITED USES - The following uses shall be specifically prohibited:

1. Campgrounds.

2. Recreational vehicle parks.

3. Fish camps.

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.

GOAL 2.131.B.3: Transportation Future Vision - To accommodate the urban densities and intensities intended for this planning area, a network of collector roads is needed to provide multiple routes to the major transportation corridors that connect this area with the Orlando Metropolitan Area. Ronald Reagan Parkway (CR 54), US Highway 27, Lake Wilson Road, and U.S. Highway 17/92 alone cannot provide the needed capacity in the long run. Parallel routes must be created to divert traffic seeking a multitude of destinations. Employment, retail, and residential development must be interconnected to mitigate the burden of growth upon this area.

GOAL 2.131.B.4: Roadway Network - The Ronald Reagan Parkway/ Loughman Selected Area Plan shall have a dynamic and interconnected network of collector and arterial roads to increase travel efficiency and enhance public safety. The following describes the individual links in this road network:

A. Dunson Road Extension - A future route to be extended from Dunson Road northeastward to Ronald Reagan Parkway is envisioned to connect Champions Gate Boulevard to US Highway 27. The road extension will also allow for a Buckingham Place connection and create interconnected neighborhoods with access to the Ridgeview Global Studies Academy. The road extension is also contributes to maintaining adequate traffic capacity on US Highway 27 and Ronald Reagan Parkway.

B. Loma Del Sol Drive Extension - A new local roadway is envisioned to extend from the intersection of Ronald Reagan Parkway at the Loma Del Sol entrance southward to Dunson Road. This new roadway provides a connection to Buckingham Place and residential neighborhoods to the east. This roadway will also improve traffic circulation by reducing vehicle trips on the Ronald Reagan Parkway and US Highway 27 for routine visits to Ridgeview Global Studies Academy and adjoining neighborhoods. Additionally, this roadway will provide access to a future retail village that is anticipated to occur between Ronald Reagan Parkway and Dunson Road.

C. Ronald Reagan Parkway - The future vision for Ronald Reagan Parkway includes a four-lane divided highway. Landscaped medians with uniform tree planting and wide sidewalks lining each side of the roadway, shaded with canopy trees, is desired for the design so that the roadway is comparable to the design CR 532 in Osceola County. This roadway improvement will have a significant impact upon exiting development along the corridor and change the style of new development as well. Land uses have been altered to react to impending transformation of this roadway corridor. Land development code requirements will be modified to accommodate the transition of land uses as well.

D. Heritage Pass - The future vision for Heritage Pass includes a two-lane roadway with landscaped medians near major intersections. Wide sidewalks shall line each side of the roadway and be shaded with canopy trees. The roadways shall be neighborhood in scale and support on-street parking when adjacent to retail and attached residential. The roadway shall serve as a community connection between County Road 532 and the Ronald Reagan Parkway.

E. Lake Wilson Road - The future vision for Lake Wilson Road includes a four-lane roadway with landscaped medians near major intersections. Wide sidewalks shall line each side of the roadway and be shaded with canopy trees. The roadway shall be neighborhood in scale and may support on-street parking when adjacent to retail and attached residential. The roadway shall serve as a community connection between County Road 532 and the Ronald Reagan Parkway.

F. Oakmont Avenue - Oakmont Avenue is envisioned to become a two-lane roadway linking the Ronald Reagan Parkway to future extensions of an east-west connector to the south. The avenue shall include sidewalks along each side of the roadway and be shaded with live oak trees planted in the abutting landscape buffer.

G. East-West Connector - A new roadway is envisioned to serve as an east-west connection between U.S. Highway 27 and U.S. Highway 17/92. The roadway is intended to be a two-lane undivided and built to resemble a rural section.

H. U.S. Highway 17/92 - The future vision of U.S. Highway 17/92 includes a four-lane divided roadway with landscaped medians near major intersections. Wide sidewalks shall line each side of the roadway and be shaded with canopy trees from landscaping provided within developments in the vicinity directly around the intersection with the Ronald Reagan Parkway. The other sections of the roadway are envisioned to include a separate, paved multi-model trail to parallel the vehicular travel lanes. Native trees and plant material shall be installed between the multi-model trail and the travel lanes. Access to the highway is envisioned to be restricted to roadways with few exceptions for individual driveways. Finally, it is envisioned that the roadway be renamed in order to create a community identity other than a regional numbered highway.

I. Old Davenport Road (CR 547) - The future vision for Old Davenport road includes a two-lane roadway that resembles a country drive. The roadway is envisioned to remain as a rural section. The existing tree canopy is envisioned to be preserved in order to reinforce a rural character.

J. Old School House Road - The future vision for Old School House road includes a two-lane roadway that resembles a country drive. The roadway shall be paved concurrent with development that surrounds it.

K. Parker Highway (a.k.a. Poinciana Parkway) - The future vision for the planning area shall include the construction of Parker Highway, an arterial road between US 17/92 and the Polk County/Osceola County Line. This roadway is part of the larger regional road that extends in a southeasterly direction to Marigold Avenue in Osceola County and provides improved access to Poinciana. Parker Highway is planned as an ultimate six-lane facility, but it may be stage-constructed as a two-lane or four-lane facility.

L. Providence Boulevard - The future vision for the Providence DRI includes a new boulevard to be referred to as Providence Boulevard. This boulevard shall be built eastward from its beginning at US Highway 17/92 and just north of the Loughman Oaks Elementary School. The boulevard shall ultimately be a four lane, divided roadway with a center landscaped median. Individual neighborhoods shall be sited along side this new roadway.

OBJECTIVE 2.131-B.4.A: Dunson Road - Polk County shall ensure that Dunson Road is expanded to link the Ronald Reagan Parkway to US Highway 27.

POLICY 2.131-B.4.A1: DUNSON ROAD DESIGN - Dunson Road shall be designed as a two-lane, collector roadway that includes sidewalks and bicycle lanes along each side of the pavement. Such roadway shall align with Champions Gate Boulevard at its intersection with the Ronald Reagan Parkway.

POLICY 2.131-B.4.A2: DUNSON ROAD ALIGNMENT - The Dunson Road extension shall be depicted on the County Future Land Use Map. Such alignment may vary contingent on wetlands and site constraints. Developments that abut this alignment shall include site design to allow for this roadway extension.

OBJECTIVE 2.131-B.4.B: Loma Del Sol Drive Extension - Polk County shall ensure that Loma Del Sol Drive be expanded to link the Ronald Reagan Parkway to Dunson Road.

POLICY 2.131-B.4.B1: LOMA DEL SOL DRIVE EXTENSION DESIGN - Loma Del Sol Drive shall be designed as a two-lane roadway that includes sidewalks and bicycle lanes along each side of the pavement. This roadway may function as a main street design for retail development within the adjacent Regional Activity Center and may include on-street parking. Such roadway shall align with the existing Loma Del Sol Drive at its intersection with the Ronald Reagan Parkway.

POLICY 2.131-B.4.B2: LOMA DEL SOL DRIVE EXTENSION ALIGNMENT - The Loma Del Sol Drive extension shall be depicted on the County Future Land Use Map. Such alignment may vary contingent on site constraints and environmental features. Developments that abut this alignment shall include site design to allow for this roadway extension and shall specifically allow for a connection to Buckingham Drive.

OBJECTIVE 2.131-B.4.C: Ronald Reagan Parkway - Polk County shall ensure that the Ronald Reagan Parkway is a four-lane divided roadway and include pedestrian and bicycle facilities.

POLICY 2.131-B.4.C1: RONALD REAGAN PARKWAY DESIGN - Ronald Reagan Parkway shall be designed as a four-lane, divided collector roadway that includes sidewalks and bicycle lanes along each side of the pavement. Canopy trees shall line each side of the right-of-way as to ensure a wooded community appearance. Street lighting shall be appropriate for the surrounding community; whereas, large highway lighting should not be used.

OBJECTIVE 2.131-B.4.D: Heritage Pass - Polk County shall ensure that Heritage Pass be expanded to link the Ronald Reagan Parkway to CR 532 to become a publicly-maintained north-south connector.

POLICY 2.131-B.4.D1: HERITAGE PASS DESIGN - Heritage Pass shall be designed to be at least a two-lane roadway that includes sidewalks and bicycle lanes along each side of the pavement and specifically built as an urban section. The roadway should function as a main street design for retail development within the adjacent Community Activity Center and may include on-street parking.

POLICY 2.131-B.4.D2: HERITAGE PASS ALIGNMENT - The Heritage Pass extension shall be depicted on the County Future Land Use Map. Such alignment may vary contingent on site constraints and environmental features.

Developments that abut this alignment shall include site design to allow for this roadway extension and shall specifically allow for a connection to CR 532.

OBJECTIVE 2.131-B.4.E: Lake Wilson Road - Lake Wilson Road shall become a premier gateway roadway connection between the Ronald Reagan Parkway and CR 532. Lake Wilson Road shall become the gateway into the Town Center and include pedestrian infrastructure and aesthetic treatments.

POLICY 2.131-B.4.E1: LAKE WILSON ROAD DESIGN - Lake Wilson Road shall be designed to be a four-lane, divided roadway that includes sidewalks and bicycle lanes along each side of the pavement and specifically built as an urban section. The roadway shall include a center median that is landscaped with canopy trees and ground cover. The roadway shall be designed as a gateway to Polk County in a manner so as not to distinguish a difference between CR 532 in Osceola County including buried power lines and landscaping.

Objective 2.131-B.4.F: Oakmont Avenue - Oakmont Avenue shall be created as a north-south roadway leading south from the Ronald Reagan Parkway to the East-West Connector.

POLICY 2.131-B.4.F1: OAKMONT AVENUE DESIGN - Oakmont Avenue shall be designed to be at least a two-lane roadway that includes sidewalks and bicycle lanes along side of the pavement. The avenue shall be an urban section for the portions near the Ronald Reagan Parkway; whereas, the roadway shall be come a rural section in the areas further to the south.

POLICY 2.131-B.4.F2: OAKMONT AVENUE ALIGNMENT - The Oakmont Avenue alignment shall be depicted on the County Future Land Use Map. Such alignment may vary contingent on site constraints and environmental features. Developments that abut this alignment shall include site design to allow for this roadway extension and shall specifically allow for a connection to a future east-west connector to the south.

OBJECTIVE 2.131-B.4.G: North Ridge Parkway - Polk County shall ensure the creation of an North Ridge Parkway to link US Highway 17/92 to US Highway 27 with an alignment south of the Ronald Reagan Parkway.

POLICY 2.131-B.4.G1: NORTH RIDGE PARKWAY DESIGN - The North Ridge Parkway shall have urban, suburban and rural sections and be designed as at least a two-lane, collector roadway that includes sidewalks and bicycle lanes along each side of the pavement.

POLICY 2.131-B.4.G2: NORTH RIDGE PARKWAY CONNECTOR ALIGNMENT - The North Ridge Parkway alignment shall be depicted on the County Future Land Use Map and shall specifically link US Highway 27 to US Highway 17/92. Such alignment may vary contingent on site constraints and environmental features. Developments that abut this alignment shall include site design to allow for this roadway extension. Accommodation shall be made for the connection of Oakmont Avenue.

OBJECTIVE 2.131-B.4.H: US Highway 17/92 - Polk County shall ensure that US Highway 17/92 is a four-lane divided roadway that includes pedestrian and bicycle facilities; while contributing to the Loughman community character.

POLICY 2.131-B.4.H1: US HIGHWAY 17/92 DESIGN - U.S. Highway 17/92 shall be designed to be a four-lane roadway that includes sidewalks and bicycle lanes along each side of the pavement and specifically built as an urban section for the portions around the Ronald Reagan Parkway. The roadway should function as a main street design for retail development within the adjacent Community Activity Center. The remainder roadway sections shall resemble a rural highway and specifically include a separate paved multi-model path to parallel vehicular travel lanes. Native trees and plant material shall be installed between the multi-model trail and the travel lanes. Access to the highway is envisioned to be restricted to roadways with few exceptions for individual driveways.

POLICY 2.131-B.4.H2: US HIGHWAY 17/92 PROPER NAME - Polk County shall ensure that US Highway 17/92 be given a proper road name in order to reinforce an identity for the Loughman community.

POLICY 2.131-B.4.H3: US HIGHWAY 17/92 INTERGOVERNMENTAL COORDINATION - Polk County shall coordinate with the Florida Department of Transportation in order to ensure that improvements to US Highway 17/92 are in keeping with the goals and intent of the Loughman Overlay District.

GOAL 2.131.B.5: INTERCONNECTED ROADWAY AND PEDESTRIAN NETWORK - Completion of the Roadway Network called for in GOAL 2.131.B.4. is vital to meeting the infrastructure demands of the land uses provided in the SAP. Creating alternative routes alone will not maintain a desired level of service on all of the roadways in the planning area. Development must be internally connected to reduce potential local vehicle trips and pedestrian movement needs to be promoted throughout. Where practicable vehicle connections should be planned and implemented between developments. If vehicle connections cannot be accommodated pedestrian access shall be the minimum.

OBJECTIVE 2.131-B.5.A Roadway Network Completion - The ~~roadway network plan shall be completed by 2015 or the~~ County shall reassess future land use designations and implement modifications when the roadway network plan is completed.~~.~~

POLICY 2.131-B5.1.A: TRANSPORTATION IMPROVEMENTS - Future roadways within the Ronald Reagan Selected Area Plan are depicted on the Future Land Use Map in terms of their general location. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA) provided that the transportation service provide by that transportation corridor is generally maintained.

(a) Right-of-way dedications from project parcels, and road improvements shall be required at the time of development approval for that parcel. Improvements may be done in phases. Compensation for those additional improvements and right-of-way not attributed to impacts of the project shall be compensated through other funding mechanisms.

(b) Roads built by Developers on part of their projects shall conform to the Plan and shall include sidewalks.

(c) Rights-of-way for designated roads shall be established in the Land Development Code.

(d) New developments shall be designed so that internal roads provide for connections with adjacent properties.

(e) Within developments that have a grid system, streets will be designed to be as narrow as possible, without compromising auto safety and access to public service vehicles. The following schedule shall be used as a guide:

TYPE OF ROADWAY	ROW	TRAFFIC LANES	FRONT SETBACK	MIN. SIDEWALK WIDTH	MIN. PLANTER WIDTH	SIDE W/PARALLEL PARKING
RESIDENTIAL STREETS						
Residential Alley	14'	2	5'	N/A	[1]	N/A
Parkside Neighborhood street	24'-32'	2	15'	4'-5'	5'	[2]
Frontage Road	24'-32'	2	15'	4'-5'	5'3	1[6]
Minor Neighborhood St.	24'-32'	2	15'	4'-5'	5'	2[6]
Neighborhood Collector	30'-38'	2	7' or 15'[4]	4'-5'	5'	2[6]
Mid-Block Green	46' min.	2 one-way loop	15'	4'-5'	5'& 10' min.	2
Neighborhood Boulevard	56' min	2	15'	4'-5'	8'[5]	2[9] &[6]
COMMERCIAL STREETS						

Commercial Main Street	34'	2	10'	15'	8'[6]	2[6]
Commercial Street	36'	2	10'	15'	6'	2
Collector	58'	4	20'	6' Bike (opt.)	7'	N/A
Arterial	112'	6	20'	6' Bike (opt.)	7'	N/A
NOTES:						
[1] 5' planter within rear yard setback.						
[2] See CR 54/Loughman Development Handbook.						
[3] Tree wells at 40' on-center in parking areas.						
[4] 7' setback at side yard.						
[5] Parallel parking and planter share same 7 foot width of ROW and alternative.						

GOAL 2.131.B.6 - SUSTAINABILITY - The Ronald Reagan Selected Area Plan shall strive to be civically and environmentally sustainable and concurrent with planned as well as existing infrastructure.

OBJECTIVE 2.131-B.6.A Retail Development and Area Marketing - Polk County will attract quality investors to construct a premier shopping center development within all Activity Center districts as described as part of the Selected Area Plan Goals. Polk County shall pursue such private investors as part of its economic development activities and marketing program.

POLICY 2.131-B.6.A1: DEVELOPMENT STANDARDS - Polk County shall consider the description, purpose, and development standards for all Activity Center future land use districts when soliciting private investors so that final developments are in harmony with the goals of the Selected Area Plan.

POLICY 2.131-B.6.A2: PUBLIC FACILITIES IN RACX - Polk County shall not consider the placement of any sizable public facility (greater than two acres) within the Regional Activity Center in order to conserve all viable land for retail and shopping center development.

POLICY 2.131-B.6.A3: PUBLIC FACILITIES IN CACX - Polk County shall only consider the placement of a governmental institution such as a library, a school or a sheriff substation within the Community Activity Center in order to conserve all viable land for retail and residential development. Polk County shall ensure all site design and buildings are consistent with the provisions of the Community Activity District. Such designs shall be integrated into the overall community.

POLICY 2.131-B.6.A4: PUBLIC FACILITIES IN NACX - Polk County shall not consider the placement of any sizable public facility (greater than two acres) within the Neighborhood Activity Center district in order to conserve all viable land for retail and shopping center development.

OBJECTIVE 2.131-B.6.B: Office Development and Area Marketing -Polk County will attract quality investors to construct office developments within the Business Park Center, Employment Center and Office Center districts. Polk County shall pursue such private investors as part of its economic development activities and marketing.

POLICY 2.131-B.6.B1: DEVELOPMENT STANDARDS - Polk County shall consider the description, purpose, and development standards for the Employment Center future land use district when soliciting private investors so that final developments are in harmony with the goals of the Selected Area Plan.

OBJECTIVE 2.131-B.6.C: Warehousing and Light Industrial Development - Polk County will attract quality investors to ultimately build out the existing Business Park Center District located westward of US Highway 27 as described as part of the Selected Area Plan goals. Polk County shall pursue such private investors as part of its economic development activities and marketing.

POLICY 2.131-B.6.C1: BUSINESS PARK CENTER - Polk County shall not designate any land eastward of US Highway 27 as Industrial or Business Park Center in order to prevent warehousing and manufacturing development from occurring near residential and retail communities.

OBJECTIVE 2.131-B.6.E: Parks and Recreation Facilities - It is imperative that recreational opportunities be available to meet the demand required of urban development. The planning area began with a significant deficit of recreation facilities. As new development occurs, it is vital that the deficit not worsen. It is desired that the minimum level of service standard for recreational facilities (6.95 acres/ 1000 population) be reached within ten years. However, the general public cannot bear the entire burden. Development must meet a portion of the local need.

POLICY 2.131-B.6.E1-LEVEL-OF-SERVICE (LOS) STANDARD - The minimum standard shall be 6.95 acres per 1,000 population. Fifty percent (50%) of park and recreation space requirements shall be provided within each residential development and related specifically to that development. Each dwelling unit shall be within ¼ mile of park or recreation facility within the residential development. The following types of land shall be allowed to meet the park-and recreation space requirements:

(a) right-of-way over-sizing with accommodation for pedestrian sidewalks, bicycle pathways and pocket parks.

(b) stormwater retention/detention provided it is designed in an aesthetically pleasing manner that creates a sense of place and opportunities for community gatherings and includes a pedestrian/bicycle path that is connected to a linked system;

(c) passive recreation areas; and

(d) active recreation areas.

POLICY 2.131-B.6.E2: SCHOOL AND PARK JOINT USE - Polk County Parks Division shall pursue a joint use park facility within the Polk County School Board at the existing elementary school or at any future school within the planning area.

POLICY 2.131-B.6.E3: CONNECTION TO PUBLIC PARKS - Development that is within walking distance shall provide for logical pedestrian and bicycle pathways to public parks. Such pathways shall be short in distance and provide for safe travel from moving motor vehicles.

POLICY 2.131-B.6.E4: PARK DESIGN - Any future public park shall be developed in a manner that is visually apparent from roadways. Such parks shall be visually welcoming as to minimize large fencing that is out of scale with surrounding neighborhoods. At a minimum public parks shall include, shelter, canopy trees, water fountains and playground equipment.

OBJECTIVE 2.131-B.6.F: Public Safety - In order to provide adequate public safety services concurrent with development permitted in this plan, a Sheriff's precinct, an additional full-time professional fire station and EMS facility will be needed. ~~By 2015, t~~There shall be:

1. A minimum of two deputies per 1,000 population on patrol at all times within boundaries of the plan and a precinct within a five mile radius and seven mile driving distance of all development occurring in the planning area.
2. One full-time fire station within a three mile radius and five mile driving distance of all development occurring in the planning area.
3. One EMS station within a five mile radius and seven mile driving distance of all development occurring in the planning area.

OBJECTIVE 2.131-B.6.E: Pedestrian Facilities and Greenways - In order to ensure adequate safety for the non-motorized public in an area developed to an urban intensity, it is imperative that stabilized pedestrian facilities are provided internally and externally in all development to create an efficient, effective and safe circulation

throughout the plan's area. A comprehensive non-motorized travel network shall be established ~~by 2010~~ and completed upon full buildout of the developable area.

POLICY 2.131-B.6.E1: SIDEWALKS REQUIRED - All development shall include an internal pedestrian network into that links directly to adjacent development and to existing or planned external pedestrian facilities.

OBJECTIVE 2.131-B.6.F: Potable Water Facilities - The Ronald Reagan Parkway SAP lies within a larger utility service area known as the Northeast Regional Utility Service Area (NERUSA). The Water Plan for the NERUSA involves new water production wells, conversions of existing agricultural wells to potable water use, and new and upgraded water treatment facilities. Also, the plan includes the incorporation of interconnect agreements between the County and both the Toho Water Authority in Osceola County and the City of Haines City.

The land uses proposed within Ronald Reagan SAP have the potential to demand 22,250,000 gallons per day (GPD) at full buildout under the most extreme case. ~~As of March of 2004 the NERUSA had a permitted capacity of 8,361,367 GPD. By 2010, the NERUSA will have a permitted capacity of 18,834,041 GPD in accordance with Objective 4.206 Capital Improvements Plan (CIP).~~

POLICY 2.131-B.6.F1: WATER FACILITY PLANNING - Polk County shall plan five years in advance to seek new water production wells, conversions of existing agricultural wells to potable water use, new and upgraded water treatment facilities and interconnect agreements with adjoining potable water providers to meet the demands of development within the Ronald Reagan Parkway SAP.

OBJECTIVE 2.131-B.6.G: Wastewater Facilities - The Ronald Reagan Parkway SAP lies within a larger utility service area known as the Northeast Regional Utility Service Area (NERUSA). Presently, wastewater collected in the NERUSA is treated at three (3) wastewater treatment facilities; the Northeast Regional Wastewater Treatment Facility (near I-4 and US 27), the Polo Park Wastewater Treatment Facility (near US 192 and US 27) and the Oak Hills Wastewater Treatment Facility (near CR 54 and US 17/92). ~~**Under the currently funded Capital Improvements Program, the Polo Park Wastewater Treatment Facility will be taken offline by the end of February 2005, and all of the wastewater flow from the plant will be pumped (via a new lift station) to the Northeast Regional Wastewater Treatment Facility. The design for the lift station is completed and will be bid within the next month. The force main between the proposed lift station and the Northeast Regional Wastewater Treatment Facility is presently under construction. Currently the wastewater flows to the Polo Park facility average approximately 450,000 gallons per day. Once diverted to the Northeast Wastewater Treatment Facility, this volume will immediately become available as re-use.**~~

~~The Oak Hills Wastewater Treatment Facility will be taken offline by the end of December 2005, and all of the wastewater flow from the plant will be pumped (via a new lift station) to the Northeast Regional Wastewater Treatment Facility. The lift station and force main between the Oak Hills Wastewater Treatment Facility and Northeast Regional Wastewater Treatment Facilities are presently under design. Currently the wastewater flows to the Oak Hills Wastewater Treatment Facility average approximately 130,000 gallons per day. Once diverted to the Northeast Wastewater Treatment Facility, this volume also will immediately become available as re-use.~~

The Polk County Board of County Commissioners on March 17, 2004, authorized changes in the County's re-use program to further encourage the use of this type of water. The Board of County Commissioners authorized:

- Removal of some irrigation restrictions for re-use water in NERUSA;
- Polk County Utilities to contract plumbing services to connect customers to the re-use delivery system and allow the customers to re-pay the connection costs back over a 12-month period on their utility bill; and
- Reduced the re-use water rates by approximately 80 %.

As a result of these changes, Polk County Utilities has implemented an aggressive public education program, particularly to those users north of Interstate 4, where the re-use water main has been constructed and is operable.

Currently, the Northeast Regional Wastewater Treatment Facility is averaging approximately 908,000 gallons of re-use water daily. The connection rates are averaging 1.3 users per day.

POLICY 2.131-B.6.G1: WASTEWATER FACILITY PLANNING - Polk County shall plan five years in advance to seek new and upgraded wastewater treatment facilities and interconnect agreements with adjoining wastewater providers to meet the demands of development within the Ronald Reagan Parkway SAP.

POLICY 2.131-B.6.G2: WASTEWATER RE-USE FACILITY PLANNING - Polk County shall plan five years in advance to seek new and upgraded wastewater re-use facilities to meet the demands of development within the Ronald Reagan Parkway SAP and minimize over use of the groundwater aquifers.

OBJECTIVE 2.131-B.6.H: Public School Facilities - The land uses proposed within Ronald Reagan SAP have the potential to demand facilities to serve over 17,000 students Kindergarten through 12th grade at full buildout under the most extreme case. ~~**By the year 2010, two new elementary schools and one middle school will be needed in the area to serve the projected permanent residential development. By 2015 a new high school will be needed.**~~

POLICY 2.131-B.6.H1: INNOVATIVE SCHOOL SITING - The County Commissioners and School Board shall continue to implement comprehensive school siting practices. In an effort to provide an efficient public educational services, urban standards shall be applied to school siting and design such as reduced land, vertical construction, and joint use facilities with both public agencies and private organizations.

POLICY 2.131-B.6.H2: EDUCATIONAL FACILITY PLANNING - Polk County shall plan five years in advance to seek potential sites, joint ventures, and interlocal agreements with land developers, private school organizations, and the Osceola County School Board as well as the Polk County School Board to meet the demands of development within the Ronald Reagan Parkway SAP.

GOAL 2.131.B.7: Landscaping, Reforestation and Ecological Protection - It is essential when creating an urban environment to replenish and protect the natural landscape. The benefits are: reduction of ambient temperatures, creation a more drought tolerant environment, mitigation of the hardscape of urban areas, restoration of wildlife habitat, reduction of noise pollution, and the reduction of light pollution. It is also vital that wetland areas be protected as the uplands are developed. The Ronald Reagan selected Area Plan shall be both ecologically sustainable as well civically sustainable.

Objective 2.131.B.7.A: As development matures (within the 25~~0~~ year planning period) parking lots and pedestrian ways shall be become predominantly (greater than 50%) shaded. All streets shall be lined with canopy trees and collector roads shall be lined with landscaped buffers.

POLICY 2.131-B.7.A1: PARKING LOT LANDSCAPING STANDARDS - Parking lots shall be landscaped pursuant to the following provisions:

(a) Parking lots shall be required to be landscaped so that no less than 50% of the parking is underneath a canopy at tree maturity.

(b) Minimum Landscaped Area - A minimum area not less than 5% of the total off-street parking area shall be devoted to landscaping.

(c) Location - Not more than 20% of the parking area landscaping requirement may be provided adjacent to the building it is intended to serve. All other landscaping shall be provided in the form of interior islands, divider medians, and perimeter landscape strips. Landscaped areas shall be located in such a manner as to divide and breakup the expanse of paving and to guide traffic flow. Landscape islands and divider medians shall measure not less than 5 feet in width. At least 1 tree shall be provided in each landscaped area. The remainder of the area shall be landscaped using grass, ground cover, mulch, shrubs, trees, or other landscaping material excluding sand or pavement. All landscaped areas shall avoid overhang encroachment with curb stops or bumpers. If curbing is used abutting landscaped areas, it shall be perforated to permit drainage where necessary.

(d) Required Landscaping Adjacent to Public ROWs - Where a paved off-street parking area is abutting a public right-of-way, landscaping shall be provided between the off-street parking area and the right-of-way in accordance with the following:

(i) Landscaped strip of land, a minimum of five feet in width, shall extend along the length of the boundary between the parking area and the abutting right-of-way except at point of access. This landscaped strip shall contain at least one (1) tree for each 75 lineal feet, or fraction thereof. Trees may be planted separately or in clusters.

(ii) The required landscaped strip shall contain a hedge, wall, fence, berm, or other opaque screen, a minimum of 3 feet high, but no more than 6 feet high attained within one year of installation. If non-living barriers are used, one shrub or vine shall be planted along the street side for each 15 lineal feet of screen. The remainder of the landscaped strip shall be landscaped with grass, ground cover, or other appropriate landscaped treatment.

(iii) Planting of trees within 30 feet of the vertical plane of an existing power line shall conform to the guidelines contained in the technical appendix.

POLICY 2.131-B.7.A2: ROADWAY LANDSCAPE DESIGN - Roadway Landscape Design shall conform to the following:

(a) A 25'-wide landscape/buffer area shall be provided on both sides of all arterial roads and major collector roads. This landscape/buffer area shall be landscaped with trees and shrubs to achieve a 25% coverage after one year of planting. Landscape/Buffer areas are in addition to the street right-of-way.

(b) Landscaping shall be encouraged within road rights-of-way but must be based on a plan approved by the County.

(c) Developers of properties shall plant Live Oak trees along collector and arterial roadways at a ratio of one tree for every 40 linear feet of right-of-way frontage.

(d) A site plan showing the easement landscape plan and driveway access points shall be required prior to the approval of horizontal plans.

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, 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.

POLICY 2.131-B.7.A4: GREEN SWAMP GREENWAY CORRIDOR - The Greenway Corridor on the Future Land Use Map indicates land within the Ronald Reagan Boulevard SAP and within the Ridge SPA bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

(a) PURPOSE - The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the Ronald Reagan

Boulevard SAP and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the jurisdictional wetland boundary.

(b) IMPLEMENTATION METHODS - The Greenway Corridor shall be created as follows:

(i) New development and redevelopment bordering the jurisdictional wetlands of the Green Swamp shall designate 50 feet east of the jurisdictional wetland boundary and 50 feet west of the jurisdictional wetland boundary as a conservation easement for the Greenway Corridor.

(ii) Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance it. All retention areas shall be designed in a manner that minimizes disturbance to the land.

GOAL 2.131.B.8: Visual blight - The Ronald Reagan Selected Area Plan covers one of the main gateways to Polk County. It is imperative economic development and civic pride that the County promote a positive impression upon visitors entering and leaving the County. Therefore, the county shall limit and discourage visual blight including, but not limited to, signage, distressed properties, and unappealing views.

OBJECTIVE 2.131.B.8.A: ~~By 2012 t~~There shall be no off-premises signs (billboards) within the boundaries of the Ronald Reagan Parkway Selected Area Plan.

POLICY 2.131-B.8.A1: SIGNAGE - Signage shall be more restrictive than typical standards for Polk County.

a. The SAP shall use visually pleasing, lower height and smaller signs to compliment the overall selected-area site and building design. Flapping flags, blinking lights, and portable signs shall be prohibited.

b. The construction of billboards along the arterial roadways and new billboards along Interstate 4 shall be specifically prohibited except for temporary billboards advertising the availability of industrial and commercial space located within the SAP for the respective property(ies).

c. It shall be the responsibility of the CR 54 Property Owners, in conjunction with the Polk County Division of Planning, to develop signage standards ~~by January 1, 1992~~ to be incorporated into the County's signage ordinance, or includes signage provisions within its development regulations, which includes special signage regulations specifically applicable to this SAP.

d. Signage shall conform to the guidelines contained in the CR 54/Loughman Development Handbook pursuant to Policy 2.131-B21.

(Ord. No. 23-018, § 2(Att. B), 3-21-2023)

Revision History Section 2.131-B Ronald Reagan Parkway SAP	
APPENDIX 2.131	CPA 05A-10 (Ord. 05-039) 7/13/05
POLICY 2.131 B.2.1.A1	CPA 15D-02 (Ord 15-063) 10/6/15; CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.131-B.2.A1	CPA 16B-09 (Ord. 16-020) 4/19/2016; CPA 15B-04 (Ord 15-032) 6/2/15
POLICY 2.131 B.2.1.A5	CPA-10B-09 (Ord. 10-050) 8/4/10
POLICY 2.131 B.2.1.A15	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.131 B.7.A2	CPA 00B-16 (Ord. 00-99) 12/19/00
POLICY 2.131-B.2.A1	CPA 15B-04 (Ord. 15-032) 6/2/15
POLICY 2.131-B.2.1.A4	CPA 12E-02 (Ord. 12-038)
POLICY 2.131-B.2.1.A10	CPA 15D-02 (Ord. 15-063) 10/6/15
POLICY 2.131-B.2.1.A11	CPA 15D-02 (Ord. 15-063) 10/6/15

SECTION 2.131-C NORTH US 27 SELECTED-AREA PLAN.

This Selected-Area Plan is adopted in recognition that this area of Polk County; bounded on the east by Osceola County, on the north by Lake County, the west by the core area of the Green Swamp Area of Critical State Concern and the south by County Road 54; will over the next twenty years experience a high degree of urbanization. This urbanization will be caused by numerous external factors, most of which are occurring in surrounding Lake, Orange, and Osceola Counties. (See the land-use support document for details.) This Selected-Area Plan is a proactive response to these forces. It represents a private-public initiative to shape this development into an organized and well-planned urban area.

VISION - BASIC PRINCIPLES - A "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objective and policies of the North US 27 Selected-Area Plan. It contains fundamental principles as follows:

a. An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.

b. For areas remote from the US 27/192 interchange, which is suitable for a Regional Activity Center (RAC), the best way to achieve an efficient and highly desirable urban growth pattern is through the establishment of two central town centers and activity center area surrounded by traditional neighborhood villages.

c. The town center and activity centers serves as the social, commercial, cultural, educational, and civic center of the entire area. It's location is central to the neighborhoods.

d. Other areas have been designated for professional office use and unique locations at collector roads that intersect with US Highway 27 for activity center developments that compliment town centers.

e. Traditional neighborhood villages and activity centers share the following conventions:

    1. The village or activity center is limited in size with a distinct boundary edge.

    2. Residences, shops, workplaces, and civic buildings are located in the neighborhood - all within close proximity to each other.

    3. A hierarchy of streets to serve the needs of the pedestrian and the automobile equitably.

    4. Physically defined squares and parks to provide places for informal social activity and recreation.

    5. Private buildings form a clear edge, delineating the public street space and the block interior.

    6. Civic buildings and squares reinforce the identity of the village, becoming symbols of community identity and providing places of purposeful assembly for social, cultural, and religious activities.

f. Traditional neighborhood villages pursue certain social objectives:

    1. By bringing within walking distance most of the activities of daily living, including dwelling, shopping and working, the elderly and the young gain independence of movement.

    2. By reducing the number and length of automobile trips, traffic congestion is minimized and road construction is limited. By organizing, appropriate building densities, public transit becomes a viable alternative to the automobile.

    3. By providing defined public spaces such as streets and squares, citizens come to know each other and to watch over their collective security.

    4. By providing a full range of housing types and workplaces, age and economic class are integrated and the bonds of an authentic community are formed.

5. By providing suitable civic buildings, democratic initiatives are encouraged and the balanced evolution of society is secured.

6. By providing for higher development densities, market conditions will change to enable these objectives to occur.

g. Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp protection, aquifer protection, and reforestation are important components to this plan.

h. Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary inter- regional traffic arterial and the need for alternative North/South facilities to support urban growth.

GOAL 2.131-C: To develop an environmentally sensitive plan which encourages a high quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping in harmony with the special factors of the Green Swamp.

OBJECTIVE 2.131-C: U.S. 27 Selected-Area Plan - Development within the North US 27 Selected-Area Plan (SAP) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standards, the more stringent standard shall apply.

POLICY 2.131-C1: DESIGNATION AND MAPPING - The North US 27 Selected-Area Plan is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the US 27 Selected-Area Plan Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-C2: LAND-USE CATEGORIES ESTABLISHED - The Following land-use categories shall apply:

a. Town Center (TC).

b. Regional Activity Centers (RAC).

c. Neighborhood Activity Center (NAC).

d. Recreation Open Space (ROS).

e. Residential Low (RLX), minimum 30 percent set-aside of parcel as open space unless the lots are within a master planned residential community that maintains 30% set-aside for open space.

f. Residential Medium (RMX), minimum 30 percent set-aside of parcel as open space unless the lots are within a master planned residential community that maintains an overall 30% set-aside for open space.

g. Residential High (RHX), minimum 30% percent set-aside as open space.

h. Leisure/Recreation (L/RX).

i. Institutional (INST).

j. Professional Institutional (PIX).

k. Office Center (OCX).

POLICY 2.131-C3 GENERAL DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as follows:

a. BASIC LAND-USE CATEGORIES - Development shall be permitted for the following land- use categories as specified by the applicable policies in the general land-use element section of the Comprehensive Plan:

1. Recreation and Open Space.

2. Institutional.

b. MODIFIED LAND-USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category within the Plan. Development within the following land-use categories shall be permitted as specified within this section:

1. Residential-Low (RLX).
2. Residential-Medium (RMX) - When and if conditions warrant, a land use plan amendment could be sought in accordance with County policies to convert some or all of adjacent land to an appropriate commercial land use. A marketing study would be required as part of the data and analysis to support the change. In the interim, the land would be designated residential medium.
3. Residential-High (RHX) - This classification is the same as defined in Section 2.120-E of this Plan, except that the minimum and maximum residential density shall be according to the North US 27 SAP density schedule as established by Policy 2.131.C7 of this SAP and per the requirements of the Land Development Code.
4. Leisure/Recreation (L/RX).
5. Professional Institutional (PIX).
6. Office Center (OCX).
7. Neighborhood Activity Center (NACX).

c. MODIFIED SPECIAL USES - Special uses within the SAP shall be governed as follows:

1. The following special uses shall be permitted pursuant to the general provisions in Section 2.125 pertaining to these uses:
   (a) Utilities
   (b) Community Facilities
   (c) Non-certified Electric-Power Generation Facilities
2. Isolated Convenience Stores, adult uses/nude dancing, and mining shall be prohibited within the SAP.
3. Policies governing residentially based, mixed-use Developments shall be modified in accordance with Policy 2.131-C5(a).
4. Recreation and Open Space shall also be considered a special use within the SAP in accordance with Policy 2.131-D1.
5. Multi-family on the east side of US 27 and the Non-Green Swamp portion of the US 27 SAP.

d. BASIC OVERLAY DISTRICTS AND AREAS - Development limitations and resource protection rules shall be applied as specified by the applicable policies in the Future Land Use Element of the Comprehensive Plan Sections 2.122, 2.123, and 2.124.

e. SPECIAL-PROVISION AREA - Due to the specific characteristics of this selected area, the uses permitted in land-use classifications shall be more specifically defined and may vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, as defined within the following special categories:

1. Town Center (TC).
2. Green Swamp Protection Area (GSPA).
3. Greenway Corridor.

f. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land-Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all other policies within the Polk County Plan not in conflict with these policies.

g. Transit Supportive Development Area Density and Intensity - For those areas of the County located within the US 27 SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the US 27 SAP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

POLICY 2.131-C4: MODIFIED LAND-USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131-C3 shall be developed in accordance with the following criteria:

The maximum Impervious Surface Ratios (ISR) for all land use categories outside the Green Swamp Area of Critical State Concern (GSACSC) are specified in the Land Development Code. Those properties in the GSACSC, shall meet the requirements established by the Critical Area Resource Management Plan (CARMP) policy 2.132-B10 d., of this plan.

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

a. LEISURE/RECREATION (L/RX) - The areas designated L/RX within this SAP are primarily oriented toward providing recreational-related services for highway travelers and Polk County tourists. The following provisions shall apply:

1. DESIGNATION AND MAPPING - The L/RX area is established as designated on the US 27 SAP - 2052~~2~~0 Future Land Use Map. It is located in the northern most sections of planning area.

2. PURPOSE - The purpose of this district is to encourage the creation of carefully planned and designed projects which serve the needs of tourist and highway travelers.

3. PERMITTED USES - The following uses shall be specifically permitted:

(a) Motels/Hotels,

(b) Convenience stores, including pump islands for gasoline sales,

(c) Carwash facilities,

(d) Service stations,

(e) Restaurants,

(f) Uses as designated within policies and regulations pertaining to CC, NAC, and CAC Activity Centers to include: offices, banks, and retail establishments,

(g) Time-Share Residential Units,

(h) Commercial recreation activities such as miniature golf,

(i) Golf courses,

(j) Commercial camp grounds, and

(k) recreational-vehicle (RV) parks.

4. PROHIBITED USES - The following uses shall be specifically prohibited: Fish camps.

5. INTENSITY - The maximum floor area ratio shall be 0.35.

b. REGIONAL ACTIVITY CENTER (RAC) - In addition to the other applicable provisions, the RAC shall be governed by the following provisions:

1. DESIGNATION AND MAPPING - One RAC is established as designated on the US 27 SAP Future Land Use Map. This area is located in the southeast and southwest corners of the intersection of US 27 and US 192.

2. PURPOSE - It is the purpose of this RAC to encourage short-term and long-term development of this vital area for business uses, commercial, and employee housing.

3. PERMITTED USES - The following uses shall be permitted:

All uses permitted in the RAC including the uses listed in Section 2.110-F, and the following:

- research and development facilities;
- helicopter landing facilities;
- motel/hotel;
- convenience stores, including pump islands for gasoline sales;
- service stations;
- retail commercial uses;
- other similar and compatible uses as approved by the Land Development Director or his/her designee.

4. DEVELOPMENT GUIDELINES - All development activity shall be coordinated so as to maximize the use of frontage roads to connect US 27 with US 192. Frontage roads may include interconnecting spine roads that can be phased with the development. Access other than through frontage roads requires a project traffic report to analyze the extra access needs. Pedestrian intermodal access shall be provided between different uses.

5. PROHIBITED USES - The following uses shall be specifically prohibited:

- outdoor storage forward of the rear building line.

c. RESIDENTIAL-LOW (RLX) - This classification is the same as defined in Section 2.120-C, except higher densities (up to a maximum of 8 du/ac) may be achieved through greater development standards, the transfer of development rights, or a combination of both; and multi-family is allowed.

d. RESIDENTIAL-MEDIUM (RMX) - This classification is the same as defined in Section 2.120-D, higher densities (up to a maximum of 15 du/ac) may be achieved through greater development standards, the transfer of development rights, or a combination of both.

e. RESIDENTIAL-HIGH (RHX) - The Residential High land use district is intended to provide areas for high density residential and mixed-use residential within highly concentrated urban areas. The Residential High (RHX) land use district as it appears in the US 27 SAP functions as a transitional land use district from the primarily residential land uses contained in the Residential Low (RLX) and Residential Medium (RMX) land use districts to the highly concentrated residential, civic, office, retail and commercial land uses found within the Regional Activity Center (RACX) and Town Center (TCX) land use districts. The RHX land use district provides opportunities for high density residential to complement and support the office, civic, commercial and retail uses contained within the TCX and RACX. Providing high density residential adjacent to TCX and RACX uses results in an increased internal capture rate that in-turn

reduces vehicular trips on the surrounding roadway network. Also, there is a potential for increased pedestrian activities and compulsory interconnectivity as an outcome of providing such uses in proximity to one another.

1. DESIGNATION AND MAPPING - Residential High is designated on the Future Land Use Map and specifically within the boundaries of the North US 27 Selected Area Plan.

2. CHARACTERISTICS - The features and development which characterize the Residential High district are high density residential uses within multi-story, multi-unit buildings. Single-family detached dwelling units, duplexes or triplexes are prohibited within the RHX. In addition, a limited amount of commercial, office, and civic land uses, not to exceed the intensity of a CC or NAC (Objectives 2.110-C and 2.110-D), may be allowed in mixed-use structures as part of a Residentially Based, Mixed-Use Developments. Residentially Based Mixed Use Developments shall not be limited by the minimum acreage and location of non-residential development per Policy 2.131-C5. Non-residential uses shall be specific to providing convenience and services directly to the high density residential uses within the RHX. The non-residential uses shall not be of the same intensity allowed within the TCX and RACX. The development scale is urban in character with a limited service radius and concentrated market area. All development activity shall be coordinated so as to maximize the proximity of Town Center and RACX land uses.

3. PERMITTED USES - The following uses shall be permitted:

   - All uses permitted in the RHX including the uses listed in Section 2.120-E4.

4. DEVELOPMENT GUIDELINES:

   (a) Usable Area: Minimum 5 acres.

   (b) When an RHX district is contiguous to a TCX and/or RACX district and all contiguous parcels meet the density bonus criteria listed in Section 2.131.C8, the overall density for all of the contiguous parcels shall not be less than 15 units/ac nor exceed 25 units/ac.

   (c) Location of residential units above non-residential uses shall be encouraged by not considering such units, up to a maximum of 150 units, against the maximum residential percentages and densities.

f. PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional land use district is intended to function as an Activity Center. The purpose and intend of the Professional Institutional Land Use District is to provide areas for the establishment of office uses and retail related support uses. The Professional Institutional Land Use District is intended to serve surrounding neighborhoods with professional medical, financial, educational, legal, government, property management and other similar professional office uses. The Professional Institutional Land Use District is also intended to accommodate limited retail operations which complement the primary office uses of the district. Attached residential dwellings, intended to complement primary professional office uses within the Professional Institutional district are declared to be consistent with the District's purpose and intent. Residential units shall be permitted with mixed-use structures provided that office or retail occupies the majority of the first floor.

   1. DESIGNATION AND MAPPING - Professional Institutional is designated on the Future Land Use Map and specifically within the boundaries of the North US 27 Selected Area Plan.

   2. CHARACTERISTICS The features and development which characterize the Professional Institutional district are professional office uses: limited support retail; and attached residential development to complement professional office functions. The development scale is neighborhood in scope and character with a limited service radius and concentrated market area. The general (approximate) characteristics of the Professional Institutional district are as follows:

(a) Usable Area: 10 acres to 40 acres.

(b) Gross Leasable Area (GLA): More than 3,000 square feet.

(c) Minimum Population Support: 2,500 people.

(d) Market-Area Radius: 2 miles.

(e) Location Standards: The Professional Institutional district shall be oriented towards surrounding residential neighborhoods and not towards regional markets. A PI district shall have frontage on two collector roadways or intersection of an arterial and collector road. If the PIX is located on the west side of US 27, the PIX can be located adjacent to an arterial roadway without an intersecting collector road as long as the district is able to achieve direct access to the connector roadway system as contemplated by Objectives 2.131-G, L and N.

(f) Typical Uses: The primary uses within the district are office-based service and professional establishments that specifically include medical offices and clinics, financial institutions, educational institutions, legal offices, publishing centers, government offices, and real estate-related offices. Not more than twenty-five (25) percent of the district may be used for secondary retail-type uses that complement office establishments. Attached residential units are also typical uses within the district.

3. DEVELOPMENT CRITERIA - Development within the Professional Institutional district shall be according to the following criteria:

(a) Non-residential Floor Area Ratio (FAR) shall not exceed 0.70;

(b) Residential densities shall not exceed 10 dwelling units per gross acre.

(c) Lands shall only be divided as part of a master subdivision plan and all individual lots shall be accessible via internal local roadways;

(d) All developments shall provide on-site pedestrian pathways connections to provide access from all parking areas and abutting residential development where appropriate, to the primary uses of the district;

(e) Non-residential building entrances shall be oriented towards abutting rights-of-way in order to create a village like appearance along primary streets; furthermore, no more than two rows of parking shall be placed forward of the front building facade.

(f) Off street parking areas for non-residential uses shall be designed to complement the building facade and emphasize the building appearance and relationship to abutting rights-of-way;

(g) Single occupancy, detached residential dwellings and duplexes are prohibited in the Professional Institutional district;

(h) Time-share and short-term rental units shall include a management office on the same site as the individual units;

(i) Loading docks, drive-thru facilities, utility facilities, and storage areas shall be designed to minimize their visibility from abutting collector and/or arterial rights-of-way without diminishing their utility of intended function.

g. OFFICE CENTER (OCX) - Polk County shall provide for needs of residents of the US 27 SAP through:

(a) the designation and mapping of OCX on the Future Land Use Map Series; and

(b) the establishment of criteria applicable to the location and development of land within OCX.

1. DESIGNATION AND MAPPING - Office Centers shall be located throughout US 27 SAP as designated on the Future Land Use Map Series as "Office Centers " (OCX).

In addition to other applicable provisions, the following shall apply:

2. CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional services/offices. Medical offices and support offices are also allowable in this category.

   (a) Gross Leasable Area (GLA): More than 3,000 square feet

   (b) Separation from other OCX districts: 1 mile

   (c) Other Typical Uses: The primary uses within the OCX district are, office-based service and professional office establishments that specifically include accounting firms, architects, personal services, medical offices/clinics, dental offices, veterinary services, financial institutions, educational institutions, legal offices, printing/copying services, publishing centers, government offices and real estate related offices. Residential units located above the office and retail are also typical uses and are encouraged within the OCX district. Live-work units shall also be encouraged.

3. DEVELOPMENT CRITERIA - Development within an OCX shall conform to the following criteria:

   (a) Non-residential Floor-Area-Ratio (FAR) shall not exceed 0.75. Residential uses located over non-residential uses shall not count towards the FAR;

   (b) Residential densities shall be based on the total square footage of any proposed development. One dwelling unit per 1,000 square feet of gross floor area of office or retail uses.

   (c) A minimum 50% of the square footage of the total FAR in any OCX district shall be for office uses;

   (d) Retail uses that complement office center establishments, within an OCX shall not exceed 15% of the total acreage of the OCX. If residential uses are located over non- residential uses, an additional 5% of retail uses shall be permitted;

   (e) Prohibited uses: Convenience stores, Gas Stations, Fast-food Establishments w/ Drive-thru/Drive-in, Non-phosphate mining, Truck Stops, Class III Utilities;

   (f) Residential uses shall be located over non-residential uses;

   (g) Live-work units shall be encouraged within the OCX. Live-work units shall not count towards the allowed 15% of retail uses or overall density. Live-work units shall not exceed more than 15% of the total OCX acreage;

   (h) Detached residential dwellings and duplexes are prohibited in the OCX district; and

   (i) Development in OCX shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within OCX shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;

(j) OCX expansions, new locations for OCX and development within OCX may front on or be accessed via local roads if the subject parcel(s) is within a one-half mile of a collector or arterial road;

(k) Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic. Shared parking facilities shall be encouraged between office and retail uses;

(l) Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require additional buffering provisions;

(m) Lands shall only be divided as part of a master subdivision plan and all individual lots shall be accessible via internal local roadways;

(n) No direct access to US Highway 27 shall be permitted for either driveway connections or parking areas located within the district;

(o) All developments shall provide on-site pedestrian pathways connections to provide access from all parking areas and abutting residential development where appropriate, to the primary uses of the district;

(p) Non-residential building entrances shall be oriented towards abutting rights-of-way in order to create a village like appearance along primary streets; furthermore, no more than two rows of parking shall be placed forward of the front building façade;

(q) Off street parking areas for non-residential uses shall be designed to complement the building facade and emphasize the building appearance and relationship to abutting rights-of-way; and

(r) Loading docks, utility facilities, and storage areas shall be designed to minimize their visibility from abutting collector and/or arterial rights-of-way without diminishing their utility of intended function.

4. ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125- C relating to Transitional Areas, development adjacent to an OCX may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

h. Neighborhood Activity Center (NACX) - In addition to the other applicable provisions in this SAP and the Future Land Use Element, the location criteria has been amended as follows:

1. Neighborhood Activity Centers shall have direct frontage on US Highway 27 and

2. The required separation distance to other Neighborhood Activity Centers, LCC, CE and other Activity Centers may be reduced if the proposed Neighborhood Activity Center market radius, minimum population support is over 10,000 people.

POLICY 2.131-C5: MODIFIED SPECIAL USES - Modified Special Uses shall include Residentially Based, Mixed-Use Developments and Recreation and Open Space as enumerated in Policy 2.131-C3 and shall be developed in accordance with the following criteria:

a. RESIDENTIALLY BASED, MIXED-USE DEVELOPMENTS - For this SAP, Residentially Based, Mixed-Use developments shall be referred to as "villages" as defined in the glossary and shall meet the requirements of Section 2.125-H (Residentially Based, Mixed-use Developments) and the following provisions:

1. RESIDENTIALLY BASED, MIXED-USE "VILLAGE" - This special use shall be permitted in the Residential Low, Residential Medium, and Residential High land use. It is encouraged in the SAP by offering the developer the following incentives:

   (a) commercial uses at the center of the village,

   (b) narrower streets and street rights-of-way throughout the village, and

   (c) higher densities.

2. Minimum-Acreage Requirement - A minimum of 40 acres, singly or jointly owned under one village master plan, are required in order to establish a Residentially Based, Mixed-Use Development. This acreage requirement is amended by Policy 2.131-C4 for RHX Land Use, which allows for Residentially Based Mixed Use Developments per the vision of this Selected Area Plan with respect to intensity and density.

3. Non-Residential Uses Permitted - The village shall allow the location of commercial uses provided that specific design criteria are met. The Commercial uses allowed shall be restricted to those that fit the size, scale, and intensity of the village setting.

   (a) Deleted but 1, 2, 3, and 4 below were not deleted. (CPA 16B-09, Ord. 16-020)

      (1) The personal service shop - hairstyling, tailoring, shoe repair, and dry cleaning.

      (2) General retail of a small scale such as bakeries, hardware stores, convenience stores excluding gasoline services.

      (3) Business or professional offices - real estate, insurance, travel agency, medical, dental, and veterinary offices, banks and other financial institutions.

   (b) Encouraged quasi-commercial, civic, and institutional uses:

      (1) studios for art, dance, music, and photography

      (2) churches and day-care centers

      (3) neighborhood libraries and post offices

      (4) a village common

4. Design Standards Required - In order to qualify as a village the following standards shall be met:

   (a) The development must be residentially based, and the design, configuration, and mix of uses shall emphasize a pedestrian-oriented environment. The village center should be within comfortable walking distance for a majority of the village residents (one-third mile).

   (b) The street pattern shall resemble a grid, allowing, where possible, connections to adjacent properties.

   (c) Commercial uses within the village center shall be encouraged to include second-story apartments.

   (d) Village developments shall reserve sites in the village center and street vistas for churches, public buildings, parks, and natural features.

   (e) Village developments shall contain a village common or park/plaza to serve as a "public-activity" center.

   (f) Polk County shall adopt as part of its Land Development Code, additional standards for "village" developments.

b. RECREATION AND OPEN SPACE - In addition to the specific Recreation and Open Space land depicted on the SAP land-use map, Recreation and Open Space (ROS) is treated as a special use in order that a linked park and open-space system can be created. Its central purpose is to tie all the villages, the town center, and activity centers together through a network of bikeways and pedestrian walkways. It will also provide open space, recreation space, and special ambience to this part of Polk County by ensuring that the natural amenity is preserved, enhanced, and made useable for the natural and man-made environment. In order to achieve the open-space provisions, all new development shall be required to meet the recreation and open-space development provisions set forth in Policy 2.131-D1.

POLICY 2.131-C6: SPECIAL PROVISION AREAS - Land within "Special Provision Areas" as enumerated in Policy 2.131-C3 shall be developed in accordance with the following criteria:

a. TOWN CENTER (TC) - In addition to the other applicable provisions, the TC shall be governed by the following provisions:

1. DESIGNATION AND MAPPING - The TC is established as designated on the US 27 SAP map. The TC is located at Sand Mine Road and US 27. This TC should develop in a manner which will focus density and intensities typically found in an urban core.

2. PURPOSE - It is the specific intent of this TC to cluster commercial, other non-residential, and multi-family uses as appropriate to create "Town Centers" for the entire SAP area. These areas are intended to serve as a commercial node of concentrated uses, central to residents and tourists, and provide short- and long-term accommodation of, and encouragement to, development related to Walt Disney World.

   The primary purpose for the TC is to serve as the focal point for the area encompassing multiple uses and activities. The TC will serve as the primary core and will compliment the activities and uses proposed for the SAP. The TC will be an employment center and a location for major retail, commercial, and hotel opportunities. The TC will be the hub for cultural, educational, and civic activities. The TC should be unique in its diversity of uses set in an environment designed around the pedestrian, as opposed to the automobile. Greater attention will be given to providing an environment where it is more convenient and pleasant to walk or bicycle, than drive, between activities.

   The TC future land use designation is a mixed use district that carries with it development rights of both ten dwelling units per acre (10 du/ac) and a commercial floor-area-ratio of 30% (0.35 FAR).

3. DEVELOPMENT REVIEW CRITERIA - In addition to the typical review standards, development projects within the TC shall be based on a consistent architectural, streetscape, local road, and bicycle network scheme developed through an urban-design component. The urban design component may be developed by the Property Owners Association, Polk County, or the individual developer, consistent with the Traditional Neighborhood Design section of Polk County's Land Development Code.

4. GUIDELINES FOR COORDINATED DEVELOPMENT OF TC's - Polk County shall encourage and promote a harmonious scale and character according to the following guidelines:

   (a) Guideline I - The TC shall be the focus of commercial, civic, social, and residential functions.

   CRITERIA:

   (1) Develop a retail strategy that caters to the demographics of the potential residential and tourist population.

   (2) Develop a program and development plan to strategically locate cultural and governmental facilities within the Town Center Area.

(3) Establish a development program for the location of higher-level educational facilities within the TC.

(b) Guideline II - The TC shall become integral to the community for which it serves.

CRITERIA:

(1) Develop a road system which connects the TC roads directly with roads leading into the adjacent residential areas.

(2) Incorporate the TC into an overall community pedestrian and bicycle system.

(3) Develop a streetscape design that is consistent with the entire community.

(4) Incorporate landmarks and focal points into the TC which visually connect to the residential areas.

(5) Emphasize formal design approaches, using grid street alignment, with views terminated by focal points.

(c) Guideline III - Encourage and promote the most diverse mix of uses, as well as the highest intensities and densities, to be located within the TC.

CRITERIA:

(1) Provide for mixed-use development and a variety of housing types and densities.

(2) Designate different areas within the TC for different types of retail.

(3) Encourage vendors in appropriate retail locations.

(4) Residential development within the TC shall be encouraged to integrate with other uses such as retail and office development.

(5) Establish flexible parking regulations to encourage mixed-use development and minimize impervious surfaces in the TC.

(d) Guideline IV - Create a sense of public identity by defining and placing public spaces and facilities in the TC.

CRITERIA:

(1) Encourage private development to incorporate public spaces that will reinforce an open-space network and enhance the pedestrian environment.

(2) Develop architectural characteristics for all civic and private buildings to maintain a low-scale pedestrian-friendly environment.

(3) A public open-space network shall be developed throughout the TC to tie into the adjacent residential areas.

(4) Landscape-design standards shall be developed for all rights-of-way, parking area, plazas, and public open space to integrate them with each other and strengthen the overall image of the TC.

(e) Guideline V - Develop a transportation system that provides balanced vehicular, bicycle, and pedestrian access into, and within, the TC.

CRITERIA:

(1) Encourage the development of a circulator system to connect the TC to the adjacent residential areas.

(2) All new development shall provide facilities for bicycle access.

(3) Pedestrian crossings on all major roads shall be clearly identified.

(4) Alternative parking approaches shall be utilized to calm traffic flow and foster street-oriented commercial activities including street vendors.

(5) Parking ratios shall be developed based on shared parking supply.

(6) The location and need for structured parking shall be established in conjunction with the phased build-out of the TC.

(7) A system of pedestrian walkways shall be defined in conjunction with the street-classification system.

(8) The ambience of the pedestrian environment shall be enhanced with an extensive streetscape program.

(f) Guideline VI - The TC shall have a unified scale, character, and image.

CRITERIA:

(1) Create design standards which establish the scale, mass, and forms of development throughout various areas of the TC.

(2) Establish a design review process to make decisions on all development and determine its impact on adjacent properties.

(3) Develop architectural themes and character for different areas within the TC which will vary scale and mass according to location and use.

(4) Bonuses and incentives which will result in higher densities shall be incorporated in the land development regulations.

(5) Develop a hierarchy of streets based on pedestrian usage and criteria for adjacent building design.

(6) Provide a complete palette of street furnishings to enhance the walking experience. Such furnishings shall include benches, trash receptacles, bus shelters, information kiosks, telephone stands, and appropriately scaled lighting.

5. PERMITTED USES - Uses permitted include:

(a) All uses permitted within a Neighborhood Activity Center (NAC) as specified in Policy 2.110-D1; and

(b) All commercial uses permitted within the Tourist Commercial Center (TCC) as specified in Objective 2.110-I.

(c) Special Residential in accordance with Section 2.125-F of the Comprehensive Plan and consistent with the TC Guidelines.

b. GREEN SWAMP PROTECTION AREA (GSPA) - In addition to the other applicable provisions, land within the Green Swamp Protection Area shall be developed in accordance with the following criteria:

1. DESIGNATION AND MAPPING - The GSPA is established as designated on the US 27 SAP map. The GSPA includes all land west of US 27 within the boundaries of the Green Swamp Area of Critical State Concern.

2. PURPOSE - It is the specific intent of this GSPA to allow environmentally responsible development to occur provided that the integrity of the Green Swamp is preserved and the high-recharge nature of the land is protected.

3. GSPA CONSIDERATIONS - The designated area currently consists of citrus groves and pasture lands on high sandy soils. Soils maps indicate this area to be a high-recharge area for the Floridan Aquifer.

4. DEVELOPMENT CRITERIA - Development within the North US 27 SAP shall adhere to the requirements for limited impervious surface cover and wetland protection as required by the Green Swamp Area of Critical State Concern Resource Management Plan. However, densities and intensities may be greater when consistent with the Basic Principals, Guidelines, policies and objectives of the SAP.

c. GREENWAY CORRIDOR - The Greenway Corridor on the Future Land Use Map indicates land within the US 27 SAP and within the Ridge SPA bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

1. PURPOSE - The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the US 27 SAP and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the jurisdictional wetland boundary.

2. IMPLEMENTATION METHODS - The Greenway Corridor shall be created as follows:

(a) New development and redevelopment bordering the jurisdictional wetlands of the Green Swamp shall designate 50 feet east of the jurisdictional wetland boundary and 50 feet west of the jurisdictional wetland boundary as a conservation easement for the Greenway Corridor.

(b) Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance it. All retention areas shall be designed in a manner that minimizes disturbance to the land.

POLICY 2.131-C7: DENSITY SCHEDULE - Through the Polk County Land Development Code, a density bonus system shall be developed to be used in the North US 27 Selected Area to encourage development designs consistent with the intent of the plan. Within the Center and Core of the Transit Corridor and Center Overlay (TCCO), the base density for RLX shall be 4 dwelling units per acre (4 du/ac) with the base density for RMX established at 6 dwelling units per acre (6 du/ac) and the base density for RHX established at 15 dwelling units per acre (15 du/ac). Densities outside the Center and Core of the TCCO may only occur below the base through the density bonus system within the Land Development Code.

Based on the density bonus system development within RLX can receive up to 8 dwelling units per acre (8 du/ac) while development within RMX can receive up to 15 dwelling units per acre (15 du/ac) development within RHX that meets the density bonus criteria and the development criteria identified in Policy 2.131-C4(e)(4)(a-b) can receive up to 25 dwelling units per acre (25 du/ac). Development within RHX that meets the density bonus criteria but does not meet the development criteria identified in Policy 2.131-C4(e)(4)(a-b) can receive up to 20 dwelling

units per acre (20 du/ac). Lands within the TC designation are entitled to 10 units per acre and 0.35 non-residential floor to area ratio by right. Higher densities may be achieved through a density bonus system provided in the Land Development Code not to exceed 25 dwelling units per acre (25 du./ac.).

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

POLICY 2.131-C8: DENSITY BONUS CRITERIA - Greater densities shall be granted to applicants for development approval that incorporates resource protection, recreation, and innovative design techniques into the development plan along with the provision of public infrastructure dedication and improvements to enable better growth management throughout the SAP. The following items are to be specifically targeted through land development code regulations:

US 27 Density Bonus Point Criteria
RESOURCE PROTECTION
Wetland Buffers: Greater density should be awarded to developments that leave the upland areas around wetlands undisturbed.
Upland Conservation: Greater density should be awarded to developments that conserve upland area for the restoration of protected species habitat.
Xeriscaping: Greater density should be awarded to developments that incorporate drought tolerant indigenous plants into a majority of the landscape.
Preservation or restoration of natural vegetation: Where natural vegetation is kept or restored to its original state greater development density should be awarded.
Maintain Original Hydrologic Pattern: Where a development does not disturb the existing slopes and drainage patterns, greater development density should be awarded.
RECREATION
Where community recreation facilities are provided within a development, greater development density should be awarded. These include, but are not limited to pools, athletic courts or ballfields, tot lots, clubhouses, golf courses, horseback riding stables, and passive recreation facilities. Such facilities should be centrally located within the development. If public recreation facilities are located nearby, greater densities should be granted for developments that provide sidewalks connecting to them.
INNOVATIVE DESIGN
Pursuant to the Land Development Code greater densities may be permitted to projects that incorporate innovative, unique, and more aesthetically pleasing designs into the development plans such as decorative streetlights, canopy trees in common areas, vertical development, mixed use buildings, lot size and width variations, traffic calming devices on local roads, shared alleys, rear entrances, common parking, zero lot line or cluster development, landscaping of storm water ponds and external walls, and decorative connections between different land use activities.
INFRASTRUCTURE AND SERVICES
Greater density should be awarded to developments that donate useable land for public services such as public safety facilities, schools, and parks.
Greater density should be awarded to developments that extend sidewalks beyond their collector and/or arterial road frontage or incorporate internal sidewalks into the development plan.
Greater density should be awarded to developments that dedicate Right-of-Way for Planned Connectors such as the Green Swamp Parkway and its collector road connections to US Highway 27.
TRANSPORTATION
Greater density should be awarded to developments that provide access to more than one collector road or better (includes Green Swamp Parkway).
Greater density should be awarded to developments that promote internal capture (mixtures of uses that prevent potential automobile traffic from exiting the site or entering collector or arterial roads).

PROXIMITY AND TRANSITION TO COMPLIMENTARY LAND USES
Greater density should be awarded to developments that provide an urban environment (compact building design that supports a mix of uses and within a close proximity that supports pedestrian accessibility) that discourages a suburban pattern of development and provides for an appropriate residential to non-residential mix.
Greater density should be awarded to developments that provide a significant physical and functional integration of project components, including uninterrupted pedestrian connections (mixture of residential and non-residential uses that support the commercial viability of the area, pedestrian connectivity, shared parking and consolidation of trips).
Greater density should be awarded to developments that provide an appropriate transition of density/intensity between different land uses and districts (a density pattern that transitions from primarily high intensity commercial and high density residential to low intensity commercial and low density residential).

POLICY 2.131-C9: TRANSFER OF DEVELOPMENT RIGHTS - Excess density credit, earned above actual constructed density[2], may be transferred off-site throughout the SAP so long as the gross density of the receiving area does not exceed the maximum permitted density within the district. To receive density transfers, a minimum number of bonus points are required of the receiving development. Town Center (TC) is a mixed-use district that has both a density by right as well as a floor-area-ratio, both of which can be transferred. A minimum of 20 points is required of the receiving development for the transfer of FAR.

OBJECTIVE 2.131-D: Within the north US 27 selected area, a linked recreation-and-open-space system shall be established as development occurs.

POLICY 2.131-D1: LINKED RECREATION-AND-OPEN-SPACE (ROS) SYSTEM - The ROS system shall be governed by the following provisions:

a. DESCRIPTION: The linked open-space system shall be comprised of:

   1. existing designated ROS land uses within the Selected Area, and

   2. land dedicated for the linked open-space system by individual land owners/developers.

b. PURPOSE - The ROS is intended to provide open space, recreation space and special ambience to this part of Polk County by ensuring that the natural amenity is preserved, enhanced, and made useable for the natural and man-made environment.

c. LEVEL OF SERVICE STANDARD - A higher LOS than is adopted county-wide shall be applicable to the US 27 SAP. This standard shall be six (6) acres per 1,000 people until such time as the county-wide standard surpasses this level - at which time the higher standard shall apply.

d. POLK COUNTY COMMITMENTS - Polk County shall commit to holding land put into the system in its undeveloped state until such time as funding mechanisms are established to pay for the improvement and maintenance of the system. This can be accomplished comprehensively through the establishment of an area-wide funding mechanism or at the individual village level - provided a village-based system is established.

e. DEVELOPMENT STANDARDS - All new development shall be required to meet the Level-of-Service standard as follows:

   1. All development shall contribute to the creation of a park system which includes:

[2] Actual constructed density must be above the density permitted by right to qualify for TDRs.

(a) 330 acres of community and regional parks at-build-out, and

(b) linked open-space system consisting of a connected bikeway/pedestrian trail system to connect residential areas to each other and to the overall park system.

2. Fifty percent (50%) of Park and Recreation space requirements shall be provided within specific developments and related specifically to that development, i.e. small neighborhood tot lots, village commons, upland linear connectors, access through or adjacent to private golf courses, etc. The linkage shall be made possible by inclusion of a pedestrian path or sidewalk. However, exceptions may be necessary when it is demonstrated by the developer that linkage is not possible.

3. Developer Credits: Developer credits shall be provided for ROS land in accordance with the following provisions, if and only if the developer has first agreed to layout the development in a grid pattern pursuant to the appropriate criteria:

(a) North US 27 SAP impact fee credits, excluding county-wide park impact fees, shall be given for upland open space reserved for a village common, and land set aside for the Greenway Corridors. These credits shall be on a dollar-for-dollar basis with improvement cost and land cost being calculated toward determining impact-fee credits.

(b) Commercial use bonuses pursuant to (a)(3)(c) shall also be granted for creation of a village common, and

(c) Additional commercial-use bonuses shall be available, up to 10,000 square feet, if appropriate land acreage adjacent to the village common is reserved for a church or public facility, and is offered at a sale price 30 percent below market value.

OBJECTIVE 2.131-E: Development within the North US 27 corridor shall conform to special buffering and landscape criteria to help ensure reforestation.

POLICY 2.131-E1: PARKING LOT LANDSCAPING STANDARDS - Parking lots shall be landscaped pursuant to the following provisions:

a. Parking lots shall be required to landscape the parking lot so no less than 50% of the parking lot is underneath a canopy at tree maturity.

b. Minimum Landscaped Area - A minimum area of not less that 5% of the total off-street parking area shall be devoted to landscaping.

c. Location - Not more than 20% of the parking area landscaping requirement may be provided adjacent to the building it is intended to serve. All other landscaping shall be provided in the form of interior islands, divider medians, and perimeter landscape strips. Landscaped areas shall be located in such a manner as to divide and breakup the expanse of paving and to guide traffic flow. Landscape islands and divider medians shall measure not less than five (5) feet in width. At least one (1) tree shall be provided in each landscaped area. The remainder of the area shall be landscaped using grass, ground cover, mulch, shrubs, trees, or other landscaping material excluding sand or pavement. All landscaped areas shall avoid overhang encroachment with curb stops or bumpers. If curbing is used abutting landscaped areas, it shall be perforated to permit drainage where necessary.

d. Required Landscaping Adjacent to Public ROWs - Where a paved off-street parking area is abutting a public right-of-away (ROW), landscaping shall be provided between the off-street parking area and the right-of-way in accordance with the following:

1. A landscaped strip of land, a minimum of five (5) feet in width, shall extend along the length of the boundary between the parking area and the abutting right-of-way, except at point of access.

This landscaped strip shall contain at least one (1) drought resistant, native to the ridge, tree for each 75 lineal feet, or fraction thereof. Trees may be planted separately or in clusters.

2. The required landscaped strip shall contain a hedge, wall, fence, berm, or other opaque screen, a minimum of three (3)-feet high, but not more than six (6)-feet high attained within one year of installation. If non-living barriers are used, one (1) shrub or vine shall be planted along the street side for each 15 lineal feet of screen. The remainder of the landscaped strip shall be landscaped with grass, ground cover, or other appropriate landscaped treatment.

3. Planting of trees within utility easement or that may effect an existing overhead power line shall be permitted upon the submittal of proof that all utility providers using the easement approve of the landscape plan. The proof must be submitted with the landscape plan.

POLICY 2.131-E2: XERISCAPE - Xeriscape is a set of landscape design and maintenance principles which promote good horticultural practice and the economic and efficient use of water. The term Xeriscape is the registered trademark of the National Xeriscape Council and means water-conserving, drought-tolerant landscaping or simply the use of appropriate plant materials that do not require special attention and which require little supplemental water to grow properly. Xeriscape designs do not resemble desert landscapes, but reflect the lush traditional appearance of Florida gardens. Because water restrictions have become a common occurrence in Central Florida, water-conserving-landscape standards shall be developed for the north US 27 corridor.

POLICY 2.131-E3: ROADWAY LANDSCAPE DESIGN - Roadway Landscape Design shall conform to the following:

a. A 25'-wide landscape/buffer area shall be provided on both sides of all arterial and collector roads. This landscape/buffer area shall be landscaped with trees and shrubs to achieve a 25% coverage after one year of planting. Landscape/Buffer areas are in addition to the street right-of-way.

b. Landscaping shall be encouraged within road rights-of-way, but must be based on a plan approved by the County.

c. Developers of properties shall plant Live Oak trees along collector and arterial roadways at a ratio of one tree for every 40 linear feet of right-of-way frontage.

d. A site plan showing the easement landscape plan, other trees, plants, and driveway access points, shall be required prior to the approval of subdivision pre-construction plans or tentative level PUD approval, or their functional equivalent.

POLICY 2.131-E4: TREE PLANTING REQUIREMENTS - Tree planting shall conform to the following:

a. Minimum Number of Trees Required - The minimum number of trees, exclusive of buffers, to be planted or preserved upon each lot is as follows:

   1. Residential Low (RLX) - 1 tree shall be planted or preserved for every 5,000 square feet of developable residential lot, or fraction thereof. The maximum number of trees required to be planted or preserved shall be eight (8).

   2. Residential Medium (RMX) - 8 trees per gross developable acre shall be planted or preserved.

   3. Residential High (RHX) - 6 trees per gross developable acres shall be planted or preserved.

   4. Town Center (TC) - 6 trees per gross developable acre shall be planted or preserved.

   5. Leisure/Recreation (L/RX) - 4 trees per gross developable acre shall be planted or preserved.

   6. The following types of trees are prohibited:

      (a) Australian Pine (casuarina species)

      (b) Cajeput or Punk Tree (melaleuca quinquenervia)

(c) Chinaberry (melia azedarch)

(d) Ear Tree (Enterlobium cyclocarpum)

(e) Eucalyptus species

(f) Brazilian Pepper (schinus terebinthi folius)

(g) Paper Mulberry (broussonetia papyrifora

(h) Silk Oak (grevilla robusta)

It shall be the responsibility of the property owners to maintain approved landscaping and provide replacement for dead plant material.

OBJECTIVE 2.131-F:*[Deleted by CPA-2001B-09 (Ord. 01-101); Adopted by BoCC 19 DEC 2001]*

OBJECTIVE 2.131-G: The County shall optimize the capacity of US 27 as the primary transportation roadway.

POLICY 2.131-G1: New development and redevelopment shall increase internal-capture rate to reduce external trips by focusing compatible land uses which provide a full range of activities, thereby reducing external trips.

POLICY 2.131-G2: All new development and redevelopment shall provide and build pedestrian/bike connections between adjacent parcels and roadway connections between adjacent parcels and to proposed arterial and collector roads. If the proposed development is adjacent to an approved development with connections, the proposed development must be designed to connect to the previously approved development. If conditions warrant, the County shall require:

a. Service Roads.

b. Internal roadways.

c. External connections to east/Osceola County.

POLICY 2.131-G3: Roadway Design for Landscape shall utilize the following options/considerations:

a. Urban sections with curb and gutter for 200 feet from intersections in all directions

b. Other roadways (internal)

1. Landscaping

2. Water Feature

3. Visual Termini

4. Emphasize scale of landscape to scale of location based on intensity of activity center.

POLICY 2.131-G4: TRANSPORTATION IMPROVEMENTS - Future roadways within the North US 27 SAP are depicted on the SAP map in terms of their general location. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA) provided that the transportation service provide by that transportation corridor is generally maintained.

a. Improvements to, and rights-of-way acquisition for, arterial roadways shall be funded consistent with the Polk County Capital Improvement Program that shall identify revenue sources for these projects.

b. The arterial roads shall be considered controlled-access roads and shall be constructed so that distances between access points are no closer than 300 feet.

c. Arterial and collector roads built by Developers on part of their projects shall conform to the adopted road plan for the North US 27 SAP. Polk County shall amend the following transportation maps in the Comprehensive Plan Map Series to reflect the designed road plan for the US 27 SAP:

1. Lakeland and Winter Haven Urbanized Areas/Small Urban Areas (Figure GF-3.214-3),
2. 2052~~2~~0 Future Roadway Laneage (Figure GF-3.214-4), and
3. 2052~~2~~0 Future Roadway Functional Classification (Figure GF-3.214-5).

POLICY 2.131-G5: RIGHT-OF-WAY WIDTH - The rights-of-way shall have the following widths:

Arterial: 120 feet

Collectors: 80 feet or 60 feet where designed and built with urban standards (curb and gutter)

POLICY 2.131-G6: CURB CUTS AND JOINT ACCESS - The following curb cut and joint access criteria shall be implemented on the following roadways:

a. Curb Cuts

US 27 Median Opening (full access)2640' o.c.

Median Opening (directional)1320' o.c.

Curb Cuts Right in/Right out660' o.c.

Major Arterial Streets - 4 Lane Divider

Median Opening600' o.c.

Curb Cuts300' o.c.

Major Collectors

Curb Cuts200' o.c.

b. Unified Access and Joint-Use Driveways

1. Unified Access and Circulation - All development shall be designed to incorporate unified access and circulation in accordance with the requirements described below.
2. Joint Use Driveways - The County shall require the establishment of a joint-use driveway serving two abutting building sites, with cross-access easements provided in accordance with the criteria below.

c. Cross-Access Corridors - The County shall designate-cross-access corridors on properties adjacent to roadways. Such designation may be made in connection with the approval of any subdivision or site plan with the affected area, or as part of an overall planning program.

d. Design of Cross-Access Corridors - Cross-access corridors shall be designed to provide unified access and circulation among parcels on each block of the thoroughfare, in order to assist in local traffic movement. Each corridor should be designed to include the following elements:

1. A continuous linear travel corridor extending the entire length of the block that it serves, or at least 500 feet linear frontage along the thoroughfare, and having a design speed of 10 mph. Final design of the facility shall be approved by the County Engineer.
2. Sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles.
3. Stub-outs and other design features which make it visually obvious that the abutting properties may be tied in to provide cross-access, shall be constructed at the time of development.
4. Linkage to other cross-access corridors in the area.

e. Easements Required to be Dedicated - Where a cross-access corridor is designated by the County, no subdivision plat, site plan or other development shall be approved unless the property owner shall grant an easement, running with the land, allowing general cross-access to and from the other properties in the affected area. Such easement shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.

f. Coordinated or Joint Parking Design - Wherever a cross-access corridor has been designated, the business sites with the affected area shall be so designed as to provide for mutually coordinated or joint parking, access and circulation systems, and shall include stub-outs and other design features as necessary to make it visually obvious that the abutting properties may be tied in to create a unified system.

g. Development Prior to Abutting Use - In the event that the building site is developed prior to an abutting property, it shall be designed to ensure that its parking, access, and circulation may be easily tied in to create a unified system at a later date.

h. Existing Abutting Uses - In the event that the building site abuts an existing developed property, it shall be so designed as to tie into the abutting parking, access and circulation to create a unified system unless the Land Development Director finds that this would be impractical.

POLICY 2.131-G7: The County shall prepare a pedestrian/bikeway-system plan as a component of the Recreation and Open Space plan. The plan shall include guidelines for the location and type of improvements. The County shall encourage developers to provide for pedestrian/bikeway systems in all development.

POLICY 2.131-G8: Sand Mine Road shall be utilized as an urban collector road, and as a primary access point to US Highway 27. The use of this road shall not be restricted for any purpose including, but not limited to, agricultural, industrial, mining, commercial, or residential traffic.

OBJECTIVE 2.131-H: Signage requirements shall be more restrictive than typical standards for Polk County.

POLICY 2.1 31-H1:The SAP shall generally use visually pleasing, lower height, and smaller signs to compliment the overall-selected-area site and building design.

POLICY 2.131-H2: The construction of billboards along the arterial roadways shall be specifically prohibited, except for temporary billboards advertising the availability of commercial space located within the SAP for the respective property(ies).

OBJECTIVE 2.131-I: All new development and redevelopment shall be sensitive to the unique upland wildlife habitat within the North US 27 Corridor.

POLICY 2.131-I1: New road rights-of way shall be routed to avoid traversing significant upland wildlife habitat, unless there is no feasible and prudent alternative and the roadway design incorporates design features for the safe passage of wildlife.

POLICY 2.131-I2: Improvements to existing roads (i.e., road reconstruction or widening) within upland significant wildlife habitat shall incorporate design features for the safe passage of wildlife.

OBJECTIVE 2.131-J: New development shall continue the protection of native-plant communities within the North US 27 Corridor by developing policies within the Comprehensive Plan or Land Development Code. ~~by December 1994.~~

POLICY 2.131-J1: The developer shall design and locate proposed improvements to minimize the removal of native plant community vegetation. However, it is not the intent of this provision to preclude the reasonable use of a lot or parcel of land consistent with the Land Development Code.

POLICY 2.131-J2: Reforestation shall be encouraged to enhance current wildlife areas and improve water quality within, and adjacent to, the Green Swamp.

OBJECTIVE 2.131-K: All land alteration activities shall be sensitive to the unique natural resources within the North US 27 Corridor and shall permit development in a manner which maintains and/or improves recharge to the aquifer.

POLICY 2.131-K1: Land alteration activity that destroys, reduces, impairs, or otherwise adversely impacts a wetland or natural body of water, shall be prohibited, unless there is no recourse in order to allow reasonable use of the land.

POLICY 2.131-K2: Building setbacks shall be 50 feet from environmentally sensitive areas. Wider setbacks may be required by the County depending on the environmental sensitivity of the area and the intensity of the development proposed adjacent to the area. For example, a 200-foot wide or wider setback may be required for a large excavation proposed adjacent to a wetland in order to prevent dewatering of the wetland.

POLICY 2.131-K3: No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within setbacks required in Policy 2.131-K2 except for the installation of a sprinkler system, utility line, or landscaping; or except as specially approved by the County for the construction of a road essential for access, construction of a stormwater retention or detention basis or stormwater conveyance, construction of a boardwalk or their stilted structure, grade finishing to provide a gradual slope between the setback line and the environmentally sensitive area, or the limited use of pervious paving material.

POLICY 2.131-K4: No underground petroleum storage tanks shall be allowed within the North US 27 SAP, unless the tanks are double walled and provide for monitoring of the interstitial space between the two tanks.

OBJECTIVE 2.131-L: CONNECTOR ROADWAYS - It shall be the responsibility of all new development to provide connection to neighboring developments or connect to alternate collector roads connecting to other development without accessing US 27.

POLICY 2.131-L1:

a. As of January 1, 1994, the County shall limit the total number of platted residential lots within the SAP to 550 until funding mechanisms are implemented for these public improvements.

b. Developments that deed road rights-of-way to the County for proposed new arterial and/or collector roads, shall be allowed to develop even if the development exceeds the lot cap. The lots within the development will count towards the cap.

c. The right-of-way of a collector road parallel to and on the west side of US 27 has mostly been donated north of Poitras One Road where the majority of the parcels along the corridor have dedicated all or half of the required right-of-way that is needed to help establish a parallel corridor and maintain the Level of Service on US 27. Prior to development of property along this collector road corridor, any remaining right-of-way associated with the development shall be donated prior to issuance of a building permit.

OBJECTIVE 2.131-M: Polk County shall address the impacts of development proposed in the local Comprehensive Plan upon development in adjacent jurisdictions, the region, and the state.

POLICY 2.131-M1: Polk County shall approach adjacent county governments to negotiate interlocal agreements for planning review of all development proposals in adjacent counties within one mile of their respective borders of any development that will impact another county. The agreements, shall require staff cooperation at the technical and administrative levels to review the relationship of proposed development to the existing comprehensive plans, address impacts of development, and to achieve compatibility with the comprehensive plans of the respective jurisdictions plan amendments, the Land Development Code, and infrastructure management. Nothing in this review shall result in a delay in the hearing process.

POLICY 2.131-M2: Polk County shall coordinate with the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service to prevent loss of endangered or threatened species.

POLICY 2.131-M3: Using data from the state and federal agencies, Polk County shall establish and maintain an inventory of areas supporting endangered or threatened plants or wildlife species.

POLICY 2.131-M4: Polk County shall cooperate with adjacent local governments to identify unique vegetative communities located within more than one jurisdiction, and to plan for the appropriate use and protection of those areas.

POLICY 2.131-M5: Polk County shall coordinate with the TPO to continue implementing the Transportation Master Plan for the North US 27 area.

OBJECTIVE 2.131-N: The North US 27 Selected-Area Plan shall identify the necessary capital improvements to support the proposed development, and shall identify funding sources.

POLICY 2.131-N1: CAPITAL IMPROVEMENTS - The following capital improvements are projected for the North US 27 SAP:

	5-YEARS	20-YEARS	BUILD OUT	TOTAL
Schools:				
Elementary	1	2	1	4
Middle	1	1	0	2
High	0	1	0	1
Regional Parks (acres)	30	100	200	330
EMS	0	1	0	1
Fire Station	0	1	1	2

COLLECTOR ROADS	LENGTH	IMPROVEMENT
Arterial #1: Originally the east branch of the Green Swamp Parkway	7.5 miles	New 2—4 lanes
Segment A: west from U.S. Hwy. 27 on Dean Still Road to the proposed Green Swamp Parkway		
Segment B[2]: north from Dean Still Road, along the proposed path to Poitras Road #1		
Segment C: east on Poitras Road #1 to U.S. Hwy. 27		
SAND MINE ROAD	1.42 miles	New 2—4 lanes
Segment A: west from U.S. Hwy. 27 on Sand Mine Road to the proposed Green Swamp Parkway		
Segment B: east from U.S. Hwy 27 (extension of Sand Mine Road to the east) to County Line Road #1		
North Connector	Approx. 1.5 miles	New 2—4 lanes
Segment A: north from Poitras Road #1 (proposed Green Swamp Parkway) to the Polo Park Boulevard		

INTERSECTIONS	IMPROVEMENT
Poitras Roads #1 & U.S. Hwy. 27	Signal & Turn Lane(s)
Sand Mine Road #1 & U.S. Hwy. 27	Signal & Turn Lane(s)
Section Line Road & U.S. Hwy. 27	Signal & Turn Lane(s)
Central Grove Road & U.S. Hwy. 27	Signal & Turn Lane(s)
Tri-County Road #1 & U.S. Hwy. 27	Signal & Turn Lane(s)
Tri-County Road #2 & U.S. Hwy. 27	Signal & Turn Lane(s)

[2] Once the Green Swamp Parkway reaches the Town Center (TC) land use district at Sand Mine Road, a grid plan roadway network forms with multiple routes connecting throughout the district to Jacks Road. These multiple connectors shall be classified as Local Commercial roads and designed to an urban standard.

a. All capital improvements, including right-of-way acquisition, shall be financed substantially from development within the North US 27 SAP either through impact fees or other appropriate funding strategy such as the establishment of a Municipal Service Benefit Unit or a Community Development District.

b. Impact fees proposed for the US 27 SAP shall be in addition to other fees which may be relevant to meet county-wide needs. It is not the intent of this SAP to create excessive impact fees for this area so as to eliminate the competitive advantage of locating in Polk County rather than neighboring counties.

c. Means of providing for impact-fee credits for contributions made in lieu of fees for school sites, parks, land for government buildings, and other facilities provided by developers or property owners shall be established. Credits and timing of payment, if required, shall be negotiated and established in a development agreement.

d. Actual development shall be monitored to assure that fees levied remain sufficient to support the necessary infrastructure and, if necessary, be adjusted relative to real demand.

e. The construction of schools requires special attention. Their development could be expedited by the imposition of county-wide impact fees and is recommended. Donation of sites, with public-facility impact-fee credits being given, is encouraged. Polk County shall adopt a school-site dedication ordinance for the US 27 SAP, in conjunction with the School Board, and the CR 54 Property Owners Association ~~no later than December 31, 1994~~.

~~f. The County shall consider the establishment of a separate transportation impact-fee zone for the US 27 SAP. At least 80 percent of these transportation impact fees shall be applied to transportation projects within the US 27 SAP.~~

~~g~~f. Roads that principally benefit site-specific development shall be the responsibility of the land owner or developer, as shall relevant off-site transportation improvements. Rights-of-way and improvement costs associated 100% with a development shall not offset impact fees, if imposed. Rights-of-way costs and construction costs deemed necessary to satisfy "area-wide" transportation needs shall offset impact fees, if imposed.

~~h~~i. Full-cost recovery for the operation and maintenance of water and sewer systems is necessary. Future connection and monthly use charges shall reflect these total costs.

~~i~~h. More flexible revenue sources may be developed to complement other capital resources. These revenue sources could be pledged as revenue streams to support bonded indebtedness for selected capital projects.

Revision History Section 2.131-C North US 27 SAP	
SECTION 2.131-C	CPA 14C-04 (Ord. 14-050); CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 01A-10 (Ord. 01-44) 11 JUL 2001
OBJECTIVE 2.131-C	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-C1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-C2	CPA 16B-09 (Ord. 16-020) 4/19/16; CPA 14C-04 (Ord. 14-050); CPA 07B-17 (Ord. 07-091) 12/19/07; CPA 07B-07 (Ord. 07-087) 12/19/07; CPA 03B-04 (Ord. 03-99) 12/17/03; CPA 01A-10 (Ord. 01-44) 11 JUL 2001; CPA 96B-15 (Ord. 96-81) 12/19/96

POLICY 2.131-C3	CPA 15D-02 (Ord 15-063) 10/06/15; CPA 14C-04 (Ord. 14-050); CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07B-11 (Ord. 07-091) 12/19/07; CPA 07B-07 (Ord. 07-087) 12/19/07; CPA 03B-04 (Ord. 03-99) 12/17/03; CPA 99A-02 (Ord. 99-19) 5/25/99
POLICY 2.131-C4	CPA 16B-09 (Ord. 16-020) 4/19/16; CPA 14C-04 (Ord. 14-050); CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 10A-07 (Ord. 10-023) 6/2/10; CPA 08B-06 (Ord. 08-071) 12/5/08; CPA 07B-07 (Ord. 07-087) 12/19/07; CPA 03B-04 (Ord. 03-99) 12/17/03; CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 01A-10 (Ord. 01-44) 7/11/01; CPA 99B-33 (Ord. 99-81) 12/15/99; CPA 99A-02 (Ord. 99-19) 5/25/99; CPA 95A-18 (Ord. 95-46) 10/17/95
POLICY 2.131-C5	LDCPAL 2018-14 (Ord. 19-007) 01/23/2019; CPA 16B-09 (Ord. 16-020) 4/19/16; CPA 08B-06 (Ord. 08-071) 12/3/08; CPA 02A-01 (Ord. 02-38) 7/10/02; CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-C6	CPA 02B-13 (Ord. 02-104) 12/18/02; CPA 02A-01 (Ord. 02-38) 7/10/02; CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 00A-13 (Ord. 00-43) 6-20-2000
Policy 2.131-C7	CPA 15D-02 (Ord 15-063) 10/06/15; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07B-11 (Ord. 07-091) 12/19/07; CPA 01B-09 (Ord. 01-101) 12/19/01
Policy 2.131-C8	LDCPAL 2018-14 (Ord. 19-007) 01/23/2019; CPA 07B-11 (Ord. 07-091) 12/19/07; CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-C9	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-D1	CPA 06B-02 (Ord. 06-85) 12/6/06; CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-E	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-E1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-E2	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-E3	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-E4	CPA 07B-11 (Ord. 07-091) 12/19/07; CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-F	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-G2	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-G4	CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 99B-33 (Ord. 99-81) 12/15/99; CPA 99B-32 (Ord. 99-80) 12/15/99
POLICY 2.131-G5	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-G6	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-G7	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-G8	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-H1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-H2	CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-I	CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-J	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.131-J1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-J2	CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-K	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-K1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-K2	CPA 96B-15 (Ord. 96-81) 12/19/96
POLICY 2.131-K3	CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 96B-15 (Ord. 96-81) 12/19/96
POLICY 2.131-K4	CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-L	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-L1	CPA 10A-07 (Ord. 10-023) 6/2/10; CPA 01B-09 (Ord. 01-101) 12/19/01
OBJECTIVE 2.131-M	CPA 01B-09 (Ord. 01-101) 12/19/01

POLICY 2.131-M1	CPA 02A-01 (Ord. 02-38) 7/10/02; CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-M5	CPA 99B-32 (Ord. 99-80) 12/15/99
OBJECTIVE 2.131-N	CPA 01B-09 (Ord. 01-101) 12/19/01; CPA 96A-09 (Ord. 96-53) 12/3/96
POLICY 2.131-N1	CPA 01B-09 (Ord. 01-101) 12/19/01
POLICY 2.131-C4	CPA 12E-02 (Ord 12-038)
POLICY 2.131-G6	CPA 12E-02 (Ord 12-038)

SECTION 2.131-G OLD FLORIDA PLANTATION NEW COMMUNITY SELECTED-AREA PLAN (SAP)

Also DRI #11 (Appendix 2.1.)

The Sap was annexed into the City of Bartow

SECTION 2.131-O BANANA LAKE SELECTED AREA PLAN.

This Selected Area Plan (Section 2.131-O) was repealed and incorporated into the US Highway 98 Selected Area Plan by the Board of County Commissioners on November 30, 2004. The US Highway 98 Selected Area Plan is in Appendix 2.131-R in this Comprehensive Plan.

SECTION 2.131-P STATE ROAD 559 SELECTED-AREA PLAN (SAP).

This Selected-Area Plan (SAP) is adopted in recognition that this area of Polk County will experience a high degree of urbanization over the next ten to twenty years. The SAP is bounded on the south by Interstate 4, on the west by State Road 559, and on the north by County Road 557A, and is located at the midpoint between Tampa and Orlando. This project is also located within the boundaries of the Green Swamp Area of Critical State Concern. This SAP is a proactive response to this expected urbanization. It represents a private-public initiative to shape this development into an organized and well-planned urban area while, at the same time, protecting the natural features within and beyond the SAP boundary. This urbanization will be supported by the availability of major urban services.

There are numerous internal and external factors which will affect growth in this area. There will be an influx of tourists drawn by existing and planned entertainment and attractions. There will also be short term visitors to Polk County who will be attracted by the proposed amenities and attractions within the boundary of this SAP. This project is also located just east of the Polk Parkway and Interstate 4 interchange and is immediately north of the Polk Commerce Center Community Redevelopment Area. Both of these projects will lead to expansion of the trucking industry in Polk County, which serves both the Tampa and Orlando area markets.

VISION - BASIC PRINCIPLES

A "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objective and policies of the SR559 SAP. It contains six fundamental principles as follows:

1. The purpose of the Capital Improvements Element (CIE) is to tie the capital improvement needs identified in the other elements to the County's budgeting and development review processes. The goals, objectives and policies section and the implementation section of the CIE establish the framework as follows:
    a. identifies the required capacity of capital improvements to serve existing and future development based on level-of-service (LOS) standards;
    b. establishes a system of priorities to determine which capital improvements are funded to satisfy the LOS;

c. provides guidance on funding the projects;

d. outlines mechanisms to assure provision of the required capital improvement;

e. ties land development decisions to the availability of capital facilities and improvements; and

f. outlines implementation programs.

The SR559 SAP is proposed as a capital improvements driven plan that is based on concurrency of services and infrastructure.

2. The most effective and efficient delivery of public services requires that development occur where appropriate levels of service are provided. Connections to water and wastewater services are available to the land area within the SAP. Potable water, wastewater treatment and transportation infrastructure are available and meet appropriate LOS. Other public services in place or available are schools, fire protection, law enforcement and solid waste services.

3. The City of Auburndale and the City of Lakeland have extended their potable water and sewer services to existing urban development within the SAP through use of the interlocal agreement process with Polk County. These services are provided to these developments by the cities because the County was not in a position financially to provide such services.

4. The area within the SAP contains businesses, commercial entertainment/attractions, recreation, tourist housing, single-family residential and low intensity industrial activities, all of which contribute to the economic stability and well being of Polk County.

5. The natural resources and lands within the SAP, such as lakes and wetlands, are recognized as valuable assets and are therefore protected by the development requirements of the SAP. Wetlands and areas lying within the 100-year floodplain will not be developed. It should be noted that the location of wetlands identified within this SAP are preliminary and may change at the time of agency jurisdictional determination and final permitting.

6. If drainage basins are used as a part of the development process, no drainage shall be directed to Lake Agnes and Little Lake Agnes.

7. Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp and aquifer protection are important components of this SAP therefore the Critical Area Resource Management Plan will supersede all conflicting policies within this SAP.

8. Transportation efficiency is a desirable goal. This plan recognizes Interstate 4 as the primary traffic arterial and the need for alternative North/South facilities along State Road 559 to support urban growth. Funding for needed roadway improvements is also addressed.

9. Development approvals within the SAP will not be issued if any level of service capacity falls below an adopted standard.

10. Urban sprawl criteria are addressed and mitigated.

11. Uses that are inconsistent with provisions and regulations of the Green Swamp Area of Critical State Concern (ACSC) are not permitted.

GOAL 2.131-P: To develop an environmentally sensitive plan which encourages a high quality environment through an efficient urban-growth pattern at a major Interstate interchange based on a balance of employment activities including entertainment/attractions and related tourist facilities, shopping, a range of tourist housing opportunities, leisure/recreational activities, light manufacturing/warehousing, low density residential and nonresidential use, and short vehicle trips between the facilities within the SAP and major traffic routes, in harmony with the special factors of the Green Swamp.

OBJECTIVE 2.131-PA: SR559 Selected-Area Plan - Development within the SR559 Selected-Area Plan (SAP) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standards, the more stringent standard shall apply.

POLICY 2.131-PA1: DESIGNATION AND MAPPING - The State Road 559 Selected-Area Plan is established as designated on the Future Land Use Map Series (Quad 8). Land-use categories shall be designated on the SR559 Selected-Area Plan Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-PA2: LAND-USE CATEGORIES ESTABLISHED - The Following land-use categories shall apply:

a. Residential Low (RLX);

b. Business Park Center (BPCX);

c. Preservation (PRESVX);

d. Tourist Commercial Center (TCCX);

e. Leisure/Recreation (L/RX),

f. Neighborhood Activity Center (NACX); and,

g. Institutional (INSTX).

POLICY 2.131-PA3: GENERAL DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as follows:

a. MODIFIED LAND-USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category within the Comprehensive Plan. Development within the following land-use categories shall be permitted as specified within this section:

    1. Residential-Low (RLX);

    2. Business Park Centers (BPCX);

    3. Preservation (PRESVX);

    4. Tourist Commercial Center (TCCX);

    5. Leisure/Recreation (L/RX),

    6. Neighborhood Activity Center (NACX); and,

    7. Institutional (INSTX).

b. MODIFIED SPECIAL USES - Special uses within the SAP shall be governed as follows:

    1. The following special uses shall be permitted pursuant to the general provisions in Section 2.125 pertaining to these uses:

        (a) Public and Private Utilities; and,

        (b) Community Facilities.

    2. Adult uses/nude dancing, and mining shall be prohibited within the SAP.

    3. The policies contained in Section 2.132, Critical Area Resource Management Plan, shall govern development within the SR559 SAP.

    4. The provision contained in Policy 2.132-C4 shall apply to development which occurs within all land uses in the SAP.

5. The construction of billboards shall be prohibited except for temporary billboards advertising the availability of industrial or commercial space located within the SAP. Signs which show residential property for sale or lease shall be allowed. Existing billboards shall be allowed access for maintenance and repair.

6. A Neighborhood Activity Center (NACX) shall be allowed as a land use category within the Polk City Special Protection Area.

c. BASIC OVERLAY DISTRICTS AND AREAS - Development limitations and resource protection rules shall be applied as specified by the applicable policies in the Future Land Use Element of the Comprehensive Plan Sections 2.122, 2.123, and 2.124.

d. SPECIAL-PROVISION AREA - Due to the specific characteristics of this selected area, the uses permitted in land-use classifications shall be more specifically defined and shall vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, only as defined within the following special categories:

1. Polk City Special Protection Area (PCSPA); and,

2. Green Swamp Area of Critical State Concern (GSACSC).

e. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land-Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all other policies within the Polk County Plan not in conflict with these policies. Where there is a conflict in policy or standards, the more stringent standard shall apply.

POLICY.131-PA4: MODIFIED LAND-USE CATEGORIES - All final development approvals within the TCCX land-use designation shall be approved by the Polk County Board of County Commissioners. Noise levels shall be a factor in the approval process. Land within "modified land-use categories, as enumerated in Policy 2.131-PA3 shall be developed in accordance with the following criteria:

a. RESIDENTIAL-LOW X (RLX) - The areas designated RLX are located primarily in the northwestern portion of the SAP adjacent to the Town of Polk City in a location already substantially developed. Densities up to four (4) dwelling units per acre are permitted, provided each dwelling unit, irrespective of density, is connected to public water and sewer. The Residential-Low classification is characterized by single-family dwelling units, including cluster building arrangements. The following provisions shall apply:

1. DESIGNATION AND MAPPING - Residential-Low X districts shall be located within the SAP as designated on the Future Land Use Map Series as "RLX."

2. LOCATION CRITERIA - The placement of Residential-Low X shall be evaluated based on the general criteria listed in Policy 2.119-A2.

3. PERMITTED USES - The following uses shall be permitted within the RLX:

(a) Single family detached dwellings;

(b) Single family dwellings with structures arranged in clusters, including zero lot line arrangements; and,

(c) Accessory uses normally associated with single family dwellings such as utility buildings, pools, cabanas and the like but not limited to only these accessory uses.

4. PROHIBITED USES - The following uses shall be prohibited within the RLX:

(a) Manufactured housing parks and subdivisions;

(b) Duplexes;

(c) Multiple family dwellings; and,

(d) Any other uses not in keeping with single family residential areas.

5. DEVELOPMENT CRITERIA - Residential development shall be permitted at a density of up to, and including, 4 DU/AC. Development within the RLX shall conform to the following additional criteria:

(a) All development must be connected to public potable water and sewer systems.

(b) All residential development must provide a minimum open space set-aside of no less than 30% of total land area.

(c) Single family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community which maintains an overall Impervious Surface Ratio of 50%.

(d) Residential uses shall only have direct access to the internal street system.

(e) Different uses within the residential area shall incorporate the use of shared ingress/egress facilities wherever practical.

(f) Parking shall be provided to meet the needs of the uses in an efficient manor that best suits the community through optional methods such as shared parking and permeable surface parking design.

(g) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(h) Buffering of higher density residential from lower density residential shall be provided where there are adverse effects from lighting, noise, odors, and other factors. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

(i) Recreation facilities will be provided to meet the recreation level-of-service standard (Policy 3.502-E2).

b. BUSINESS PARK CENTERS (BPCX) - The areas designated BPCX within the SAP are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, distribution centers, and mixed-use employment parks, provided land use activities do not violate Policy 2.132-C4. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities but are to be restricted to a variety of light industrial uses whose operational characteristics limit the extent of their external impacts to the immediate vicinity. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there. General (approximate) characteristics of Business-Park Centers X within the SAP are:

Usable Area: 5—10 acres or more

Gross Leasable Area (GLA): 100,000 to 500,000 sq. ft.

Minimum Population Support: 100,000 or more people

Service-Area Radius: 20 miles or more

Typical Leading Tenant: Warehouse distribution facilities

Other Typical Tenants: Offices, distribution centers, research and development firms, wholesaling activities

1. DESIGNATION AND MAPPING - Business-Park Centers X shall be located within the SAP as designated on the Future Land Use Map Series as "Business-Park Centers X" (BPCX).

2. LOCATION CRITERIA - Business-Park Centers X shall be located with consideration being given to regional transportation issues, and should be located at the intersections of arterial roads and as designated on the SAP. Business Park Centers X shall be located on upland sites free of sensitive environmental features.

3. PERMITTED USES - The following uses shall be permitted:

   (a) Office parks, including research and development facilities.

   (b) Wholesaling and distribution centers.

   (c) Any outside storage shall be effectively screened from view of any residential or commercial uses by a solid wall or solid fence a minimum of 6 feet in height.

   (d) Warehousing including self-storage facilities.

   (e) Commercial uses are also permitted which support the businesses and activities within the Business Park.

   (f) Golf courses and accessory minor commercial uses necessary to support these facilities, such as club house, driving range and/or pro shop. Golf courses shall be required to meet the conditions of the Critical Area Resource Management Plan, CARMP.

4. PROHIBITED USES - The following uses are prohibited:

   (a) Shopping centers

   (b) Junk yards, unscreened and non-buffered outdoor storage

   (c) Unless specifically allowed above, and with the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:

      (1) Petroleum pipelines

      (2) Wholesale chemical operations

      (3) Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops which may be permitted)

      (4) Dry cleaning plants, and

      (5) Chemical research operations.

   (d) General construction activities may be permitted, however, prior to the County issuing a development permit, the County will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged off-site [Rule 17-25.025(7)], as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DER, 1988, chapter 6).

5. DEVELOPMENT CRITERIA - Development within a BPCX shall conform to the following criteria:

   (a) Business-Park Centers X shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. Business-Park Centers X shall incorporate the use of shared ingress/egress facilities wherever practical.

   (b) Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

   (c) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

   (d) Commercial activities within a Business Park Center X shall not exceed 15 percent of the total area of the Business Park.

   (e) The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75.

   (f) All development shall be limited to a maximum of 60% impervious lot/parcel coverage with buildings, streets, driveways, parking lots, walkways and similar surface improvements.

   (g) All development within the BPCX shall be required to be connected to public water and sewer services at the time of development.

c. PRESERVATION AREAS (PRESVX) - The areas designated PRESVX within the SAP are generally characterized by property publicly or privately owned, with or without access, for long-term protective purposes which contain sensitive and/or unique vegetative or animal habitats.

   1. DESIGNATION AND MAPPING - Preservation areas shall be designated and mapped on the Future Land Use Map Series as "Preservation" (PRESVX) and shall include all existing major properties purchased for long-term protection or acquired or dedicated for use as publicly accessible open-space areas and all privately owned wetland areas designated as PRESVX within the SAP.

   2. PERMITTED USES - The following uses are permitted within the PRESVX:

      (a) Docks, boardwalks and foot trails for public access to publicly owned preservation areas; and,

      (b) Docks, boardwalks and foot trails for private access to privately owned preservation areas.

   3. DEVELOPMENT CRITERIA - Development within a PRESVX shall conform to the following:

      (a) Passive recreational uses shall be allowed after approval by the Florida Department of Environmental Protection.

      (b) In obtaining the necessary approvals for passive recreation uses in the Preservation areas, consideration will be given to ensuring that any intrusion into the heart of a preservation area will be given careful consideration and analysis so as to minimize any adverse impacts.

d. TOURISM COMMERCIAL CENTERS (TCCX) - Tourism Commercial Centers X within the SAP are intended to provide for the tourist, recreational needs, entertainment/attraction facilities for the short-term visitors to Polk County and the residents of Polk County and service centers for intrastate and interstate commerce. These include theme parks, hotels, motels, fast food restaurants, gift shops and gasoline sales. Ancillary commercial uses necessary to support the activities within the center, such as restaurants, service stations, and convenience stores may also be permitted. General (approximate) characteristics of Tourism Commercial Centers X are:

Usable Area and Gross Leasable Area (GLA): Varies based on ISR and FAR policies of the Green Swamp Area of Critical State Concern

Typical Leading Tenant: Resorts, Museums, Theme park, Hotel, Motel, RV park

Other Typical Tenants: Lodging facilities such as hotels and motels, restaurants, gasoline stations/convenience stores, gift shops, golf courses and supporting uses, miniature golf, and related entertainment activities, sales in support of tourist and recreation uses, bed and breakfasts, convention centers, expo halls, and uses that are part of a master planned development for a tourist use attraction such as a private airstrip, marina, or equestrian facility.

1. DESIGNATION AND MAPPING - Tourism Commercial Centers X within the SAP shall be designated on the Future Land Use Map Series as "Tourism Commercial Center X" (TCCX).

2. LOCATION CRITERIA - Tourism Commercial Centers X shall be located in four areas within the SAP as follows: 1) at the northwest intersection of Interstate 4 and State Road 559, 2) just south of I-4 on the east side of SR 559 as displayed on the SAP FLUM map: 3) northeast corner of I-4 and CR 557A; and 4) at the southwest intersection of SR 559 and Broadway Boulevard (SR 559 as it turns west). The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the size of Tourism Commercial Centers X.

3. PERMITTED USES - The following uses are permitted within the TCCX:

   (a) Theme parks, entertainment/attractions;

   (b) Motels, hotels, time share residential units, RV parks, apartments;

   (c) Service stations/convenience stores;

   (d) Boat sales

   (e) Restaurants, gift shops, miniature golf, driving range;

   (f) Golf courses and accessory minor commercial uses necessary to support these facilities, such as club house, driving range and/or pro shop. Golf courses shall be required to meet the conditions of the Critical Area Resource Management Plan, CARMP.

   (g) Uses similar in character to those listed herein.

4. PROHIBITED USES - The following uses are prohibited within the TCCX:

   (a) Industrial, manufacturing, warehousing;

   (b) Shopping center, malls;

   (c) Junk yards;

   (d) With the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:

      (1) Petroleum pipelines,

      (2) Wholesale chemical operations,

      (3) Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops which may be permitted),

      (4) Dry cleaning plants, and

(5) Chemical research operations; and,

(e) General construction activities may be permitted, however, prior to the County issuing a development permit, the County will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged off-site [Rule 17-25.025(7)], as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DER, 1988, chapter 6).

5. DEVELOPMENT CRITERIA - Development within a TCCX shall conform to the following criteria:

(a) TCCX's shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. Tourism Commercial Centers X shall incorporate the use of frontage roads and shared ingress/egress facilities wherever practical.

(b) Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(c) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities, and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

(d) All development shall be limited to a maximum of 60% impervious lot/parcel coverage with buildings, streets, driveways, parking lots, walkways and similar surface improvements.

(e) All development shall be limited to a maximum of 40% lot/parcel coverage with buildings.

(f) The maximum floor area ratio for commercial activities shall not exceed 0.25.

(g) Planned Developments within the TCCX may be permitted a maximum floor area ratio up to 1.0 and a higher gross leasable square footage in order to promote attractive and economically viable tourist-oriented commercial development. Intensity increases shall only be available to parcels within the UGA or those locations where urban infrastructure including adequate access to urban collector or arterial roads, public potable water and sewer, and public safety services are already available at appropriate levels. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

(h) An individual tourist use such as including but not limited to a winery where the product is grown and/or produced, and then sold on site and marketed as a tourist attraction related to the nostalgia and experience of that industry may be permitted as an individual use.

(i) Activities associated with a uses such as but not including a main tourist attraction like a resort, historical structure(s), museum(s) may include but not be limited to:

(1) Light industrial uses such as confectionery, canneries and wineries where the products are part of the overall attraction and are used for consumption by the user of the facility;

(2) Recreation based facility;

(3) Equestrian facility; and/or

(4) Non-municipal airports for bringing tourists to the facilities

(5) These uses shall only be reviewed with a Planned Development. These specific uses and the intensity at which the Planned Development shall be required shall be further defined in the Land Development Code.

(j) Residential development shall only be permitted for tourists and employee housing for employees of the tourist use. Examples include but are not limited to timeshares, short term rentals, employee housing, camp grounds, cabins, recreational vehicle spaces. Residential uses for employees of the TCC use shall only be considered as an accessory use as part of a master planned development per the Land Development Code. Housing for the owner and/or family of the owner shall be addressed as per the Land Development Code.

(k) All development in the TCCX Future Land Use designation located along Holy Cow Road is subject to a settlement agreement recorded at the official records Book 3769, pages 0609—0615, Public Records of Polk County.

e. LEISURE/RECREATION X (L/RX) - Leisure/Recreation X (L/RX) areas are grounds and facilities oriented primarily toward providing recreational-related services and facilities for residents and short-term visitors to Polk County.

1. DESIGNATION AND MAPPING - Leisure/Recreation X lands shall be designated and mapped on the Future Land Use Map Series as Leisure/Recreation X, (L/RX) as shown on the SAP map.

2. LOCATION CRITERIA - Active recreation, leisure, and accessory development shall occur within the designated L/RX areas as shown on the SAP map. The following factors shall be taken into consideration when determining the appropriateness of establishing L/RX areas:

(a) Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/RX developments supported by a regional or national market.

(b) Proximity to recreational attractions that would support the proposed development, to include, but not limited to: recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

(c) Economic issues, such as minimum population support and market area radius.

(d) The locational criteria enumerated in Policy 2.102-A9.

3. PERMITTED USES - The following uses are permitted within the L/RX:

(a) Fish camps, commercial campgrounds, recreational vehicle (RV) parks.

(b) Time-share residential units.

(c) Golf courses and accessory minor commercial uses necessary to support these facilities, such as club house and/or pro shop. Golf courses shall be required to meet the conditions of the Critical Area Resource Management Plan, CARMP.

(d) Outdoor educational facilities and attractions.

4. PROHIBITED USES - The following are uses prohibited within the L/RX:

(a) Motels, hotels

(b) Service Stations

(c) Restaurants, including fast food types.

5. DEVELOPMENT CRITERIA - Development within an area designated L/RX within the SAP shall conform to the following criteria:

(a) Retail commercial uses within an L/RX area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/RX area. No more than seven percent (7%) of the net usable land within a specific L/RX area shall be used for commercial uses.

(b) L/RX sites shall be designed to provide:

(1) Adequate parking to meet the present and future demands of the use;

(2) Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

f. NEIGHBORHOOD ACTIVITY CENTER X (NACX) - Neighborhood Activity Centers X (NACX) are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhoods. General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area: 5 to 20 acres

Gross Leasable Area (GLA): 20,000 to 150,000 sq. ft.

Minimum Population Support: 5,000 to 10,000 people

Market Area Radius: 2 miles

Typical Leading Tenant: Supermarket

Other Typical Tenants: Drug store, restaurant, bakery, office, convenience store, neighborhood services (i.e., hair salon, shoe repair)

1. DESIGNATION AND MAPPING - Neighborhood Activity Centers X lands shall be designated and mapped on the Future Land Use Map Series as Neighborhood Activity Centers X, (NACX) as shown on the SAP map.

2. LOCATION CRITERIA - Neighborhood Activity Center X development shall occur within the designated NACX areas as shown on the SAP map. Neighborhood Activity Centers shall be located at the intersections of arterial roads, arterial and collector roads, or at the intersection of major collectors.

3. PERMITTED USES - The following uses are permitted within the NACX:

(a) Supermarkets, drug stores, restaurants, bakery, offices, convenience stores, banks and other community facilities and services.

4. DEVELOPMENT CRITERIA - Development within an area designated NACX within the SAP shall conform to the following criteria:

(a) Neighborhood Activity Centers X shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial roadway.

(b) Different uses within the Neighborhood Activity Center shall incorporate the use of frontage roads or shared/ingress/egress facilities wherever practical.

(c) Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation patterns shall facilitate the safe movement of vehicular, bicycle and pedestrian traffic.

(d) Residential uses shall not be permitted.

(e) Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity Center. Commercial uses may constitute 100 percent of the Neighborhood Activity Center.

(f) The maximum floor area ratio shall not exceed 0.25.

g. INSTITUTIONAL X (INSTX) - Institutional areas are primarily characterized by private and public service structures.

1. DESIGNATION AND MAPPING - Institutional areas shall be designated and mapped on the Future Land Use Map Series as Institutional X, (INSTX) as shown on the SAP map.

2. LOCATION CRITERIA - Institutional development shall occur within the designated INSTX areas as shown on the SAP map.

3. PERMITTED USES - The following uses are permitted within the INSTX:

(a) Permitted uses include, but are not limited to: private and public service structures. These commonly include:

(1) public and private educational facilities;

(2) government administration buildings;

(3) public-safety structures (e.g. police and fire);

(4) cultural facilities (e.g. libraries, museums and performing arts theaters);

(5) health-care facilities (e.g. hospitals, medical centers, clinics, nursing homes, congregate living facilities (but not family care homes or group homes).

4. DEVELOPMENT CRITERIA - Development within an area designated INSTX within the SAP shall conform to the following criteria:

(a) Commercial uses within the institutional areas mapped on the Future Land Use Map series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.

(b) Institutional sites shall be designed to provide for:

(1) Adequate parking to meet the present and future demands of the use.

(2) Buffering where the effects of lights, noise, odors and such other factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities, which may require special buffering provisions.

POLICY 2.131.PA5: GREEN SWAMP AREA OF CRITICAL STATE CONCERN (GSACSC) - In addition to the other applicable provisions, land within the Green Swamp Area of Critical State Concern shall be developed in accordance with the following criteria:

1. PURPOSE - It is the specific intent of this GSACSC to allow environmentally responsible development to occur provided that the integrity of the Green Swamp is preserved and the recharge nature of the land is protected.

2. DEVELOPMENT CRITERIA - All the provisions governing the Green Swamp Area of Critical State Concern in Section 2.123-F 2 of the Polk County Comprehensive Plan shall be followed except as herein amended:

(a) New development shall not be allowed to use septic tanks for disposal of wastewater.

(b) Development must connect to a regional sewer system, defined as a public central sewer system having a capacity of at least 100,000 gallons per day or greater.

(c) New development and redevelopment bordering the wetlands and flood plains of the Green Swamp shall designate as open space a minimum area of 50 feet upland from the wetlands and flood plains. Passive recreation shall be allowed in the open space area. Any encroachment into the 50' setback or passive use will be subject to the approval of Polk County and the appropriate regulatory agency at the time of development approval.

(d) All applications for development shall prepare and submit a Green Swamp Impact Assessment Statement in compliance with Policy 2.132-E19. All development applications for non-residential and residential developments of 50 or more lots shall prepare and submit a Polk County impact statement that demonstrates that the policies of Objective 2.123-F, except as provided above, are met. Such development shall also include certification (with supporting data) by a registered Professional Engineer that the requirements of the Green Swamp Overlay District are met.

(e) All development shall comply with the requirements and standards of Section 2.132E "Critical Area Resource Management Plan.

POLICY 2.131-PA6: BUFFERING AND LANDSCAPING - All buffering and landscaping of the area adjoining other properties shall meet the standards set forth in the Polk County Comprehensive Plan and the Land Development Code. On all parcels within the SR559 SAP that either abut SR559 or abut CR557A, landscaping shall be provided between the off-street parking areas and rights-of-way in accordance with the following:

1. A landscaped strip of land, a minimum of twenty-five (25) feet in width, shall extend along the length of the boundary between parking areas and abutting internal rights-of-way except at the point of access. This landscaped strip shall contain one (1) tree for each 75 linear feet, or fraction thereof. Trees may be planted separately or in clusters. Existing trees may be left and credited to meet this standard.

2. The required landscaped strip shall be constructed to minimize water use and contain indigenous plants and/or grassed berms. The strip will achieve a 25% coverage within two (2) years. The remainder of the landscaped strip shall be landscaped with xeriscaping techniques, or other appropriate landscape treatment. It shall be the responsibility of the property owner(s) to maintain approved landscaping and provide replacement for dead plant material.

3. Planting of trees within utility easements or that may effect an existing overhead power line shall be permitted upon the submittal of proof that all utility providers using the easement approve of the landscape plan. Proof of acceptance must be submitted with the landscape plan.

POLICY 2.131-PA7: DEVELOPMENT OF REGIONAL IMPACT (DRI) MONITORING - In order to provide closer monitoring of this project by Polk County, the Regional Planning Council, and the Florida Department of Commerce ~~Economic Opportunity~~, this Selected Area Plan will be submitted for impact review when the development meets the then current criteria and thresholds of Chapter 380 of the Florida Statutes and Rule 28-24 or its replacement.

OBJECTIVE 2.131-PB: Development which occurs within the SR559 SAP shall proceed consistent with the applicable goals and objectives of the Polk County Comprehensive Plan as it relates to water, wastewater and solid waste services.

POLICY 2.131-PB1: PUBLIC WATER CONNECTION - Future development shall be consistent with the following guidelines:

1. Connection to public water facilities shall be required. All developments shall use water conservation equipment in accordance with the "Water Conservation Act" of 1983 (Ch. 553.14(1) and (2), F.S.).

2. Water-main over sizing shall be provided consistent with the public provider's overall plans for the area.

3. The developer shall pay for line extensions sufficient for the development's need. The provider may pay the incremental cost for any required over-sizing.

4. All proposed development within the Selected Area Plan shall coordinate with the utility provider to ensure that water facilities are extended in accordance with the Polk County/Auburndale or Polk County/Lakeland interlocal agreement, as applicable.

POLICY 2.131-PB2: PUBLIC SEWER CONNECTION - Future development shall be consistent with the following guidelines:

1. Connection to public sewer facility shall be required.

2. Sewer main over sizing shall be provided consistent with the City of Auburndale's overall plans for the area.

3. The developer shall pay for line extensions sufficient for the development's need. The provider may pay the incremental cost for any required over sizing.

4. All proposed development within the Selected Area Plan shall coordinate with the utility provider to ensure that sewer facilities are extended in accordance with the Polk County/Auburndale interlocal agreement, as applicable.

POLICY 2.131-PB3: SOLID WASTE - The development within the SAP shall comply with Section 3.103 Solid Waste of the County's Infrastructure Element.

POLICY 2.131-PB4: JOINT ACCESS - The following curb cut and joint access criteria shall be approved by the County Engineer and implemented on the following roadway types:

1. Unified Access and Joint-Use Driveways:

   (a) Unified Access and Circulation - All development shall be designed to incorporate unified access and circulation in accordance with the requirements described below.

   (b) Joint Use Driveways - The County shall require the establishment of a joint-use driveway serving two abutting building sites, with cross-access easements provided in accordance with the criteria below.

2. Cross-Access Corridors - The County shall designate cross-access corridors on properties adjacent to roadways. Such designation may be made in connection with the approval of any subdivision or site plan of the affected area, or as part of an overall planning program.

3. Design of Cross-Access Corridors - Cross-access corridors shall be designed to provide unified access and circulation among parcels on each block of the thoroughfare, in order to assist in local traffic movement. Each corridor should be designed to include the following elements:

   (a) A continuous linear travel corridor extending the entire length of the block, which it serves, or at least 500 feet linear frontage along the thoroughfare.

   (b) Sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles.

   (c) Stub-outs and other design features which make it visually obvious that the abutting properties may be tied in to provide cross-access, shall be constructed at the time of development.

   (d) Linkage to other cross-access corridors in the area.

4. Easements Required to be Dedicated - Where a cross-access corridor is designated by the County, no subdivision plat, site plan or other development shall be approved unless the property owner shall grant an easement, running with the land, allowing general cross-access to and from the other

properties in the affected area. Such easement shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.

5. Coordinated or Joint Parking Design - Wherever a cross-access corridor has been designated, the business sites with the affected area shall be so designed as to provide for mutually coordinated or joint parking, access and circulation systems, and shall include stub-outs and other design features as necessary to make it visually obvious that the abutting properties may be tied in to create a unified system.

6. Development Prior to Abutting Use - In the event that the building site is developed prior to an abutting property, it shall be designed to ensure that its parking, access, and circulation may be easily tied in to create a unified system at a later date.

7. Existing Abutting Uses - In the event that the building site abuts an existing developed property, it shall be so designed as to tie into the abutting parking, access and circulation to create a unified system unless the County Engineer finds that this requirement to be impractical.

OBJECTIVE 2.131-PC: All land alteration activities shall be sensitive to the unique natural resources within the SR 559 SAP and shall permit development in a manner which maintains and/or improves recharge and maintains and/or lessens susceptibility to the Floridan Aquifer.

POLICY 2.131-PC1: LAND ALTERATION - Land alteration activity which destroys, reduces, impairs, or otherwise adversely impacts a wetland or natural body of water, shall be prohibited, with the exception of seaplane and/or boat ramps which have been permitted prior to January 1, 1998.

POLICY 2.131-PC2: BUILDING SETBACKS - Building setbacks shall be 50 feet from environmentally sensitive areas. Wider setbacks may be required by the County depending on the wetlands, lakes and other environmental sensitivity of the area and the intensity of the development proposed adjacent to the area.

POLICY 2.131-PC3: VEGETATION REMOVAL - Removal of vegetation within a setback as required in Policy 2.131-PC2 is prohibited. The County shall require that all of the vegetation within a setback be retained to provide natural filtration of surface water run-off or to prevent soil erosion and downstream sedimentation.

POLICY 2.131-PC4: DEVELOPMENT WITHIN SETBACKS - No filling, excavating, or placement of permanent structures (other than those required to maintain existing drainage patterns) or other impervious surfaces shall be allowed within setbacks required in Policy 2.131-PC2 except for the installation of sprinkler systems, utility lines, or landscaping; or except as specially approved by the County for the construction of a boardwalk or other stilted structure, with the exception of seaplane and/or boat ramps which have been permitted prior to January 1, 1998.

POLICY 2.131-PC5: UNDERGROUND PETROLEUM TANKS - No underground petroleum storage tanks shall be allowed within the SR 559 SAP, unless the tanks are double walled and provide for monitoring of the interstitial space between the two tanks.

POLICY 2.131-PC7: FLOODPLAINS, WETLANDS, LISTED SPECIES, HABITAT - All applications for development shall comply with Policies 2.132-E1, 2.132-E2, 2.132-E3, 2.132-E4 and 2.132-E5 of the Critical Area Resource Management Plan.

OBJECTIVE 2.131-PD: STORMWATER MANAGEMENT - With plan adoption, Polk County shall adopt the following minimum design criteria for stormwater management systems as the level-of-service (LOS) standards:

POLICY 2.131-PD1: DRAINAGE LEVEL-OF-SERVICE STANDARDS -

Facility	Drainage Structures
LOS I	Ability to handle 100-year, 24 hour storm event with 1 foot freeboard at allowed velocity.
LOS II	Ability to handle 50-year, 24 hour storm event with 1 foot freeboard at allowed velocity. 100-year, 24 hour storm event with no freeboard at allowed velocity.

LOS III	Ability to handle 25-year, 24 hour storm event with 1 foot freeboard at allowed velocity. 50-year 24 hour storm event with no freeboard at allowed velocity.
LOS IV	Ability to handle 10-year, 24 hour storm event with 1 foot freeboard at allowed velocity. 25-year, 24 hour storm event with no freeboard at allowed velocity.
LOS V	Ability to handle 3-year, 24 hour storm event with 1 foot freeboard at allowed velocity. 10-year, 24 hour storm event with no freeboard at allowed velocity.

Facility	**Stormwater Facilities**
LOS I	100-year, 24 hour storm event at top of bank or berm.
LOS II	50-year, 24 hour storm event at top of bank or berm.
LOS III	25-year, 24 hour storm event at top of bank or berm.
LOS IV	10-year, 24 hour storm event at top of bank or berm.
LOS V	3-year, 24 hour storm event at top of bank or berm.

Facility	**Storm Sewers**
LOS I	Capacity to handle a 100-year storm event.
LOS II	Capacity to handle a 50-year storm event.
LOS III	Capacity to handle a 25-year storm event.
LOS IV	Capacity to handle a 10-year storm event.
LOS V	Capacity to handle a 3-year storm event.

POLICY 2.131-PD2: All applicable federal, state, regional, and local regulations pertaining to flood control and water quality preservation shall continue to be met in public and private project design.

POLICY 2.131-PD3: The following facilities shall meet Level-of-Service IV: Existing man-made stormwater facilities (i.e. canals, ditches, detention/retention ponds), and existing drainage structures (i.e. culverts and bridges).

POLICY 2.131-PD4: Existing roads shall be maintained above the 10 year flood elevation; and new roads shall be constructed and maintained above the 100-year flood elevations.

POLICY 2.131-PD5: All development within the SAP area will be constructed at a LOS of no greater than LOS III. All drainage requirements and improvements will be accomplished by private development with development funds. No capital outlay for drainage improvements will be required by Polk County.

POLICY 2.131-PE1: Funding mechanisms for FIRE and EMS facilities beyond the scope of what is currently available will be proposed at the time of development approval and may consist of assessments and or voluntary impact fees.

POLICY 2.131-PF1: The developers of the SR559 SAP will be responsible for the following needed roadway improvements:

1. Internal roadways to the project will be funded by the developer.
2. A traffic signal at the intersection of CR557A and SR559 when warranted. The signal will be funded by the developer through voluntary impact fees when signal warrants are met based on the Manual of Uniform Traffic Control Devices (MUTCD) or LOS issues.
3. Four (4) laning of SR559 from the northern terminus of the planned FDOT four-laning of SR559 (approximately 1/10 mile) to the intersection of CR557A and SR559. This improvement will be funded through voluntary impact fees or a special assessment to be exacted by the developer.

4. Right-of-way required for the four laning of SR559 from the Interstate 4 interchange north will be dedicated by the developer along the eastern edge of SR559. This right-of-way dedication shall not include land required for deceleration and acceleration lanes on the north side of Interstate 4 and SR559 related to interchange improvements.

POLICY 2.131-PG1: SITE SPECIFIC STANDARDS -

1. For all parcels located in the SAP with the exception of one parcel located on the southeast corner of Interstate 4 and SR 559 the following standards will apply:

    a. Lighting.

        1. Cut-off/non glare fixtures are required.
        2. The maximum height of the light sources should be 40'.
        3. Illumination onto adjacent properties should not exceed 0.5-foot candles.
        4. The minimum setback of the light source from the property line should be a horizontal distance of 20', except when adjoining a right-of-way. If the property adjoins a right-of-way, the lighting can be placed within the 10' landscape buffer.

    b. Signage.

        1. Two freestanding identification signs are allowed per site. This limitation does not apply to directional, regulatory or temporary signs.
        2. Parcels located further than 3 miles from an exit ramp of the Interstate shall utilize ground-mounted signs with a maximum square foot area of 50' per sign face. Maximum height of ground signage shall be no more than 16-feet from grade.
        3. Illumination of any sign shall be so lighted and maintained as to not throw a glare or blinding light into any street, highway, or other public thoroughfare, which would be likely to impair the vision of any motorist upon the street, highway or thoroughfare.
        4. Temporary signs, which show property for sale or lease, shall be allowed.

    c. Landscape.

        1. 10' shade trees 50' on center shall be planted along all public right-of-way frontages. 50% of required shade trees should be Live Oaks (Quercus virginiana).
        2. All vehicular use areas fronting on public right-of-way will be screened by a shrub mass. Shrubs are to attain a height of 3' within 1 year of planting and have 80% opacity at time of planting.
        3. A 10' landscape buffer shall be present around all property boundaries located along public right-of-way and along property edges that are the boundaries of the Selected Area Plan. These buffers are to include a minimum of two canopy trees of 10' in height and two under-story trees of 6' in height per 100 lineal feet. 50% of required shade trees should be Live Oaks (Quercus virginiana). Buffers are not required around wetlands.
        4. The developer of the property shall provide a landscape, which meets the above buffer requirement, between SR 559 and the frontage roads to be constructed by FDOT. This buffer must meet all FDOT standards.
        5. A minimum of one 10' shade tree is required for each 3 acre or fraction thereof of gross site area. Existing trees may be counted towards this total.

    d. Pedestrian Access.

1. A sidewalk 5' in width shall be provided along public right-of-way by the developer of each site, if not already in place.
2. Connectivity of sidewalks from each site must be provided to enhance pedestrian accessibility.
3. A pedestrian connection must be provided between the sidewalk and the entrance to the building. This connection must make limited use of vehicular surfaces.

2. For one parcel located on the southeast corner of Interstate 4 and SR 559 the following standards will apply:
   a. Lighting.
      1. Cut-off/non glare fixtures are required.
      2. The maximum height of the light sources should be 40'.
      3. Illumination onto adjacent properties should not exceed 0.5-foot candles.
      4. The minimum setback of the light source from the property line should be a horizontal distance of 20', except when adjoining a right-of-way. If the property adjoins a right-of-way, the lighting can be placed within the 10' landscape buffer.
   b. Signage.
      1. Two freestanding identification signs are allowed per site. This limitation does not apply to directional, regulatory or temporary signs.
      2. Illumination of any sign shall be so lighted and maintained as to not throw a glare or blinding light into any street, highway, or other public thoroughfare, which would be likely to impair the vision of any motorist upon the street, highway or thoroughfare.
      3. Temporary signs, which show property for sale or lease, shall be allowed.
   c. Landscape.
      1. 10' shade trees 50' on center shall be planted along all public right-of-way frontages. 50% of required shade trees should be Live Oaks (Quercus Virginiana).
      2. All vehicular use areas fronting on public right-of-way will be screened by a shrub mass. Shrubs are to attain a height of 3' within 1 year of planting and have 80% opacity at time of planting.
      3. A 10' landscape buffer shall be present around all property boundaries located along public right-of-way and along property edges that are the boundaries of the Selected Area Plan. These buffers are to include a minimum of two canopy trees of 10' in height and two under-story trees of 6' in height per 100 lineal feet. 50% of required shade trees should be Live Oaks (Quercus Virginiana). Buffers are not required around wetlands.
      4. The developer of the property shall provide a landscape, which meets the above buffer requirement, between SR 559 and the frontage roads to be constructed by FDOT. This buffer must meet all FDOT standards.
      5. A minimum of one 10' shade tree is required for each 3 acres or fraction thereof of gross site area. Existing trees may be counted towards this total.

3. When the BPCX parcel located north of CR 557A and east of SR 559 (Tax Parcel ID # 042725-000000-011020) is developed, a 50' building setback will apply along the northern property boundary and a 6' barrier wall will be constructed running east and west along the northern property line.

POLICY 2.131-PH1: ARCHEOLOGICAL AND HISTORICAL RESOURCES - Prior to initiating any project related land clearing or ground disturbing activities within undisturbed upland portions of the project area, a systematic, professional archeological and historical survey will take place within sites identified by the State Division of Historical Resources. At the time of development approval, we will follow all state guidelines and not proceed with development without state approval of our recommended approach.

Revision History Section 2.131-P SR 559 SAP	
POLICY 2.131-PA3	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.131-PA4	CPA 17C-02 (Ord. 17-039) 9/5/17; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07B-05 (Ord. 07-086) 12/19/07; CPA 00A-13 (Ord. 00-43) 6/20/00
POLICY 2.131-PA6	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.131-PA7	CPA 12E-02 (Ord 12E-038)

SECTION 2.131-Q NORTH RIDGE SELECTED AREA PLAN.

This Selected-Area Plan is adopted in recognition that this area of Polk County; bounded on the east by the Providence Development and land to the south, on the north by the CR 54/Loughman SAP, on the west by the Core area of the Green Swamp Area of Critical State Concern and on the south by the City of Haines City; is expected to experience a high degree of development over the next twenty years. This urbanization will be caused by numerous external factors, most of which are occurring in adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents an initiative to shape this development into an organized and well-planned urban area.

VISION BASIC PRINCIPLES

The "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the North Ridge Selected Area Plan. It contains fourteen fundamental principles as follows:

1. An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.
2. The best way to achieve an efficient and highly desirable urban growth pattern in this area is through the interconnection of urban nodes, tourist activities, and medical and commercial centers.
3. The existing cities serve as the social, commercial, cultural, educational, and civic centers of the entire area. Their urban services and location are responsive to the needs of the neighborhoods.
4. The I-4 US 27 intersection, as a major access to the area, will allow regional-type activities to develop in the adjacent area.
5. The existing medical facilities will serve as attractors for other medical services and office centers.
6. Tourist commercial uses, mixed with regional-type activities are better served in the vicinity of the intersection of I-4 and US 27 and at the terminus of the Ernie Caldwell Boulevard.
7. Neighborhood and community activity centers are needed to help serve not only the visitors but also the permanent residents to the area.
8. Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp protection, aquifer protection, and reforestation are important components to this plan.
9. Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary transportation corridor and the need for alternative North/South and East/West facilities to support urban growth.

10. Multi-use transportation corridors and access management are key implementation tools to providing a safe and efficient movement of vehicular traffic.

11. This SAP has an important rural and agricultural component that needs to encourage agricultural activities and protection of these elements.

12. Mixing residential and non-residential uses along with interconnectivity between neighborhoods and commercial districts will support a more efficient transportation pattern in the area as well as help maintain the level of service on US 27.

13. Mixed use developments that can provide a diverse mix of residential and non-residential uses are preferred within the SAP.

14. Provide a linked system of recreation by the establishment of an area-wide pedestrian and bikeway trail within rights-of-way and on sidewalks of collector and arterial roads with links to the Green Swamp.

15. This SAP area contains regionally important commercial sand resources. These raw materials are essential for future development in several central Florida Counties. Development standards must maximize long-term extraction of sand resources, and promote compatibility with adjoining uses, and promote and guide future conversion to developable land.

GOAL 2.131-Q: To develop an environmentally sensitive plan which encourages a high quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping in harmony with the special factors of the Green Swamp.

OBJECTIVE 2.131-Q: North Ridge Selected-Area Plan - Development within the North Ridge Selected Area Plan (SAP) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standards, the more stringent standard shall apply.

POLICY 2.131-Q1: DESIGNATION AND MAPPING - The North Ridge Selected Area Plan is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map Series and the North Ridge Selected Area Plan Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-Q2: LAND USE CATEGORIES ESTABLISHED - The following land use categories shall apply:

A. Activity Centers
    1. Tourist Commercial Center (TCCX);
    2. Regional Activity Center (RACX);
    3. Community Activity Center (CACX);
    4. Neighborhood Activity Center (NACX);
    5. Convenience Center (CCX);
    6. Employment Center (ECX); and
    7. Professional Institutional (PIX)

B. Non-Residential
    1. Linear Commercial Corridor (LCCX);
    2. Recreation and Open Space (ROSX);

3. Preservation (PRESVX);
4. Business Park Center (BPCX);
5. Leisure Recreation (L/RX);
6. Industrial (INDX);
7. Institutional (INSTX);
8. Commercial Enclave (CEX)

C. Residential

1. Agricultural/Rural Residential (A/RRX);
2. Residential Suburban (RSX);
3. Residential Low (RLX)
4. Residential Medium (RMX); and
5. Residential High (RHX).

POLICY 2.131-Q3: (Mistakenly deleted with CPA 16C-01. Needs to be added back in the future)

A. BASIC LAND USE CATEGORIES - Development shall be permitted for the following land-use categories as specified by the applicable policies in the general land -use element section of the Comprehensive Plan:

1. Recreation and Open Space (ROSX);
2. Agricultural/Rural Residential (A/RRX);
3. Residential Suburban (RSX);
4. Tourist Commercial Center (TCC).

B. MODIFIED LAND USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land use category within the Comprehensive Plan. Development within the following land use categories shall be permitted as specified within this section:

1. Convenience Center (CC);
2. Neighborhood Activity Center (NAC);
3. Community Activity Center (CAC);
4. Regional Activity Center (RAC);
5. Linear Commercial Corridor (LCC);
6. Commercial Enclave (CE);
7. Business Park Center (BPC);
8. Residential Low (RL);
9. Residential Medium (RM);
10. Professional Institutional (PI);
11. Employment Center (EC);
12. Preservation (PRESVX);

13. Industrial (INDX);

14. Leisure Recreation (L/RX); and

15. Residential High (RHX).

C. MODIFIED SPECIAL USES - Special uses within the SAP shall be governed as follows:

1. The following special uses shall be permitted pursuant to the general provisions in Future Land Use Element of the Comprehensive Plan pertaining to these uses:

(a) Village Stores (Convenience Store, Village Store);

(b) Transitional Area;

(c) Utilities;

(d) Community Facilities;

(e) Non-Phosphate Mining;

(f) Residentially-Based Mixed Use Development;

(g) Non-Certified Electric-Power Generation Facilities;

(h) Certified Electric Power Generation Facilities;

(i) Hazardous Waste Treatment Facility; and

(j) Agricultural Support Activities.

2. Residential is not permitted as a primary use, but is permitted above the non-residential uses as an accessory use at the Medium-Density Residential (5.01 dwelling units/acre to 10.0 dwelling units/acre) for the following Future Land Use districts within the North Ridge SAP: Neighborhood Activity Center (NAC), Community Activity Center (CAC), and Linear Commercial Corridor (LCC). Convenience Center (CC) and Commercial Enclave (CE) land use districts shall be limited to residential above commercial for a total of two stories of residential and one story of commercial (total of 3 story mixed-use building).

3. Outdoor storage forward of the rear building line shall be permitted, with appropriate buffering/screening from public view, in the Industrial and Business Park Center land use districts only.

4. Isolated Convenience Stores and adult uses shall be prohibited uses.

D. BASIC OVERLAY DISTRICTS AND AREAS - Development limitations and resource protection rules shall be applied as specified by the applicable policies in the Future Land Use Element of the Comprehensive Plan Sections 2.122, 2.123 and 2.124.

E. SPECIAL-PROVISION AREA - Due to the specific characteristics of this selected area, the uses permitted in land use classifications shall be more specifically defined and may vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, as defined within the following special categories:

1. Green Swamp Protection Area (GSPA).

2. Greenway Corridor.

3. Recreational Trail Corridor.

4. Horse Creek Corridor.

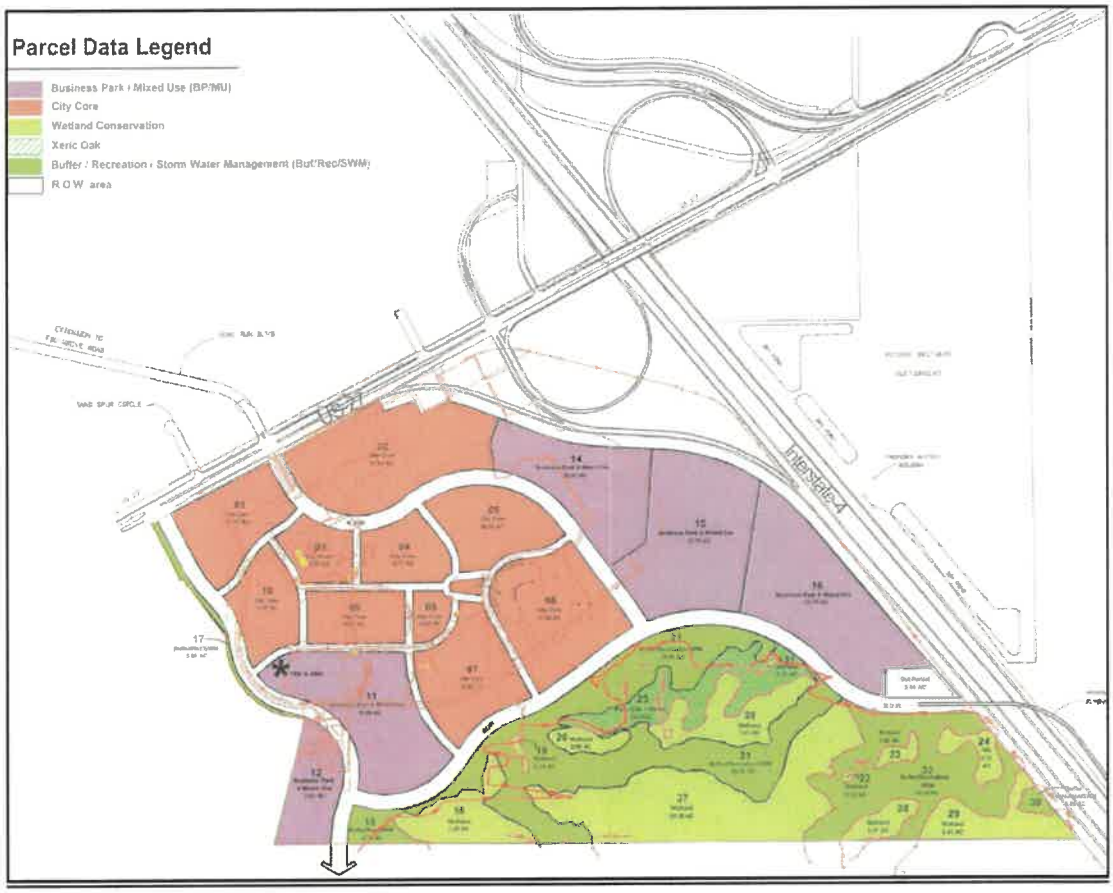
5. Transfer/Purchase of Development rights (TDRs).

F. JOINT PLANNING AREA - The area included within the City of Haines City Service Area will be defined as a Joint Planning Area (JPA) for the purposes of implementing Development review and permitting guidelines in accordance with an executed interlocal agreement. The basic principles and goals of the JPA will include the following:

1. Encourage business and commercial development that are complimentary but not competing to the Haines City downtown;
2. Encourage economic growth and new job creation;
3. Encourage high quality development which serves as the northern entrance in to Haines City; and
4. Provide balance of land uses with functional relationships to one another; and
5. Improve the overall land values of the area.

G. DEVELOPMENT OF REGIONAL IMPACTS (DRI) - At the adoption of this SAP in 2001, there were two DRIs titled Circus World/Boardwalk and Baseball and Ridgewood Lakes. Other DRIs were subsequently approved including Four Corners, Stoney Brook and Westridge. In addition, the Victor Posner City Center DRI was created in 2003 when it separated from the Circus World/Boardwalk and Baseball DRI and become a separate DRI. However, in 2016 the Victor Posner City Center DRI was rescinded according to Section 380.115, Florida Statutes, and development within the Victor Posner City Center site at the southeast corner of I 4 and US 27 shall be entitled to the following stipulations and liabilities when development occurs during Level 2 Review process:

1. Business Park Center Uses (BPC) - The Development Order previously permitted BPC uses on the Master Development Plan (Map H) of the Victor Posner City Center DRI.
   (a) Permitted uses - The following BPC uses shall be permissible provided they are developed consistent with their definitions and regulatory guidelines found in the North Ridge SAP, Polk County Comprehensive Plan, and the Polk County Land Development Code: research and development center, light assembly/manufacturing light facilities, or any combination thereof with distribution/warehousing as an accessory component.
   (b) Location - To continue to provide for the allowance provided by Section 380.115, F.S., the BPC uses described in subsection (a) above shall be permitted as accessory uses on all parcels, as primary uses anywhere the applicant can demonstrate compliance with the Business Park Center location criteria enumerated in Policy 2.113-A3, and as primary uses on areas identified as parcels 11 and 12 of Map H shown in the exhibit below. This allowance does not limit the development of the referenced parcels for all other uses allowed within the SAP.
   (c) Map H - For illustrative purposes only.



2. Transit Center (TC) - The developer shall provide the TC with all amenities as required by the DRI Development Order condition. The TC may be expanded by the transit provider as provided by the Land Development Code and Development Agreement.

H. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all other policies within the Polk County Plan not in conflict with these policies.

I. CONNECTION BETWEEN DEVELOPMENTS - Interconnectivity between developments will be encouraged to increase internal circulation as required in Policy 2.131-W4.

J. IMPERVIOUS SURFACE RATIO (ISR) - The ISRs for all land use categories are specified in the Land Development Code. The ISRs for all land uses within the Green Swamp Area of Critical State Concern shall meet the ISR requirements established by the Critical Area Resource Management Plan Policy 2.132-B10 d., of this plan.

K. FLOOR AREA RATIO (FAR) - FAR ranges for each land use categories are established by Policy 2.131-Q4 of this SAP.

L. GREEN SWAMP AREA OF CRITICAL STATE CONCERN - All development within the Green Swamp Area of Critical State Concern shall comply with the Critical Area Resource Management Plan within the Comprehensive Plan and the regulations in Chapter 5 of the Land Development Code.

M. Transit Supportive Development Area Density and Intensity - For those areas of the County located within the North Ridge SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the North Ridge SAP, the densities and intensities as established of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

POLICY 2.131-Q4: MODIFIED LAND USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131-Q2 shall be developed in accordance with the following criteria:

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

A. CONVENIENCE CENTER (CCX) - In addition to the other applicable provisions, the following provisions apply:

   a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use for a total of two stories of residential over one story of commercial (total of three story mixed-use building).

   b. The maximum FAR shall be 0.25. Higher FARs, not to exceed 0.50, will be allowed through bonus points per the Land Development Code.

B. NEIGHBORHOOD ACTIVITY CENTER (NACX) - In addition to the other applicable provisions, the following provisions apply:

   a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use at the Medium-Density Residential (5.01 dwelling units/acre to 10.0 dwelling units/acre).

   b. The maximum FAR shall be 0.35. Higher FARs, not to exceed 0.70, will be allowed through bonus points per the Land Development Code.

C. COMMUNITY ACTIVITY CENTER (CACX) - In addition to the other applicable provisions, the following provisions apply:

   a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use at the Medium-Density Residential (5.01 dwelling units/acre to 10.0 dwelling units/acre).

   b. The maximum FAR shall be 0.50. Higher FARs, not to exceed 1.0, will be allowed through bonus points per the Land Development Code.

D. REGIONAL ACTIVITY CENTER (RACX) - In addition to other applicable provisions as defined in Policy 2.110F, the following requirements shall apply:

   a. Special Residential shall be permitted at 10 dwelling units/acre up to 50 dwelling units/acre, for up to twenty five percent (25%) of the entire RACX.

   b. The maximum FAR shall be 1.0. Higher FARs, not to exceed 1.5, will be allowed through bonus points per the Land Development Code.

E. LINEAR COMMERCIAL CORRIDOR (LCCX) - In addition to the other applicable provisions, the LCC shall be governed by the following provisions:

   a. PERMITTED USES -All uses permitted in the LCC as described in the Future Land Use Element of the Comprehensive Plan and the following:

      - New development in infill areas shall be limited to office and professional, and retail uses.

- Residential is not permitted as a primary use, but is permitted above commercial in a mixed-use building as an accessory use at the Medium Density Residential density.
- Non-conforming uses cannot be intensified.
- Mixed use buildings are permitted uses.

b. PROHIBITED USES - The following uses shall be specifically prohibited:

- New Industrial (IND) and High Impact Commercial (HIC) development shall not be permitted.

c. The maximum FAR shall be 0.35. Higher FARs, not to exceed 0.75, will be allowed through bonus points per the Land Development Code.

F. COMMERCIAL ENCLAVE (CEX) - In addition to the other applicable provisions, the following provisions apply:

a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use for a total of two stories of residential over one story of commercial (total of 3 story mixed-use building).

b. The maximum FAR shall be 0.35. Higher FARs, not to exceed 0.6, will be allowed through bonus points per the Land Development Code.

G. BUSINESS PARK CENTERS (BPCX) - In addition to the other applicable provisions, the following provisions apply:

a. The BPCX shall be prohibited from having outdoor storage forward of the rear building line, unless screened from off-site view. Residential development shall also be prohibited.

b. The maximum FAR shall be 0.75. Higher FARs, not to exceed 1.25, will be allowed through bonus points per the Land Development Code.

H. INDUSTRIAL (INDX) - In addition to the other applicable provisions, the following provisions apply:

a. This classification is the same as defined in Section 2.113. Additional restrictions, established in the CARMP and the Land Development Code, shall apply to the IND located on the west side of US 27, in the Green Swamp. No additional land, within the Green Swamp Area of Critical State Concern, shall be designated as IND in this SAP.

b. The maximum FAR shall be 0.75. Higher FARs, not to exceed 1.25, will be allowed through bonus points per the Land Development Code.

I. RESIDENTIAL-LOW (RLX) - This classification is the same as defined in Section 2.120- C, except that the maximum residential density shall be according to the North Ridge SAP density credit table in the Land Development Code.

J. RESIDENTIAL-MEDIUM (RMX) - This classification is the same as defined in Section 2.120-D of this Plan, except that the minimum and maximum residential density shall be according to the North Ridge SAP density credit table as established by Policy 2.131-Q7 of this SAP and per the Land Development Code.

K. RESIDENTIAL HIGH (RHX) - This classification is the same as defined in Section 2.120- E of this Plan, except that the minimum and maximum residential density shall be according to the North Ridge SAP density credit table as established by Policy 2.131-Q7 of this SAP and per the Land Development Code

L. PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional is an Activity Center designated only within this SAP that is designed to allow health related and other professional facilities and other support businesses.

a. DESIGNATION AND MAPPING - Professional Institutional is designated on the North Ridge SAP Future Land Use Map.

b. CHARACTERISTICS - The PIX is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIX and surrounding areas. The PIX will generally contain medical and other professional offices and support facilities including uses to support the employee population. General (approximate) characteristics of the Professional Institutional Xs are:

(a) Usable Area: 10 acres or more

(b) Minimum Population Support: More than 2,500 people

(c) Market-Area Radius: More than 2 miles

(d) Typical Tenants: Services to persons needing medical and other specialty services such as administrative, clerical, or professional offices, doctors offices, hospitals, pharmacies, medical supply and other specialty retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.

c. DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:

(a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New driveways to US 27 may be permitted during the Level 3 Review for the Planned Development.

(b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.

(c) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(d) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

(e) Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.

(f) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25.

(g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

M. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designated only within the County's Selected Area Plans (SAP). It is designed to allow office parks, light assembly, commercial, and other business uses to serve the needs of the growing population in the northeast area of the County.

a. DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).

b. CHARACTERISTICS - The ECX in this SAP is intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain

office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses. General (approximate) characteristics of the Employment Center Xs are:

(a) Minimum Population Support: 20,000,

(b) Market Area Radius: 3+ miles,

(c) Typical Tenants: Office Parks, colleges and universities, research parks, services to offices, light assembly, distribution centers, research firms, development firms, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, medium density residential development, hotels and uses that support or directly relate to the college campuses and the development of a research park, including small-scale retail stores and other commercial uses.

c. DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:

Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these.

(b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.

(c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such shared parking and permeable surface parking design.

(d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(e) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.

(f) Residential development, as a primary use will be permitted in up to 15% of the ECX designation at Medium and High Densities. Location of residential units above non-residential shall be encouraged by not considering such units against the maximum residential densities. Residential development in excess of the 15% ECX designation may be permitted through a Planned Development. Alternatively, residential development may exceed the 15% ECX designation and be permitted a maximum density of 25 dwelling units per acre through a technical review performed by the Development Review Committee if the development provides parallel connector(s) between two or more roads intersecting with US 27 that connect residential and commercial development along the US 27 corridor, consistent with Policy 2.131-W4.

(g) Industrial uses which include at least fifty percent (50%) office space, assemble products, and conduct research and development, but do not manufacture any products.

(h) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 2.0.

(i) Retail and commercial uses are limited to 30 percent of the ECX district. A higher percentage of the limited 30 percent of retail and commercial uses shall be permitted through a Planned Development. The maximum floor area ratio for commercial uses shall be 1.0.

(j) All development, when it is feasible, shall take advantage of any mass-transit facilities.

N. PRESERVATION - Areas designated as Preservation within this SAP are major wetland areas on which development does not currently exist. Designations are approximate. Development shall not be permitted except for the following:

a. stormwater retention/detention,

b. passive recreation,

c. vehicular access for internal circulation as required for proper access, and

d. bicycle and pedestrian corridors to achieve the Recreational Trails pursuant to Policy 2.131-Q6(C).

O. LEISURE RECREATION - Areas designated as L/R within the North Ridge SAP are the same as defined in Section 2.115 of this Plan, except that up to 15% of the net usable land within a parcel or project can be retail commercial uses when developed as a mixed use project.

POLICY 2.131-Q5: SPECIAL USES - Modified Special Uses shall include Residentially-Based Mixed-Use Developments (RBMD) that shall be developed in accordance with the following criteria:

A. The development shall provide a mix of residential and non-residential uses that will serve the needs of residential uses within and up to one-half mile around the development; this shall be permitted within the Residential Low (RLX), Residential Medium (RMX) districts, and Residential High (RHX).

B. All development shall provide for integration of pedestrian access, parks, internal traffic, and interconnection of subdivisions in the design of the combined residential and non-residential uses.

C. Non-residential development is not restricted to specific locations within the development in order to provide market share that is outside of the development.

D. Public access to the development's commercial uses is required.

E. Adequate buffering shall be required where the non-residential uses within and outside the development abuts residential uses.

POLICY 2.131-Q6: SPECIAL PROVISION AREAS - Land within "Special Provision Areas" as enumerated in Policy 2.131-Q3 shall be developed in accordance with the following criteria:

A. GREEN SWAMP PROTECTION AREA (GSPA) - Land within the Green Swamp Protection Area shall be developed in accordance with Objective 2.123-F and Appendix 2.132 of the Comprehensive Plan and with the appropriate chapters and sections of the Land Development Code.

B. MULTI-MODAL COLLECTOR ROAD SYSTEM - Is included as part of the proposed transportation network within this SAP and is further defined in this section and shall be developed pursuant to the following:

1. DESIGNATION AND MAPPING - The Multi-Modal Collector Road System is designated on the Future Land Use Map. A minimum of 40 feet from the centerline of the road shall be designated as right-of-way to ensure a continuous corridor along the designated collector within the SAP.

2. PURPOSE - The Multi-Modal Collector Road System is intended to establish safe vehicular, bicycle, and pedestrian circulation (including sidewalks) in the area to promote alternative modes of transportation within the North Ridge SAP.

3. IMPLEMENTATION METHODS - The Multi-Modal Collector Road System shall be created as follows:

(a) The County will coordinate planning for the Multi-Modal Collector Road System with the Transportation Planning Organization and other County divisions. Alternative routes may be planned.

(b) Development along the Multi-Modal Collector Road System shall be required to provide a vegetative buffer in accordance with the Land Development Code for this SAP.

(c) The County shall review a variety of options for funding the development of the Multi-Modal Collector Road System that may include, but not be limited to impact fees, density credits, bonus points for dedications, government funding (federal, state, local), and other sources of funding.

(d) If additional right-of-way is required or if the Multi-Modal Collector Road System must be constructed prior to development, the County shall look into acquiring land as needed.

(e) Sidewalks shall be required along both sides of the Multi-Modal Collector Road System as designated on the SAP FLUM. Sidewalks shall be required on other collector roads that are not part of the Multi-Modal Collector Road System on either one side or both sides consistent with the sidewalk location section of the Land Development Code.

(f) Sidewalks shall be required on at least one side of roads that will connect the proposed collector road network to US 27 and US 17/92.

C. SIDEWALK ALONG US 27 AND US 17/92 - Sidewalks shall be required along the entire length and on both sides of US 27 and on both sides of US 17/92 within the North Ridge SAP as part of the multi-modal transportation system in the North Ridge SAP.

D. GREENWAY CORRIDOR - The Greenway Corridor on the North Ridge SAP Future Land Use Map indicates land within the North Ridge SAP bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

1. PURPOSE - The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the US 27 North SAP and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the jurisdictional wetland boundary.

2. IMPLEMENTATION METHODS - The Greenway Corridor shall be created as follows:

(a) New development and redevelopment bordering the jurisdictional wetlands of the Green Swamp shall designate 50 feet east of the jurisdictional wetland boundary as a conservation easement for the Greenway Corridor.

(b) Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance it consistent with the requirements of the Land Development Code. All retention areas shall be designed in a manner which minimizes disturbance to the land.

E. HORSE CREEK CORRIDOR - Development shall be restricted to help protect Horse Creek as follows:

1. DESIGNATION AND MAPPING - The Horse Creek Corridor is designated on the Future Land Use Map. The corridor follows the Horse Creek toward the Reedy Creek Swamp.

2. PURPOSE - The Horse Creek Corridor is intended to become a linear, preservation/conservation corridor following Horse Creek. This area will provide a conservation/preservation area and maintain open space along the Horse Creek.

3. IMPLEMENTATION METHODS - The Horse Creek Corridor shall be created as follows:

(a) A minimum 50 foot drainage and conservation easement shall be established on each side of the Horse Creek centerline and shall be designated Preservation (PRESVX) for the Horse Creek.

(b) Passive recreational uses shall be permitted in accordance with the Land Development Code.

F. TRANSFER/PURCHASE OF DEVELOPMENT RIGHTS (TDRS) - In order to encourage the preservation and conservation of natural or man-made environmentally sensitive areas, the County shall evaluate the applicability of utilizing transferable development right (TDR) programs or purchased development right (PDR) programs as possible mechanisms to preserve land for environmental resources, or specific plant or animal habitats, while encouraging development in more environmentally appropriate areas. To accomplish this, the County will:

(a) coordinate with the applicable agencies (e.g. Florida Department of Environmental Protection [DEP], Florida Fish and Wild Life Commission, Water Management Districts, etc.) to identify potential areas of concern, habitats and other environmental resources for consideration to be included in a TDR program, and

(b) create and overlay district as part of the FLUM identifying the sending and receiving areas within the Selected Area Plan.

(c) established development regulations that creates the necessary tools to implement the adopted program(s).

G. FDC GROVE ROAD CORRIDOR/NORTHWEST QUADRANT - Nonresidential Future Land Use designations in the NW Quadrant of the FDC Grove Road corridor shall limit their impact to the FDC Grove Road and surrounding properties according to the following:

1. DESIGNATION - The NW Quadrant designation on the Future Land Use Map. This corridor runs between Minute Maid Ramp Road 3 and just south of Holly Hill Grove Road 2 on the west side of FDC Grove Road.

2. PURPOSE - The identified corridor shall help establish requirements for non-residential development as it relates to land use compatibility and transportation impacts to FDC Grove road and the east-west roads within the vicinity:

(a) Any warehouse use that develops within the identified BPCX Land Use designation as defined above shall not be permitted to develop at an FAR greater than 0.34.

(b) Non-residential truck traffic generated from a Non-residential Future Land Use designation - Shall not be permitted on any east-west road intersecting FDC Grove Road and US 27 where the north and south sides are both a residential Future Land Use designation. Truck traffic from BPCX, ECX, and PIX shall have access to Homerun Boulevard and/or FDC Grove Road. Access from FDC Grove Road shall be from a point no further south then six hundred feet of Minute Maid Ramp Road #3 and have a direct or close connection into the FDC Grove Road Connector. Truck traffic related to residential deliveries shall be permitted on FDC Grove Road and the east-west roads. These deliveries include, but not limited to US postal packages, large deliveries for items similar to furniture, and Home Occupations are permitted to use FDC Grove Road.

(c) Prohibited Future Land Use Designations - The industrial Future Land Use designation should be prohibited on the west side of FDC Grove Road.

(d) Building Design Standards - The building design shall incorporate an office front architecture design that helps minimize any visual impacts to surrounding properties and

residential land uses. The design standards shall also minimize the potential noise and light impacts.

(e) Buffering Standards - All non-residential land uses shall at a minimum provide a buffer that is consistent with the requirements in the North Ridge Selected Area Plan or Chapter 7 of the LDC, whichever is more restrictive. However, when non- residential development is adjacent to residential the non-residential development shall provide a buffer that is more restrictive then what is required in the North Ridge Selected Area Plan or Chapter 7 of the LDC. When referring to residential this includes short-term rental development.

(f) Lighting Standards - Outdoor lighting fixtures shall be arranged to direct light down and away from adjacent residential land uses.

(g) Noise Abatement Standards - There shall be no outdoor public sound (address) system, bell ringers, loud speakers, or any similar noise generator when adjacent to residential land uses.

POLICY 2.131-Q7: DENSITY AND FAR SCHEDULE - Density and FAR bonuses are used in the North Ridge Selected Area Plan to encourage development designs consistent with the intent of the plan. Within the Center and Core of the Transit Corridor and Center Overlay (TCCO), the base density for RMX is established at six dwelling units per acre (6 du/ac), and for RHX at ten dwelling units per acre (10 du/ac). Based on a density point system development within RLX can be permitted at densities of up to eight dwelling units per acre (8 du/ac) from the established sub-district while development within RMX can be permitted at densities of up to 15 dwelling units per acre (15 du/ac) and within the RHX, they can be permitted at densities of up to 20 dwelling units per acre (20 du/ac). Densities in the RMX and RHX outside the Center and Core of the TCCO may only occur below the base through the density bonus system within Land Development Code.

As establish in Policy 2.131-Q4, the FAR ranges for land use districts where bonuses apply are as follows:

	Land Use										
	CCX	**CEX**	**LCCX**	**NACX**	**ECX**	**PIX**	**INDX**	**BPCX**	**TCCX**	**CACX**	**RACX**
FAR	.25-.65	.35B.75	.35-.75	.35-1.0	.7-2.00	.7-1.25	.75-1.25	.75-1.25	.5-1.0	.5-1.0	1.0-1.5

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

As established in the Land Development Code, Density and FAR Bonus Schedule, bonus points will be given for development that provides, at a minimum:

a. Public infrastructure and service such as public safety sites, sidewalks above the required, and right-of-way dedication, etc.;

b. Special design criteria such as internal street lighting, vertical and mixed use development and structures, varying lot sizes and mixed housing types, incorporating neo-traditional or village elements such as recessed garages, and providing landscaped areas above the requirement, etc.;

c. Alternative transportation opportunities such as vehicular and pedestrian interconnectivity, demonstrated internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another, connecting residential and commercial centers via sidewalks, etc.;

d. Internal recreation facilities, and connection to public recreation facilities via sidewalks or multi-use trails;

e. Increased protection for wetlands, wildlife habitat and upland vegetative communities, open space above minimum requirements and transfer of development rights.

f. Preservation or conservation easements for native vegetative/plant communities.

g. Development of self-sufficient villages, affordable housing, and no short-term rental units in residential districts.

h. Other criteria, as defined in the Land Development Code, which might enhance the quality of the development, the quality of life for the community, and the protection of unique historical or environmental features that may occur in the area.

The applicant will be required to provide points from at least three different categories and in some cases obtain an approval for a conditional use permit, before an increase (or decrease) is allowed.

The Impervious Surface Ratio (ISR) shall be consistent with the requirements of the Critical Area Resource Management Plan, Policy 2.131-B9, of this plan.

Except where stated in this Plan, if the property is in the Green Swamp Area of Critical State Concern, more restrictive guidelines in Section 2.132, Critical Area Resource Management Plan of this Plan will apply.

OBJECTIVE 2.131-R: Within the North Ridge SAP, Recreation and Open Space shall be established as development occurs to meet the needs within the area.

POLICY 2.131-R1: RECREATION SYSTEM - Within the North Ridge SAP, a Recreation and Open Space system shall be established as development occurs, governed by the following provisions:

A. DESIGNATION AND MAPPING - Recreation and Open Space shall be incorporated into the Future Land Use Map when suitable sites for County parks are identified.

B. PURPOSE - The ROS is intended to provide open space, recreation space, and special ambience to this part of Polk County by ensuring that the natural amenity is preserved, enhanced, and made useable for the natural and man-made environment.

C. LEVEL OF SERVICE STANDARD - The County-wide adopted LOS of 6.95 acres per 1,000 people for Recreation and Open Space (ROS), in accordance with Policy 3.502-E2 of this Plan, shall be applied to the North Ridge SAP.

D. POLK COUNTY COMMITMENTS - Polk County shall commit to holding land acquired by the County for the creation of parks and open space in its undeveloped state until such time as funding mechanisms are established to pay for the improvement and maintenance of them. This can be accomplished comprehensively through the establishment of an area-wide funding mechanism or other appropriate means developed by the County.

E. DEVELOPMENT STANDARDS - All new development shall be required to meet the Level-of-Service standard to contribute to the creation of a park system which includes:

1. 300 acres of community and regional parks at-build-out;

2. Recreation Trail Corridor within the North Ridge SAP;

3. A Park Impact fee and other funding mechanisms will be implemented in order to meet the needs of the area;

4. Fifty percent (50%) of park and recreation space requirements shall be provided within the development and related specifically to that development, to include such spaces as: village commons, waterfront acres for public access, upland linear connectors, access through or adjacent to private golf courses, etc.

5. All new development and redevelopment shall provide pedestrian/bikeway connections.

OBJECTIVE 2.131-S: Development within the North Ridge corridor shall conform to special buffering and landscape criteria to reduce potential incompatibility between land uses, negative visual impacts of development, and to help ensure reforestation.

POLICY 2.131-S1: BUFFERING - Buffering shall be utilized to reduce potential incompatibilities between adjacent land uses, create reforestation opportunities, and lessen the impact between residential and non-residential uses according to criteria of the Land Development Code.

POLICY 2.131-S2: PARKING LOT LANDSCAPING STANDARDS - Parking lots shall be landscaped to provide a visually appealing appearance that enhances the development in accordance with the criteria established by the Land Development Code.

POLICY 2.131-S3: XERISCAPE - Development shall be encouraged to incorporate xeriscape and native, water conserving, species into the landscape design to the greatest extent practicable.

POLICY 2.131-S4: ROADWAY LANDSCAPE DESIGN - Roadway Landscaping shall be provided to establish a visually appealing appearance that enhances development along collector and arterial roads within the North Ridge SAP, in accordance with the criteria established by the Land Development Code.

POLICY 2.131-S5: TREE PLANTING REQUIREMENTS - Tree planting shall be provided to establish a visually appealing appearance that enhances the development, in accordance with the criteria established by the Land Development Code.

OBJECTIVE 2.131-T: Signage requirements shall be more restrictive than typical standards for Polk County.

POLICY 2.131-T1: All signs within this SAP shall conform to the standards within the Polk County Land Development Code in addition to the policies within this SAP.

POLICY 2.131-T2: The SAP shall generally use visually pleasing, lower height, and smaller signs to compliment the overall-selected-area site and building design. Flapping flags, banners, blinking lights, signs affixed to fencing or poles, and portable signs shall be prohibited.

POLICY 2.131-T3: The construction of any new billboards along any roadway within this SAP shall be specifically prohibited, except for temporary billboards advertising the availability of commercial space located within the SAP for the respective property(ies). The relocation of any billboard existing at the time of adoption of this SAP is specifically prohibited except in the case of a taking due to roadway improvements.

OBJECTIVE 2.131-U: New development shall continue the provision of open space and the protection of native-plant and animal communities within the US 27 Corridor.

POLICY 2.131-U1: Ten percent (10%) of open space (30% for the area within the Green Swamp) shall be required of all development, to ensure an aesthetic and visually pleasing sense of place.

POLICY 2.131-U2: The developer shall design and locate proposed improvements to minimize the removal of native vegetative communities. However, it is not the intent of this provision to preclude the reasonable use of a lot or parcel of land consistent with the Comprehensive Plan and Land Development Code. For parcels containing significant native plant communities, the County shall identify these on the Resource Protection Maps and work with land owners to purchase them for preservation.

POLICY 2.131-U3: Wetlands, wet and dry retention, landscaped buffers, recreational areas and required buffers from environmentally sensitive areas may count for up to Ninety percent (90%) of the required open space, in accordance with the criteria established in the Land Development Code.

POLICY 2.131-U4: Restation shall be encouraged to enhance current wildlife areas and improve water quality within, and adjacent to, the Green Swamp and within the North Ridge SAP.

POLICY 2.131-U5: Polk County shall evaluate the applicability of utilizing transferable development right (TDR) programs or purchased of development right (PDR) programs as possible mechanisms to preserve land for

environmental resources, or specific plant or animal habitats, while encouraging development in more environmentally appropriate areas within this SAP.

OBJECTIVE 2.131-V: All land alteration activities shall be sensitive to the unique natural resources within the North Ridge Corridor.

POLICY 2.131-V1: Where disturbance of a wetland or wetlands is unavoidable, mitigation shall be completed in accordance with the guidelines of the appropriate regulatory agencies. Receiving zones, within Polk County, will be identified to assist these agencies in providing options for off-site mitigation in order to protect, enhance, or restore local environmentally sensitive systems. This wetland mitigation project shall occur in Polk County as approved by the regulatory agencies.

POLICY 2.131-V2: Building setbacks shall be 50 feet from environmentally sensitive areas. Wider setbacks may be required by the County depending on the environmental sensitivity of the area and the intensity of the development proposed adjacent to the area.

POLICY 2.131-V3: In order to prevent soil erosion and protect water quality by providing natural filtration of surface water runoff, a natural undisturbed vegetative buffer shall be required around all surface water bodies and wetlands, in accordance with the Land Development Code.

POLICY 2.131-V4: Underground petroleum storage tanks shall be allowed within the North Ridge SAP in accordance with this Comprehensive Plan and the Federal and State requirements.

OBJECTIVE 2.131-W: The County shall optimize the capacity of US 27 and US 17/92 as the primary transportation roadways. (Section revised by CPA-2003A-04) July 9, 2003)

POLICY 2.131-W1: Access to new development or redevelopment will comply with FDOT access management guidelines for the US 27 transportation corridor.

POLICY 2.131-W2: New development and redevelopment is encouraged to increase internal-capture rate to reduce external trips by focusing compatible land uses which provide a full range of activities, thereby reducing external trips.

POLICY 2.131-W3: All new development and redevelopment fronting US 27 shall provide access via a frontage, parallel (back) road, or a side street. A cross access easement agreement, or a shared ingress/egress access easement agreement, or any other shared access method as approved by the Planning Division Director or his designee shall be required. Such easement agreements shall be recorded as in the public records of Polk County and shall constitute a covenant running with the land. As established by the Land Development Code, temporary right-in/right-out access may be granted.

POLICY 2.131-W4: CONNECTION BETWEEN DEVELOPMENTS - All new development and redevelopment shall be encouraged to provide connection between developments and pedestrian/bikeway connections between adjacent parcels and roadway connections along existing and SAP proposed arterial and collector roads. All development adjacent to any of the proposed collector road systems shall be required to provide connections to the proposed roads. If conditions warrant, the County may require:

1. Service Roads;
2. Internal roadways/frontage roads;
3. Road connections that may extend beyond the SAP;
4. Shared ingress/egress access; and
5. Cross-access easements.

POLICY 2.131-W5: MULTI-MODAL COLLECTOR ROAD SYSTEM - Future collector roadways within the North Ridge SAP are depicted on the SAP FLUM in terms of their general location. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA)

provided that the transportation access and capacity provided by that transportation corridor is generally maintained.

A. Improvements to, and rights-of-way acquisition for, arterial or collector roadways shall be funded consistent with the Polk County Capital Improvement Program which shall identify revenue sources for these projects.

B. Right-of-way shall be provided at time of development to the County to implement the collector roadways proposed on the North Ridge SAP FLUM and consistent with the Land Development Code.

C. The right-of-way provided shall incorporate bike lanes and sidewalks.

D. Arterial and collector roads built by developers shall conform to the adopted road plan for the North Ridge SAP. Polk County shall amend the following transportation maps in the Comprehensive Plan Map Series to reflect the designed road plan for the North Ridge SAP:

1. Lakeland and Winter Haven Urbanized Areas/Small Urban Areas (Figure GF-3.214-3),

2. 2052~~2~~0 Future Roadway Laneage (Figure GF-3.214-4), and

3. 2052~~2~~0 Future Roadway Functional Classification (Figure GF-3.214-5).

POLICY 2.131-W6: CURB CUTS AND JOINT ACCESS - The following curb cut and joint access criteria shall be implemented along US 27, US 17/92, and collector roadways consistent with the following:

A. Curb Cuts - Curb cuts for US 27 and US 17/92 shall be consistent with the requirements established by the Florida Department of Transportation.

B. Unified Access and Joint-Use Driveways -

1. Unified Access and Circulation - All development shall be designed to incorporate unified access and circulation in accordance with the requirements described below.

2. Joint Use Driveways - The County shall require the establishment of a joint-use driveway serving abutting building sites, with cross-access easements.

C. Cross-Access Corridors - The County shall designate cross-access corridors on properties adjacent to roadways. Such designation may be made in connection with the approval of any subdivision or site plan within the affected area, or as part of an overall planning program.

D. Design of Cross-Access Corridors - Cross-access corridors shall be designed to provide unified access and circulation among parcels on each block of the thoroughfare, in order to assist in local traffic movement. Each corridor should be designed to include the following elements:

1. A continuous linear travel corridor extending the entire length of the block which it serves, or approximately 1,000 feet parallel to the thoroughfare and having a design speed of 10 mph. Final design of the facility shall be approved by the County Engineer.

2. Sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles.

3. Stub-outs and other design features which make it visually obvious that the abutting properties may be tied in to provide cross-access, shall be constructed at the time of development.

4. Linkage to other cross-access corridors in the area.

E. Easements Required to be Dedicated - Where a cross-access corridor is designated by the County, no subdivision plat, site plan or other development shall be approved unless the property owner shall grant an easement, running with the land, allowing general cross-access to and from the other

properties in the affected area. Such easement shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.

F. Coordinated or Joint Parking Design - Wherever a cross-access corridor has been designated, the business sites within the affected area shall be so designed as to provide for mutually coordinated or joint access and circulation systems, and shall include stub-outs and other design features as necessary to make it visually obvious that the abutting properties may be tied in to create a unified system.

G. Development Prior to Abutting Use - In the event that the building site is developed prior to an abutting property, it shall be designed to ensure that its parking, access, and circulation may be easily connected to create a unified system at a later date.

H. Existing Abutting Uses - In the event that the building site abuts an existing developed property, it shall be so designed as to connect to the abutting parking, access and circulation to create a unified system unless the County Engineer finds that this would be impractical.

POLICY 2.131-W7: The County shall encourage mass-transit facilities consistent with the plans of the Polk Transportation Planning Organization and the Transportation Element of Comprehensive Plan.

POLICY 2.131-W8: Pedestrian and bikeway systems shall be developed in accordance with standards in the Land Development Code and consistent with the Polk TPO 2050~~25~~ Long Range Plan. The standards shall include guidelines for the location and type of improvements. The County shall encourage developers to provide for pedestrian/bikeway systems in all development.

POLICY 2.131-W9: Road projects in the North Ridge SAP shall be funded by adopting and implementing a Municipal Service Benefit Unit (MSBU), Municipal Service Taxing Unit (MSTU), ASSESSMENT DISTRICT, Community Redevelopment Area (CRA), or similar financial instrument.

OBJECTIVE 2.131-X: The North Ridge Selected Area Plan shall identify the necessary capital improvements to support the proposed development and the funding sources to implement these improvements for regional parks, EMS, Fire and Sheriff's facilities, Fire station, Sheriff's facility, arterial roads, collector roads, intersections, and recreational trails.

POLICY 2.131-X1: Roadway, utility, parks and open space, and public safety improvements that benefit the SAP landowners shall be the responsibility of all landowners within the SAP.

A. All land owners shall be responsible for the funding of all mechanisms to finance all public improvements such as, but not limited to, transportation and recreation/open space improvements.

B. A Transportation Concurrency Management Area (TCMA), in accordance with Section 163.3180(7) F.S./~~Rule 9J-5.0055(5)~~, or alternative long-term transportation management programs that are acceptable to Polk County and the Florida Department of Commerce ~~Economic Opportunity (DEO)~~, to include the North Ridge, US 27, and C.R. 54/Loughman Selected Area Plans shall be established.

POLICY 2.131-X2: CAPITAL IMPROVEMENTS - The following capital improvements are projected for the North Ridge SAP:

	~~2000~~	~~2005~~	~~2010~~	~~2015~~	~~2020~~
	~~(student stations)~~				
~~Schools:~~					
~~Elementary~~	~~146~~	~~781~~	~~1,708~~	~~2,641~~	~~3,575~~
~~Middle~~	~~33~~	~~494~~	~~954~~	~~1,418~~	~~1,883~~
~~High~~	~~625~~	~~1,039~~	~~1,454~~	~~1,871~~	~~2,288~~
Regional Parks (acres)	200 acre park is currently needed - buildout of this SAP will require an additional 300 acres				

EMS and Fire	An EMS and Fire station facility will be needed within this SAP, approximately near the intersection of US 27 and CR 547.
Sheriff	The nearest station is located on Thompson Nursery Road near Lake Wales. A Sheriff's facility is needed near the center of all the SAPs in northeast Polk County.

COLLECTOR ROADS	APPROXIMATE LENGTH	IMPROVEMENT[1]
		U 2 lanes[2]
Collector I North-South west parallel to US 27	6.3 miles	30.9 Million
Collector II North-South east parallel to US 27	8 miles	23.5 Million
Collector III East-West	10.8 miles	10.8 Million
[1] The improvement estimates only include right-of-way and construction cost, not maintenance costs. These cost estimates are based on current 2000 dollars.		
[2] Multi-modal corridor - Two lane undivided plus bicycle path and sidewalks on both sides of the road.		

A. All capital improvements, including right-of-way acquisition, shall be financed substantially from development within the North Ridge SAP either through impact fees or other appropriate funding instruments such as the establishment of a Municipal Service Benefit Unit or a Community Redevelopment Area.

B. Impact fees proposed for the North Ridge SAP may be in addition to other fees which may be relevant to meet County-wide needs. It is not the intent of this SAP to create excessive impact fees for this area so as to eliminate the competitive advantage of locating in Polk County rather than neighboring counties.

C. A means of providing for impact-fee credits for contributions made in lieu of fees for school sites, parks, land for government buildings, and other facilities provided by developers or property owners shall be established. Credits, if required, shall be negotiated and established in a development agreement.

D. Development shall be monitored to assure that fees levied remain sufficient to support the necessary infrastructure and, if necessary, be adjusted relative to actual demand.

E. The construction of schools requires special attention. Donation of sites, with credit from existing public-facility impact-fees being given, is encouraged.

F. The County shall consider the establishment of a separate transportation impact-fee zone for the North Ridge SAP in conjunction with the US 27 and CR 54/Loughman SAPs. All proceeds from this impact fee shall be applied to transportation projects within the SAPs in addition to historical funding rates.

G. Roads which principally benefit site-specific development shall be the responsibility of the land owner or developer, as shall relevant off-site transportation improvements. Rights-of-way and improvement costs associated 100% with a development shall not offset impact fees, if imposed. Rights-of-way costs and construction costs deemed necessary to satisfy "area-wide" transportation needs shall offset impact fees, if imposed.

H. Full-cost recovery for the operation and maintenance of water and sewer systems is necessary. Future connection and monthly use charges shall reflect these total costs.

I. More flexible revenue sources may be developed to complement other capital resources. These revenue sources could be pledged as revenue streams to support bonded indebtedness for selected capital projects.

J. The North East Polk County TCMA, or alternative long-term transportation management programs that are acceptable to Polk County and the Florida Department of Commerce~~DCA~~, shall include a 10 year plan to address backlog problems. The plan shall include interim level of service standards, schedule of capital improvements to correct existing deficiencies, funding sources, and provisions for facilities required to accommodate new development.

k. Polk County will work with Polk County Public Schools to ensure proper planning of school facilities consistent with the Public Schools Element and the interlocal agreement.

(Ord. No. 2022-066, § 2(Att. A), 9-6-2022; Ord. No. 2024-049, § 2(Att. B), 9-3-2024)

Revision History Section 2.131-Q North Ridge SAP	
APPENDIX 2.131	CPA 01B-17 (Ord. 01-110) 12/19/01
SECTION 2.131-Q	CPA 06B-01 (Ord. 06-089) 12/6/06
OBJECTIVE 2.131-Q	CPA 06B-01 (Ord. 06-089) 12/6/06
POLICY 2.131-Q1	CPA 11B-06 (Ord. 11-038) 12/8/11
POLICY 2.131-Q2	CPA 06B-01 (Ord. 06-089) 12/6/06
POLICY 2.131-Q3	CPA 16C-01 (Ord. 16-075) 12/6/16; CPA 10B-04 (Ord. 10- 043) 8/4/10; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 06B-01 (Ord. 06-089) 12/6/06; CPA 03A-04 (Ord. 03-42) 7/9/03
POLICY 2.131-Q4	LDCPAL 2018-20 (Ord. 19-045); CPA 16B-09 (Ord. 16-20) 4/19/16; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 06B-01 (Ord. 06-089) 12/6/06; CPA 03A-04 (Ord. 03-42) 7/9/03
POLICY 2.131-Q4	CPA 16B-09 (Ord. 16-020) 4/19/2016
POLICY 2.131 Q6	CPA 09A-11 (Ord. 09-036) 6/17/09; CPA 06B-01 (Ord. 06-089) 12/6/06; CPA 03A-04 (Ord. 03-42) 7/9/03
POLICY 2.131-Q7	CPA 15D-02 (Ord 15-063) 10/06/15; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 06B-01 (Ord. 06-089) 12/6/06
POLICY 2.131-R1	CPA 06B-02 (Ord. 06-85) 12/6/06
POLICY 2.131-S3	CPA 06B-01 (Ord. 06-089) 12/6/06
OBJECTIVE 2.131-U	CPA 06B-01 (Ord. 06-089) 12/6/06; CPA 03-A-04 (Ord. 03-42) 7/9/03
POLICY 2.131-U5	CPA 06B-01 (Ord. 06-089) 12/6/06
POLICY 2.131-X1	CPA 12E-02 (Ord 12-038)

SECTION 2.131-R US HIGHWAY 98 SELECTED AREA PLAN.

This Selected Area Plan (SAP) is generally bounded on the north by the city limits of Lakeland, on the east by Lake Hancock, on the south by the city limits of Bartow and on the west by various parcel boundaries. This SAP is adopted in recognition that this area of Polk County is anticipated to:

* continue to grow in population and development;
* experience higher traffic volumes on US Highway 98;
* maintain an identity separate from the Cities of Lakeland and Bartow; and
* obtain more urban services such as centralized water and sewer;

* be affected by higher water levels within Lake Hancock which may affect existing floodplains and wetlands.

In the future, parts of this SAP may be annexed into the Cities of Lakeland or Bartow. The SAP provides a transition for these areas if annexation does occur. The SAP also represents an initiative to maintain, and where appropriate, improve the character of Highland City as a distinct neighborhood with traditional features, and provides a means to incorporate the planned improvements to US Highway 98 in this area.

VISION BASIC PRINCIPLES The "Basic Principles" section is included to serve as framework to convey the concept and intent of the objectives and policies of the US Highway 98 Selected Area Plan (SAP). It contains fundamental principles based on Land Use, Intergovernmental Cooperation, Environment and Recreation, and Transportation, as follows:

Land Use

* Encourage an efficient and desirable urban-growth pattern by establishing interconnected land use districts that allow for a balance of residential and nonresidential uses, a range of housing opportunities, short vehicle trips between housing, employment, and shopping.
* Enhance the sense of place and viability of the Highland City community by protecting the existing neighborhood, encourage economic development, and promote civic spaces.
* Improve the sense of place for the Eaton Park community by protecting the existing neighborhood through limiting the intrusion of incompatible land uses, and encouraging economic redevelopment.
* Provide for a range of uses related to research based industries compatible to career paths offered by the University of South Florida, Polk Community College, Florida Southern College, Travis Vocational Technical School, and other educational facilities in the surrounding area.
* Encourage uses that are complimentary to the function of the cities of Bartow and Lakeland as centers of social, commercial, cultural, educational, and civic activities.
* Emphasize existing communities as activity centers to serve the residents of the area.

Intergovernmental Cooperation

* Continue cooperative planning efforts with the cities of Lakeland and Bartow to improve the quality of life for the residents.
* Coordinate with the cities of Lakeland and Bartow to develop policies and standards for those areas of the SAP that are expected to be annexed by each city which may include the adoption of Joint Planning Area Agreements.

Environment and Recreation

* Recognize the environmental importance of Lake Hancock, public lands, and other natural systems as contributors to quality of life standards.
* Protect the function of the Ft. Fraser Trail as a multi-modal corridor and recreational trail.
* Promote a linked recreation system by encouraging an area-wide pedestrian and bikeway system within rights-of-way of collector and arterial roads with links to public lands, natural systems within and adjacent to the SAP, and to the Ft. Fraser Trail.

Transportation

* Enhance the intersection of the Polk Parkway and US Highway 98 as a significant entrance into Polk County and the City of Lakeland.

* Recognize US Highway 98 as the primary transportation corridor and address the need for an alternative north/south and east/west collector roadway network to provide more opportunities for motorists and pedestrians.
* Protect US Highway 98 as a Transportation Corridor as agreed to in the Memorandum of Understanding between the cities of Lakeland and Bartow, Polk County, and the Florida Department of Transportation.
* Promote a mix of residential and non-residential uses, along with interconnectivity between neighborhoods, educational facilities, and commercial districts to support a more efficient transportation pattern in the area as well as help maintain the level of service on US Highway 98.
* Implement tools that provide safe and efficient movement of vehicular and pedestrian traffic within Multi-use transportation corridors.
* Expand mass transit infrastructure throughout SAP.

GOAL 2.131-R: To encourage environmentally sensitive and efficient development patterns along the US Highway 98 corridor based on a balance of uses compatible with the expansion of the cities of Lakeland and Bartow which promotes maximum utilization of existing and anticipated infrastructure.

OBJECTIVE 2.131-RA: Polk County shall designate and establish Future Land Use categories and development criteria that are specific to this Selected Area Plan (SAP).

POLICY 2.131-RA1: DESIGNATION AND MAPPING - The US Highway 98 SAP is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map Series and the US Highway 98 Selected Area Plan Map which is included as part of the Map Series.

POLICY 2.131-RA2: LAND USE CATEGORIES ESTABLISHED - The following land use categories shall apply:

A. Residential
   1. Agricultural/Rural Residential (A/RR);
   2. Residential Suburban (RS);
   3. Residential Low (RL);
   4. Residential Medium (RM); and
   5. Residential High (RH).

B. Activity Centers
   1. Neighborhood Activity Center (NAC);
   2. Town Center (TC);
   3. Office Center (OC); and
   4. Employment Center (EC).

C. Non-Residential
   1. Linear Commercial Corridor (LCC);
   2. Recreation and Open Space (ROS);
   3. Preservation (PRESV);
   4. Business Park Center (BPC);
   5. Leisure Recreation (L/R);

6. Industrial (IND);
7. Institutional (INST);
8. Commercial Enclave (CE).

POLICY 2.131-RA3: GENERAL DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as follows:

A. BASIC LAND USE CATEGORIES - Development shall be permitted for the following overlay districts based on the land use categories assigned to the parcel and as specified by the applicable policies in the general land use element section of the Comprehensive Plan:

1. Recreation and Open Space (ROSX);
2. Leisure Recreation (L/RX);
3. Agricultural/Rural Residential (A/RRX);
4. Institutional (INSTX); and
5. Residential Suburban (RSX).

B. MODIFIED LAND USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land use category within the Comprehensive Plan. Development within the following land use categories shall be permitted as specified within this section:

1. Neighborhood Activity Center (NACX);
2. Linear Commercial Corridor (LCCX);
3. Commercial Enclave (CEX);
4. Business Park Center (BPCX);
5. Industrial (IND);
6. Employment Center (ECX);
7. Office Center (OCX);
8. Town Center (TCX);
9. Residential Low (RLX);
10. Residential High (RHX);
11. Residential Medium (RMX);
12. Preservation (PRESVX).

C. RESIDENTIAL USES IN NON-RESIDENTIAL LAND USE DESIGNATIONS - Residential development is permitted in accordance with the regulations in the Land Development Code for this SAP in the Employment Center (ECX), and Town Center (TCX) Future Land Use designations. The following Future Land Use designations allow residential only as an accessory use in mixed use buildings pursuant to the Land Development Code; Neighborhood Activity Center (NACX), Linear Commercial Corridor (LCCX), Commercial Enclave (CEX), and Business Park Center (BPCX).

D. ARCHAEOLOGICAL SITES - The study document identified some archaeological sites within the SAP based on the Florida Master Site file. Land development regulations shall be adopted to ensure the protection and preservation of archaeological sites in addition to state and federal regulations.

E. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land Use Categories or Modified Land Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the provisions of this SAP.

F. COORDINATION WITH MUNICIPALITIES - Development review will be coordinated with the planning staff of the cities of Bartow and Lakeland if the project is within the utility service area of either city. The County will implement and update, as needed, the interlocal agreement with the City of Lakeland for those areas within the city's service area, and pursue approval and implementation of a similar interlocal agreement with the City of Bartow.

G. CONNECTION BETWEEN DEVELOPMENTS - Interconnectivity between developments is encouraged as defined by the Land Development Code for this SAP.

H. PEDESTRIAN, SIDEWALK, BIKEWAY AND TRAIL FACILITIES - A sidewalk and trail system shall be required as part of development plans to provide safe pedestrian and bicycle access throughout the SAP in accordance with the Land Development Code and consistent with the Polk TPO 2025~~2~~0 Long Range Plan, as amended. The standards within the Land Development Code shall include guidelines for the location and type of improvements.

I. IMPERVIOUS SURFACE RATIO (ISR) - The ISRs for all land use categories are specified in the Land Development Code.

J. DENSITY AND FAR SCHEDULE - This criteria defines the general ranges for the density and FAR requirements and the Land Development Code for this SAP provides more specificity:

1. DENSITY - The maximum density for RLX is established at up to and included six dwelling units per acre (6 du/ac). The minimum density for RMX is established at five dwelling units per acre (5 du/ac) and the maximum density is ten dwelling units per acre (10 du/ac). The minimum density for RHX is established at eight dwelling units per acre (8 du/ac) and the maximum is established at 15 dwelling units per acre (15 du/ac). The densities and types of units specifically allowed within RLX, RMX, and RHX shall be permitted as defined in the Land Development Code through a bonus point schedule and planned development requirement. The permitted density for A/RRX and RSX is the same as contained in the Future Land Use Element.

2. NON-RESIDENTIAL FLOOR AREA RATIOS - The maximum FAR ranges for non-residential land use designations are according to the table below. The lowest number in the table for each Future Land Use designation is the maximum FAR permitted. However, FARs up to the highest shown in the table, for each Future Land Use designation, may be achieved through bonus points and/or a Planned Development (PD) pursuant to the Land Development Code. FAR standards will not apply to residential development.

	Future Land Use Designations										
	CEX	**LCCX**	**NACX**	**ECX**	**INSTX**	**INDX**	**BPCX**	**TCX**	**LRX**	**OCX**	**CCX**
FAR	.30-.75	.35-.75	.35-.70	.70-1.50	.50-1.00	.65-1.50	.60-1.50	.50-1.0	.50-1.0	.35-.70	.25-.65

For those areas of the County located within the US Highway 98 SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the US Highway 98 SAP, the densities and intensities established in Policy 2.104-A7 for the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than

the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

3. BONUS POINT SCHEDULE - As established in the Land Development Code, within the Density and FAR Bonus Schedule, bonus points will be given for development that provides one or more of the following items at levels above the minimum requirements established in the Comprehensive Plan and Land Development:

   a. Public infrastructure and service such as dedication of public safety sites, installation of sidewalks, and dedication of right-of-way;

   b. Special design features such as internal street lighting, vertical and mixed use development, varying lot sizes, incorporating neo-traditional or village elements such as recessed garages, and providing landscaped areas above the requirement;

   c. Alternative transportation options such as vehicular and pedestrian interconnectivity, bus stops, demonstrated internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another, pedestrian connections between residential and commercial centers;

   d. Internal recreation facilities, and connection to public recreation, educational and other community facilities via sidewalks;

   e. Increased protection for wetlands, wildlife habitat and upland vegetative communities, and open space;

   f. Preservation or conservation easements for native plant and animal communities;

   g. Provision of services and commercial areas within walking distance of the residential areas;

   h. Provision of affordable housing; and

   i. Other criteria, as defined in the Land Development Code, which might enhance the quality of development, the quality of life for the community, and the protection of unique historical or environmental features that may occur in the area.

   The applicant will be required to provide points from at least three different bonus categories before an increase (or decrease), is permitted.

POLICY 2.131-RA4: DEVELOPMENT CRITERIA FOR MODIFIED LAND USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131- RA2 shall be developed in accordance with the following criteria:

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieve in accordance with the criteria established in Policy 2.104-A7.

A. NEIGHBORHOOD ACTIVITY CENTER (NACX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

   1. Residential development is not permitted as a primary use, but is permitted above commercial development as an accessory use for up to four stories of residential over non-residential uses (office and commercial).

   2. Development within this land use designation shall incorporate safe pedestrian oriented design to allow access from the adjacent parcels.

   3. All development shall provide adequate access and amenities to support mass-transit services.

B. LINEAR COMMERCIAL CORRIDOR (LCCX) - In addition to applicable provisions in the Future Land Use Element of this plan, the LCC shall be governed by the following provisions:

1. PERMITTED USES -All uses permitted in the LCC as described in the Future Land Use Element of the Comprehensive Plan and the following:

   - New development in infill areas shall be limited to office, professional and retail uses.
   - Residential development is not permitted as a primary use, but is permitted above commercial development in a mixed-use building as an accessory use for up to two stories of residential over non-residential uses (office and commercial).
   - Non-conforming uses cannot be intensified.
   - Mixed use buildings are permitted uses.

2. New development and redevelopment within this land use designation shall incorporate safe pedestrian oriented design to allow access from the surrounding parcels.

3. All development shall provide adequate access and amenities to support mass-transit services.

C. COMMERCIAL ENCLAVE (CEX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. Residential development is not permitted as a primary use, but is permitted above commercial development as an accessory use for up to a total of one story of residential over one story of commercial development (total of 2 story mixed-use building).

2. New development and redevelopment within this land use designation shall incorporate safe pedestrian oriented design to allow access from the surrounding parking area and adjacent parcels.

3. All development shall provide adequate access and amenities to support mass-transit services.

D. BUSINESS PARK CENTERS (BPCX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. The BPCX shall be prohibited from having outdoor storage forward of the building's main facade, unless screened from off-site view.

2. Development within this land use designation shall incorporate safe pedestrian oriented design to allow access from the surrounding parking area and adjacent parcels.

3. All development shall provide adequate access and amenities to support mass-transit services.

4. Buffering and screening standards shall be required as specified in the Land Development Code and when adjacent to property designated with a residential Future Land Use designation or adjacent to existing residential.

E. INDUSTRIAL (INDX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. All development shall provide adequate access and amenities to support mass-transit services.

2. Buffering and screening standards shall be required as specified in the Land Development Code and when adjacent to property designated with a residential Future Land Use designation or adjacent to existing residential.

F. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designed to allow light assembly, office and research parks, low impact commercial, and other business uses to serve southeastern Lakeland and northwestern Bartow populations, as well as the educational campuses of the University of South Florida, Polk Community College, and Travis Vocational Technical Center.

1. DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).

2. GENERAL CHARACTERISTICS - The ECX in this SAP is intended to accommodate the employment and functional needs of the college and vocational school campuses and the residents living within the area between the cities of Bartow and Lakeland along the US Highway 98 corridor. The ECX will generally contain uses that will generate employment as well as support facilities for the users and employees of the area. General (approximate) characteristics of the Employment Center Xs are:

   (a) Gross Leasable Area (GLA): 100,000—500,000 square feet, on average,

   (b) Minimum Population Support: 20,000,

   (c) Market Area Radius: 3+ miles,

   (d) Typical Tenants: Services to the universities and colleges, bookstores, offices, light assembly, warehousing, distribution centers, research firms, development firms, medical clinics, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, High-Density Residential, hotel/motel, and uses that support or directly relate to the college campuses and the development of a research park, including personal services.

3. DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:

   (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New individual driveways accessing US Highway 98 will be permitted in compliance with FDOT requirements for this facility (US Highway 98 CAMP).

   (b) Different uses shall incorporate the use of shared ingress/egress facilities consistent with this SAP.

   (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and permeable surface parking design.

   (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

   (e) Buffering that meets the County development standards as set forth in the Land Development Code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.

   (f) Light industrial uses which include at least 50% office space, assemble products, and conduct research and development, but do not manufacture any products shall be permitted without a Local Planning Agency review.

   (g) The maximum FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.5.

   (h) Commercial and personal services are limited to 30 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 0.60 but higher FARs may be allowed for a total of 75 percent with bonus points.

   (i) All development shall provide adequate access and amenities for mass-transit services.

   (j) Development within this land use designation shall incorporate pedestrian oriented design to allow safe access from the surrounding parking area and adjacent residential.

(k) Residential uses shall be limited to High-Density Residential as a primary use up to 25 percent of the ECX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.

(l) Warehouse uses which include at least 50 percent office space or office is the principal use shall be permitted without a Local Planning Agency review.

G. OFFICE CENTERS - The Office Center is an Activity Center designed to allow professional offices and support uses to serve southeastern Lakeland and northwestern Bartow populations.

1. DESIGNATION AND MAPPING - Office Centers are designated on the Future Land Use Map Series as "Office Centers" (OCX) for this SAP.

2. GENERAL CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.

Usable Area: 10 acres or less on average

Gross Leasable Area (GLA): 1,000 to 30,000 square feet

Minimum Population Support: 2,500 people

Service-Area Radius: 2 miles or more

Typical Leading Tenant: Professional offices

Other Typical Tenants: Medical offices, delis, cafes

3. LOCATION CRITERIA - Office Centers shall be located in accordance with Policy 2.113-C3, with consideration being given to regional and local transportation issues and preferably on a fixed-route mass-transit line or within walking distance of the transit line.

4. DEVELOPMENT CRITERIA - Development within an Office Center shall conform to the following criteria:

(a) Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves a collector or arterial roadway. Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical. The requirements of Policy 2.113-C4, b shall also apply.

(b) Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(c) Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

(d) Retail and commercial activities to support activity within an Office Center shall not exceed ten (10) percent of the total area of the Office Center and shall be limited to specialized retail stores as the OC is meant for professional employment.

(e) The maximum floor area ratio for commercial activities shall not exceed 0.10 FAR.

H. TOWN CENTER - The Town Center is the primary cultural and entertainment district for the overall community especially for Highland City. It is not intended for any other town Centers to be located within this SAP.

1. DESIGNATION AND MAPPING - Town Centers are established as designated on the Future Land Use Map Series as - Town Center@ (TCX) for this SAP.

2. GENERAL CHARACTERISTICS - The Town Center will include dining, cafes, bars and pubs, retail, boutiques, music venues, professional office, and multi-family residential. The Town Center shall include a community focus such as a park, plaza, or lakefront. The Town Center will exist and grow as a mixed-use area along specific urban design guidelines. The district is envisioned to be designed as a harmonious grouping of buildings that include cohesive architecture, and pedestrian spaces.

3. DEVELOPMENT GUIDELINES - Development within the Town Center shall conform to the following criteria:

    a. Development proposals of ten acres or more shall provide a central focal feature such as a park or square;

    b. residential development shall be apartment-style or townhouse-style;

    c. Loading docks, utility facilities, car washes, and storage areas shall not be visible from any abutting rights-of-way;

    d. Parking lots shall be specifically prohibited between the building and US Highway 98;

    e. US Highway 98 shall be lined with pedestrian-oriented features which are constructed in a uniform arrangement.

    f. signs shall be monument-style or building-mounted; pole signs shall be specifically prohibited.

    g. Developments shall have a consistent streetscape style;

    h. Pedestrian walkways shall be integrated into every development including appropriate pedestrian shelters or awnings;

    i. Residential uses shall be limited at Special Residential densities as a primary use up to 25 percent of the TCX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.

I. ALL RESIDENTIAL FUTURE LAND USE DESIGNATIONS - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. Densities shall be as specified in Policy 2.131-RA3, J.

2. All development shall provide adequate access and amenities to support mass-transit services.

3. Residential uses shall only have direct access to the internal street system.

4. Different uses within the residential area shall incorporate the use of shared ingress/egress facilities wherever practical.

5. Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community through optional methods such as shared parking and permeable surface parking design.

6. Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

7. Buffering of higher density residential from lower density residential shall be provided where there are adverse effects from lighting, noise, odors, and other factors. Parking lots, loading

areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

J. PRESERVATION (PRESVX) - Preservation Area Established: Banana Lake is part of the SWIM Restoration Program. It is the intent of this SAP to protect Banana Lake. Therefore the jurisdictional area around Banana Lake and along the Banana Creek Canal, as well as some of the surrounding area, shall be mapped and designated as Preservation on the Future Land Map series for this SAP.

POLICY 2.131-RA5: SPECIAL USES - Modified Special Uses shall include and shall be developed in accordance with the following criteria:

A. RESIDENTIALLY-BASED MIXED USE DEVELOPMENT (RBMD) -

1. The development shall provide a mix of residential and non-residential uses that will serve the immediate needs of residential uses within the development and the immediate vicinity; this shall be permitted within the Residential Low (RLX), Residential Medium (RMX), and Residential High (RHX), Residential Suburban.
2. All development shall provide for integration of pedestrian access, parks, internal traffic, and interconnection of subdivisions in the design of combined residential and non-residential uses.
3. Non-residential development is not restricted to specific locations within the development to provide flexibility on access, connectivity design, and other site-specific development characteristics.
4. The non-residential portion of the development must meet the minimum population support, market area radius, and spacing criteria for the type of activity center that it most closely represents but in no instances shall non-residential uses exceed the size and function of a Neighborhood Activity Center.
5. Commercial areas of an RBMD shall provide public access to the adjacent area.
6. Adequate buffering shall be required where the non-residential uses abut residential uses.
7. Additional standards may apply per the Land Development Code.

POLICY 2.131-RA6: IMPLEMENTATION AND INTERNAL CONFLICTS - Development within the US Highway 98 Selected Area Plan (SAP) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements of the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standards, the provisions of this SAP shall apply.

OBJECTIVE 2.131-RB: Within the US Highway 98 SAP, recreation and open space areas shall be enhanced and expanded as development occurs to meet the needs within the area.

POLICY 2.131-RB1: RECREATION SYSTEM - Recreation and Open Space system shall be established as development occurs, governed by the following provisions:

A. DESIGNATION AND MAPPING - Recreation and Open Space (ROS) sites shall be designated in the Future Land Use Map.

B. PURPOSE - Recreation and open space is intended to provide open space, recreation space, and connecting greenways, which will ensure preservation, enhancement, and usefulness of the natural and man-made environment and connect recreation facilities through bike lanes, sidewalks, greenways or other methods as established by the Land Development Code.

C. LEVEL OF SERVICE STANDARD - The County-wide adopted LOS of 6.95 acres per 1,000 people for Recreation and Open Space (ROS), in accordance with Policy 3.502-E2 of this Plan, shall be applied to the US Highway 98 SAP.

D. DEVELOPMENT STANDARDS - All new development and redevelopment shall be required to meet the Level-of-Service standard to contribute to the creation of a park system which includes:

1. Improving existing recreational facilities and adding public areas to achieve the needed acreage of community and regional parks at-build-out;
2. Connecting proposed development with the Ft. Fraser Trail within the US Highway 98 SAP;
3. Designating ten (10) percent open space for each development as defined in the Land Development Code.
4. Providing areas for greenways based on the PolkGreen District; and
5. Creating safe pedestrian/bikeway connections from all new development and redevelopment to existing and proposed parks, schools, trails, environmental lands, and other community facilities.
6. The County, through the Housing and Neighborhood Division, Neighborhood Revitalization Office, and the Leisure Services Division shall work to identify funding sources and available properties in the Lake Littleton area and in other central parts of the Eaton Park community as well as in Highland City ~~by 2010~~, to provide additional park or other common recreation areas to be enjoyed by the community as identified in County approved plans.

POLICY 2.131-RB2: FT. FRASER TRAIL - The Ft. Fraser Trail is designated as ROS on the FLUM. Uses consistent with and expected within the Ft. Fraser Trail Master Plan shall be permitted and may include the following:

A. Multi-modal transportation facilities such as public transit routes, pedestrian, bicycle, equestrian, and similar facilities;

B. Trail head facilities consistent with the Ft. Fraser Trail Master Plan;

C. Other uses deemed appropriate by the Florida Department of Transportation, the Polk Transportation Planning Organization Director or his designee, and the Polk County Planning Division Director or his designee.

D. Any expansions of the PCC/USF and Travis Vocational campuses shall incorporate at a minimum safe pedestrian interconnection to each campus, the Ft. Fraser Trail and other community service features, and adjoining parcels.

POLICY 2.131-RB3: WETLANDS/FLOODPLAINS - In addition to the other policies within this Comprehensive Plan, the wetlands between SR 540 and Maine Street on the east side of Reynolds Road shall be protected by incorporating the wetlands into a system of recreation or open space.

OBJECTIVE 2.131-RC: Development within the SAP shall conform to special buffering and landscape criteria to reduce potential incompatibility between land uses, negative visual impacts of development, and to help ensure reforestation in areas adjacent to the Ft. Fraser Trail, Lake Hancock, and Circle Bar AB@ Reserve.

POLICY 2.131-RC1: BUFFERING - Buffering and screening shall be required according to criteria of the Land Development Code.

POLICY 2.131-RC2: PARKING LOT LANDSCAPING STANDARDS - Parking lots shall be landscaped in accordance with the criteria established by the Land Development Code.

POLICY 2.131-RC3: WATER CONSERVATION - Development shall be required to incorporate water conservation features into the landscape and building design to the greatest extent practicable and consistent with the Land Development Code requirements.

POLICY 2.131-RC4: ROADWAY LANDSCAPE DESIGN - Landscaping along roadways shall be required to establish a visually appealing appearance that enhances development along collector and arterial roads within the US

Highway 98 SAP, in accordance with the criteria established by the Land Development Code and the design requirements of the FDOT.

POLICY 2.131-RC5: TREE PLANTING REQUIREMENTS - Tree preservation and planting in residential lots, and common areas both for residential and non-residential development, shall be encouraged to preserve a natural appearance that enhances the development, in accordance with the criteria established by the Land Development Code.

OBJECTIVE 2.131-RD: New development shall provide open space for the protection of native-plant communities within the US Highway 98 Corridor.

POLICY 2.131-RD1: REMOVAL OF VEGETATIVE COMMUNITIES - The developer shall design and locate proposed improvements to minimize the removal of native vegetative communities. However, it is not the intent of this provision to preclude the reasonable use of a lot or parcel of land consistent with the Comprehensive Plan and Land Development Code. For parcels containing significant native plant communities, the County shall identify these on the Resource Protection Maps and work with land owners to purchase them for preservation.

POLICY 2.131-RD2: REFORESTATION - Reforestation shall be encouraged to enhance current wildlife areas and improve water quality within, and adjacent to, Banana Lake, Banana Creek, Lake Hancock, and Saddle Creek and within the US Highway 98 SAP.

OBJECTIVE 2.131-RE: Off-Premise and On-Premise Signage requirements shall be more restrictive than typical standards for Polk County.

POLICY 2.131-RE1: SIGNS - All signs within this SAP shall conform to the standards within the Polk County Land Development Code in addition to the policies within this SAP.

POLICY 2.131-RE2: ON-SITE SIGNS - The SAP shall generally use visually pleasing, lower height, and smaller signs to compliment the overall-selected-area site and building design. Flapping flags, banners, blinking lights, signs affixed to fencing or poles, and portable signs shall be prohibited.

POLICY 2.131-RE3: OFF-SITE SIGNS (BILLBOARDS) - The construction of any new billboards may only be permitted along US 98 and no other roadway within this SAP. The billboards shall maintain at least a minimum of 1,000 feet separation in any direction and shall have appropriate buffering in accordance with the Land Development Code.

OBJECTIVE 2.131-RF: The County shall optimize the capacity of US Highway 98 as the primary north-south transportation corridor.

POLICY 2.131-RF1: ACCESS ALONG US HIGHWAY 98 - Access to new development or redevelopment along US Highway 98 shall comply with the US Highway 98 CAMP.

POLICY 2.131-RF2: INTERNAL-CAPTURE - New development and redevelopment is encouraged to increase internal-capture rate to reduce external trips by focusing compatible land uses, which provide a full range of activities.

POLICY 2.131-RF3: CONNECTION BETWEEN DEVELOPMENTS - Interconnection of non-residential areas of mixed-use development with adjacent parcels will be required. In addition, development along existing and proposed arterial, collector, and local roads shall be required to provide connections to adjacent parcels consistent with the US Highway 98 Corridor Access Management Plan in accordance with the following:

1. Service Roads;
2. Conveyance of right-of-way;
3. Internal roadways/frontage roads;
4. Road connections that may extend beyond the SAP;
5. Shared ingress/egress access; and
6. Cross-access easements.

POLICY 2.131-RF4: US 98 ACCESS AND JOINT ACCESSES - Access to US Highway 98 and the use of joint access shall be required to meet standards established in the Land Development Code. This shall include the use of joint access easements, standards for lot frontage along US Highway 98, standards for design of the joint access and design of parking with joint access, standards for using joint access abutting vacant and developed uses.

POLICY 2.131-RG5: MULTI-MODAL COLLECTOR ROAD SYSTEM - Proposed roadway network within the US Highway 98 SAP are depicted on the SAP FLUM in terms of their general location. Their final placement may deviate somewhat from these general locations without the necessity of processing a Comprehensive Plan Amendment (CPA) provided that the access and capacity provided by that transportation corridor are generally maintained and consistent with the US Highway 98 CAMP.

A. Roadway projects for, arterial or collector roads shall be funded consistent with the Polk County Capital Improvement Program.

B. Right-of-way shall be provided at time of development to the County to implement the collector roadways proposed on the US Highway 98 SAP FLUM and consistent with the Land Development Code.

C. The right-of-way provided shall incorporate bike lanes, sidewalks, and shall be a minimum of 80 foot right-of-way for an urban section collector.

D. Connections of proposed development with Lake Hancock and Clubhouse Roads shall be required to create a local and collector roadway network within the SPA.

E. Sidewalks, bike lanes or appropriate paved shoulder, or multi-use trails shall be required along the multi-modal collector road system. Their placement shall be in accordance with the Land Development Code.

POLICY 2.131-RG6: DEVELOPMENT NORTH OF CR 540A - All new development and redevelopment fronting US Highway 98 shall provide:

A. Access to adjoining parcels - This is to ensure that all parcels have access to a full median opening via cross access corridors/easements or shared ingress/egress accesses as established by the US Highway 98 CAMP. Frontage, parallel (back) road, or a side street or other service roads may be used to meet this requirement. A cross access corridor/easement agreement, or a shared ingress/egress access easement agreement, or any other shared access method as approved by the Planning Division Director or his designee shall be completed to ensure access. Such easement agreements shall be recorded in the public records of Polk County and shall constitute a covenant running with the land. As established by the Land Development Code for this SAP, and requirements for the US Highway 98 Corridor Access Management Plan as approved by the Florida Department of Transportation. Temporary right-in/right-out access to US Highway 98 may be granted.

POLICY 2.131-RG7: DEVELOPMENT SOUTH OF CR 540A - All new development and redevelopment fronting US Highway 98 shall provide access via a frontage, parallel (back) road, or a side street or other service road on both sides of US Highway 98 south of County Road 540A. This is to ensure that all parcels have access to a full median opening as established by the US Highway 98 CAMP.

POLICY 2.131-RG8: MASS-TRANSIT FACILITIES - The County shall encourage mass-transit facilities consistent with the plans of the Polk Transportation Planning Organization and the Transportation Element of Comprehensive Plan.

OBJECTIVE 2.131-RH: The County shall optimize the capacity of CR 540-A and US Highway 98 as the primary east-west and north-south transportation corridor by implementing the Technical Memorandum on Travel Conditions in the Vicinity of Crews Lake Drive (Technical Memorandum) dated July 11, 2003.

POLICY 2.131-RH1: EAST-WEST COLLECTOR ROAD - Developers of lands within this SAP shall construct and donate right-of-way to connect E.F. Griffin Road to US 98 based on the road alignment and intent within the Technical Memorandum.

Revision History Section 2.131-R US 98 SAP	
POLICY 2.131-RA3	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.131-RA4	CPA 16B-09 (Ord. 16-020) 4/19/2016; CPA 12A-03 (Ord. 12-018) 6/5/12;CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.131-RA5	CPA 08A-09 (Ord. 08-028) 6/18/08
POLICY 2.131-RB1	CPA 10B-03 (Ord. 10-042) 9/1/10

SECTION 2.131-S BREWSTER SELECTED AREA PLAN.

The Brewster Selected Area Plan (SAP) is generally bounded on the north by County Road 630, on the south by the Polk/Hardee County Line, on the east by District Line Road and on the west by Fort Green Road. This SAP is adopted in recognition that the area:

- is located within a large Phosphate Mining (PM) Future Land Use district;
- is undergoing active mining operations, including ore extraction and reclamation;
- consists of approximately 55% open water bodies, wetlands, clay settling areas, and other areas not suitable for building structures;
- is included in an on-going larger Selected Area Study (SAS), known as the Bone Valley SAS, and is intended to contribute to the overall implementation strategy developed by the larger SAS; and
- is partially located within the Hookers Prairie Palmetto DRI and subject to a Development Order.

VISION - BASIC PRINCIPLES

The "Basic Principles" section is included to serve as a framework to convey the concept and intent of the objectives and policies of the Brewster Selected Area Plan (SAP).

- Establish an activity center within the core of the SAP to permit a mix of tourist commercial uses which includes a hotel/conference center and a variety of support uses for visitors engaged in recreation and open space activities available within the SAP that will appeal to a regional, national and international market base.
- Establish a sustainable resource-based recreational development which creates long-term value, minimizes waste, promotes a healthy and diverse ecosystem, and recognizes the interdependence of the environmental elements and the development design of uses constructed within the SAP.
- Enable the continuation of permitted mining activities within the SAP as a temporary use and enable the transition of these activities to quality open space, environmental lands, recreation, and wildlife habitat areas through land reclamation.
- Establish a SAP which is consistent with and furthers the intent of Policy 2.114-A4, which encourages reclamation of mined lands and the future development of these lands.
- Promote the conservation, preservation, enhancement and management of environmental resources, including any environmentally sensitive lands. Provide for large, contiguous expanses of open space which includes a variety of land forms and environmental features, such as wetlands, lakes and upland areas. These areas are recognized as valuable assets for the success of a resource-based recreational development and provide a quality of life consistent with a high quality outdoor recreation experience.
- Preserve the intent of the Integrated Habitat Network (IHN) where it contributes to the overall quality of open space and environmental features of the SAP.

- Provide a variety of housing types for residents, employees and visitors, which will be integrated into the overall resource-based recreational development.
- Limit access to the resort from adjacent public roads and provide for internal circulation and connection among different land uses through the use of roads, golf cart paths, and pedestrian trails.

GOAL 2.131-S: To develop an environmentally sensitive recreation focused plan, which provides activity center based eco-tourism opportunities that incorporate a variety of outdoor sporting venues, recreation activities, and promotes the establishment of open space and preservation areas through land reclamation.

OBJECTIVE 2.131-S.A: Polk County shall designate and establish Future Land Use categories and development criteria that are specific to this Selected Area Plan (SAP) that implement the goals of this SAP.

POLICY 2.131-S.A1: DESIGNATION AND MAPPING - The Brewster Selected Area Plan (SAP) is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map Series and the Brewster SAP which are included as part of the Map Series.

POLICY 2.131-S.A2: LAND USE CATEGORIES ESTABLISHED - The following land use categories shall apply:

A. Agriculture/Rural Residential (A/RRX).

B. Tourist Commercial Center (TCCX).

C. Recreation and Open Space (ROSX).

D. Preservation (PRESVX).

E. Leisure Recreation (L/RX).

F. Phosphate Mining (PMX).

POLICY 2.131-S.A3: GENERAL DEVELOPMENT CRITERIA - Development shall be permitted within this SAP as follows:

A. BASIC LAND USE CATEGORIES - Development shall be permitted for the Agriculture/Rural Residential (A/RR) Future Land Use designation based on the applicable policies in the Future Land Use Element of the Comprehensive Plan.

B. MODIFIED LAND USE CATEGORIES - Due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land use category within the Comprehensive Plan. Development within the following land use categories shall be permitted as specified within this SAP:

1. Tourism Commercial Center (TCCX).
2. Leisure Recreation (L/RX).
3. Recreation and Open Space (ROSX).
4. Preservation (PRESVX).
5. Phosphate Mining (PMX).

C. PHOSPHATE MINING ACTIVITY - This SAP includes existing phosphate mining operations which were permitted by Phosphate Mine Operating permits per Ordinance 88-19 and were consistent with the Phosphate Mine (PM) land use designation. These mining activities are considered temporary uses and will transition to other, permanent uses. The purpose of this SAP is to establish land uses which will allow the permitted mining operations to continue and enable mining uses and activity to transition into a resource-based recreational development which is dependent on large expanse of open space, environmental resources, wildlife habitat, and conservation areas. In order to allow the transition from mining operation to the uses permitted under the Future Land Use designations established by this

SAP, activities which support phosphate mining, such as pipelines, transmission lines, reclamation activity, etc. shall be permitted within all land use classifications in the SAP. Mosiac is finishing mining activity in the southern half of Section 20, and northern half of Sections 28 and 29, in Township 32, Range 24. This area is not designated as Phosphate Mining "X" due to the fact that mining will cease within six months. If mining has not ceased within six months, the property owner shall submit a Comprehensive Plan amendment in the next available amendment cycle according to the processes listed in Section 163, Florida Statutes, the Polk County Comprehensive Plan and the Land Development Code.

D. DEVELOPMENT OF REGIONAL IMPACT - A portion of the SAP, approximately 4,936 acres, is included within the Hookers Prairie Palmetto Tract Development of Regional Impact (DRI). The DRI Development Order, which was initially approved in 1988 and amended on October 4, 1994, and all of the conditions of the Development Order shall apply to the areas of the SAP that are also within the DRI. The DRI shall take precedent over the implementation of any of these SAP policies. Any changes to the DRI which would include re-mining or intensification in mining (ore extraction) shall only be permitted in the PMX.

E. FLOOR AREA RATIO (FAR) - The maximum FAR ranges for the TCCX, PMX, L/RX, and PRESVX shall be in accordance with the table below. The lowest number in the table for each Future Land Use designation is the maximum FAR permitted based on an administrative and technical review. However, FARs up to the highest number shown in the table, for each Future Land Use designation, may be achieved through a Planned Development (PD) pursuant to the Land Development Code. FAR standards shall not apply to residential development. The Land Development Code shall provide more specificity.

	Future Land Use Designations				
	TCCX	**PMX**	**L/RX**	**ROSX**	**PRESVX**
FAR	0.03—0.05	0	0.05—0.10	0.01—0.002	0.00005

F. UTILITY SERVICE - At a minimum, development within the TCCX and L/RX shall be served by central potable water and sanitary sewer service which are sized with sufficient capacity to serve these areas, including minimum water flow requirements for fire protection in accordance with the Infrastructure Element of the Polk County Comprehensive Plan and Land Development Code with the following exceptions:

1. County owned recreational facilities shall not be required to connect per this policy and shall follow the other relevant Elements of this Comprehensive Plan
2. Non-residential isolated and ancillary uses such as maintenance structures, facilities used for shooting ranges, water sports, ecotourisim, fishing, and golf course or other recreation concessions that are not located in proximity to the principle uses within the SAP, which generates a demand of less than 1,000 gallons per day of potable water or wastewater treatment, shall not be required to connect to central potable water and sanitary sewer service.

The amount of development connected to public water and sewer systems shall be limited to the approved through a Consumptive Use Permit modification or other provider.

G. IMPLEMENTATION AND INTERNAL CONFLICTS - Development within the Brewster Selected Area Plan (SAP) shall occur in accordance with other policies within the Polk County Comprehensive Plan except where policies are modified by this section. The SAP polices are designed to modify specific polices within the Polk County Comprehensive Plan. Where there is a conflict in policy or standards between these SAP policies and the specific Polk County Comprehensive Plan, the provisions of this SAP shall apply.

H. DEVELOPABLE ACREAGE - The development intensity (FAR and density) within the SAP shall be calculated based on the net usable land area rather than the total acreage displayed on the FLUM. The net usable land area excludes any water bodies or wetland areas or clay settling areas.

POLICY 2.131-S.A4: DEVELOPMENT CRITERIA FOR MODIFIED LAND USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131-S.A2, shall be developed in accordance with the Future Land Use Element except as modified according to the following criteria:

A. TOURISM COMMERCIAL CENTER (TCCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions apply:

1. CHARTERISTICS -TCCX are intended to provide for the tourist, recreation needs and entertainment activities for the visitor and resident within the SAP, and include, but are not limited to, the following typical uses: hotels, restaurants, lounges, business centers, meeting/conference rooms, retail sales, spas, fitness centers, etc.

2. DESIGNATION AND MAPPING - The TCCX is designated on the Future Land Use Map Series as TCCX.

3. LOCATION AND DEVELOPMENT CRITERIA-

a. Uses within this land use designation shall be designed as a harmonious grouping of uses and buildings that have a unified scale, character and image, including cohesive architecture and linked through internal traffic circulation.

b. The TCCX shall have a minimum frontage of 100 feet on a paved collector road. The main access for the TCCX shall be on a paved collector roadway meeting county standards.

c. The TCCX activity center and permitted uses shall be located within the interior of the SAP in order to be centrally oriented to other recreational amenities within the SAP.

d. The development intensity (FAR) within the TCCX shall be calculated based on the net usable land. The net usable land area excludes any water bodies or wetland areas or clay settling areas.

B. LEISURE/RECREATION (L/RX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions apply:

1. LOCATION CRITERIA - Access to L/RX may also be provided with a paved road designed to meet traffic safety and fire protection requirements that has a direct connection to an Activity Center.

2. DESIGNATION AND MAPPING - The L/RX is designated on the Future Land Use Map Series as L/RX.

3. DEVELOPMENT CRITERIA -

a. All Type A Leisure/Recreation uses, facilities and development intensities shall be permitted as outlined in Policy 2.115-A4, which includes criteria for housing structures, open space requirements, resource-based recreation and passive recreation. Densities shall be limited as stated in Policy 2.131-S.A4, B, 2, c.

b. Any types of recreation activities and associated infrastructures may be permitted through the approval of a Conditional Use (CU) as specified in the Land Development Code.

c. Residential densities shall be limited and permitted as part of a Planned Development (PD) in accordance with the following criteria:

i. The maximum gross residential densities may not exceed 1du/5 acres;

ii. Residential development shall utilize conservation subdivision design techniques and be clustered in a compact, cohesive manner in order to create a more efficient design of land, natural resources and infrastructure;

iii. Residential development shall utilize Low Impact Development (LID) design techniques as used in industry standards to manage storm water, maintain or restore a watershed's hydrologic and ecological functions and minimize impacts to Little Payne Creek;

iv. The maximum residential lot size shall be one acre (43,560 square feet);

v. Residential development shall be required to provide a minimum of 50% total open space and a minimum of 25% upland open space. Golf courses and active recreation shall not be permitted within the open space;

vi. All residential units shall be connected to central water and sewer;

vii. The access of residents to daily shopping needs including retail, medical, and personal services shall be demonstrated prior to approval of a PD. This requirement could be met by existing services within the SAP TCCX; and,

viii. A maximum of 50% of the residential units shall be allowed to be used as a primary residence.

d. Residential density and Floor Area Ratios shall be calculated based on the total usable land area that excludes any water bodies or wetlands or clay settling areas rather than using the total acreage of 3,168.

e. Permanent residential shall not be permitted within the floodplain.

f. Development shall be setback a minimum of 100 feet from the boundary of any PRESV site.

C. RECREATION AND OPEN SPACE (ROSX) - ROSX is intended to provide open space and recreation areas which can either be publicly or privately owned and managed. These areas include recreation areas accessible to the general public or privately managed with access provided for a fee. In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions apply:

1. CHARACTERISTICS - ROSX are intended to provide for the open space and recreation needs for the visitor or resident within the SAP, and include, but are not limited to, the following typical uses: public and private golf courses and associated amenities such as a clubhouse, gift/pro shop, bar and lounge, etc.

2. DESIGNATION AND MAPPING - The ROSX is designated on the Future Land Use Map Series as ROSX. Designation of the ROSX within this SAP will occur on lands which are no longer undergoing phosphate mining and are suitable for recreational use through reclamation efforts. Floor Area Ratios shall be calculated based on the total usable land area excluding any open water bodies or wetlands or clay settling areas.

3. LOCATION CRITERIA - Access to ROSX may also be provided with a paved road designed to meet traffic safety and fire protection requirements that has a direct connection to an Activity Center.

4. DEVELOPMENT CRITERIA - Development and uses permitted within the ROSX shall be limited to low impact development and may include the following:

a. Private owned or operated outdoor sporting and recreational activities, or

b. Privately owned and managed open spaces.

D. PHOSPHATE MINING (PMX) - The PMX is intended to be temporary and to transition into other Future Land Use categories, therefore no intensification of mining operations are allowed nor is the development of uses. Mining and reclamation is only permitted rather than any allied industry, therefore, FARs do not apply to this PMX within this SAP. In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions apply:

1. CHARACTERISTICS - PMX is intended to allow the continuation of existing permitted mining operations, including phosphate mining (ore extraction), support uses and facilities, reclamation activity and non-reclaimed lands. Since no intensification of mining operations are allowed the following uses are prohibited, including, but are not limited to, industrial uses, gypsum stacks, motor freight terminals, and power plants.

2. DESIGNATION AND MAPPING - The PMX is designated on the Future Land Use Map Series as PMX. PMX areas shall be designated and mapped on the Future Land Use Map Series for lands which contain existing phosphate mining areas and support facilities, including land currently undergoing reclamation, completed reclamation or non-reclaimed inactive mining areas

E. PRESERVATION (PRESVX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions apply:

1. DESIGNATION AND MAPPING - The PRESVX is designated on the Future Land Use Map Series as PRESVX. At a minimum, the following areas shall be designated on the Future Land Use Map Series as PRESVX.

   a. The 261 acre site identified as Conservation Easement 11 (CE-11) by the Florida Department of Environmental Protection (FDEP) located near the intersection of CR 630 and District Line Road,

   b. The 145 acre site along the Little Payne Creek identified as Coastal Settlement 8 (CS-8) by the Florida Department of Environmental Protection (FDEP), and

   c. The 385 acre site, which includes a buffer area for the CS-8 property and an area connecting the CS-8 property with the western boundary of the SAP to provide for continuity of the Integrated Habitat Network (IHN) within the SAP and to provide additional buffer area to the CS-8 area.

2. LOCATION CRITERIA - Privately purchased PRESVX may be located to enhance or protect the IHN as described in POLICY 2.131-S.D3 or Recreational System as established in POLICY 2.131-S.C1.

3. DEVELOPMENT CRITERIA - Development and uses permitted within the PRESVX shall be limited to low impact development and may include the following:

   a. Limited vehicular crossings for internal paths to accommodate golf carts; bicycles, and pedestrian traffic, and

   b. Construction of walking trails, timber boardwalks, observation decks, or other similar structures.

   c. Vehicular crossings for automobiles, trucks, etc. and utility lines for water and sewer service shall be limited to one crossing located immediately west of property owned by the State of Florida, known as Coastal Settlement 8, in the vicinity of an existing crossing.

OBJECTIVE 2.131-S.B: Development within the SAP shall minimize the impacts to the capacity of County Road 630, County Road 663 (Fort Green Road), and District Line Road.

POLICY 2.131-S.B1: INTERNAL CAPTURE - Development within the SAP shall maximize the internal capture and reduce the volume of external vehicle trips by provide an appropriate mix of uses which will provide a full range of activities and services.

POLICY 2.131-S.B2: CONNECTION BETWEEN USES - Development within the SAP shall maximize interconnection of recreational uses and activities with the services available within the SAP. The TCCX activity center shall serve as the central multi-modal location for access and connection to services.

POLICY 2.131-S.B3: MULTI-MODAL ACCESS - Development within the SAP shall encourage multi-modal components through an internal roadway design that allows for multi-passenger bus access and/or internal paths to accommodate bicycles and pedestrian traffic. Additional multi-modal facilities may be provided by other methods such as air transportation per the Land Development Code.

POLICY 2.131-S.B4: ACCESS TO DISTRICT LINE ROAD - District Line Road includes sections that are substandard in pavement surface and right-of-way width for a collector roadway. Approval of additional development utilizing this roadway segment may incur greater maintenance costs upon the County and/or result in a decline in its structural ability to perform its intended and limited purpose. Therefore, if any development is requested with access to District Line Road from this SAP it shall be limited per the standards in the Land Development Code with consideration being given to the following:

A. The development requesting access from District Line Road also has access to the main resort;

B. The land use activity is estimated (according to accepted data sources) to produce a low number of Peak Vehicle Trips as well as a low number of Average Annual Daily Trips (AADT) consistent with the Comprehensive Plan and Land Development Code;

C. District Line Road is paved to county standards from the access point on District Line Road to a paved road meeting county standard in the northern direction.

POLICY 2.131-S.B5: ACCESS TO C.R. 663 (FT. GREEN ROAD) - At such time that development within the SAP generates more than 700 PM Peak Hour trips onto C.R. 663 (Ft. Green Road), no more development shall be permitted to generate traffic onto C.R. 663 until such time that C.R. 633 is improved to generate more capacity for any additional development requested. When the 700 PM Peak Hour trip rate is reached a second access shall be provided other than C.R. 663 for development within the SAP.

OBJECTIVE 2.131-S.C: A system of recreation and open space areas within the entire SAP shall be preserved and enhanced to provide a variety of outdoor recreation and sporting opportunities.

POLICY 2.131-S.C1: RECREATION SYSTEM - A Recreation and Open Space system shall be established within the SAP, based on the following provisions:

A. A minimum of seventy percent (70%) of the SAP shall be maintained or preserved for recreation and open space. Golf courses may account for a maximum of 25% for this requirement.

B. Recreational uses will be provided to support a central activity center, which is developed within a Tourist Commercial Center (TCCX) Future Land Use category, and will have a functional relationship to the activity center through access connectivity.

C. Storm water areas shall be integrated into the site design for the development. Careful consideration shall be given to the layout of basins and storm water management areas to optimize treatment and aesthetics. Basins and storm water management systems shall be designed to blend into open spaces and shall resemble natural areas to the standards provided in the Land Development Code.

D. Development within the SAP shall promote sustainable development and design practices which protect and enhance the environmental resources and features within the area. This will be achieved by minimizing impacts to surface and ground water; the use of native, drought tolerant vegetation; enhancement of wildlife habitat areas; energy conservation; and designing infrastructure and buildings that are responsive to the environment and minimize carbon dioxide output.

E. The Recreation System shall be included in the Open Space Plan as established in Policy 2.131-S.D5.

OBJECTIVE 2.131-S.D: Areas which provide important environmental functions, such as wetlands, floodplains, and wildlife habitat, will be identified and protected.

POLICY 2.131-S.D1: FLOODPLAINS - Floodplain areas will be identified using actual field data and analysis and mapped as development and reclamation of mined areas occur within the TCCX and L/RX Future Land Use designations. Habitable structures will not be placed within an identified floodplain area.

POLICY 2.131-S.D2: WETLANDS - Wetland areas within the SAP were created and altered through mining and reclamation, therefore, limited impacts to wetland areas may occur and will be regulated by applicable state regulations regarding wetland impacts and mitigation and in accordance with the Future Land Use element of the Polk County Comprehensive Plan.

POLICY 2.131-S.D3: INTEGRATED HABITAT NETWORK (IHN) - The Management Plan for the Integrated Habitat Network/Coordinated Development Area: Lease Nos. 3963, 3995 and 4236 developed and updated by the Florida Department of Environmental Protection (FDEP) Bureau of Mine Reclamation (BOMR) will serve as a guide for reclamation and conservation within the SAP by the following methods:

A. Areas with conservation agreements based on the IHN will be assigned a Future Land Use designation of Preservation.

B. Additional areas within the IHN or adjacent to the IHN may be preserved through Future Land Use designations, inclusion in the Recreation System (Policy 2.131-S.C.1), or by development limitations per the Land Development Code.

C. The areas protected under this policy shall be included in the Open Space Plan as established in Policy 2.131-S.D5.

D. Applications for development that include any portion of the IHN will be reviewed by the FDEP BOMR and the Florida Fish and Wildlife Conservation (FFWCC) as to that development plan's consistency with the IHN. If either of these agencies determine that the property includes areas that contribute to the IHN, those areas shall be protected by one of the methods listed in Policy 2.131-S.D3 (B) or per the Land Development Code.

POLICY 2.131-S.D4: SOILS - Development of habitable structures within the SAP shall be in accordance with acceptable engineering practices and shall include the submission of subsurface soil analysis to determine the appropriate method of construction.

POLICY 2.131-S.D5: OPEN SPACE PLAN (Plan) - An Open Space Plan shall be developed per the Land Development Code for the IHN areas preserved under Policy 2.131-S.D3, the Recreation System established under Policy 2.131-S.C1, and any additional open spaces provided.

Revision History - Section 2.131-S Brewster Selected Area Plan	
Policy 2.131-S.A3	CPA 13B-04 (Ord. 13-025)
Policy 2.131-S.A4	CPA 13B-04 (Ord. 13-025)
Policy 2.131-S.B3	CPA 15B-04 (Ord. 15-032) 6/2/15; CPA 15A-01 (Ord 15-003) 1/6/15
Policy 2.131-S.B5	Deleted CPA 15A-01 (Ord 15-003) 1/6/15
Policy 2.131-SB6	Replaced 2.131-S.B5 by CPA 15A-01 (Ord 15-003) 1/6/15
Policy 2.131-S.C1	CPA 15B-04 (Ord. 15-032) 6/2/15; CPA 15A- 01 (Ord 15-003) 1/6/15

SECTION 2.131-T GATEWAY SELECTED AREA PLAN.

Introduction

This Selected Area Plan (SAP) is generally depicted as US Highway 27 being the eastern boundary, Alturas-Babson Park Cutoff Road and Sand Lake Road as the southern boundary, the City Limits of Bartow and Gerber Dairy Road as the western boundary, and Eagle Lake Loop Road, Eloise Loop Road, and Thompson Nursery Road as the northern boundary.

This SAP is a proactive approach in planning for future growth anticipated to occur within this area. Some of the economic drivers that are anticipated to spur ancillary development include: the CSX Intermodal Logistics Center, the Clear Springs Sector Plan, the Polk State Corporate College, the Lake Wales Municipal Airport, and the Lake Wales Longleaf Business Park. In addition, this SAP is designed to help protect the valuable environmental resources of the area such as the Peace Creek Drainage Canal, identified wetland boundary areas, and endangered wildlife and other ecological communities, and encourage future growth to occur in a manner in which the character of rural/agricultural communities is not lost.

The Gateway SAP is different from prior adopted SAP's in that in its inception phase, it does not involve changes to the Future Land Use designations, and it contains a Vision Map for the area. The Vision Map is a tool that helps depict the general location of future growth based on identified issues of concern that were received from comments and feedback gathered from the public, the Gateway SAS Focus Group, and other governmental agencies; and recommendations that came out of the Gateway Selected Area Study process. The Gateway SAP Vision Map identifies urban and rural areas; it identifies general locations of future urban centers, employment centers, and transit hubs; it identifies future roadway systems needed for future growth; and it identifies environmentally sensitive areas. Although the Vision Map is not a Future Land Use (FLU) Map and is conceptual in nature, it should be taken under consideration when determining the compatibility of proposed changes to the land use designations within the SAP boundary. In addition, the establishment of this SAP is the first step of the implementation of the study process. This SAP is anticipated to be amended not only by private property owners, but also local government to further implement the vision.

Gateway SAP Goal:

The goal of the Gateway SAP is to promote economic development opportunities; centralize urban development patterns in key areas where infrastructure and urban services are available (or planned); encourage transit supportive development patterns that will be key to the economic vitality of this area; to provide a balance between preserving the rural/agrarian character of the area and providing for future areas of urban growth; and to help protect/restore some of the area's most unique environmental features. The SAP is divided into sections that address the basic vision principles, goals, objectives, and policies in the area of Land Use, Economic Development, Transportation, Rural Development, Environmental Preservation, Sustainability, and Intergovernmental Coordination.

Gateway SAP Vision - Basic Principles

Land Use

- Encourage appropriate compatible land use designations that prove to help stimulate economic development opportunities and job creation within the SAP boundary.
- Provide for a Transfer of Development Rights System (or functional equivalent) to be implemented throughout the SAP boundary. This system should identify the confines of sending and receiving areas as well as provide options for a wetland mitigation banking system.
- Provide a mix of rural development options that encourage clustering of uses and services; offer flexible lot sizes that foster conservation planning principles; and encourage the protection of agricultural lands and environmentally sensitive areas through prescriptive entitlements.
- Implement sustainable development practices to support the preservation and restoration of natural systems while achieving the maximum density allowed in the A/RR land use district; and support the implementation of conservation planning principles including the set-aside of land with natural resources and the clustering of housing units and services in rural areas.

- Develop a strategy for establishing new Rural Cluster Centers (RCC) to include the conveyance of conservation easements to preserve/restore natural systems; require the connectivity between new residential development and existing development; and strengthen the role to be served by RCC's in providing goods and services for rural communities as part of a sustainable development strategy.
- Require or incentivize motorized and non-motorized connections to Rural Cluster Centers.

Economic Development

- Encourage appropriate land use designations that include prescriptive entitlements supporting jobs in the County's identified seven cluster targets. These targeted cluster areas include: Logistics and Chain Supply Management; Research and Engineering Services; Agriculture and Agribusiness; Financial Services; Business Services; Life Sciences and Medical Services; and Construction and Real Estate.
- Consider developing Foreign Trade Zones and Enterprise Zones.
- Pursue an overall strategy that will help fund the infrastructure/urban services needed to support and sustain economic development in this area. This strategy should help insure that the funds collected for improvements stay within the SAP boundary.
- Develop a transit and roadway network to effectively access employment centers and the regional roadway system through the use of transit hubs and alternative roadways.
- Pursue economic development opportunities related to logistics and supply chain management. Explore opportunities to create a synergy between the CSX ILC, Lake Wales Airport, Bartow Airport and PSC Corporate College.
- Incentivize manufacturing land uses and activities that provide value-add products for rail trips originating at the CSX Rail Terminal Facility (return trip for rail cars bringing products into the ILC).
- Establish uniform or compatible architectural design standards for Industrial, Business Park Center, Office Center, and Employment Center land uses within the Gateway SAP boundary.

Transportation

- Encourage alternative North/South and East/West facilities to help protect the future efficiency of the State Road 60 corridor while supporting urban growth and sustaining the future economic vitality of this area.
- Promote an efficient multi-modal transportation system that encourages: an investment strategy to help sustain existing transportation infrastructure as well as help fund future needs within the SAP boundary; "Transit Oriented Design" techniques needed to help support economic development throughout the SAP boundary; safe pedestrian/bicycle access to and from employment centers, public facilities, and residential neighborhoods; and the protection of State Road 60 as an efficient congestion free corridor.
- Encourage safe pedestrian access along local and collector roadways and a linked system of safe pedestrian and bikeway trails throughout the SAP boundary.
- Expand Mass Transit infrastructure and services throughout the SAP boundary needed to help support the economic development and the area's workforce.
- Encourage safe and efficient access/connections to identified economic cluster targets and Urban Centers (such as, but not limited to, the Wahneta area, the Lake Wales Airport, and the CSX ILC).
- Encourage the protection and efficiency of local roads by limiting access of thru truck traffic based on weight limits. This should include identifying key local roads that would restrict through-truck traffic (ex. Old Bartow-Lake Wales Road).

- Prioritize Regional Transportation Improvements that serve the movement of freight and improve collector road access to the regional road network.
- Invest in corridor alignment studies to identify the location of future collector roads to improve access to existing and future land uses.
- Require applicants to dedicate rights-of-way (ROW) and/or construct new collector roads to accommodate project-related traffic.
- Invest/Provide a multi-modal typical roadway section on CR 655 (Rifle Range Road) to improve pedestrian and bicycle safety.
- Provide motorized and non-motorized access to existing and future activity centers, schools, and employment centers.
- Develop and implement an investment strategy to fund future transportation infrastructure including a proposed multi-use trail network (part of green infrastructure).
- Require or incentivize developments to provide access to the Multi-Use Trail Network and Transit Hubs.

Environmental Preservation

- Preserve and protect unique environmental features that are located throughout the SAP boundary such as the Peace Creek Drainage Canal, significant wetland boundaries, agricultural lands, and other endangered species/habitat areas.
- Encourage the protection/restoration efforts of the Peace Creek Drainage Canal with the use of incentives and/or exploring public and private funding options or mechanisms.
- Encourage the protection of significant wetland areas through Intergovernmental Coordination and the development of a wetland mitigation system. This wetland mitigation system should be geared at benefiting the area within the Gateway SAP boundary, and may require identifying significant wetland boundary receiving areas and incentives to help foster its success.
- Consider the creation of a regional water storage system throughout the SAP boundary in conjunction with the Peace Creek Watershed Water Sustainability Plan. Incentives for increased density/intensity could be granted to those who participate. A regional water storage system with strategic receiving locations may be more beneficial than individual storage ponds located on properties at the time of development.
- Capitalize upon recreational opportunities by outlining and supporting a series of nature water parks connected by greenways or trails, while improving the water storage capacity of the Peace Creek floodplain. Require or incentivize the provision of multi- use trail access as part of this nature water park system.
- Provide opportunities for off-site wetlands mitigation consistent with the Peace Creek restoration efforts.
- Coordinate with the Florida Department of Transportation (FDOT) regarding potential environmental impacts associated with the proposed Central Polk Parkway to explore mitigation options that support local efforts to preserve or restore area natural systems.
- Support the implementation of the Peace Creek Watershed Water Sustainability Plan.

Sustainability

- Encourage emergency respondents such as Fire Services, Sheriff Services, and Emergency Medical Services to be strategically located throughout the area so that response times are faster and more efficient.
- Consider locating additional middle schools, high schools, and a public library within the Gateway SAP boundary.

- Encourage the use of timing policies to ensure that urban development occurs where infrastructure and urban services are available (or planned to be available as part of a CIP) and can function at sufficient levels to support existing and proposed development.
- Encourage the vitality of existing rural communities through design strategies and by promoting opportunities for economic development.

Long-Term Vision

Intergovernmental coordination is envisioned as a key component in the successful implementation of this SAP. Although the policies within this SAP are only enforceable within unincorporated Polk County's jurisdiction, the cooperation of neighboring governmental agencies that have jurisdictions within portions of the SAP boundary is warranted. The following objectives and policies are intended to promote cooperation between the County and other governmental agencies in order to help bring the vision for this area to fruition.

OBJECTIVE 2.131-TA: Develop a shared long-term vision for land use and desired development patterns, environmental resources, and community infrastructure within the Gateway Study Area.

POLICY 2.131-TA1: VISION IMPLEMENTATION - Polk County shall partner with the cities of Bartow, Eagle Lake, Lake Wales and Winter Haven (hereinafter referred as the "area cities") to develop and implement a shared vision for the Gateway Area. These efforts may include the preparation and implementation of the following:

a. a sustainable land use strategy that provides a mix of development options that complement efforts to protect and enhance natural resources and quality of life;

b. a long-term strategy for the provision of community infrastructure and services including public safety services, roads, transit, sidewalks, multi-use trails, parks and recreation opportunities, and natural areas and open space.

c. common land use designations and regulations;

d. economic development strategies; and

e. a Joint Planning Area Agreement(s).

POLICY 2.131-TA2: GATEWAY VISION MAP - The Gateway Vision Map as depicted in the Future Land Use Map Series is incorporated as part of the Plan to serve as a guide for the consideration of land use strategies, the efficient provision of infrastructure, and the conservation of natural resources. The vision map, in and of itself, should not be the sole determining factor for approving or denying Future Land Use changes within the SAP boundary.

POLICY 2.131-TA3: BASIC PRINCIPLES - Polk County shall work with area cities to implement the Basic Principles as necessary and desired in the form of common land use policies, designations or regulations.

POLICY 2.131-TA4: OVERLAY DISTRICTS - The County shall seek to create objectives and policies that are consistent with the County's overlay districts located within the SAP boundary. Examples of such overlay districts include, but are not limited to: the Wahneta Neighborhood Plan; the Sidewalk overlay; the Development Areas overlay; and the Integrated Habitat Network overlay.

Land Use

The compatibility of land uses within this area was a major issue of concern during the Gateway SAS process. The assignment of Future Land Use designations should be carefully considered with the overall vision of this area. The following policies seek to provide for the continued viability of agriculture and rural communities while promoting compatible land use designations that support diverse economic development opportunities.

OBJECTIVE 2.131-TB: Polk County shall designate and establish Future Land Use categories and development criteria that are specific to this SAP.

POLICY 2.131-TB1: DESIGNATION AND MAPPING - The Gateway Selected Area Plan is established as designated on the Future Land Use Map Series. The designation and mapping of Future Land Use categories may be approved on land(s) within the boundary of this SAP if the Board of County Commissioners find that a proposed request (primarily):

1. meets the purpose, applicable characteristics, location criteria, and expansion criteria (if applicable) of the proposed designation;
2. provides evidence that the subject site can be designed to meet applicable development criteria of the proposed designation;
3. is of a size/scale that is compatible with surrounding communities and surrounding land use designations as not to create unduly offsite impacts and degrade the character of those surrounding communities;
4. can be adequately buffered from adjacent uses via distance separation, vegetative berms, and/or by limiting the size/scale of the proposed request in an effort to mitigate potential offsite impacts; and
5. is of a substantiated economic value to maintaining the area's economic base.

POLICY 2.131-TB2: LAND USE CATEGORIES ESTABLISHED AND GENERAL DEVELOPMENT CRITERIA - All Future Land Use districts and development shall be permitted as specified by the applicable policies in the general land use and Future Land Use elements of the Comprehensive Plan, unless otherwise specified in the Gateway Selected Area Plan within the Comprehensive Plan. These land uses include:

a. Activity Centers:
    1. Rural-Cluster Centers.
    2. Convenience Centers.
    3. Neighborhood Activity Centers.
    4. Community Activity Centers.
    5. Regional Activity Centers.
    6. High Impact Centers.
    7. Tourism Commercial Centers.
b. Linear Commercial Corridor.
c. Commercial Enclave.
d. Industrial/Business Park Center/Office Center:
    1. Industrial.
    2. Business Park Center.
    3. Office Center.
    4. Employment Center.
e. Leisure/Recreation.
f. Institutional.
g. Recreation and Open Space.
h. Preservation Areas.
i. Residential:

1. Urban:
    a. Residential Suburban.
    b. Residential Low.
    c. Residential Medium.
    d. Residential High.
2. Rural:
    a. Agricultural/Residential Rural.
    b. Rural Cluster Center-Residential.

j. Phosphate Mining.

POLICY 2.131-TB3: GATEWAY SAP MODIFIED LAND USE CATEGORIES - Due to the specific characteristics of this SAP, modified Future Land Use designations shall be specifically defined in terms of their purpose, characteristics, mapping and location criteria, and development standards. These standards may vary from those allowed under the general provisions of that land use category within the Comprehensive Plan. The following Future Land Use designations are identified as modified land use categories within this SAP:

COMMERCIAL ENCLAVE (CEX)

POLICY 2.131-TB4(a): COMMERCIAL ENCLAVE PURPOSE - The purpose of the Commercial Enclave (CEX) designation is to recognize small concentrations or nodes of historical non-residential uses located outside of an Activity Center or Linear Commercial Corridor. Development and/or redevelopment within this designation should be consistent with the overall goal of the Polk County Comprehensive Plan and the vision, objectives, and goals of the Gateway Selected Area Plan. The establishment of new CEX designations (or expansions thereof) may be evaluated with consideration given to preserving non-conforming uses that have a history of providing a positive, non-threatening impact to surrounding communities in terms of economics, public safety, and compatibility with the character of surrounding communities. The following policies shall apply to the Commercial Enclave (CEX) land use designations within the Gateway Selected Area Plan boundary.

POLICY 2.131-TB4(b): COMMERCIAL ENCLAVE CHARACTERISTICS - Commercial Enclaves are characterized as small concentrations (or nodes) of historical non-residential uses with low development intensity. These enclaves may be the result of past approvals by the County; an attempt to recognize non-conforming uses (that have existed in harmony and in good standing with the surrounding community) with a more appropriate land use designation; or an effort to revitalize economic development through redevelopment and/or expansion. The general characteristics of the CEX designation are identified in Table 2.131.T1.

POLICY 2.131-TB4(c): COMMERCIAL ENCLAVE LOCATION CRITERIA - Commercial Enclaves shall be located with consideration being given to maximizing access to the arterial and collector roadway systems. Commercial Enclaves shall be located according to the following:

1. Be located along an arterial or collector roadway;
2. Be located on a local roadway if within a ¼ mile of an intersecting arterial or collector roadway within the TSDA, UGA, or RDA only;
3. The total acreage of Commercial Enclave districts within a one mile radius of a proposed site shall not exceed ten (10) acres unless one of the following can be met:
    a. the total land area of the existing CEX districts within a one mile radius are 60 percent (60%) developed; or
    b. the remaining undeveloped acreage of the CEX districts within a one mile radius are owned by a single interest, or have final development approval (ex. CU, PD, or Level 2 Review approval).

4. The CE designation may be expanded to a property (and/or parcel) that is adjacent to an existing CE designation if direct access to an arterial or collector roadway exists; and the subject site must be evaluated based upon its history of providing a positive, non-threatening impact to surrounding communities.

POLICY 2.131-TB4(d): COMMERCIAL ENCLAVE DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Commercial Enclave (CEX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Encourage Commercial Enclave development to have direct frontage on (or direct access via a frontage road or service drive to) an arterial or collector roadway. CEX developments may contain ingress or egress access to local roadways (via an approved waiver) if the proposed site is located within a ¼ mile of an intersecting arterial or collector roadway within the TSDA, UGA, or RDA.
2. Require internal access to neighboring non-residential parcels along State Road 60 via an internal road system, frontage roads, cross-access easements, shared access easements, or some combination thereof.
3. Allow for flexible parking strategies to meet the needs of proposed CEX uses in an efficient manner that best suits the surrounding community and CEX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. F.A.R. limits should be scaled depending upon the applicable development area (ex. RDA, SDA, UGA, or TSDA).
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

OFFICE CENTER (OCX)

POLICY 2.131-TB5(a): OFFICE CENTER PURPOSE - The purpose of the Office Center (OCX) land use designation is to provide for areas of small and large professional office development with limited ancillary uses. Small scale designations of OCX are less than 10 acres in size and are compatible to neighboring urban residential land uses (RLX, RMX, and RHX) because they often accommodate the office needs of the residential population and communities they serve. Small scale OCX designations can also be transitional areas found on the fringes of Activity Centers near the nodes of major intersections. Large scale designations of OCX, which are 10 acres or more, may locate in areas where there is a regional market and a regional transportation network system in place to help facilitate such large scale development.

POLICY 2.131-TB5(b): OFFICE CENTER CHARACTERISTICS - The scale of development within any given OCX designation should be consistent with the surrounding community and development area in which it is located. The general characteristics of the OCX designation are identified in Table 2.131.T1.

POLICY 2.131-TB5(c): OFFICE CENTER LOCATION CRITERIA - Office Centers shall be located with consideration being given to maximizing access to the arterial and collector roadway systems. Office Centers shall be located according to the following:

1. Be located along an arterial or collector roadway;
2. Be located on a local roadway (via an approved waiver) if within a ¼ mile of an intersecting arterial or collector roadway within the TSDA or UGA only;

3. The total acreage of Office Center districts within a two mile radius of a proposed site shall not exceed twenty (20) acres unless one of the following can be met:

    a. The total land area of the existing OCX districts within a two mile radius are 60 percent (60%) developed; or

    b. The remaining undeveloped acreage of the OCX districts within a two mile radius are owned by a single interest, or have final development approval (ex. CU, PD, or Level 2 Review approval); or

    c. The proposed request is a large scale request involving 10 or more acres (such a request must include an approved Activity Center Plan).

POLICY 2.131-TB5(d): OFFICE CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Office Center (OCX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Encourage office center development to have direct frontage on (or direct access via a frontage road or service drive to) an arterial or collector roadway. OCX developments may contain ingress/egress access on local roadways (via an approved waiver) if the proposed site is located within a ¼ mile of an intersecting arterial or collector roadway within the TSDA or UGA only.
2. Require internal access to neighboring non-residential parcels via an internal road system, frontage roads, cross-access easements, shared access easements, or some combination.
3. Allow for flexible parking strategies to meet the needs of proposed OCX uses in an efficient manner that best suits the surrounding community and OCX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. F.A.R. limits should be scaled depending upon the applicable development area (ex. RDA, SDA, UGA, or TSDA).
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Limit retail uses within an OCX district to ten (10) percent of the total land area of a proposed development.
7. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

INSTITUTIONAL (INSTX)

POLICY 2.131-TB6(a): INSTITUTIONAL PURPOSE - The purpose of the Institutional (INSTX) Future Land Use designation of this SAP is to provide for the placement of community facilities and utility structures needed to help complement and sustain the area's neighborhoods, communities, and businesses. Such uses may include public and/or private service structures or facilities with minimal external impacts. This designation can also be limited in intensity based upon the surrounding area and a substantiated demonstration of need.

POLICY 2.131-TB6(b): INSTITUTIONAL CHARACTERISTICS - The Institutional designation is typically characterized as small concentrations of community facilities or utility services; however, there are instances where large tracts of land may be designated INSTX to facilitate uses such as, but not limited to, schools (K-12 and colleges/universities), large religious facilities (such as mega-churches), utility service structures (such as Class I—III utilities or solar/power generation facilities), and Solid Waste Management facilities that require large tracts of land. The general characteristics of the INSTX designation are identified in Table 2.131.T1.

POLICY 2.131-TB6(c): INSTITUTIONAL LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriate location for INSTX areas:

1. Requests for the INSTX designation on areas greater than 10 acres shall only be located on properties that have direct ingress and egress onto arterial or collector roadways.
2. A minimum population support of 1,000 persons located within a 2 mile radius of a proposed INSTX site shall be demonstrated.
3. Plans of the Polk County School Board as well as other governmental agencies with jurisdiction in Polk County shall be taken into consideration when determining the appropriate location of an INSTX designation;
4. INSTX designations intended to be used for the purpose of providing Solid Waste Management Facilities shall not be located within 1,000 feet of the Peace Creek Drainage Canal or other environmentally sensitive areas identified within this SAP.

POLICY 2.131-TB6(d): INSTITUTIONAL DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Institutional (INSTX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Encourage internal access to neighboring INSTX parcels (as well as to adjacent non- residential parcels) via an internal road system, frontage roads, cross-access easements, shared access easements, or some combination.
2. Allow for flexible parking strategies to meet the needs of proposed INSTX uses in an efficient manner that best suits the community and INSTX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
3. Encourage interior traffic-circulation patterns that facilitate the safe movement of vehicular, bicycle, and pedestrian traffic. Encourage the incorporation of "complete street" design for pedestrian safety.
4. Encourage large institutional areas to locate intense uses near the center of the property and less intensive uses near the fringes of the property.
5. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 50% and 150% of the gross site area. F.A.R. limits should be scaled depending upon the applicable development area (ex. RDA, UGA, SDA, or TSDA).
6. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
7. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.
8. Allow for accessory retail uses by limiting such uses to 15% of the gross area of the INSTX site designation.
9. Allow for multi-family development not to exceed a density of 15 units per acre. Such development shall only be established: (1) to meet the housing needs of students and faculty members of nearby educational institutions; or (2) as an approved affordable housing or workforce housing development project.

EMPLOYMENT CENTER (ECX)

POLICY 2.131-TB7(a): EMPLOYMENT CENTER PURPOSE - The purpose of the Employment Center designation is to cater to those economic drivers that exhibit a high potential to create and sustain economic growth within the

boundaries of this Selected Area Plan. Special consideration for the establishment of new Employment Center designations shall be given to those who exhibit a substantiated demonstrated need (via a business plan or other forms of marketing analysis) with an accompanying Activity Center Plan.

POLICY 2.131-TB7(b): EMPLOYMENT CENTER CHARACTERISTICS - The Employment Center land use designation is intended to be one of the major generators of employment within this SAP. The ECX district will generally contain uses that are geared towards high-skill, high-wage employment, as well as, auxiliary facilities needed to help support the continuation of successful businesses. The ECX designation is generally intended for light assembly, manufacturing and distribution facilities, office and research parks, low impact commercial, and other business uses that will help create employment opportunities for Polk County and the surrounding area. The County's Land Development Code shall contain a complete list of uses permitted and/or conditioned within this district. The ECX district is not to exceed a total of 200 acres within the boundaries of this SAP unless:

1. 75% of the existing designated ECX lands are developed or contain approved development plans; or
2. The remaining undeveloped ECX lands are controlled by a single interest. General characteristics of the ECX designation are identified in Table 2.131.T1.

POLICY 2.131-TB7(c): EMPLOYMENT CENTER LOCATION CRITERIA - Employment Centers shall be located with consideration being given to maximizing access to the arterial and collector roadway systems. Employment Centers shall:

1. Be primarily located on an arterial road;
2. Be located on a collector road if the proposed site is within 3 miles of an intersecting arterial road;
3. Be located on a local commercial road or private road if the road has full median access onto an arterial road, or collector road that is within three (3) miles of an intersecting arterial road. All roads must have a structural integrity and design characteristics suitable for commercial truck traffic.

POLICY 2.131-TB7(d): EMPLOYMENT CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Employment Center (ECX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Require internal access to neighboring ECX parcels (as well as to adjacent non-residential parcels) via an internal road system, frontage roads, cross-access easements, shared access easements, or some combination.
2. Allow for flexible parking strategies to meet the needs of proposed ECX uses in an efficient manner that best suits the community and ECX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
3. Encourage interior traffic-circulation patterns that facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 50% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. RDA, UGA, SDA, or TSDA).
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

7. Encourage retail uses and ancillary uses by limiting such uses to 20% of the total gross area of the entire ECX district cluster or parcel (whichever is stipulated by the Activity Center Plan). Retail establishments that are incorporated within the design of an office or mixed- use building shall not be limited to the 20% criteria, but rather the total F.A.R. allowed by the proposed project.
8. Encourage the incorporation of "Complete Street" design for pedestrian safety.
9. Allow for residential uses not to exceed a density of 20 units per acre, and be limited to 25% of the total gross ECX district cluster or parcel (whichever is stipulated by the Activity Center Plan).
10. Encourage the clustering of residential uses above non-residential uses within the Transit Centers overlay. Such residential units shall not be limited to 25% of the total gross ECX district cluster, but rather the FAR of limit of the district.
11. General manufacturing uses shall only be allowed within enclosed structures.
12. Encourage the expedited review of warehouses that are an ancillary use to office parks.

HIGH IMPACT COMMERCIAL (HICX)

POLICY 2.131-TB8(a): HIGH IMPACT COMMERCIAL PURPOSE - The purpose of the High Impact Commercial Center land use designation is to cluster large-scale commercial uses. Because of the intensity and unique aspects of potential uses, this designation is anticipated to have a measurable adverse impact upon adjacent and nearby properties in terms of traffic generation and noise.

POLICY 2.131-TB8(b): HIGH IMPACT COMMERCIAL CHARACTERISTICS - The establishment of new HICX designations shall include an Activity Center Plan and a minimum acreage requirement of 40 acres to help provide adequate separation and buffering from adjacent properties. The minimum acreage requirement does not pertain to expansions of existing HICX districts. The general characteristics of the HICX designation are identified in Table 2.131.T1.

POLICY 2.131-TB8(c): HIGH IMPACT COMMERCIAL LOCATION CRITERIA - High Impact Commercial Centers shall be located with consideration being given to maximizing access to arterial roadway systems. This designation shall be created as cluster and not expanded along an arterial roadway in a linear manner. High Impact Commercial Center designations shall:

1. Only be located along an arterial roadway or frontage road (or service road) which directly serves an arterial road;
2. Only be located within the TSDA, UGA, or SDA; and
3. Only be located in an area where there is a minimum population support of 20,000 persons within a ten (10) mile radius of a proposed HICX site.

POLICY 2.131-TB8(d): HIGH IMPACT COMMERCIAL DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the High Impact Commercial Center (HICX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Require internal access to neighboring HICX parcels (as well as to adjacent non-residential parcels) via an internal road system, frontage roads, cross-access easements, shared access easements, or some combination.
2. Allow for flexible parking strategies to meet the needs of proposed HICX uses in an efficient manner that best suits the community and HICX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
3. Encourage interior traffic-circulation patterns that facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 60% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. SDA, UGA, or TSDA).

5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.

6. Require buffering, setback, and height limitation requirements to help offset the effects of lighting, noise, odors, and other such factors that would adversely impact adjacent properties.

INDUSTRIAL (INDX)

POLICY 2.131-TB9(a): INDUSTRIAL PURPOSE - The purpose of the Industrial (INDX) land use designation is to provide for major large-scale industrial uses that may emit a high level of noise, dust, odor, vibrations, and other pollutants. These uses may also produce a significant amount of truck traffic. The INDX land use designation requires a significant separation from developed residential, schools, agricultural, or other sensitive uses. New industrial designations within this SAP should only be considered for the expansion of existing INDX areas or for major industrial activities encompassing a multitude of proposed industrial uses. Such requests should include consideration from the County's Central Florida Economic Development Council. This designation shall also ensure that the appearance of new and/or redeveloped industrial buildings and lands are of a high aesthetic quality as not to degrade the character of surrounding communities and vision of this SAP. Claimed mapping errors for the Industrial designation prior to the date of this ordinance shall not be considered.

POLICY 2.131-TB9(b): INDUSTRIAL CHARACTERISTICS - The establishment of new INDX designations shall include an Activity Center Plan that focuses on: shared ingress/egress, interconnectivity, traffic circulation, and parking. New INDX designations shall include a minimum of 40 acres to help provide adequate separation and buffering of future INDX uses from adjacent properties, as well as, to allow for the expansion of future INDX uses on the site. The minimum acreage requirement does not pertain to expansions of existing INDX designations; however, Small Scale Map Amendments requesting the INDX designation (which are not expansions of existing INDX clusters) shall be prohibited. The general characteristics of the INDX designation are identified in Table 2.131.T1.

POLICY 2.131-TB9(c): INDUSTRIAL LOCATION CRITERIA - Industrial designations shall be located with consideration given to maximizing the efficient movement of goods/services along arterial/collector roadways while creating the least intrusion upon schools, residential neighborhoods, and agricultural areas within this SAP.

New Industrial designations (and/or expansions thereof) shall:

1. Be located a significant distance (defined in these instances as 1,000 feet) from developed and/or planned schools (K-12) and residential areas that are developed and/or planned;

2. Have a minimum population support of 10,000 persons within a five (5) mile radius of the proposed site;

3. Have direct access to State Road 60, US Highway 27, or Alturas Babson Park Cutoff Road; or on a collector roadway if the collector roadway intersects one of the above listed roadways within two (2) miles (traveling distance) of the proposed INDX property; or be allowed on a local commercial roadway that adjoins INDX properties with direct access to one of the roadways listed above.

POLICY 2.131-TB9(d): INDUSTRIAL DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Industrial (INDX) designations of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Direct access of new Industrial districts to State Road 60, US Highway 27, and/or Alturas Babson Park Cutoff Road. INDX properties/uses that are located on collector roadways within 2 miles of intersecting one of the above listed roadways may also be permitted.

2. Encourage interconnectivity and cross-access within INDX districts and adjacent non-residential designations.
3. Encourage flexible parking requirements based upon site specific uses. Parking areas should be primarily located to the rear or internal to proposed development. Shared parking, permeable parking surfaces, and other environmentally friendly techniques are strongly encouraged.
4. Encourage outdoor storage uses and areas to maintain a neat uniform appearance.
5. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. F.A.R. limits should be scaled depending upon the applicable development area (ex. RDA, SDA, UGA, or TSDA).
6. Accessory Retail uses shall not exceed 15% of the F.A.R. allowed for the proposed development within the INDX district unless such development is incorporated within an office building or building proposed for multiple uses. In this instance, the total allowable F.A.R. may be achieved, but not exceeded.
7. Allow for a maximum Impervious Surface Ratio (I.S.R) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
8. Require buffering, setback, and height limitation requirements to help offset the effects of lighting, noise, odors, and other such factors that would adversely impact adjacent properties.

BUSINESS PARK CENTER (BPCX)

POLICY 2.131-TB10(a): BUSINESS PARK CENTER PURPOSE - The purpose of the Business Park Center (BPCX) land use designation within this SAP is to provide for the establishment of businesses that promote employment opportunities in both high-wage and high-skilled jobs. Special consideration shall be given to those businesses that are consistent with the County's targeted cluster areas (See Objective 2.131-TC). This designation will primarily conduct land use activities entirely within enclosed structures and will encourage development criteria that creates a functional, aesthetically pleasing, and pedestrian friendly atmosphere for businesses and surrounding communities.

POLICY 2.131-TB10(b): BUSINESS PARK CENTER CHARACTERISTICS - Business Park Center land use designations should be clustered and/or adjacent to like uses/designations. The establishment of new Business Park Center designations (clusters) shall include an Activity Center Plan (ACP) that focuses on: shared ingress/egress and parking, interconnectivity, efficient traffic circulation, and a marketing and/or branding plan to promote/attract business development. The amount of undeveloped BPCX lands within the SAP boundary should also be considered when evaluating the appropriateness of creating new BPCX designations or expansions thereof.

This SAP shall not exceed one thousand acres of BPCX within its boundary. BPCX designations mapped after the creation of this ordinance that remain undeveloped for a time period of ten (10) years, after its adoption, shall be re-evaluated and re-mapped to its prior (or more appropriate) Future Land Use designation if determined by the County's Office of Planning and Development Director to be appropriate for the successful implementation of the goals and visioning principles of this SAP.

The minimum acreage requirement for establishing a new BPCX cluster is 20 acres. Expansions of existing BPCX designations shall not include a minimum acreage requirement; however, it shall include an Activity Center Plan (when absent) or provide updates to an existing ACP. The general characteristics of the BPCX designation are identified in Table 2.131.T1.

POLICY 2.131-TB10(c): BUSINESS PARK CENTER LOCATION CRITERIA - Business Park Centers shall be located with consideration being given to maximizing access to the SAP's arterial roadway systems. Business Park Center designations shall:

1. Be located, at the greatest extent possible, near existing BPCX and INDX areas;
2. Be located along (with direct access to) an arterial roadway; or
3. Be located along a collector roadway that intersects an arterial road if the subject site is located within 3 miles of the intersecting arterial-collector roadway; or
4. Be located along a local commercial road, frontage road, or private road that has full median access onto an arterial roadway;
5. Be located in an area where there is a substantiated minimum population support of 10,000 persons within a five (5) mile radius of a proposed BPCX site;

POLICY 2.131-TB10(d): BUSINESS PARK CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Business Park Center (BPCX) land use designations of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Direct primary access of new BPCX developments to arterial or collector roadways; or local commercial or private roads that have full median access onto to an arterial roadway and do not traverse thru or serve existing residential traffic from surrounding areas.
2. Encourage interconnectivity and cross-access within BPCX clusters and adjacent non-residential designations. The overall design of the BPCX cluster should include both an internal and external pedestrian network and Transit Oriented Design (TOD) features.
3. Encourage flexible parking requirements based upon site specific uses. Parking areas should be primarily located to the rear or internal of proposed development. Shared parking, permeable parking surfaces, and other environmentally friendly techniques are strongly encouraged.
4. Limit outdoor storage areas and encourage such uses to maintain a neat uniform appearance. All outdoor storage areas should be screened from view with the exception of stacked freight storage containers. Outdoor stacking of freight storage containers beyond the limits of the crane span shall be a maximum of three (3) containers high with no materials being stacked over thirty-five (35) feet in height. Containers should be clustered to the greatest extent feasible.
5. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. F.A.R. limits should be scaled depending upon the applicable development area (ex. RDA, SDA, UGA, or TSDA). Retail commercial uses shall not exceed 15% of the F.A.R. allowed for the proposed development within the BPCX district.
6. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
7. Manufacturing uses shall only be allowed within enclosed structures.
8. Accessory Commercial uses shall not exceed 15% of the F.A.R. allowed for the proposed development within the BPCX district unless such development is incorporated within an office building or building proposed for multiple uses. In this instance, the total allowable F.A.R. may be achieved, but not exceeded.
9. Require buffering, setback, and height limitations to help offset the effects of lighting, noise, odors, and other such factors that would adversely impact adjacent properties.

RURAL CLUSTER CENTER (RCCX)

POLICY 2.131-TB11(a): RURAL CLUSTER CENTER PURPOSE - The purpose of the Rural Cluster Center (RCCX) land use designation is to provide a centralized node of rural uses that will accommodate the needs of nearby rural residents, while allowing for non-traditional development options to help stimulate the rural economy.

POLICY 2.131-TB11(b): RURAL CLUSTER CENTER CHARACTERISTICS - The Rural Cluster Center designation is an Activity Center and is also intended to recognize, reserve, and protect the location of rural residential development and/or neighborhoods. The general characteristics of the RCCX land use designation are identified in Table 2.131.T1.

POLICY 2.131-TB11(c): RURAL CLUSTER CENTER LOCATION CRITERIA - The establishment of new RCCX designations shall adhere to the following location criteria:

1. New RCCX designations (clusters) and expansions shall only be allowed within the Rural Development Area (RDA).
2. New RCCX designations shall be located at the intersection of arterial roads, collector roads, local commercial roads, or a combination thereof. Expansions shall be adjacent to existing RCCX designations.
3. No Level-of-Service (LOS) standard deficiency may exist on the link of roadway directly accessed by the proposed RCCX site. If such a deficiency does exist but is identified to be improved as part of the County's (or other municipalities) Community Investment Program (CIP), then the LOS standard (in and of itself) shall not deter the establishment of an RCCX designation.
4. There shall be a two mile (2) separation distance (traveling on public roads) between the center of an RCCX cluster and the center of an NACX, CACX, RACX, or other RCCX cluster. This separation rule shall not include those listed Activity Centers that are proven to be 75% developed (which also includes the existence of development approvals), or instances where the remaining undeveloped parcel(s) involved is (are) owned by a single controlling interest.
5. A minimum population support of 1,000 persons within a two (2) mile radius of the proposed RCCX site shall be taken into consideration when determining the appropriateness of designating and mapping RCCX sites. Data sources may include existing or projected population data and analysis gathered from the U.S. Census Bureau, the Bureau of Economic and Business Research, the County's Transportation Planning Organization (TPO), Claritas Reports, or other reputable sources approved by the County's Development Review Committee.

POLICY 2.131-TB11(d): RURAL CLUSTER CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Rural Cluster Center (RCCX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Limit residential development to a density of two (2) units per acre unless residential development is proposed as part of a mixed-use structure. The residential density achieved by these mixed-use structures shall not exceed a maximum density of four (4) units per acre. Achievement of this density shall be determined by the Land Development Code and based upon the rural character of the district.
2. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development of 60% of the gross site area.
3. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 50% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts.
4. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

CONVENIENCE CENTER (CCX)

POLICY 2.131-TB12(a): CONVENIENCE CENTER PURPOSE - The purpose of the Convenience Center land use designation is to provide for small centralized nodes of commercial development that will facilitate consumer needs at a scale and intensity reflective of surrounding residential developments. Since this designation requires a minimum population support of 1,000 persons per two (2) mile market area radius, it is anticipated to be compatible with all surrounding residential land use designations if located at the intersection of arterial and collector roadways.

POLICY 2.131-TB12(b): CONVENIENCE CENTER CHARACTERISTICS, LOCATION CRITERIA, AND EXPANSION CRITERIA - The general characteristics of the CCX land use designation are identified in Table 2.131.T1. The Location Criteria and Expansion Criteria shall be the same as established within the general policies of the Comprehensive Plan for the Convenience Center Future Land Use designation.

POLICY 2.131-TB12(c): CONVENIENCE CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Convenience Center (CCX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Allow for flexible parking strategies to meet the needs of proposed CCX uses in an efficient manner that best suits the community and CCX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
2. Require Interior traffic-circulation patterns that facilitate the safe movement of automobile, bicycle, and pedestrian traffic.
3. Require decorative building facades and Transit Oriented Design (TOD) techniques to help create a sense of place and character for the node.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. UEA, SDA, UGA, or TSDA).
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

NEIGHBORHOOD ACTIVITY CENTER (NACX)

POLICY 2.131-TB13(a): NEIGHBORHOOD ACTIVITY CENTER PURPOSE - The purpose of the Neighborhood Activity Center land use designation is to provide for areas of land that will facilitate a mix of consumer needs at a scale and intensity reflective of surrounding neighborhoods. Since this designation requires a minimum population support of 5,000 persons per 1½ mile market area radius, it is anticipated to be compatible with all surrounding residential land use designations if located at the intersection of arterial and collector roadways.

POLICY 2.131-TB13(b): NEIGHBORHOOD ACTIVITY CENTER CHARACTERISTICS, LOCATION CRITERIA, AND EXPANSION CRITERIA - The general characteristics of the NACX land use designation are identified in Table 2.131.T1. The Location Criteria and Expansion Criteria shall be the same as established within the general policies of the Comprehensive Plan for the Neighborhood Activity Center Future Land Use designation.

POLICY 2.131-TB13(c): NEIGHBORHOOD ACTIVITY CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Neighborhood Activity Center (NACX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Allow for flexible parking strategies to meet the needs of proposed NACX uses in an efficient manner that best suits the community and NACX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
2. Require Interior traffic-circulation patterns that facilitate the safe movement of automobile, bicycle, and pedestrian traffic.
3. Require decorative building facades and Transit Oriented Design (TOD) techniques to help create a sense of place and character for the node.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. UEA, SDA, UGA, or TSDA).
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Allow for residential uses not exceed a maximum density of ten (10) units per acre. Such residential units shall only be permitted as part of mixed-use project in which the units are located above non-residential NACX uses.
7. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

COMMUNITY ACTIVITY CENTER (CACX)

POLICY 2.131-TB14(a): COMMUNITY ACTIVITY CENTER PURPOSE - The purpose of the Community Activity Center land use designation is to provide for areas of land (of moderate size) that will facilitate a mix of consumer needs at a scale and intensity reflective of surrounding communities. Since this designation requires a minimum population support of 20,000 persons per two (2) mile market area radius, it is anticipated to be compatible with all surrounding residential land use designations if located at the intersection of arterial and collector roadways.

POLICY 2.131-TB14(b): COMMUNITY ACTIVITY CENTER CHARACTERISTICS, LOCATION CRITERIA, AND EXPANSION CRITERIA - The general characteristics of the CACX land use designation are identified in Table 2.131.T1. The Location Criteria and Expansion Criteria shall be the same as established within the general policies of the Comprehensive Plan for the Community Activity Center Future Land Use designation.

POLICY 2.131-TB14(c): COMMUNITY ACTIVITY CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Community Activity Center (CACX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Allow for flexible parking strategies to meet the needs of proposed CACX uses in an efficient manner that best suits the community and CACX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
2. Require interior traffic-circulation patterns that facilitate the safe movement of automobile, bicycle, and pedestrian traffic.
3. Require decorative building facades and Transit Oriented Design (TOD) techniques to help create a sense of place and character for the node.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 35% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. UEA, SDA, UGA, or TSDA).

5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.

6. Allow for residential uses not exceed a maximum density of twenty-five (25) units per acre. Such residential uses shall not exceed 30% of the project's gross developable area unless designed as part of mixed-use project in which the units are located above non-residential CACX uses.

7. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

REGIONAL ACTIVITY CENTER (RACX)

POLICY 2.131-TB15(a): REGIONAL ACTIVITY CENTER PURPOSE - The purpose of the Regional Activity Center land use designation is to provide for large areas of land that can facilitate a mix of consumer needs on a regional scale.

POLICY 2.131-TB15(b): REGIONAL ACTIVITY CENTER CHARACTERISTICS, LOCATION CRITERIA, AND EXPANSION CRITERIA - The general characteristics of the RACX land use designation are identified in Table 2.131.T1. The Location Criteria and Expansion Criteria shall be the same as established within the general policies of the Comprehensive Plan for the Regional Activity Center Future Land Use designation.

POLICY 2.131-TB15(c): REGIONAL ACTIVITY CENTER DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Regional Activity Center (RACX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Allow for flexible parking strategies to meet the needs of proposed RACX uses in an efficient manner that best suits the community and RACX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.

2. Require Interior traffic-circulation patterns that facilitate the safe movement of automobile, bicycle, and pedestrian traffic.

3. Require decorative building facades and Transit Oriented Design (TOD) techniques to help create a sense of place and character for the node.

4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development to range between 70% and 150% of the gross site area. FAR limits should be scaled depending upon the applicable development area (ex. SDA, UGA, or TSDA).

5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.

6. Allow for residential uses not exceed a maximum density of twenty-five (25) units per acre. Such residential uses shall not exceed 30% of the project's gross developable area unless designed as part of mixed-use project in which the units are located above non-residential RACX uses.

7. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

LINEAR COMMERCIAL CORRIDOR (LCCX)

POLICY 2.131-TB16(a): LINEAR COMMERCIAL CORRIDOR PURPOSE - The primary purpose of the Linear Commercial Corridor land use designation is to acknowledge historical linear commercial corridor development patterns that exist along major arterial or collector roadways. These existing uses have a history of contributing to the economic base of the area and the preservation of surrounding communities. Although these corridors are no longer

consistent with the County's current growth pattern of locating commercial centers at key nodal locations, they are an attempt to recognize and preserve the economic functionality of such uses at their existing location. The establishment of new LCCX districts shall be prohibited regardless of mapping errors made during the original mapping process.

POLICY 2.131-TB16(b): LINEAR COMMERCIAL CORRIDOR CHARACTERISTICS - The general characteristics of the LCCX designation are identified in Table 2.131.T1.

POLICY 2.131-TB16(c): LINEAR COMMERCIAL CORRIDOR LOCATION CRITERIA - The Linear Commercial Corridor designation shall only be given to those properties/parcels that have primary access on arterial or collector roadways.

POLICY 2.131-TB16(d): LINEAR COMMERCIAL CORRIDOR EXPANSION CRITERIA - Expansion of existing LCCX designations shall only be for the purposes of recognizing expansions of existing LCCX uses as infill development. The establishment of new LCCX districts shall be prohibited regardless of mapping errors made during the original mapping process.

POLICY 2.131-TB16(e): LINEAR COMMERCIAL CORRIDOR DEVELOPMENT CRITERIA - The establishment of development regulations and the implementation of such regulations within the Linear Commercial Corridor (LCCX) areas of this SAP shall be by the County's Land Development Code; however, such development regulations shall seek to:

1. Allow for flexible parking strategies to meet the needs of proposed LCCX uses in an efficient manner that best suits the community and LCCX district collectively. Shared parking and permeable surface parking designs are strongly encouraged.
2. Require Interior traffic-circulation patterns that facilitate the safe movement of automobile, bicycle, and pedestrian traffic.
3. Require decorative building facades and Transit Oriented Design (TOD) techniques to help create a sense of place and character for the node.
4. Allow for a maximum Floor Area Ratio (F.A.R.) for non-residential development not to exceed 35% of the gross site area.
5. Allow for a maximum Impervious Surface Ratio (I.S.R.) not to exceed 70% of the gross site area. Permeable surface materials are strongly encouraged as part of site plan design in an effort to reduce potential environmental impacts. I.S.R. limits should be scaled depending upon the applicable development area.
6. Require buffering, setbacks, height requirements, and performance standards to help alleviate potential issues of incompatibility.

Table 2.131.T1

Summary of Characteristics for Gateway SAP FLU Designations					
FLU Designation	***Usable Area**	**Gross Leasable Area**	**Minimum Population Support/Market Area Radius**		**General Uses***
CEX	10 Acres or Less	0.35 to 1.50 FAR	1,000 persons	2 miles	Commercial, Retail, Offices, Medical Facilities, Personal Services, Community Facilities, Light Manufacturing,

					Recreational, Schools, Utilities, Agricultural Support, and Agricultural Uses.
OCX	20 Acres or Less	0.35 to 1.50 FAR	2,500 persons	2 miles	Office and Office Parks, Medical Facilities, Personal Services, Community Facilities, Recreational, Retail, Schools, Utilities, and Agricultural Uses.
INSTX	Based on Demonstrated Need	0.50 to 1.50 FAR	1,000 persons	2 miles	Community Facilities, Utilities, Retail, Residential, Offices, Medical Facilities, Personal Services, Recreational, Schools, and Agricultural Uses.
ECX	80 Acres or Less	0.50 to 1.50 FAR 10 to 20 units per Acre	5,000 persons	5 miles	Logistics and Supply Chain Management, Research and Development, Engineering and High Tech Industries, Personal Services, Retail, Restaurants, Offices, Residential, Community Facilities, Utilities, Manufacturing, and Agricultural Uses.
HICX	Minimum of 40 Acres up to a Max. of 80 Acres	0.60 to 1.50 FAR	20,000 persons	10 miles	Warehousing, Commercial, Retail, Office, Personal Services, Community Facilities, Recreational, Schools, Utilities, and Agricultural Uses.
INDX	Minimum of 40 Acres up to	0.35 to 1.50 FAR	10,000 persons	5 miles	Manufacturing, Warehousing, Commercial, Retail,

	a Max. of 100 Acres				Office, Personal Services, Community Facilities, Recreational, Schools, Utilities, Agriculture Support, and Agricultural Uses.
BPCX	Minimum of 20 Acres; Max. of 1,000 acres within the SAP	0.35 to 1.50 FAR	10,000 persons	5 miles	Manufacturing, Warehousing, Commercial, Retail, Office, Personal Services, Community Facilities, Recreational, Schools, Utilities, Agriculture Support, and Agricultural Uses.
RCC-X	250 Acres or Less	0.30 to 0.60 FAR 2 units per Acre	1,000 persons	2 miles	Commercial, Community Facilities, Office, Personal Services, Recreational, Retail, Restaurants, Residential, Schools, Utilities, and Agricultural Uses.
CCX	10 Acres or Less	0.35 to 1.50 FAR	1,000 persons	2 miles	Commercial, Retail, Offices, Medical Facilities, Personal Services, Community Facilities, Recreational, Schools, Utilities, Agricultural Support, and Agricultural Uses.
NACX	20 Acres or Less	0.35 to 1.50 FAR Up to 10 units per Acre	5,000 persons	1½ miles	Commercial, Retail, Offices, Medical Facilities, Personal Services, Community Facilities, Recreational, Residential, Schools,

					Utilities, Agricultural Support, and Agricultural Uses.
CACX	60 Acres or Less	0.35 to 1.50 FAR Up to 25 units per Acre	20,000 persons	2 miles	Commercial, Retail, Offices, Medical Facilities, Personal Services, Community Facilities, Recreational, Residential, Schools, Utilities, Agricultural Support, and Agricultural Uses.
RACX	60 Acres or More	0.50 to 1.50 FAR Up to 25 units per Acre	150,000 persons	20 miles	Commercial, Retail, Offices, Medical Facilities, Personal Services, Community Facilities, Recreational, Residential, Schools, Utilities, Agricultural Support, and Agricultural Uses.
LCCX	N/A	0.35 FAR	N/A	N/A	Warehousing, Commercial, Retail, Office, Personal Services, Community Facilities, Recreational, Schools, Utilities, Agriculture Support, and Agricultural Uses.
RLX	N/A	Up to 5 units per Acre 0.25 FAR	N/A N/A	Residential, Community Facilities, Utilities, and Agriculture.	
RMX	N/A	Up to 7 units per Acre 0.25 FAR	N/A	N/A	Residential, Community Facilities, Utilities, and Agriculture.

RHX	N/A	Up to 15 units per Acre 0.25 FAR	N/A	N/A	Residential, Community Facilities, Retail, Utilities, and Agriculture.
L/RX	N/A	Up to 10 units per Acre 0.25 FAR	N/A	N/A	Commercial, Office, Personal Services, Community Facilities, Recreational, Retail, Residential, Utilities, Agriculture Support, and Agricultural Uses.
ROSX	N/A	0.25 FAR	N/A	N/A	Commercial, Community Facilities, Office, Personal Services, Recreational, Retail, Schools, Utilities, and Agricultural Uses.
PRESVX	N/A	0.0001 FAR	N/A	N/A	Community Facilities, Recreation, Utilities, and Agricultural Uses.
* Note: The "general uses" identified for FLU designations is an attempt to define the land use category in terms of uses included as required by Florida Statutes 163.3177(6)(a)(1.). A detailed breakdown of the types of retail, community facilities, residential (etc.) uses permitted, conditioned, and/or prohibited, as well as the scaling of F.A.R. limits based upon respective development areas shall be identified and regulated via the County's Land Development Code. The "usable area" refers to the maximum acreage that can be achieved per cluster of a designation, including expansions thereof. The HICX, INDX, and BPCX designations have minimum acreage requirements for new designations. These minimum acreage requirements do not apply to expansions of existing clusters; however, the maximums per cluster may not be exceeded.					

Economic Development

Agriculture and agribusiness have historically been recognized as major contributors to this area's economy; however, employment in the County has experienced a shift from these traditional industry jobs to higher skilled service industries. The following objectives and policies (in conjunction with other sections of this SAP) seek to promote the creation of quality jobs for current and future populations; maintain local economic stability; and build a diverse economic and employment base while recognizing the importance of agriculture and agribusiness within the SAP boundary.

OBJECTIVE 2.131-TC: The County shall encourage the designation and mapping of appropriate Future Land Use (FLU) districts that support the creation of jobs in the County's identified cluster targets. These targeted cluster areas include: Logistics and Chain Supply Management; Research and Engineering Services; Agriculture and Agribusiness; Financial Services; Business Services; Life Sciences and Medical Services; and Construction and Real Estate.

POLICY 2.131-TC1: SUPPORTIVE LAND USES - Polk County shall partner with area cities to modify current land use categories and designations as necessary to provide a mix of land uses that support economic development within the targeted industries.

OBJECTIVE 2.131-TD: The County shall seek a variety of methods to finance needed improvements to infrastructure and services throughout the SAP boundary that will help support and sustain economic development.

POLICY 2.131-TD1: COMMUNITY INVESTMENT STRATEGY - Polk County shall partner with area cities to identify and implement opportunities to fund investments in community infrastructure and services. These strategies may include, but are not limited to, the following:

a. the creation of a benefit district that directs taxes, fees and developer contributions collected within the area towards needed improvements;

b. the creation of an Enterprise Zone or Foreign Trade Zone;

c. a Brownfield area designation(s); or

d. joint application for discretionary grants.

OBJECTIVE 2.131-TE: The County shall promote the retention and expansion of existing businesses and promote the diversification of the area's economic base.

POLICY 2.131-TE1: The expansion and/or redevelopment of non-conforming development (existing prior to the adoption of this SAP) within the SAP boundary shall be required to adhere to buffering and architectural design standards of its current (or in some cases its adjacent) FLU designation. The intent of this policy is to ensure that such businesses continue to be a vital component of the areas economic base while becoming compatible with the SAP vision.

Multi-Modal Transportation System

In order to sustain existing development and accommodate future growth, multi-modal transportation system is needed to provide adequate mobility and access to employment centers and residential areas. State Road 60, County Road 655 (Rifle Range Road), County Road 653, and County Road 655A (Alturas Road North) form the existing highway network. Additional roadway capacity, to include widened and new roads, is needed to serve the forecasted travel demand. This SAP also seeks to focus on additional elements of multi-modal transportation systems including transit service development, improved access to transit, connectivity between land uses and the development of a multi-use trail network.

OBJECTIVE 2.131-TF: Provide a safe, efficient transportation system that ensures adequate mobility for the movement of people and freight, expands travel options, improves user access and supports economic development.

POLICY 2.131-TF1: MOBILITY STRATEGY - Polk County shall partner with area cities ~~on or before March 1st, 2015~~ to develop a mobility strategy that includes measures to:

a. Minimize traffic congestion on State Road 60 and preserve its ability to serve regional through-traffic as a Strategic Intermodal Facility;

b. Provide additional arterial road capacity;

c. Provide a roadway grid system that improves land access including collector road(s) parallel to State Road 60;

d. Expand transit services and access to service;

e. Construct multi-use trails; and

f. Provide "Complete Streets" to ensure safe access and travel for roadway users - pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

POLICY 2.131-TF2: ADEQUATE TRANSPORTATION INFRASTRUCTURE - Polk County shall work with area cities to incorporate a long-term approach in providing adequate transportation infrastructure as part of the mobility strategy prepared pursuant to Policy 2.131-TF1. This approach should support both job creation and the development of a multi-modal transportation system.

POLICY 2.131-TF3: PRIORITY AND TIMING OF CAPACITY ROAD IMPROVEMENTS - The mobility strategy shall include a prioritized list of capacity road projects, as well as, milestones for the completion of these projects or project phases in relation to future growth and development.

POLICY 2.131-TF4: NEW COLLECTOR ROADS - Polk County shall work with area cities to identify the location of future collector roads to form a roadway grid system and maximize land access consistent with the Gateway Vision. As necessary and feasible, these efforts shall include the programming of corridor alignment studies.

POLICY 2.131-TF5: ROAD RIGHT-OF-WAY - Polk County shall work with area cities to implement common requirements and procedures to obtain the right-of-way needed to implement the roadway improvements identified as part of the Gateway Vision. New development and redevelopment located along existing or proposed collector or arterial roads shall be required to dedicate the appropriate right-of-way needed for roadway improvements.

POLICY 2.131-TF6: Polk County shall work with area cities to establish Transit Corridors and Centers consistent with the TPO 2060 Transportation Vision Plan and the Gateway Vision. These corridors and centers shall provide a framework for land use policies and mobility strategies that improve access to existing and future transit services and promote compact, mixed-use development.

POLICY 2.131-TF7: Polk County shall encourage area cities to amend their land use policies and regulations to incorporate provisions of Section 2.124-I Transit Corridors and Centers Overlay as applicable.

POLICY 2.131-TF8: Polk County shall work with area cities to develop and adopt "Complete Street" principles in the construction, maintenance and reconstruction of arterial and collector roads within the study area to ensure safe access and travel for roadway users - pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

POLICY 2.131-TF9: ~~By 2012,~~ Polk County shall evaluate CR 655 (Rifle Range Road) using "Complete Street" principles to identify candidate improvements for future programming.

POLICY 2.131-TF10: All new development and redevelopment located along local and collector roads shall be required to include facilities for pedestrian, bicycle, and mass transit access at the time of development. Such improvements, at a minimum, shall include sidewalks, dedicating the appropriate right-of-way for bicycle lanes, and providing right-of-way or stops or shelters for mass transit in accordance with the Land Development Code. The dedication of mass transit facilities may be provided in lieu of the right-of-way if approved by the provider of the services.

Rural Development:

This SAP recognizes the importance of agriculture and rural communities and seeks to provide for their continued protection through the use of innovative design, incentives, and other planning strategies. The following objectives and policies provide for rural development guidance.

OBJECTIVE 2.131-TG: This SAP shall be required to provide for a mix of rural development options that seek to preserve the rural character of existing rural communities as well as protect the unique environmental features of this area.

POLICY 2.131-TG1: The County shall seek innovative ways to address urban and rural compatibility by including within the Land Development Code development standards for buffering, setbacks, lot sizes, parking, internal road

design, and other design criteria, especially in areas where infrastructure/services exist to support future urban development.

At a minimum, development shall incorporate natural features (rolling hills, meadows, canals, wetland areas, etc.), conservation easements, farming/agricultural areas, or existing forested areas as buffers; alternative parking strategies (such as shared parking, the use of alternative paving materials, or a reduction in the number of required spaces); tailored setbacks to address the protection of natural features/agricultural uses; and flexible design standards for internal roadways (such as varying roadway widths and/or the use of safe structural materials in order to protect recharge to the aquifer and maintain the rural character).

POLICY 2.131-TG2: The designation and mapping of Future Land Use designations that allow for urban densities/intensities within primarily rural areas outside of the vision for future urban areas should only be considered if existing urban service facilities (such as schools, parks, and public safety services) and infrastructure (potable water/wastewater facilities; transportation roadway system) are adequate and currently available.

POLICY 2.131-TG3: In an effort to encourage the protection of agricultural lands and environmentally sensitive lands in rural areas, new development in Rural Cluster Center's (RCC), Rural Cluster Center-Residential (RCC-R), Rural Residential Development's (RRD), and Rural Mix Use Development's (RMD) shall be developed in a manner that supports conservation planning principles and may receive incentives for developing as such. The County shall create additional development criteria, bonus points, and incentives, to be implemented by the Land Development Code, for RCC, RCC-R, RRD, and RMD developments within the Gateway SAP boundary.

POLICY 2.131-TG4: The County shall implement development standards as adopted in the Land Development Code that supports and incentivizes rural conservation planning principles within the Gateway SAP. These incentives shall include:

a. the creation of a density incentive system that encourages the preservation of agricultural and environmentally sensitive lands. Bonus density incentive will be given for developments that provide two or more of the following items at levels above the minimum requirements established in the Comprehensive Plan and Land Development Code:

    1. Special design features that configure development around existing landscapes or environmentally sensitive areas

    2. Developments that reserve more than 50% of the property for open space

    3. Increased protection of wetlands, wildlife habitat, and upland vegetative communities

    4. Developments that contain a variety of housing types such as the combination of market rate housing with affordable and/or workforce housing; and/or the combination of single-family units and multi-family units.

b. expedited permitting review;

c. reduced impact fees for developments that possess workforce, affordable, or farmworker housing components; and/or

d. community recognition awards.

Environmental Preservation

The environmental analysis conducted as part of the Gateway SAS process revealed that there are a vast number of environmental features unique to this area such as the Peace Creek Drainage Canal; significant wetland boundaries; the geography of the area which contains rolling hills and scenic viewsheds; it's an important area of recharge to the aquifer; and the area has a high number of endemic species. The following objectives and policies are guides to help future development protect/preserve environmentally sensitive areas within the SAP boundary.

OBJECTIVE 2.131-TH: All new development and redevelopment shall be sensitive to the unique upland wildlife habitat within the Gateway SAP boundary; and shall seek to exceed applicable policies within the County's Conservation Element.

POLICY 2.131-TH1: New road rights-of-way shall be routed to avoid traversing significant upland wildlife habitat, unless there is no feasible alternative and the roadway design incorporates design features for the safe passage of wildlife.

POLICY 2.131-TH2: Improvements to existing roads (i.e., road reconstruction or widening) within upland significant wildlife habitat shall incorporate design features for the safe passage of wildlife.

OBJECTIVE 2.131-TI: All land alteration activities shall be sensitive to the unique natural resources within the Gateway SAP and shall permit development in a manner which maintains and/or improves recharge to the aquifer.

POLICY 2.131-TI1: Land alteration activity that destroys, reduces, impairs, or otherwise adversely impacts a wetland or natural body of water, shall be prohibited, unless there is no recourse in order to allow reasonable use of the land.

POLICY 2.131-TI2: Building setbacks shall be a minimum of 50 feet from environmentally sensitive areas. Wider setbacks in accordance with the criteria established for the Gateway SAP in the Land Development Code may be required by the County depending on the environmental sensitivity of the area and the intensity of the development proposed adjacent to the area. For example, a 200-foot wide or wider setback may be required for a large excavation proposed adjacent to a wetland in order to prevent dewatering of the wetland at the time of development review.

OBJECTIVE 2.131-TJ: Polk County shall coordinate with area cities to develop and implement the Water Resources Sustainability Plan for the Peace Creek Watershed.

POLICY 2.131-TJ1: IMPLEMENTATION STRATEGY - Polk County shall partner with area cities to develop an implementation strategy for the Water Resources Sustainability Plan that includes development incentives and actions supporting the creation of:

a. a regional water storage system equivalent to or greater than the current water storage capacity;

b. series of nature water parks connected by greenways or trails; and

c. opportunities for off-site wetlands mitigation consistent with the Peace Creek restoration efforts.

POLICY 2.131-TJ2: CENTRAL POLK PARKWAY - Polk County shall coordinate with the Florida Department of Transportation to identify opportunities for any environmental mitigation associated with the future construction of the Central Polk Parkway to contribute to Peace Creek restoration efforts.

POLICY 2.131-TJ3: The County shall implement mechanisms to preserve environmentally sensitive lands through acquisition and/or conservation easements as adopted in the Land Development Code.

Sustainability

In a sustainable community, resource consumption is balanced by resources assimilated by the ecosystem. The sustainability of a community is largely determined by the web of resources providing its food, fiber, water, and energy needs and by the ability of natural systems to process its wastes. A community is often thought of as unsustainable if it consumes resources faster than they can be renewed, produces more wastes than natural systems can process or, relies upon distant sources for its basic needs. The Gateway SAS process identified that in order for the area to remain sustainable for future generations to come, development will have to occur in a way that does not compromise those generations through the depletion of resources. The following policies are intended to promote sustainable development throughout the SAP boundary.

OBJECTIVE 2.131-TK: The County shall seek to ensure that future development within this SAP occurs in a manner that promotes the efficient use of land, infrastructure, services, and other natural resources.

POLICY 2.131-TK1: TIMING AND LOCATION OF GROWTH - All new development/redevelopment within the Gateway SAP shall adhere to all applicable policies located within the Future Land Use Element's General Section: 2.102 of the Polk County Comprehensive Plan.

POLICY 2.131-TK2: PUBLIC SAFETY - When considering the establishment of new development in primarily rural areas, the following public safety services should exist or be planned for as part of the County's CIP:

a. An operating Full time/volunteer Fire station within a five mile radius of proposed development.

b. An operating Emergency Medical Service station within a five mile radius of proposed development.

c. A police substation within a five mile radius of proposed development with a minimum of two deputies per 1,000 population on patrol at all times.

This policy, in and of itself, should not preclude development from occurring in rural areas, but should be taken into consideration when evaluating the timing and appropriateness of establishing new development in areas with limited services/infrastructure.

POLICY 2.131-TK3: The County shall seek to locate a future Police substation, Fire station, and EMS station within the Alturas Rural Cluster Center whether through public or private initiatives.

POLICY 2.131-TK4: POTABLE WATER AND WASTEWATER FACILITIES - Polk County shall continue the efforts outlined within the County's Water Supply Plan and will coordinate with adjoining providers to help meet the demands of future development within the Gateway SAP.

POLICY 2.131-TK5: SCHOOL FACILITIES - The County shall continue its coordination efforts with the Polk County School Board in implementing comprehensive school siting practices. In an innovative effort to provide for the efficient use of space, infrastructure, and services, urban design standards (ex. less acreage, vertical construction, the use of joint facilities, etc.) should be applied to school design when possible. Such designs should be consistent with the Department of Education's (DOE) Florida Safe School Design criteria.

POLICY 2.131-TK6: GREEN BUILDING - Polk County shall include incentives, to be provided in the Land Development Code and may change over time as determined by the Board of County Commissioners, that incorporate regionally and nationally recognized building standards and certification programs as the basis for the incentives. This may include standards or certifications established by U.S. Green Building Council, the National Association of Home Builders, or the Florida Green Building Coalition. These incentives will reflect the reduced impact of sustainable development practices on the natural and built environment. These incentives may include, but not be limited to, the following:

a. Expedited permit reviews;

b. Reduced Impact or permitting fees; and

c. Community Recognition and Awards

Implementation

OBJECTIVE 2.131-TL: Polk County shall implement the objectives and policies of the Gateway SAP through appropriate techniques and mechanisms. Polk County shall implement adopted objectives and policies by: designating responsible County agencies or departments to execute appropriate strategies and programs; adopting and enforcing applicable development regulations; evaluating all development proposals for conformance to policies and compliance with regulations; and considering all objectives and policies when making growth management decisions.

Revision History Section 2.131-T Gateway Selected Area Plan

POLICY 2.131-TB1	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB3	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB4(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB4(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB4(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB4(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB5(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB5(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB5(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB6(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB6(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB6(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB6(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB7(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB7(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB7(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB7(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB8(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB8(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB8(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB8(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB9(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
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POLICY 2.131-TB9(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
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POLICY 2.131-TB10(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB10(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
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POLICY 2.131-TB12(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB13(a)	CPA 15A-02 (Ord. 16-004) 2/16/2016
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POLICY 2.131-TB15(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
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POLICY 2.131-TB16(b)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB16(c)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB16(d)	CPA 15A-02 (Ord. 16-004) 2/16/2016
POLICY 2.131-TB16(e)	CPA 15A-02 (Ord. 16-004) 2/16/2016
TABLE 2.131.T1	CPA 15A-02 (Ord. 16-004) 2/16/2016

SECTION 2.131-U SOUTHEAST POLK SELECTED AREA PLAN (SE POLK SAP).

Introduction

The Southeast Polk Selected Area Plan (SE Polk SAP) is generally located south of State Road 60, north of the Polk/Hardee/Highlands County line, east of Lake Buffum Road East and west of Tiger Creek Preserve/Avon Park Air Force Range. The purpose of the SE Polk SAP is to develop a vision and supporting plan that encourage quality future growth that recognizes and protects existing community resources. The SE Polk SAP is adopted in recognition that this area of Polk County contains:

- significant amounts of environmentally sensitive lands;
- significant amounts of agricultural lands;
- water bodies worthy of special protection;
- transportation facilities that make this area of Polk County unique on a local and regional level;
- several jurisdictions/communities, each of which has its own rural character and sense of place; and
- an adjacent military installation that warrants special attention concerning adjacent uses and compatibility.

In order to achieve the vision defined by the guiding principles, Future Land Use Map, and the Vision Map adopted as part of this selected area Plan, development within the SE Polk SAP as depicted in the Comprehensive Plan shall occur in accordance with the parameters established by the goals objectives and policies within this Section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies.

Vision - Guiding Principles

The guiding principles, along with the Vision Map, are not intended to be controls, but rather "guides" to develop a plan that recognizes the unique features of Southeast Polk County and encourages growth in a way that is beneficial to residents, businesses, visitors, and the environment. The guiding principles will be the foundation for future map and text amendments to the Comprehensive Plan, but will not restrict property owners from seeking Comprehensive Plan map and/or text amendments in response to market conditions that may change over time.

The guiding principles are as follows:

- Ensure the protection of property rights and land use options under the Polk County Comprehensive Plan.
- Recognize the rural character and quality of life of communities located in Southeast Polk County.
- Encourage sustainable growth, development and design that meets the needs of the present without compromising the needs of future generations.
- Promote the conservation, preservation, and management of the natural resources found on the Lake Wales Ridge and surrounding areas.

- Provide voluntary, incentive-based options to support the conservation of open space, wildlife habitat, natural resources and agricultural areas, and to promote connected systems of natural and agricultural lands.
- Encourage future land uses that are compatible with the continued operation of Avon Park Air Force Range and ensure the safety and well-being of the public at large.

GOAL: Develop a growth management plan for Southeast Polk County that protects the rural character of communities in the area; recognizes private property rights; encourages sustainable development and the conservation of environmentally sensitive lands and open space by providing incentive based options for development; and supports increased intergovernmental coordination with neighboring jurisdictions.

OBJECTIVE 2.131-UA: Promote development strategies that embrace the rural character of communities within the SE Polk SAP.

POLICY 2.131-UA1: PRIVATE PROPERTY RIGHTS - Polk County shall recognize the existing private property rights, including the right to farm and carry out other agricultural activities, as well as existing entitlements granted under the Comprehensive Plan and Land Development Code regulations.

POLICY 2.131-UA2: RURAL CHARACTER - Polk County shall develop quality development standards within its Land Development Code that maintain and enhance the rural character of communities located within the SE Polk SAP. The term "rural character" within this SAP generally refers to communities that are characterized as having historical appeal, lands that support agricultural uses, undeveloped or undisturbed open space, natural water bodies, and outdoor recreational opportunities. Such development standards may include but are not limited to provisions that address:

a. architectural design;

b. buffering (landscaping and screening);

c. open space and design;

d. lighting;

e. location and orientation of development;

f. building height; and

g. other features that will maintain the rural character of communities within this SAP.

POLICY 2.131-UA3: INCENTIVES - Polk County shall establish voluntary incentives within its Land Development Code to maintain and enhance the rural character of communities within this SAP. Such incentives may include but are not limited to:

a. expedited review processes;

b. increased densities (not to exceed those established in Table 2.131U-2 in Policy 2.131- UE2);

c. flexible dimensional regulations.

POLICY 2.131-UA4: AGRICULTURAL OPERATIONS - Bona fide agricultural operations (classified as such for ad valorem tax purposes) existing prior to residential or non-residential development on adjacent property(ies) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent agriculture uses.

POLICY 2.131-UA5: AGRITOURISM - Due to the significance of agricultural activities/operations in Southeast Polk County, agritourism (as defined in the Land Development Code) shall be promoted within the SE Polk SAP. Land Development Code regulations shall be developed that promote the following:

a. profitability of agricultural "value added" activities;

b. education concerning the importance of agriculture and its economic impact;

c. agriculture as a means to conserve natural resources; and

d. increasing the demand for locally grown produce.

POLICY 2.131-UA6: CONSERVATION AND ENVIRONMENTAL LANDS - Environmental Lands and recreation and other conservation and preservation areas existing prior to residential or non-residential development on adjacent property(ies) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

OBJECTIVE 2.131-UB: Polk County shall encourage sustainable growth within the SE Polk SAP by enhancing intergovernmental coordination with neighboring jurisdictions; recognizing prior planning efforts; establishing Village Centers around existing and/or proposed Activity Centers; promoting development in areas with adequate infrastructure; and promoting connectivity.

POLICY 2.131-UB1: INTERGOVERNMENTAL COORDINATION - The SE Polk SAP encompasses or is contiguous to several jurisdictions and/or recognized communities including: Lake Wales, Highland Park, Babson Park, Hillcrest Heights, and Frostproof. Although policies identified by the SE Polk SAP are only enforceable within unincorporated Polk County, intergovernmental coordination is a key component to producing a quality growth management plan for this area of the County. Therefore, Polk County will coordinate with the above mentioned jurisdictions/communities concerning growth management strategies/plans and encourage the development of Joint Planning Agreements (JPA) when applicable.

POLICY 2.131-UB2: VISION MAP - The SE Polk SAP Vision Map as adopted in the Comprehensive Plan Map Series, is a tool that helps depict the general location and types of future growth based on identified issues of concern that were received from comments and feedback gathered from the public, the SE Polk Selected Area Study (SAS) Focus Group, other governmental agencies, and recommendations that came out of the SE Polk Selected Area Study process. The Vision Map is not intended to deter development in particular areas of the SAP, and is conceptual in nature. Instead, it will serve as a visual representation of where opportunities exist to develop at higher densities/intensities and/or receive incentives for the preservation and set-aside of environmental lands or open space.

POLICY 2.131-UB3: SR 17 - RIDGE SCENIC HIGHWAY OVERLAY DISTRICT - A significant portion of the Ridge Scenic Highway Overlay District (as described in Section 2.124-H of the Polk County Comprehensive Plan) is located within the SE Polk SAP boundary. The SE Polk SAP goals, objectives, and policies seek to enhance this planning effort, which aims to protect and enhance this key community asset of scenic, environmental, historic and archeological importance. As a result, incentives for this SAP shall be developed to encourage the clustering of densities and intensities in ways consistent with those established in Section 2.124-H, SR 17 - Ridge Scenic Highway Overlay District. Development Standards applicable to this SAP shall be consistent with those adopted in the SR 17 - Ridge Scenic Highway Overlay District section of the Land Development Code (LDC). If there is a conflict, other than the higher densities allowed per Policy 2.131-UB6, between goals, objectives or policies within this SAP and those under Section 2.124-H, Ridge Scenic Highway Overlay District, the ones under Section 2.124-H will prevail.

POLICY 2.131-UB4: VIBRANT CENTERS - Polk County shall promote vibrant centers within the SE Polk SAP to encourage sustainable development by:

a. supporting existing NACs, RCCs, and CEs (commercial nodes);

b. establishing Village Center Overlay Areas (and Village Center Core Areas) where higher density, intensity and mixed uses shall be encouraged;

c. designating these centers as receiving areas for transfer of development rights;

d. encouraging the revitalization of city centers;

e. preserving local history and creating a "sense of place";

f. providing for a mixture of land uses; and

g. providing a focal point for transit services.

POLICY 2.131-UB5: CONNECTIVITY - Polk County shall promote connectivity in the communities located in the SE Polk SAP by encouraging strategies and Land Development Code regulations consistent with the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and Polk LRTP~~2035 Mobility Vision Plan~~. These strategies include but are not limited to:

a. connecting city/rural centers;

b. improving access to transit services;

c. improving access to/from rural areas;

d. encouraging pedestrian activities;

e. multi-use trail connections to natural areas;

f. pedestrian and bicycle connections between mixed land uses;

g. increasing travel options as part of a multi-modal transportation system; and

h. encouraging the preservation of right-of-way for future construction of roadway networks as identified in the Polk LRTP ~~2035 Mobility Vision Plan~~.

POLICY 2.131-UB6: OVERLAY AREAS - Polk County shall develop Village Center Overlay Areas (Villages) and Village Center Core Overlay Areas (Cores) within the Southeast Polk SAP. The Village and Core overlays are established as designated in the Comprehensive Plan Future Land Use Maps Series. These overlays will include those areas, as shown in the Vision Map, that surround existing Rural Cluster Centers (RCCs), Neighborhood Activity Centers (NACs), or significant existing commercial nodes (CEs and municipal commercial districts) located at intersections of arterial or collector roads, and where infill development and additional density/intensity shall be encouraged. Polk County shall establish quality development standards within its Land Development Code that include maximum densities to be achieved within Village Centers Overlay Areas and Village Center Core Areas through administrative and technical reviews.

A. VILLAGE CENTER OVERLAY AREAS (Villages): Village Center Overlay Areas shall be those areas surrounding existing RCCs, NACs, or significant existing commercial nodes (CEs and municipal commercial districts), generally within the one to one and a half Market Area Radii described in Table 2.131U - 1 of this SAP. An exception to this is the intersection of US 27 and SR 17 Ridge Scenic Highway which is about one and three-quarter miles from the activity center. Development Code regulations shall be developed that will allow densities (as described in Table 2.131U - 2 of this SAP) through administrative and technical reviews if certain development/design standards are met. These standards may include but are not limited to:

1. walkable development;

2. a mix of complementary land uses and activities;

3. a range of housing opportunities;

4. improved vehicular and pedestrian access to adjacent uses; transportation services, and/or other Village centers; and

5. access to community/public water and sewer service.

Table 2.131U - 1 - Village Center Market Radii

Village Center Market Area Radii		
Activity Centers	**Acreage**	**Market Area Radius**
CE	1—5	1 mile
NAC	5—20	1.5 miles
RCC	1—60*	*1.5 miles
Municipal Commercial Nodes	Varies	1.5 miles
* Pursuant to Comprehensive Plan Policy 2.110-B4, the size of the RCC is determined by using the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers.		

B. VILLAGE CENTER CORE OVERLAY AREAS (Core): Core areas of Village Center Overlay Areas located within a quarter (¼) mile radius of existing RCCs, NACs, or CEs (Activity Centers) will be identified and allow for increased densities/ intensities (as outlined in Table 2.131U - 2 of this SAP) via an administrative and technical review and meeting the design standards listed in Policy 2.131-UB6-A. above.

Comprehensive Plan Amendments (CPA) that expand the existing Rural Cluster Centers (RCCs), Neighborhood Activity Centers (NACs), or significant existing commercial nodes (CEs and municipal commercial districts) do not automatically expand the Village or Core. A request to expand these overlay areas submitted with any CPA must meet the initial criteria as outlined in the supporting Vision Plan and the adopted Guiding Principles and Vision Map. Additionally, prior to any expansion, the existing overlay areas must be at least 80% developed.

POLICY 2.131-UB7: VILLAGES AND CORES AS RECEIVING AREAS - Villages and Cores shall be designated as "receiving areas" for transfers of development rights from areas designated as "sending areas" on the SE Polk SAP Vision Map (as per policies in Section 2.132-UC1).

POLICY 2.131-UB8: INFRASTRUCTURE - Polk County shall develop Land Development Code regulations that encourage development in those areas of the SE Polk SAP that are currently served or scheduled to be served by infrastructure (community facilities/services), which includes but is not limited to:

a. transportation (roadways and transit);

b. utilities;

c. drainage;

d. safety services (fire, EMS, and law enforcement); and

e. schools.

POLICY 2.131-UB9: EXTENSION OF SEWER - Sewer lines may be extended into the Suburban Development Area (SDA) without approval from the Board of County Commissioners if a site is located within a Village or Core areas.

OBJECTIVE 2.131-UC: Promote the conservation, preservation, and effective management of environmentally sensitive lands, water bodies, greenways (and corridors), and natural resources.

POLICY 2.131-UC1: TRANSFER OF DEVELOPMENT RIGHTS - Land Development Code regulations shall be developed for this SAP that permit development rights (density) to be transferred from designated "sending areas" to designated "receiving areas" within the SE Polk SAP boundary and identified on the SE Polk SAP Vision Map.

POLICY 2.131-UC2: POLK GREEN - Polk Green Districts (established pursuant to Objective 2.124-E and depicted in the Comprehensive Plan Map Series) were used in the development of the SE Polk Vision Map to identify those areas within the SE Polk SAP where the voluntary set side of open space and conservation of land and natural resources is encouraged through the use of incentives.

POLICY 2.131-UC3: POLK GREEN SENDING AREAS - For the purposes of this SAP, the Polk Green areas within this SAP shall be designated as the "Sending Areas" on the SE Polk SAP Vision Map. Conservation easements or similar mechanisms shall be encouraged to promote the set-aside of open space and connected corridors.

POLICY 2.131-UC4: CONSERVATION DEVELOPMENTS - Residential and mixed use developments including Conservation Developments (as per Section 2.1251 of this Comprehensive Plan), Rural Residential Developments (RRDs), and Rural Mixed- Use Developments (RMDs) will be encouraged within the SE Polk SAP to conserve land and natural resources.

POLICY 2.131-UC5: COMPATIBILITY OF DEVELOPMENT WITH ADJACENT NATURAL AREAS - The development of properties adjacent to natural areas (environmental lands, water bodies, Recreation and Open Space [ROS], or Preservation [PRESV] districts) shall attempt to minimize impacts to such areas by taking into consideration factors including but not limited to:

a. location and orientation of development;

b. existing wildlife corridors;

c. movement of wildlife;

d. existing native vegetative buffers;

e. wetlands and floodplains;

f. drainage/ storm water runoff;

g. noise and light pollution; and

h. fire management of natural areas.

POLICY 2.131-UC6: ECOTOURISM - Ecotourism (as defined in the Land Development Code) shall be encouraged within the SE Polk SAP through the development of Land Development Code regulations that promote:

a. nature-based activities;

b. the education of residents and visitors about the importance of the conservation of biodiversity; and

c. supporting local participation, ownership and opportunities related to ecotourism.

POLICY 2.131-UC7: OPEN SPACE/AQUIFER PROTECTION - In order to preserve open space and recognize the importance of aquifer recharge within the SE Polk SAP, impervious surface ratios (ISR) shall not exceed 0.60 for non-residential development and 0.50 for residential development that occurs outside of Village and Core areas.

OBJECTIVE 2.131-UD: Promote land uses and development strategies that are compatible with the continued operation of the Avon Park Air Force Range.

POLICY 2.131-UD1: COORDINATION - The Avon Park Air Force Range is located along the southeastern border of the SE Polk SAP. Therefore, in accordance with Objective 2.128-D of the Comprehensive Plan, Polk County will coordinate with representatives of the Avon Park Air Force Range (APAFR), the Central Florida Regional Planning Council, and property owners concerning growth management related issues and strategies.

POLICY 2.131-UD2: JOINT LAND USE STUDY (JLUS) - Polk County shall implement the Land Development Code regulations within the Military Compatibility Zones (MCZs) to address the following issues and strategies identified in the Avon Park Air Force Range Joint Land Use Study:

a. compatibility of development with the APAFR;

b. impacts of proposed development on Range operations;

c. noise attenuation;

d. maximum height;

e. lighting standards;

f. effective disclosure procedures; and

g. Military Compatibility Zones.

OBJECTIVE 2.131-UE: Polk County shall designate and establish Future Land Use categories and development criteria that are specific to this Selected Area Plan (SAP).

POLICY 2.131-UE1: DESIGNATION AND MAPPING - The SE Polk SAP is established as designated on the Comprehensive Plan Map Series. Land use categories shall be designated on the Future Land Use Map Series and the SE Polk SAP Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-UE2: FUTURE LAND USE DISTRICTS ESTABLISHED - In recognition of the goals, objectives, and policies of this SAP, the following Future Land Use districts and associated land development densities and intensities may be permitted within the SE Polk SAP as listed below. The ranges for Floor Area Ratios (FAR) and number of dwelling units per acre (du/ac) are listed in Table 2.131U-2 according to the Future Land Use designation and location in or out of the Village and Core areas. The lowest number in the table represents the FAR or density that may be achieved without any additional bonus points, implementation of special development standards, or Planned Development approvals outside the overlays. Development above the lowest number may be approved through a combination of bonus points, special development standards meeting the policies of this SAP especially Policies 2.131-UA2 and 2.131-UC5, or a Planned Development review. The maximums listed in the last two columns of Table 2.131U-2 are for development meeting all the design criteria within the Village and Core areas.

POLICY 2.131-UE3: GENERAL DEVELOPMENT CRITERIA - Development shall be permitted with this SAP as follows:

a. BASIC LAND USE CATEGORIES - Development shall be permitted for the following Future Land Use districts based on the applicable policies in the Future Land Use Element of the Comprehensive Plan:

   1. Convenience Center (CCX).

b. MODIFIED LAND USE CATEGORIES - Due to specific characteristics of this SAP, development may be more specifically defined and may vary from those allowed under the general provisions of the land use category within the Future Land Use Element of the Comprehensive Plan:

   1. Residential Low (RLX);
   2. Residential Medium (RMX);
   3. Linear Commercial Corridor (LCCX);
   4. Commercial Enclave (CEX);
   5. Agriculture/Residential-Rural (A/RRX);
   6. Residential Suburban (RSX);
   7. Rural Cluster Center (RCCX);
   8. Tourism Commercial Center (TCCX);
   9. Neighborhood Activity Center (NACX);
   10. Office Center (OCX);
   11. Business Park Center (BPCX);
   12. Industrial (INDX);
   13. Institutional (INSTX);
   14. Recreation and Open Space (ROSX); and

15. Preservation (PRESVX

16. Leisure Recreation (LRX).

Table 2.131U - 2 - Future Land Use Districts (Density/Intensity)

FUTURE LAND USE DISTRICTS[3]	MAXIMUM RANGES OUTSIDE VILLAGE AND CORE[4]		MAXIMUM RANGES IN VILLAGE AND CORE[1], [4]	
	MAXIMUM NON-RES FAR RANGES	MAXIMUM DENSITY RANGES du/ac	MAXIMUM NON-RES FAR RANGES	MAXIMUM DENSITY RANGES du/ac
1. Agriculture/Residential-Rural (A/RRX)	0.15 - 0.25	0.20 - 2.0	0.15 - 0.25[4]	1.0 - 3.0
2. Residential Suburban (RSX)	0.15 - 0.25	0.40 - 3.0[5]	0.15 - 0.25[4]	1.0 - 4.0
3. Residential Low (RLX)[6]	0.00- 0.25	1.0 - 45.0	0.15 - 0.25[4]	1.0 - 6.0
4. Residential Medium (RMX)	0.00 - 0.25	4.0 - 8.0	0.15 - 0.25[4]	6.0 - 10.0
5. Rural Cluster Center (RCCX)	0.10 - 0.30	1.0 - 2.0	0.45 - 0.60	1.0 - 4.0
6. Convenience Center (CCX)	0.25 - 0.50	n/a	0.35 - 0.50	n/a
7. Neighborhood Activity Center (NACX)	0.25 - 0.70	0.0 - 5.0	0.5 - 0.70	2.5 - 6.0[4]
8. Tourism Commercial Center (TCCX)	0.50 - 1.0	n/a	0.70 - 1.0	n/a
9. Linear Commercial Corridor (LCCX)	0.20 - 0.35	n/a	0.35 - 0.60	n/a
10. Office Center (OCX)	0.20 - 0.30	n/a	0.3 - 0.60	n/a
11. Business Park Center (BPCX)	0.75 - 1.0	n/a	0.75 -1.0	n/a
12. Industrial (INDX)	0.75 - 1.5	n/a	0.75 - 1.5	n/a
13. Commercial Enclave (CEX)	0.20 - 0.35	n/a	0.35 - 0.60	n/a/
14. Institutional (INSTX)	0.30 - 0.75	6.0 - 15.0	0.50 - 0.75	0.0 - 15.0
15. Leisure Recreation (L/RX)	0.07 - 0.25	7.0 - 10.0	0.20 - 0.35[4]	7.0 - 10.0[4]
16. Recreation and Open Space (ROSX)	0.07 - 0.25	n/a	0.15 - 0.25	n/a
17. Preservation (PRESVX)	0.0001 - 0.0001	n/a	0.0001 - 0.0001	n/a
Notes: FAR = Floor Area Ratio; PD = Planned Development;				
(1) Maximum densities in the Village and Core Areas can only be achieved if design standards are met;				
(2) Allowed with Mixed-use development;				
(3) ISR shall not exceed 0.50 for residential development and 0.60 for non-residential outside of the Village and Core Areas;				
(4) Except for parcels within the Ridge Scenic Highway Overlay District.				
(5) Maximum Density Permitted outright in the RSX will be 0.40 if the parcel is 5 acres or smaller				
(6) Maximum Densities permitted in the RLX Land Use Designation outside and within the Village and Core range from 1 to 5 and from 1—6 respectively based on the Land Use District as identified in the Land Use District Map of the Polk County Land Development Code.				

POLICY 2.131-UE4: DEVELOPMENT CRITERIA FOR MODIFIED FUTURE LAND USE DISTRICTS - Land within the Modified Future Land Use districts permitted within the SE Polk SAP shall be developed in accordance with the densities/intensities described in Table 2.131U - 2. Additionally to promoting walkability and the use of transit, and requiring that development adjacent to conservation, preservation and agricultural uses be placed in a manner to reduce impacts to those areas, the following criteria be implemented within each land use district:

A. AGRICULTURE RESIDENTIAL RURAL (A/RRX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to A/RR districts within this SAP:

1. Farm Worker Housing, Barrack Style shall be permitted within A/RRX Future Land Use districts through an administrative and technical review as long as conditions of such use listed in Section 303 of the Land Development Code are met.

2. Development rights may be transferred from properties within A/RRX districts designated on the SE Polk SAP Vision Map as "sending areas" to any Future Land Use district that permits residential or mixed use development that is located within an area designated as a "receiving" area.

B. RESIDENTIAL SUBURBAN (RSX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RSX districts within this SAP:

1. Residential uses shall be permitted at a maximum density of one dwelling unit per two and one-half acres (1 du/2.5 ac or 0.40 du/a) through an administrative and technical review for parcels five (5) acres or less existing as of the effective date of this SAP; Five acre parcels created after the effective date of adoption of this SAP will need approval via a Suburban Plan Development to be further subdivided.

2. Centralized sewer services may be extended into RSX districts without approval from the Board of County Commissioners.

C. RURAL CLUSTER CENTER (RCCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, mixed uses shall be encouraged in RCCX districts through incentives including but not limited to expedited reviews and project approval through administrative and technical reviews;

D. RESIDENTIAL LOW (RLX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RLX districts within this SAP:

1. Outside the Village and Core, residential uses shall be permitted, consistent with Section 2.119, Future Land Use Element, in compliance with all other requirements of this SAP.

2. Inside the Village and Core, residential uses shall be permitted at a maximum density of six dwelling unit per acre (6 du/ac) in compliance with all other requirements of this SAP.

E. RESIDENTIAL MEDIUM (RMX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RMX districts within this SAP:

1. Outside the Village and Core, residential uses shall be permitted at a maximum density of eight dwelling units per acre (8 du/ac) in compliance with all other requirements of this SAP.

2. Inside the Village and Core, residential uses shall be permitted at a maximum density of ten dwelling unit per acres (10 du/ac) in compliance with all other requirements of this SAP.

F. TOURISM COMMERCIAL CENTER (TCCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to TCCX districts within this SAP:

1. Agritourism and ecotourism (as defined in the Land Development Code) shall be encouraged within TCCX districts in the SE Polk SAP;

2. Development occurring within TCCX districts adjacent to environmental lands and/or water bodies shall be placed on site in such a manner to reduce the effects of light, noise, and odors that may adversely impact such areas; and

3. Development within TCCX districts that highlights or complements the rural character of communities and/or unique environmental qualities of the SE Polk SAP shall be encouraged.

G. NEIGHBORHOOD ACTIVITY CENTER (NACX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, mixed uses shall be encouraged in NACX districts through incentives including but not limited to expedited reviews and project approval through administrative and technical reviews.

H. OFFICE CENTER (OCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to OCX districts within this SAP:

1. Location criteria - OCX districts shall have frontage on collector or arterial roads and be located within one (1) mile of an intersecting collector or arterial roadway; and

2. Design standards that promote transit, walkability, connectivity, and architectural consistency with existing development shall be developed in the Land Development Code.

I. BUSINESS PARK CENTER (BPCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to BPCX districts within this SAP:

1. Business Park Centers shall be encouraged in locations consistent with those areas designated as "Business Commercial" on the SE Polk SAP Vision Map;

2. Location criteria - BPCX districts shall have frontage on and direct access to arterial or collector roads within a one-half (½) mile of an intersecting arterial or collector roadway;

3. Residential development is not a permitted use within BPCX districts (regardless of sub-district) located within the SE Polk SAP, except for security residences as permitted by Section 206.B of the Land Development Code;

4. All BPCX districts, regardless of the sub-district, shall be required to screen outdoor storage from off-site view;

5. Additional buffering standards will be established in the Land Development Code for development adjacent to conservation, preservation, and residential districts; and

6. Development occurring in these districts shall promote transit when applicable.

J. INDUSTRIAL (INDX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to INDX districts within this SAP:

1. Industrial districts shall be encouraged to develop in locations consistent with those areas designated as Village Centers on the SE Polk SAP Vision Map;

2. Location criteria - INDX districts shall have frontage on and direct access to arterial or collector roads within a one-half (½) mile of an intersecting arterial or collector road.

3. All development within INDX districts shall be required to screen outdoor storage from off-site view;

4. Development occurring within INDX districts that are adjacent to conservation or preservation areas shall be placed on site in such a manner to reduce impacts to such areas; and

5. Additional buffering standards will be established in the Land Development Code for development adjacent to conservation, preservation, and residential districts.

K. INSTITUTIONAL (INSTX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, environmental educational uses and ecotourism shall be promoted within INSTX Future Land Use districts within this SAP.

L. RECREATION AND OPEN SPACE (ROSX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to ROSX districts within this SAP:

1. In addition to providing recreational areas and facilities to the general public, ROSX districts within the SE Polk SAP shall also serve as districts that preserve open space.

2. Agricultural uses shall be encouraged in ROSX districts as a means to preserve open space and promote connected corridors.

3. Recreational, High Intensity uses shall not be permitted in ROSX districts within the SE Polk SAP.

4. Nature-based uses/activities and environmental education shall be encouraged in ROSX districts.

5. Controlled burns and other land management techniques shall be permitted with these districts to effectively manage natural areas.

6. Parks and open space facilities existing prior to residential or non-residential development on adjacent property(ies) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

M. PRESERVATION (PRESVX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to PRESVX districts within this SAP:

1. Nature-based uses/activities and environmental education shall be encouraged in PRESVX districts.

2. Agricultural uses shall be permitted in PRESVX districts as a means to preserve open space and promote connected corridors.

3. Controlled burns and other land management techniques shall be permitted with these districts to effectively manage natural areas.

Preservation Areas existing prior to residential or non-residential development on adjacent property(ies) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

APPENDIX 2.132 CRITICAL AREA RESOURCE MANAGEMENT PLAN

SECTION 2.132 CRITICAL AREA RESOURCE MANAGEMENT PLAN.

In 1974, the Florida Legislature designated the Green Swamp Area of Critical State Concern. The area consists of approximately 322,690 acres with portions lying in northern Polk and southern Lake Counties. The designation recognizes its valuable hydrologic functions and the need to specifically regulate encroaching development that imperils these functions. The Floridan Aquifer reaches its highest elevation within the Green Swamp, providing groundwater pressure to help maintain free-flowing springs, rivers, and abundant high quality drinking water. Additionally, the wetlands in the swamp coalesce to form the headwaters of four major rivers in central Florida: The Withlacoochee, Oklawaha, Peace, and Hillsborough Rivers. The Peace and Hillsborough Rivers are potable water sources for large population centers such as Tampa and Sarasota, and the Oklawaha, Withlacoochee and Hillsborough Rivers are designated Outstanding Florida Waters. The wetlands in the Green Swamp retain the seasonal flood for extended periods of time beyond the rainy season which reduces peak flows and flooding, increases aquifer recharge, and helps maintain seasonal river levels. The flatwoods and sandhill uplands that exist throughout the swamp provide moderate to high recharge to the aquifer. Moreover, within some areas of the western portion of the swamp, the limestone aquifer outcrops to the surface of the land, making it susceptible to pollution. For the reasons noted, the Green Swamp is considered an important hydrological area second only to that of the Everglades.

STATEMENT: The Critical Area Resource Management Plan is comprised of the Green Swamp Area of Critical State Concern as designated by the State Legislature. The following policies are intended to comply with statutory requirements.

OBJECTIVE 2.132: Development within the Critical Area Resource Management Plan shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standard, the more stringent shall apply.

SECTION 2.132-A GENERAL PROVISIONS.

POLICY 2.132-A1: DESIGNATION AND MAPPING - The Critical Area Resource Management Plan is established as designated on the Future Land Use Map Series and is the Green Swamp Area of Critical State Concern. Development-Areas and land use categories shall be designated on the Critical Area Resource Management Plan Maps which are included as part of the Future Land Use Map Series.

POLICY 2.132-A2: SPECIAL PROTECTION AREAS ESTABLISHED AND MAPPED - The following special protection areas shall be designated and mapped on the Polk County Future Land Use Map Series in accordance with the criteria established within Sections 2.132-B, 2.132- C, and 2.132-D on the Future Land Use Map Series:

a. Ridge Area Special Protection Area (RIDGE-SPA).

b. Polk City/Urban Growth Special Protection Area (PC-SPA).

c. Rural Special Protection Area (RURAL-SPA).

POLICY 2.132-A3: TRANSIT SUPPORTIVE DEVELOPMENT AREA DENSITY AND INTENSITY - For those areas of the County located within the Green Swamp Area of Critical State Concern and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities

established within the CARMP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this Management Plan are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria of this Management Plan shall take precedence.

SECTION 2.132-B RIDGE SPECIAL PROTECTION AREA (RIDGE-SPA).

POLICY 2.132-B1: DESCRIPTION AND MAPPING - The Future Land Use Map Series shall designate and map the Ridge Area Special Protection Area.

POLICY 2.132-B2: DEVELOPMENT AREAS - The RIDGE-SPA shall have the following Development Areas as depicted on the County's Development Area Map:

a. Transit Supportive Development Area.

b. Urban-Growth Area.

POLICY 2.132-B3: LAND-USE CATEGORIES - The following land-use categories shall be permitted within the RIDGE-SPA except that the activity centers listed below in the Ridge SPA shall be located at the intersection of arterials and collectors or two arterials:

A. Activity Centers:

1. Business-Park Center[1] X (BPCX).
2. Tourist Commercial Center[1] X (TCCX).
3. Town Center (TC).
4. Office Center[1] X (OCX).
5. Employment Center[1] X (ECX).
6. Neighborhood Activity Center (NACX).
7. Professional Institutional[1] X (PIX).
8. Community Activity Center[1] X (CACX).
9. Regional Activity Center [1]X (RACX).

b. Residential:

1. Residential-Low (RL).
2. Residential-Medium (RM).
3. Residential-High (RH).

c. Other:

1. Linear Commercial Corridor (existing) (LCC).
2. Commercial Enclave (existing) (CE).
3. Leisure/Recreation (L/R).
4. Institution (INST).

[1] Modified - see Policy 2.132-B4.

5. Recreation and Open Space (ROS).

6. Preservation (PRES).

7. Industrial 1X (INDX).

POLICY 2.132-B4: MODIFIED LAND USES - Development which occurs within the Business-Park Center X or within the Tourist Commercial Center X shall comply with the provisions of Section 2.110-G and 2.110-I of the Comprehensive Plan and shall comply with the following provisions:

A. With the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:

   1. petroleum pipelines,

   2. wholesale chemical operations,

   3. petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted),

   4. dry cleaning plants, and

   5. chemical research operations.

B. General construction activities may be permitted. However, prior to the County issuing a development permit, the County will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17- 25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DEP, 1988, Chapter 6).

POLICY 2.132-B5: MODIFIED SPECIAL USES - Residentially-based, Mixed-Use Developments shall meet the standards listed in Policies 2.125-H1 and 2.125-H2, with the exception of Policy 2.125-H1(b)(2). Commercial uses within a Residentially-based, Mixed-Use Development shall meet the minimum population support, market area radius, and spacing criteria for a Convenience Center (CC) but in no instances shall non-residential uses exceed those listed below:

a. Permitted Commercial Uses:

   1. The personal service shop - hairstyling, tailoring, and shoe repair.

   2. General retail of a small scale such as bakeries, hardware stores, convenience stores excluding gasoline services.

   3. Business or professional offices - real estate, insurance, travel agency, medical, dental, and veterinary offices, banks and other financial institutions minus the drive-in window.

b. Encouraged quasi-commercial, civic, and institutional uses:

   1. studios for art, dance, music, and photography.

   2. churches and day-care centers.

   3. neighborhood libraries and post offices.

   4. a village common.

POLICY 2.132-B6: SPECIAL USES - The following special uses are prohibited or limited within the RIDGE-SPA:

a. Transitional Areas are prohibited.

b. Non-Certified Electric-Power Generation Facilities are prohibited.

c. Type E Community Facilities, as specified in the Land Development Code, may be approved with certain conditions, parameters, and limitations which may include a Conditional Use review according to the following:

1. Passive and active recreational uses not requiring the use of motorized vehicles or field lighting and not likely to attract a large attendance may be allowed in all Future land use designations.

2. Active recreation facilities with field lighting, event level attendance, motorized vehicles, with incidental concession sales and informal instructions may be allowed in all Future Land Use designations with approval of a Conditional Use or functional equivalent except that Golf Courses may only be allowed in land uses consistent with Policy 2.132-B10.

3. Recreational uses dependent on continual retail sales of products and services may only be allowed in non-residential districts.

d. Solid Waste Management Facilities are prohibited.

POLICY 2.132-B7: OVERLAY DISTRICTS - All overlay districts shall be permitted within RIDGE-SPA in accordance with applicable criteria.

POLICY 2.132-B8: EXISTING SAPS - As of the adoption of this CARMP, there were two existing SAPs (CR 54/Loughman SAP and North 27 SAP) and a SAP (North Ridge SAP) adopted after the CARMP located, in part, within the Ridge-SPA. If there is a conflict between the land uses established in the SAPs and the land uses established within the CARMP, the land uses of the SAP shall take precedence. However, where the development criteria established within this Management Plan are more stringent than the development criteria found within the SAP, the development criteria of this management plan shall take precedence.

POLICY 2.132-B9: DENSITY BONUSES - Density bonuses are used in the CARMP to encourage development designs consistent with the intent of the plan. These extra criteria will allow for higher densities and shall at a minimum address the following:

a. Public infrastructure such as public safety sites, sidewalks above the required, and right-of-way dedication;

b. Flexible subdivision design through internal street lighting, vertical and mixed development, varying lot sizes, access management, and providing landscaping and open space above the required;

c. Alternative transportation opportunities such as vehicular and pedestrian interconnectivity, internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another rather than a local road, connecting residential and commercial centers via sidewalks;

d. Internal recreation facilities, and connection to public recreation facilities via sidewalks; and

e. Increased protection for wetlands, and uplands.

f. Preservation or conservation easements for native vegetative communities.

POLICY 2.132-B10: DEVELOPMENT CRITERIA - Development within the RIDGE-SPA shall conform to the following:

a. Residential development shall not exceed a gross density per parcel of eight dwelling units per acre, within the RL land use category. Residential development within the US 27 SAP and North Ridge SAP shall be as adopted. Development of the RM parcels shall be subject to the following restrictions:

1. Commercial development shall be prohibited unless permitted in conjunction with a Residentially-based, Mixed-Use Development. If a Residentially-based, Mixed-Use development is approved, then commercial restrictions shall be as set forth in the Ridge-SPA.

2. Consistent with the objectives and goal of making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RM parcel shall be allowed as follows:

   (a) Up to or equal to 15 units per acre, providing the development meets the terms and conditions of this CARMP and the comprehensive plan as well as the required density bonus points listed within the Land Development Code.

3. New septic tanks on parcels one acre or smaller are required to utilize an Enhanced Nutrient Reduction System within the Nutrient Restoration Plan Overlay consistent with Section 2.124-J and the Land Development Code if sewer is not available.

b. Development of RH parcels shall be subject to the following restrictions:

   1. Commercial development shall be prohibited unless permitted in conjunction with a Residentially-Based, Mixed-Use Development or a Residentially-Based Mixed-Use Structure. If a Residentially-based, Mixed-Use Development or Residentially-Based, Mixed-Use Structure is approved, then commercial restrictions shall be as set forth in the Ridge-SPA and the North US 27 SAP.

   2. Consistent with the objectives and goal of making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RH parcel shall be allowed a maximum of 20 du/ac, providing the development meets the terms and conditions of this CARMP and Comprehensive Plan.

c. Golf courses shall be considered to be recreational and commercial in nature and shall be permitted in the following land uses:

   1. Tourist Commercial Center [2]X (TCCX).
   2. Leisure/Recreation (L/R).
   3. Recreation and Open Space (ROS).
   4. Residential-Low (RL).
   5. Residential-Medium (RM).

d. Development shall comply with the following Open Space (OS) and Impervious Surface Ratio (ISR) Standards:

   1. All residential development must provide a minimum open space set-aside of no less than 30% of total land area.
   2. Single-family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community which maintains an overall Impervious Surface Ratio of 50%.
   3. Commercial development within Residentially-based Mixed-Use projects shall not exceed an impervious surface ratio of 60% unless the lots are within a master planned residential community which maintains an overall Impervious Surface Ratio of 50%.

[2] Modified - see Policy 2.132-B4.

4. Development within the TC, BPC, EC, LCC, CE, NAC, CAC, RAC, TCC, PI, and IND land use categories shall not exceed an impervious surface ratio of 70% for the entire project.

POLICY 2.132-B11 GREENWAY CORRIDOR - The Greenway Corridor on the Future Land Use Map indicates land within the US 27, CR 54, North Ridge SAPs, and the Ridge SPA bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

a. PURPOSE - The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the Ridge SPA and Rural SPA and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the boundary between the CORE land use district and the Ridge Special Protection Area.

   1. IMPLEMENTATION METHODS - The Greenway Corridor shall be created as follows:

   2. New development and redevelopment bordering the CORE land use district shall designate 50 feet on both sides of the boundary as a conservation easement for the Greenway Corridor.

b. Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance. All retention areas shall be designed in a manner that minimizes disturbance to the land.

SECTION 2.132-C POLK CITY/URBAN GROWTH SPECIAL PROTECTION AREA (PC-SPA).

POLICY 2.132-C1: DESCRIPTION AND MAPPING - The Future Land Use Map Series shall designate and map the Polk City/Urban Growth Special Protection Area as that area of the Green Swamp Area of Critical State Concern which is located between the cities of Polk City and Lakeland and is further defined as being those areas which are depicted on the County's Development Area Maps as Urban-Growth Area, Utility-Enclave Area and Suburban-Development Area.

POLICY 2.132-C2: DEVELOPMENT AREAS - The PC-SPA shall have the following Development Areas as depicted on the County's Development Area Map:

a. Urban-Growth Area.

b. Utility-Enclave Area.

c. Suburban-Development Area.

POLICY 2.132-C3: LAND-USE CATEGORIES - The following land-use categories shall be permitted within the PC-SPA:

a. Activity Centers:

   1. Business-Park Center [3]X (BPCX).

   2. Convenience Center (CC).

   3. Office Center (OCX).

B. Residential:

[3]Modified - see Policy 2.132-B4.

1. Residential-Suburban [4]X (RSX).
2. Residential-Low[1] (RLX).

C. Other:

1. Linear Commercial Corridor (existing) (LCC).
2. Leisure/Recreation (L/R).
3. Institution (INST).
4. Recreation and Open Space (ROS).
5. Preservation (PRES).

POLICY 2.132-C4: MODIFIED LAND USES - Development which occurs within the Business-Park Center X shall comply with the provisions of Section 2.110-G of the Comprehensive Plan and shall comply with the following provisions:

a. With the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:

1. petroleum pipelines,
2. wholesale chemical operations,
3. petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted),
4. dry cleaning plants, and
5. chemical research operations.

b. General construction activities may be permitted. However, prior to the County issuing a development permit, the County will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17- 25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DER, 1988, Chapter 6).

POLICY 2.132-C5: MODIFIED SPECIAL USES - Residentially-based Mixed-Use Developments shall meet the standards listed in Policies 2.125-H1 and 2.125-H2, with the exception of Policy 2.125-H1(b)(2). Commercial uses within a Residentially-based, mixed-use development shall meet the requirements for commercial development under Policy 2.132-B5.

POLICY 2.132-C6: SPECIAL USES - The following special uses are prohibited or limited within the PC-SPA:

a. Transitional Area are prohibited.
b. Special Residential are prohibited.
c. Non-Certified Electric-Power Generation Facilities are prohibited.

[4]Modified - see Policy 2.132-B4.

d. Type E Community Facilities, as specified in the Land Development Code, may be approved with certain conditions, parameters, and limitations which may include a Conditional Use review according to the following:

1. Passive resource-based recreational sites, and leisure recreation activities not requiring the use of motorized vehicles or field lighting and not likely to attract a large attendance may be allowed in all Future land use designations.

2. Golf Courses may only be allowed in land uses consistent with Policy 2.132-C8.

3. Recreational uses shall be limited within the Preservation Future Land Use designation per Section 2.118 as there are guiding standards within this land use.

e. Solid Waste Management Facilities are prohibited.

POLICY 2.132-C7: OVERLAY DISTRICTS - All overlay districts shall be permitted within PC-SPA in accordance with applicable criteria.

POLICY 2.132-C8: DEVELOPMENT CRITERIA - Development within the PC-SPA shall conform to the following:

a. Golf courses shall be considered to recreational and commercial in nature and shall be permitted in the following land uses:

1. Leisure/Recreation.

2. Recreation and Open Space.

3. Residential-Low.

4. Residential-Suburban.

b. Residential densities shall be modified as follows:

1. Densities within the PC-SPA shall not exceed a gross density per parcel of 3 dwelling units per acre.

2. Within the PC SPA the use of septic tanks shall only be permitted within the SDA. If septic tanks are to be utilized, the maximum net density shall be 1 dwelling unit per 40,000 square feet. New septic tanks on parcels one acre or smaller are required to utilize an Enhanced Nutrient Reduction System within the Nutrient Restoration Plan Overlay consistent with Section 2.124-J and the Land Development Code if sewer is not available.

c. Development shall comply with the following Open Space (OS) and Impervious Surface Ratio (ISR) standards:

1. All residential development shall provide a minimum open space set-aside of no less than 30% of total land area unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.

2. Single family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.

3. Commercial development shall not exceed an impervious surface ratio of 60%.

4. Development within the BPC shall not exceed an impervious surface ratio of 70%.

POLICY 2.132-C9: Municipalities or other entities may apply for a Comprehensive Plan Amendment to exchange the SDA designation to TSDA, UGA, or UEA if the following are met:

a. They demonstrate they have the capacity at existing central regional sewer plants to provide service for the area, or they demonstrate through a capital improvements plan that within a ten year (TSDA) or twenty-year (UGA) period they will have capacity in a central regional sewer plant to provide service for the area; and

b. An interlocal agreement (or similar conveyance) is in place which indicates that the municipality or entity will commit to serve to the area.

POLICY 2.132-C10: Sewer may be extended into the Suburban Development Area to serve existing or previously approved development that meets the following standards:

a. The development has:

   1. entered into a settlement agreement or developer's agreement with ~~DCAFloridaCommerce~~Florida Commerce, and

   2. received a Vested Rights Special Use Permit from Polk County, or

   3. received Engineering Services and Planning Division approval of Engineering Plans prior to the adoption date of this policy;

b. The developer pays all costs of line extensions, including oversizing, and capacity to serve the development;

c. The provider is a municipal or county facility; and

d. Within the Nutrient Restoration Plan Overlay areas.

The allowed density of land adjacent to the sewer lines remains the same as allowed under Section 2.132 A.

SECTION 2.132-D RURAL SPECIAL PROTECTION AREA (RURAL-SPA).

POLICY 2.132-D1: DESCRIPTION AND MAPPING - The Future Land Use Map Series shall designate and map the Rural Special Protection Area as all the unincorporated areas within the Green Swamp Area of Critical State Concern located within Polk County which is not located within RIDGE-SPA or PC-SPA.

POLICY 2.132-D2: DEVELOPMENT AREAS - The RURAL-SPA shall incorporate the Rural-Development Area as depicted on the County's Development Area Map.

POLICY 2.132-D3: LAND-USE CATEGORIES - The following land-use categories shall be permitted within the RURAL-SPA:

a. RESIDENTIAL: Agriculture/Residential-Rural [5]X (A/RRX).

b. OTHER:

   1. Institution (INST).

   2. Leisure/Recreation (L/R).

   3. Recreation and Open Space (ROS).

   4. Preservation (PRES).

   5. Commercial Enclave (CE).

[5]Modified - see Policy 2.132-B4.

6. Conservation-Core (CORE).

X Modified - See Policy 2.132-D5.

POLICY 2.132-D4: CONSERVATION-CORE LAND USE - Within this Management Plan a land use category of "Conservation-Core" (CORE) is created. This land use district includes the most ecologically sensitive and intact natural resources in the Green Swamp Area of Critical State Concern as described in this first section of this CARMP, and it shall establish additional standards to protect water quantity and quality and wildlife habitat in this land use. Within the Conservation-Core land-use category, residential development may occur at up to one dwelling unit per twenty acres (1 DU/20 AC). Measurement of density shall include to the centerline of a local and collector roads. Twenty acres is one 32nd (1/32) of the size of a section. Measurement of the 20 acres per unity density may also be relative to the size of the Section for which the property lies when the Section is less than 640 acres. Density may be transferred to the upland portion of the site from the wetlands at a ratio of one dwelling unit per twenty acres (1 DU/20 AC).

The Future Land Use Map series depicts the boundary of the CORE. The eastern boundary of the CORE was revised based on a 2015 study entitled "Defining the Eastern Boundary of the CORE Land Use Designation" which is incorporated into this Policy and Plan by reference. The study evaluated the science and purpose of the eastern boundary location.

POLICY 2.132-D5: MODIFIED LAND USES - Within this Management Plan the development criteria of Policy 2.121-A2 applies with the exception of Policy 2.121-A2:a and that Rural Mixed-Use Developments and Rural Residential Developments are prohibited.

POLICY 2.132-D6: SPECIAL USES - The following special uses are prohibited or limited within the Rural-SPA:

a. Transitional Area is prohibited.

b. Special Residential are prohibited.

c. Non-Certified Electric-Power Generation Facilities are prohibited.

d. Type E Community Facilities are limited, as specified in the Land Development Code; additionally:

   1. Motorized recreation is prohibited except when providing access for disabled persons and boat access for non-competitive recreation.

   2. Golf courses are prohibited in the Rural SPA.

   3. Recreational uses shall be limited within the CORE and Preservation Future Land Use designation as listed in the CARMP, and per Section 2.118 as there are guiding standards within this land use.

e. Solid Waste Management Facilities are prohibited.

POLICY 2.132-D7: OVERLAY DISTRICTS - All overlay districts shall be permitted within Rural-SPA in accordance with applicable criteria.

POLICY 2.132-D8: DEVELOPMENT CRITERIA - Development within the Rural-SPA shall conform to the following:

a. The following residential densities shall apply within the A/RRX:

   1. One dwelling unit per ten acres (1 DU/10 AC).

   2. Wetland density shall be transferred to uplands.

   3. Measurement of density shall include the centerline of local and collector roads. Ten acres is on 64th (1/64) of the size of a section. Measurement of 10 acres per unit density may also be relative to the size of the Section for which the property lies when the Section is less than 640 acres.

b. The impact of golf courses in the Rural-SPA shall be studied. If it is determined golf courses can be operated without significant degradation of surface or groundwater, then the plan shall be amended to permit golf courses upon such conditions as are appropriate, including a limitation on the use of chemical pesticides and non-organic fertilizers.

c. Golf Courses are expressly prohibited from the Conservation-Core.

d. New roads (designed and built after the adoption of this Management Plan) within the RURAL-SPA shall be subject to the following:

1. New roads, unless determined to be necessary for the health or safety of the general population, shall not be constructed by the public nor shall public funds be used for the construction of new roads.

2. The County shall not utilize public dollars to maintain new private roads. A maintenance agreement and/or a taxing district may be established by the developer /~~land owners~~ landowners association and the County to maintain the roads at private expense.

3. New subdivision roads shall be required to meet County construction standards.

4. The County's Land Development Code shall address minimizing the crossing of new roads over rivers and major named tributaries. Construction of new roads over rivers and major tributaries shall be required to:

a. minimize adverse impacts to water quality,

b. prevent adverse impacts to the free flow of water through natural channels, and

c. prevent the creation of major obstacles to the movement of aquatic and wetland ~~dependant~~ dependent species.

e. Unless determined to be a health and/or safety issue, the County shall place the paving of roads within the RURAL-SPA as the lowest paving priority for the County. This shall not be construed to include the maintenance of roads already paved in this area.

f. The vegetative communities and habitat found in the RURAL-SPA shall be protected by requiring:

1. development which is started on or after the adoption of this Management Plan shall be required to conserve (no structures to be built in this area) at least 80% of the land within the A/RR land use category and at least 90% of the land within the Core-Conservation land use category. This shall be accomplished by indicating on the plat:

(a) that portion of the land which is to be conserved, and

(b) clearly stating on the plat that no clearing and no structures of any kind, except for family agricultural purposes, are to placed in this area.

2. for land which is being subdivided, clustering is encouraged by:

(a) permitting lots as small as 40,000 sq. ft., as long as the overall gross density of is not exceeded, and

(b) permitting the reservation to occur outside of the individual lots. Privately owned lakes shall receive 100% credit toward meeting the open space requirement of this policy.

3. lots which were created prior to the adoption of this Management Plan which are less than five acres in size and have direct access onto a County-approved road shall be permitted to construct one house.

g. In the Rural Special Protection Area of the Green Swamp Area of Critical State Concern Recreation and Open Space may not include the following:

1. Motorized Recreation except when providing access for disabled persons and boat access for non-competitive recreation;

2. Recreation activities that produce large crowds;

3. Facilities with lighting that accommodates nighttime use.

h. New septic tanks on parcels one acre or smaller are required to utilize an Enhanced Nutrient Reduction System within the Nutrient Restoration Plan Overlay consistent with Section 2.124-J and the Land Development Code if sewer is not available.

POLICY 2.132-D9: PDR PROGRAM

POLICY 2.132-D10: E.R. Jahna Ranch Sand Mine Settlement Agreement - This Comprehensive Plan Settlement Agreement and related agreements are recognized by being recorded in O.R. Book 4137, Pages 1143 through 1171, inclusive; 1172 through 1183, inclusive; and 1184 through 1197, inclusive, are hereby made a part of and incorporated by reference in their entirety and part of the Public Records of Polk County, Florida.

SECTION 2.132-E GENERAL DEVELOPMENT CRITERIA.

STATEMENT: The following policies apply to development occurring throughout Critical Area as defined by this Management Plan.

POLICY 2.132-E1: FLOODPLAINS - Development within a "Floodplain-Protection Area," as defined in Section 2.123-B, shall conform to the development criteria listed in Policy 2.123-B2(b) and (c) and conform to the following criteria:

a. Development shall locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas, under the same ownership, within the same platted subdivision, provided:

1. residential densities shall be transferred from the 100-year floodplain to the area outside the 100-year floodplain based on a density of 1 dwelling unit per 10 acres (1 DU/10 AC); and

2. such transfer does not result in lot sizes, or areas per dwelling unit, less than 65% of that required by the County's land development regulations (the minimum lot/area size shall be exclusive of the floodplain area) with lots in the SDA and RDA no less than 40,000 sq. ft.

b. If, within a parcel, there is no land located outside the 100-year floodplain, then the highest density allowed would be 1 dwelling unit per 20 acres (1 DU/20 AC).

c. No parcel shall be created after December 1, 1993, which consists entirely of 100-year floodplains, unless accompanied by a deed restriction which prohibits any future development on the parcel.

d. The development criteria listed in Policy 2.132-E1 (a), (b) and (c), above, shall be included in the County's Land Development Code.

e. A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development which have five (5) acres or more in the 100-year floodplain. The construction of a single-family residence on a parcel of land containing five (5) or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this plan is exempt from this requirement. Phases of a larger development, if the larger development meet the five (5) acre criterion, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the five (5) acre criterion. Subdivisions which contain 10 lots or less shall be exempt from these

requirements. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37).

POLICY 2.132-E2: WETLAND DEVELOPMENT CRITERIA - Development within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated, shall conform to the following criteria:

a. Development in wetlands is prohibited with the following exceptions:

   1. If all beneficial use of land is precluded due to wetland restrictions, then only 1 dwelling unit can be developed on the property. No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits any future development on the parcel.

   2. Where impacts to wetlands cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Where impacts to wetlands are unavoidable and when properly mitigated, as determined by agencies having jurisdiction, after the issuance of a development order, the following shall be allowed:

      (a) access to the site;

      (b) internal traffic circulation, where other alternatives do not exist, and for purposes of public safety;

      (c) utility transmission and collection lines;

      (d) pre-treated storm-water management;

      (e) mining that meets state and federal regulations; and

      (f) for the purpose of preventing all beneficial use of the property from being precluded, as provided by Policy 2.132-E2.a.1.

b. Commercial and industrial development shall locate on the non-wetland portion of the development site.

c. Where impacts to wetlands cannot be avoided, all permits for an agency with jurisdiction shall be approved prior to the County issuing a final development order. An "intent to issue a final development order" may be issued in writing prior to the issuance of said order if pre-approval is required by an agency with jurisdiction.

d. Development regulations shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:

   1. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per 20 acres (1 DU/20 AC). Wetlands shall be shown as preservation areas on the plat and it shall be noted that the wetlands shall be retained in their natural and unaltered state.

   2. All such transfers of density shall:

      (a) be to contiguous property under the same ownership or control;

      (b) only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;

      (c) not result in lot sizes per dwelling unit less than 14,500 sq. ft. in the TSDA, UGA, and UEA. The minimum lot size in the SDA and RDA shall be 40,000 sq. ft. the minimum lot/area size shall be exclusive of the wetland area; and

(d) be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.

3. Wetlands shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance are permissible activities within the wetlands, provided they are performed in accordance with current Silviculture Best Management Practices published by the Division of Forestry. Any isolated wetlands of less than one acre shall be exempt from these requirements.

POLICY 2.132-E3: PROTECTION OF LISTED SPECIES - To protect listed species (fauna and flora identified by the US Fish and Wildlife Service (USFWS) and/or the Florida Game and Freshwater Fish Commission (FGFWFC) as being endangered, threatened, and/or species of special concern), the County shall do the following:

a. The County shall require that any residential development consisting of 100 acres or more, more than 10 lots, or any non-residential development in excess of five (5) acres, shall be required to conduct a study for listed species. If it is determined that listed species are located on the site, a habitat management plan must be prepared using guidelines and protocols of the FGFWFC and/or USFWS. The County must receive a letter from FGFWFC stating that the proposed Management Plan meets and/or exceeds the standards placed on Management Plans by the FGFWFC.

b. ~~By July 1, 1994, t~~The County shall contact the FGFWFC and USFWS and shall work with them in developing an overall habitat management plan for the Green Swamp. ~~This plan shall be completed no later than July 1, 1995.~~

POLICY 2.132-E4: Habitat, for the purpose of this Management Plan, shall be defined as habitat for endangered, threatened, and/or species of special concern, as generally indicated on the Florida Natural Area Inventory (FNAI) map. In most cases, the specific boundaries of these areas may not be determined until site-specific field inspections are conducted to verify those boundaries. It shall be the responsibility of the owner and/or developer to submit documentation, exhibits, studies, etc., for the purpose of establishing that properties should not be classified as Habitat when the FNAI map indicates that the property is within such an area.

POLICY 2.132-E5: Those properties identified as containing Habitat shall comply with the following requirements:

a. Development shall be required to locate on the non-habitat portions of a development site unless such requirement would result in a net loss of density. Residential densities shall be transferred from habitat areas to contiguous non-habitat areas within the same subdivision, subject to the following:

1. Residential densities shall be transferred from the habitat areas to non-habitat areas based on the underlying residential land-use density where development does not occur within the habitat area of the project.

2. Residential densities shall be transferred from habitat areas to non-habitat areas at the underlying density and shall be clustered to the greatest extent possible to protect habitat. Any transfer of density to facilitate clustering shall not result in lot sizes, or areas per dwelling unit less than 65% of that required by the County's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area), with lots utilizing septic tanks no less than 40,000 sq. ft. Portions of lots may be platted into habitat areas and shall not be construed as having disturbed the habitat area for this density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within habitat areas.

3. All such transfers of density shall:

(a) be to contiguous property under the same ownership or control;

(b) only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;

(c) be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.

b. Land uses shall be regulated, and development shall be clustered and designed, to ensure that the smallest possible area of habitat be utilized to allow no net loss of density.

c. Commercial and industrial development shall locate on the non-habitat portion of a development site.

d. Polk County shall notify the Florida Game and Freshwater Fish Commission and/or the US Fish and Wildlife Service of proposed development which affects habitat areas.

POLICY 2.132-E6: STORMWATER MANAGEMENT - Stormwater management systems shall meet the following requirements:

a. Post-development peak rate of discharge shall not exceed the pre-development peak rate of discharge for the 25 year/24 hour storm event.

b. A stormwater management system may not cause a net reduction in flood storage within the 100-year floodplain.

c. Systems shall be designed to retain and infiltrate the total run-off generated by a ~~25 year~~ 25-year frequency, 24 hour duration storm event. This volume shall be recovered within 14 days.

d. Stormwater management facilities shall be designed to accommodate maintenance equipment access and shall facilitate regular operational maintenance such as underdrain replacement, unclogging filters, sediment removal, mowing and vegetation control.

e. Monitoring and operational maintenance requirements include:

1. periodic inspections of the system (with a written inspection report to the appropriate water management district) to ensure that the system is functioning as designed and permitted.

2. inspection reports will be submitted 1 year after construction and every year thereafter to the relevant water management district.

3. a registered professional engineer must sign and seal the report certifying the stormwater management system is operational as designed.

4. the County shall require that the following activities shall occur on a regular basis:

(a) removal of trash and debris,

(b) inspection of inlets and outlets,

(c) removal of accumulated sediments and decaying organic matter from pond bottom and sediment sumps,

(d) stabilization and restoration of eroded areas,

(e) mowing and removal of grass clipping, and

(f) aeration, tilling, or replacement of topsoil as needed to restore percolation capacity. If the topsoil is tilled or replaced, vegetation must be established on the disturbed surface.

f. Pollution abatement requirements shall be the first 1 inch (or 2.5 inches times the impervious area) of runoff for the developed site, or as per the regulations of SWFWMD and SJWMD, with this volume being recovered within 72 hours.

g. The County's Land Development Code shall require that runoff be discharged from impervious surfaces through retention areas, detention devices, filtering and cleansing devices, and/or selected DEP Best

Management Practices (BMP) for projects which include substantial paved areas. These regulations shall make provisions for the removal of oil, grease, and sediment from stormwater discharges.

h. Prior to platting, the developer shall ensure that a designated responsible entity, approved by the County for the maintenance of the stormwater management system has been established and is listed on the plat.

i. Prior to issuing a construction permit, the County shall require evidence that all required federal, state, and water management district stormwater permits have been obtained.

j. Recharge Standard: Projects or portions of projects in Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the-post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

POLICY 2.132-E7: WELL FIELDS - The County shall not permit or approve additional regional well fields.

RESERVED~~POLICY 2.132-E8: By July 1, 1994, the County shall petition SJRWMD/SWFWMD to conduct a groundwater basin resource availability inventory pursuant to Chapter 373.095 FS to assist in limiting growth to the available groundwater or other available supplies. The County shall further petition the districts to establish pursuant to Chapter 373.042, FS the minimum flows and levels of water courses and groundwater for the purpose of the districts establishing a safe withdrawal amount including groundwater and surface water sources.~~

RESERVED~~POLICY 2.132-E9: SEPTAGE/SLUDGE STUDY GROUP By July 15, 1994, the County shall establish a Septage/Sludge Study Group. This group shall, no later than November 1, 1994, produce a report making recommendations on when, where, and how the spreading of septage and/or sludge within the Green Swamp Area of Critical State Concern should occur.~~

RESERVED~~POLICY 2.132-E10: SEPTAGE/SLUDGE By January 31, 1995, the County shall adopt regulations which address the recommendations made by the Septage/Sludge Study Group. After May 1, 1994, the disposing of sludge from wastewater treatment plants or land spreading of septage from septic tanks shall be prohibited until these regulations are adopted.~~

POLICY 2.132-E11: SEPTIC TANKS -

a. All septic tanks and all drainfields shall be set back a minimum of 75 feet from the furthest upland extent of any wetland.

b. The County shall adopt a septic tank maintenance and inspection ordinance ~~by July 31, 1995~~, which, as a minimum, shall be applicable to all new septic tanks permitted within the Green Swamp Area of Critical State Concern. The ordinance shall require that:

1. Septic tanks shall be inspected by a qualified inspector on a regular, recurring basis. The initial inspection schedule shall be once every five years.

2. Data on sludge and scum accumulation should be collected from each tank serviced during the first ~~five year~~ five-year period. Only those tanks with excess sludge and/or scum accumulation, as defined in Chapter 10D-6, FAC, should be pumped out.

3. The County Engineer, or other qualified individual, shall review the accumulated data and suggest modifications to the schedule consistent with the results. If the data show that few, if any, tanks need to be pumped on a five-year schedule, or if the data show household characteristics which accurately predict those limited households which need more frequent pumping, the schedule should be modified accordingly.

4. In addition to inspecting for sludge and scum accumulation, the septic tank system shall be checked to ensure that the mound, drainfield, and septic tank are in good working order and in compliance with the requirements of Rule 10D-6, F.A.C.

5. The lot owner shall make all repairs that are necessary to bring the septic tank system into compliance with the requirements of Rule 10D-6, F.A.C.

c. The County shall investigate the feasibility of making the septic-tank-maintenance-and-inspection program applicable to all septic-tank owners in the Green Swamp Area of Critical State Concern.

POLICY 2.132-E12: SANITARY SEWER - All development within the TSDA, UGA, and UEA shall be required to connect to a centralized regional sewer system at the time of development, with lots of record being exempt from this requirement. Where septic tanks are permitted within the CARMP, the minimum lot size shall be no smaller than 40,000 sq. ft.

POLICY 2.132-E13: SILVICULTURE - The County shall require that silviculture follow the BMPs as outlined in the latest edition of "Silviculture Best Management Practices" by the Florida Department of Agriculture and Consumer Services, Division of Forestry. The landowner and/or his/her agent shall notify the County that timber harvesting will be occurring.

POLICY 2.132-E14: IRRIGATION/LANDSCAPING - The County's land development regulations shall include the following:

a. encourage the use of stormwater runoff to irrigate landscaped areas,

b. encourage the use of xeriscaping,

c. encourage the saving of existing trees and natural vegetation,

d. encourage existing development to install xeriscaping and irrigate using stormwater runoff,

e. encourage the use of re-use water where feasible and systems are designed to meet DER (or its successor agency) regulations,

f. encourage the use of computer operated landscape/golf course systems which use rain or soil-moisture sensors, and

g. referencing limitation of the hours that lawn sprinkling may occur based upon the water management districts' rules.

POLICY 2.132-E15: GOLF COURSE LOCATIONAL CRITERIA - Golf courses shall be permitted in the Ridge-SPA and Polk City-SPA within the land uses identified in Policies 2.132-B10 and 2.132-C8.

POLICY 2.132-E16: GOLF COURSE DEVELOPMENT CRITERIA - As part of the approval process a Golf Course Management Plan shall be developed which, at a minimum contains:

a. An Integrated Pest Management Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers.

b. A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands.

c. Best Management Practices which as a minimum identify procedures to be followed for the construction, irrigation, operation and maintenance of the golf course.

d. Golf courses shall be equipped with computer operated irrigation systems using rain or soil-moisture sensors to override the irrigation system in the event of significant rainfall.

e. Landscaping for golf courses shall be designed in accordance with xeriscape principles; and

f. Golf courses may not be used to satisfy open space requirements.

POLICY 2.132-E17: SITE ALTERATION - The County's Land Development Code shall require that the recharge or storage characteristics of the development site not be significantly altered.

POLICY 2.132-E18: INTERGOVERNMENTAL COORDINATION - In addition, Polk County shall coordinate the development of specific standards within the Land Development Code for this area with Lake County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

POLICY 2.132-E19: GREEN SWAMP IMPACT ASSESSMENT STATEMENT - All development, as defined in Section 380.04, FS, with the exception of a single-family dwelling unit and accessory uses, shall complete a Green Swamp Impact Assessment Statement which shall, at a minimum, address the following requirements:

a. Floodplain development criteria requirements under Policy 2.132-E1, where applicable;

b. Wetland development criteria requirements under Policy 2.132-E2, where applicable; and

c. All development, as defined in Section 380.04, FS, shall be reviewed for consistency with the following objectives:

1. Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood-detention areas.

2. Protect or improve the normal quantity, quality and flow of ground water and surface water which are necessary for the protection of resources of state and regional concern.

3. Protect or improve the water available for aquifer recharge.

4. Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

5. Protect or improve the normal supply of ground and surface water

6. Prevent further salt-water intrusion into the Floridan Aquifer.

7. Protect or improve existing ground and surface-water quality.

8. Protect or improve the water-retention capabilities of wetlands.

9. Protect or improve the biological-filtering capabilities of wetlands.

10. Protect or improve the natural flow regime of drainage basins.

11. Protect or improve the design capacity of flood-detention areas and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

POLICY 2.132-E20: The following shall be exempt from the applicable residential building densities established by the Critical Area Resource Management Plan (CARMP):

Those projects listed on Appendix A.

Residential building density exemptions relate to density only and all other requirements of the Comprehensive Plan shall apply. However, adjustment of the development criteria of the CARMP may be granted for lots

exempted pursuant to this section if the application of development criteria would result in the inability to develop lots with a single-family residence. Any adjustment shall be applied on a case-by-case basis only to the particular lot which could not otherwise be developed with a typical single-family residence, and then only to the minimum extent necessary to provide a reasonable beneficial use of the lot.

POLICY 2.132-E21: The Polk County Comprehensive Plan includes policies which discourages development from occurring in certain environmentally sensitive areas (for example, wetlands, floodplains, habitat for listed species, etc.) and encourage development to occur in "uplands". Within the Green Swamp ACSC these "uplands" are often scattered and may not be contiguous. Development may, if all other requirements have been met, occur on these scattered "uplands."

APPENDIX A - Vested Residential Projects

GREEN SWAMP AREA OF CRITICAL STATE CONCERN
RESIDENTIAL DEVELOPMENTS - POLK COUNTY
Existing Developments
(Developments with Final Development Order; Infrastructure approved and constructed)

Name	Total Lots	Unoccupied		Roads		Protection Area
		Number	Percent	Paved	Dirt	
Buckhorn Run	24	4	16	X		Rural
Cedar Knoll	44	5	11	X		Polk City
Citrus Hill	52	11	21	X		Polk City
Clearwater Lake Estates	161	23	14	X		Polk City
Costine Meadows	49	12	24		X	Rural
Country Estates	26	10	38	X		Polk City
Country Haven	49	15	30		X	Rural
Country Meadows	26	10	38	X		Rural
Country Trails, Phases I—V	447	248	55	X		Polk City/Rural
Country Trails Addition	5	5				Rural
Country Woods	29	12	41		X	Rural
Country World Village	21	13	61		X	Rural
Countryside	26	8	31	X		Polk City
Deer Trails	30	3	10	X		Polk City
Deer Trails North	58	31	53	X		Polk City
Double Diamond	40	30	75		X	Rural
Evans Acres	48	7	14		X	Rural
Evergreen Trails	35	25	71		X	Rural
Flanders Station	18	5	27	X		Rural
Forest Glen	8	3	37		X	Polk City
Gibson Oaks	45	10	22		X	Rural
Greenwood Estates	66	52	78	X		Polk City
Halmac Heights	28	2	7	X		Polk City
Hunters Run, Phase I	81	0	0	X		Polk City

Kent Acres	25	8	32	X		Polk City
KO Estates	25	21	84		X	Rural
Lake Agnes Shores	26	3	11	X		Polk City
Lake Gum Estates	33	25	75		X	Rural
Lake Mattie	10	2	20	X		Rural
Lexington Green	58	2	0.03	X		Polk City
Manors of Nottingham	54	13	24	X		Polk City
Martin Estates, Phases I—III	121	76	62	X		Polk City
Mt. Olive Estates	96	23	23	X		Polk City
Mt. Olive Heights	150	31	20	X		Polk City
Mt. Olive Heights, Unit 2	100	25	25	X		Polk City
North Forty	38	25	65	X		Polk City
Nottingham	84	0	0	X		Polk City
Oakland Heights	51	19	37	2	2	Polk City
Pine Glen	110	20	18	2	2	Rural
Pine Haven	6	6	100	X		Rural
Plantation Ridge	55	9	16	X		Polk City
Plantation Ridge West	49	23	46		X	Rural
Ponderosa Ranchettes	43	15	34		X	Rural
Ranchland Acres	49	19	38		X	Rural
Ranchland Acres Addition	91	39	42		X	Rural
Ridge Meadows	40	12	3	2	2	Rural
Robson Acres	50	19	38		X	Rural
Robson Acres (Unrecorded)	73	33	45		X	Rural
Rockridge Acres	33	8	24		X	Rural
Rockridge Farmettes, All Phases	101	32	31		X	Rural
Rockridge Ranchettes	51	23	45		X	Rural
Sugarbush	13	8	61		X	Rural
Sunny Acres	9	5	55		X	Rural
Timberidge, Phases I—V	293	33	11	X		Polk City
Van Fleet Acres	9	4	44		X	Rural
Woods # 1—5	242	61	25	X		Rural
Woods Ranchettes	49	20	40	2	2	Rural
Woods Ranching & Farming Tr.	201	127	63		X	Rural
Wood View	31	7	22		X	Rural
TOTALS	3886	1337	34			

GREEN SWAMP AREA OF CRITICAL STATE CONCERN
RESIDENTIAL DEVELOPMENTS - POLK COUNTY
Vesting Certificate from County
Approved by ~~DCA~~FloridaCommerce by Settlement Agreement, Developers Agreement or Other Written Approval from ~~DCA~~FloridaCommerce

Name	Total Lots	Unoccupied		Roads		Protection Area
		Number	Percent	Paved	Dirt	
Bay Lakes Resorts RV Park*	368	368	100		X	Rural
Buck Hill*	55	55	100	X		Rural
Country Trails, Phases VI & VII	202	202	100	X		Rural
Deer Trails North, Phases II*	64	58	90	X		Polk City
Double Diamond, Phases I—III	17	17	100		X	Rural
Gator Creek Campground, Glenridge, Phases I—III	99	51	50	X		Polk City
Hunters Ridge*	49	42	86	X		Polk City
Hunters Run, Phases II & III	125	86	69	X		Polk City
Lake Littleton Estates*	110	110	100	X		Polk City
Lake Margaret Shores*	597	597	100	X		Polk City
LeLynn RV Resort	366	366	100	X		Rural
Lucky World*	48	48	100		X	Core
Manors of Nottingham Addition, Mt. Olive Shores, Phases I—V	332	215	64	X		Polk City
Nottingham Trails*	59	59	100	X		Polk City
Paradise Country Estates*	166	166	100		X	Rural
Polo Park West, Phases I—III	725	170	23	X		Ridge
Saddlewood Est., Phase I	116	87	75	X		Rural
Scandinavia USA, Unit III	136	136	100	X		Polk City
Scandinavia, Excl. I & II	833	833	100	X		Polk City
Scandinavia/Lake Finlandia	157	126	80	X		Polk City
Sherwood Estates	75	75	100	X		Polk City
Sonora Heights	25	15	60	X		Rural
T & J Estates*	5	5	100		X	Rural
Turkey Creek*	57	57	100	X		Rural
Westridge, Phases I & II*	170	62	36	X		Ridge
Westwood	224	224	100	X		Ridge
Yearling Trace*	74	48	62	X		Rural
TOTALS	5556	4573	82			

* Indicates those developments under Settlement/Developer's Agreement with ~~DCA~~ FloridaCommerce in addition to having Vesting certificate with County. All others have been reviewed by ~~DCA~~FloridaCommerce but not appealed.

** Came in after cutoff date for vesting certificates but has County and ~~DCA~~FloridaCommerce approval.

GREEN SWAMP AREA OF CRITICAL STATE CONCERN RESIDENTIAL DEVELOPMENTS - POLK COUNTY						
Vesting Certificate from County Not Reviewed by ~~DCA~~FloridaCommerce						
		Unoccupied		Roads		
	Total Lots	Number	Percent	Paved	Dirt	Protection Area
Holly Cove MHP	188	188	100	X		Polk City
Plano Verde	41	41	100	X		Rural
Plano Verde North	12	12	100		X	Rural
Saddlewood Estates, Phases II—V	264	264	100	X		Rural
TOTALS	**505**	**505**	**100**			

APPENDIX 2.133 INDIVIDUAL SETTLEMENT AGREEMENTS

STATEMENT: This portion of the Comprehensive Plan is dedicated to settlement agreements between the County, FloridaCommerce~~DCA~~, and individual applicants. These policies pertain to site specific restrictions that apply to a particular land use designation.

SECTION 2.133-A CPA-97B SETTLEMENT.

OBJECTIVE 2.133-A: Through stipulated settlement agreement of CPA 97B-03 this section of the plan enable this specific property to be developed with L/R land uses in a limited fashion. This agreement fulfills the objectives of FloridaCommerce~~DCA~~, the applicant and the County.

POLICY 2.133-A1: DESIGNATION AND MAPPING - Leisure/Recreation lands for this settlement agreement shall be designated and mapped on the Future Land Use Map Series as ~~ALeisure/Recreation X@ or AL/RX.@~~ Leisure/Recreation X or L/RX to denote that there are further restrictions on this particular L/R designated property.

POLICY 2.133-A2: LOCATION CRITERIA - These policies apply to the property legally described as Lots 9 through 13, inclusive, LAKEVIEW MEADOWS, according to the plat map thereof recorded in Plat Book 103, pages 20 and 21, public records of Polk County, Florida

POLICY 2.133-A3: DEVELOPMENT CRITERIA - Development within this L/R area shall conform to the following criteria:

a. Permitted uses include, but are not limited to: fish camps, commercial campgrounds, recreational-vehicle (RV) parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.

b. Retail commercial uses within the project area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.

c. The project shall be designed to provide:

    1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;

    2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and

    3. Direct access to a paved publicly maintained road with adequate Level-of-Service (LOS) capacity.

d. Permitted land uses are intended for resource-based recreation and passive recreation including but not limited to golfing, horseback riding, water-sports, and fishing. Residential structures are limited to detached single dwelling family units and RVs. Residential development densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Residential densities may reach two dwelling units per acre (2 du/ac.) if there is centralized community or public water provided. With central water and sewer, residential development may reach three units per acre (3 du/ac.) and up to four units per acre (4 du/ac.) if development is clustered

in order to provide an optimal amount of natural resource protection. A minimum of 50% open space is required within the development. Event facilities may be permitted through the Conditional Use Permit (CUP) process or its functional equivalent.

e. Golf courses located near lakes designated as Outstanding Florida Waters must have a Chemical and Pest Management Plan approved by the Florida Department of Environmental Protection.

f. No habitable structures or stormwater retention/detention ponds may be located within one hundred and fifty feet (150') of the mean high water mark of any surface water body, lake, river, cypress dome, or jurisdictional wetland. Furthermore, all development activities must adhere to all requirements of the Polk County Surface Water Protection Ordinance.

DIVISION 2.200 HOUSING ELEMENT

SECTION 2.201 INTRODUCTION.

A. **Purpose.** The purpose of the Housing Element is to establish the goal, objectives, and policies to guide housing development within Polk County to the year 2050. ~~over the next twenty years~~. This element addresses such critical issues as eliminating substandard housing conditions within the County and providing increased opportunities for all of Polk County's current and future residents to obtain safe, affordable housing in quality residential neighborhoods.

B. **Element Organization.** The Housing Element is divided into four main sections: the conservation of existing housing; the provision of future housing; housing for special needs groups; and an implementation section. The first three sections contain objectives and policies designed to identify and address the following housing issues:

1. Conservation of Existing Housing
    a. eliminating substandard housing conditions
    b. providing relocation housing
    c. redeveloping blighted areas
    d. protecting historically significant housing
2. Provision of Future Housing
    a. improving the regulatory process
    b. providing adequate sites for new residential development
    c. establishing location and development criteria
3. Housing for Special Needs Groups
    a. increasing affordable housing opportunities for low income residents and others with special housing needs
    b. developing nondiscriminatory criteria for locating group living facilities
    c. supporting housing programs for the homeless

The implementation section summarizes the actions necessary to accomplish the objectives and policies of this element, including:

a. designating responsible County agencies or departments to execute appropriate strategies and programs;
b. adopting and enforcing applicable development regulations;
c. seeking funding for code enforcement, rehabilitation, construction of low- and moderate income housing, and programs to aid the homeless; and

d. ~~appointment of a "Housing Task Force"~~ use of the Affordable Housing Advisory Committee to assess the housing needs of low-income households.

GOAL: Polk County shall promote the provision of an adequate supply of safe, sanitary, affordable, decent housing in quality residential neighborhoods, for all of its current and future residents through the conservation of existing housing stock and neighborhoods, and the promotion of well-planned residential developments.

SECTION 2.202 CONSERVATION OF EXISTING HOUSING.

OBJECTIVE 2.202-A: Polk County shall conserve its existing housing stock through the rehabilitation of no less than 40 substandard dwelling units per year.

POLICY 2.202-A1: An updated survey of housing conditions shall be conducted in where that the County completes and adopts a Redevelopment District Revitalization Plan to determine the number and general location of substandard dwelling units. Results of this survey shall be made part of the Redevelopment District Revitalization Plan.

POLICY 2.202-A2: Polk County shall increase minimum housing code enforcement activities in areas where high concentrations of substandard dwelling units are found. This will be accomplished through a systematic housing inspection program.

POLICY 2.202-A3: Polk County shall continue to seek federal, state, and local funding at a level adequate to meet this objective.

POLICY 2.202-A4: Polk County shall commit, at a minimum, an amount equivalent to twenty-five percent of its annual Community Development Block Grant funds to be spent directly for housing rehabilitation and demolition activities.

POLICY 2.202-A5: Polk County shall establish criteria when allocating rehabilitation funds. These criteria shall include, but not be limited to:

a. income level;

b. program guidelines; and

c. households within Revitalization Target Areas as determined by the County.

POLICY 2.202-A6: Polk County Human Service Department shall continue to implement a program designed to educate recipients of public rehabilitation funds concerning basic home repair and maintenance so that rehabilitated units remain in standard condition.

POLICY 2.202-A7: Polk County shall, through its housing rehabilitation programs, provide technical and financial assistance to leverage private sector financing of rehabilitation activities.

OBJECTIVE 2.202-B: Polk County shall make a consistent effort to implement development and redevelopment activities that do not require displacement. If displacement, as a result of public action, should occur, Polk County shall ensure that standard, affordable relocation housing is available prior to displacement.

POLICY 2.202-B1: Polk County shall provide relocation assistance to displaced persons consistent with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24, and Section 104(d) of the Housing and Community Development Act of 1974, as amended, and implementing regulations at 24 CFR 570.606.

OBJECTIVE 2.202-C: The Polk County Plan shall address areas in need of revitalization within the County through the following:

a.the designation and mapping of "Redevelopment District" overlay areas, and

b.the development of "Redevelopment District Revitalization Plans" to preserve, rehabilitate, revitalize, and/or redevelop designated "Redevelopment Districts."

POLICY 2.202-C1: PURPOSE AND INTENT - Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:

a. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;

b. involve neighborhood residents in every phase of the planning process;

c. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;

d. promote an enhanced living environment for the community, and a higher quality of life for community residents;

e. promote the economic vitality of the community through the development of employment and business opportunities for community residents;

f. encourage multi-model transportation options, particularly pedestrian and bicycle travel; and

g. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."

POLICY 2.202-C2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as "Redevelopment District" overlays those areas with a revitalization plan as approved or accepted by the Board. These areas are identified as being low to moderate income as defined by the United States Department of Housing and Urban Development income standards and the County. The non-prioritized "Redevelopment District" overlays include but are not limited to the following:

Adams Grove

Babson Park/Highland Park

Bradley Junction

Crystal Lake

Davenport

Eaton Park

Echo Terrace

Eloise

Florence Villa

Fuller Heights

Fussells Corner (Carters)

Griffin Quarters

Highland City

Highland Park Manor

Inwood

Jamestown

K-Ville

Kathleen

Lakeview Park

Lakewood Park

Mammoth Grove

~~Maxi Quarters~~ Maxcy Quarters

Medulla

Mullinsville

Nichols

North Florida Heights

Old Polk City Road

Loughman

Lynchburg

Rolling Hills

Wabash

Wahneta

Washington Park

Waverly

Winston

The "Redevelopment District" overlay shall be reviewed, at least annually, and amended, if necessary, to include any additional predominantly low and moderate income areas determined by the United States Department of Housing and Urban Development income standards and the County to be disproportionately in need of social and/or community services, infrastructure, transportation, economic development assistance, law enforcement, and/or affordable housing, based on an analysis of demographics, land use, crime, housing, infrastructure, and other physical and social conditions.

POLICY 2.202-C3: REDEVELOPMENT DISTRICT PLANS - The County shall develop a "Redevelopment District Revitalization Plan" in accordance with the goals and objectives of the programs described in the Polk County Consolidated Plan and Five Year Strategy Plan, for designated "Redevelopment Districts," to guide implementation of the Community Development Block grant, HOME Investment Partnership Program and the emergency Shelter Grant. The Redevelopment Plans will be prioritized based on a variety of factors that include but are not limited: funding availability, need, physical and economic conditions, level of neighborhood or community support for a plan. To the greatest extent possible, neighborhood district revitalization plans will be coordinated with other planning initiatives.

The Redevelopment District Revitalization Plans shall contain strategies developed with public input from those areas affected to preserve, rehabilitate, revitalize, and/or redevelop those areas. These strategies shall include, but not be limited to:

a. targeting housing rehabilitation and code enforcement activities within designated Redevelopment Districts;

b. removing dilapidated structures to create space for infill development;

c. coordinating infrastructure improvements with rehabilitation and redevelopment activities;

d. providing economic opportunities and neighborhood support services to encourage economic independence and self-sufficiency of residents;

e. implementing programs to facilitate the development of affordable housing;

f. developing special incentives, provisions, restrictions, or requirements in order to ensure that redevelopment and revitalization activities occur in accordance with sound planning principles and local community objectives;

g. encouraging design features which promote public safety, create inviting streetscapes along public roadways, and emphasize a pedestrian-oriented environment;

h. developing or providing incentives for development of needed community facilities such as neighborhood centers, day care centers, churches, schools, and community-oriented policing substations; and

i. most importantly, empowering residents so as to rekindle community pride and developing lasting partnerships between government and the community.

POLICY 2.202-C4: ADOPTION OF REDEVELOPMENT DISTRICT REVITALIZATION PLANS - Upon completion of a "Redevelopment District Revitalization Plan", as defined in Policy 2.124-F3, and upon its approval by the Board of County Commissioners, such plan shall become the official revitalization plan for the designated Redevelopment District. Redevelopment District Revitalization Plans that exceed the amount of commercial and office uses as permitted in Policy 2.124-F4 shall obtain approval through a comprehensive plan amendment.

POLICY 2.202-C5: REDEVELOPMENT DISTRICT PLAN FUNDING SOURCES - Federal, state and local funding sources, including, but not limited to, Community Development Block Grant, the HOME Investment Partnerships program, the State Housing Initiatives Program, and the Emergency Shelter Grant, shall be sought and utilized to implement an approved "Redevelopment District Revitalization Plan."

RESERVED~~OBJECTIVE 2.202-D: The Polk County Plan shall identify and protect historically significant resources by:~~

~~a.the designation and mapping of identified historic resources, and~~

~~b.the establishment of development review procedures to protect designated historic resources from encroachment by incompatible land uses.~~

~~POLICY 2.202-D1: The Future Land Use Map Series shall identify, designate, and map as "Historic Preservation Sites" those 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 2.202-D2: Polk County shall review new development or redevelopment projects that may impact designated "Historic Preservation Sites" by:~~

~~a. establishing development guidelines, within its Land Development Code that shall promote the preservation and rehabilitation of historic resources in accordance with state and federal historic preservation standards;~~

~~b. 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~~

~~c. cooperating in enforcing state and federal historic preservation legislation by fulfilling preservation requirements in the impact review of federal grant projects.~~

~~POLICY 2.202-D3: Polk County, through the Polk County Historical Commission, shall educate the public regarding local historic preservation activities through newsletters, brochures, exhibits, etc., and shall provide assistance to the private sector in nominating eligible properties to the National Register of Historic Places.~~

SECTION 2.203 PROVISION OF FUTURE HOUSING.

OBJECTIVE 2.203-A: Polk County shall work in cooperation with private and non-profit participants involved in housing production to provide the dwelling units to meet the projected 205~~2~~0 housing need for the population by:

a. the designation of adequate areas for new residential development on the Future Land Use Map Series,

b. the establishment of location and development criteria applicable to residential development, including rural and farm-worker housing, low-income housing, and mobile homes, and

c. the improvement of the local development review process.

POLICY 2.203-A1: Areas for new residential development shall be provided throughout the Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, and Rural-Development Area of the County, as reflected on the Future Land Use Map Series, with consideration being given to the following criteria:

a. Access to county-maintained roads or roads constructed to County standards.

b. Proximity to Activity Centers or Rural-Cluster Centers.

c. Adequacy of water and sewage disposal systems (public and private).

d. Adequacy and response time for public safety services - fire, police, and emergency medical service.

e. Adequacy of recreation facilities.

f. Proximity of incompatible land uses.

g. Development limitations.

POLICY 2.203-A2: Mobile homes shall be allowed in all areas of the County designated for residential development, subject to siting and design criteria consistent with the County's Land Development Code.

POLICY 2.203-A3: Farm-worker housing shall be allowed in Rural-Development Areas when in conformance with applicable HRS rules and regulations, and upon approval of the conditional use by the County.

POLICY 2.203-A4: Polk County shall establish, through its Land Development Code, criteria for locating publicly assisted housing for low-income households to locate such units in areas other than where there may now be a disproportionate concentration. Criteria shall include, but not be limited to: Accessibility to shopping, services, and employment.

POLICY 2.203-A5: Polk County shall continue to review, and amend its development review and approval process for the purposes of increasing efficiency and eliminating unnecessary requirements in order to increase private sector participation in meeting the identified housing needs while continuing to ensure the health, safety, and welfare of residents. Improvements to this process shall include, but not be limited to, the following:

a. improving communication between developers and County agencies through printed guidelines for development review and pre-application meetings,

b. coordinating development review by County agencies through the County's Development Review Committee,

c. establishing a maximum time limit for review of development proposals, and

POLICY 2.203-A6: Polk County shall discourage the use of recreational vehicles as year-round, permanent housing by prohibiting permanent additions to recreational vehicles.

POLICY 2.203-A7: Polk County shall ensure that there are sufficient lands designated on the adopted Future Land Use Map Series for residential uses within the Transit Supportive Development Area (TSDA) to accommodate the housing needs for existing and future residents, including very low, low, and moderate income households through the year 205~~3~~0.

POLICY 2.203-A8: MIX OF HOUSING TYPES - Polk County shall encourage residential communities to include a variety of housing types, such as single family detached homes, townhomes, multi-family units, and residential units in a mixed use building.

POLICY 2.203-A9: Polk County shall adopt procedures to ensure that entities receiving County funds for the development of new affordable housing units consider the following provisions when designing new affordable housing projects. Preference will be given to projects based on the extent to which these criteria are met:

1. Transit-oriented development, where applicable;
2. Maximization of the highest density available in a designated land use category;
3. The proximity to transit bus service;
4. Proximity to employment and shopping centers;
5. Availability of parks and open space; and
6. Proximity to schools.

POLICY 2.203-A10: Polk County shall provide monetary incentives, such as mitigation or waiver of impact fees, and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives.

POLICY 2.203-A11: ~~By 2012, t~~The County shall adopt an ordinance providing developer incentives for the provision of workforce (low and moderate income) housing opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the Transit Supportive Development Area and/or Transit Corridors and Centers Overlay, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation.

SECTION 2.204 HOUSING FOR SPECIAL NEEDS GROUPS.

OBJECTIVE 2.204-A: Polk County shall continue to assess the existing public, private, and nonprofit housing delivery systems and continue to evaluate and implement programs and policies to increase affordable housing for low and very low income households and others with special housing needs through the Consolidated Plan (CP) and the Local Housing Assistance Plan (LHAP).

POLICY 2.204-A1: Polk County shall actively pursue federal and state funding sources for the construction of low and very-low income housing.

POLICY 2.204-A2: The Board of County Commissioners shall keep a Housing Task Force comprised of public, non-profit, and private representatives of the housing delivery system, and Polk County municipal representatives, for the purpose of assessing low and very low-income housing needs in Polk County.

POLICY 2.204-A3: The Housing Task Force shall continue to make recommendations for a plan for action by the Board of County Commissioners to implement the objectives and policies of this section.

POLICY 2.204-A4: Polk County shall review its development ordinances, codes, and regulations, and implement the use of innovative site design, building materials, and construction techniques which will reduce housing costs while maintaining quality.

POLICY 2.204-A5: Polk County, with review assistance by a lay advisory board such as the Affordable Housing Advisory Committee (AHAC), shall continue to evaluate impacts to the cost of housing in its economic impact evaluation of proposed County ordinances, resolutions, and policies adopted by the Board of County Commissioners and recommend amendments as appropriate.

POLICY 2.204-A6: Polk County shall develop, within its Land Development Code, an administrative site plan review process for residential developments which incorporate innovative approaches to site design (clustering, zero-lot-line, etc.) as a technique to reduce housing costs.

POLICY 2.204-A7: Polk County shall continue to exempt affordable housing for low and very low income households and others with special housing needs from the payment of impact fees.

POLICY 2.204-A8: Polk County shall provide adequate locations for mobile home developments, with supporting infrastructure.

POLICY 2.204-A9: Polk County shall implement the housing programs established by the Cranston-Gonzalez National Affordable Housing Act of 1990 and the Sadowski Affordable Housing Act of 1992, including private and non-profit partnerships involved in the production and operation of housing affordable to low and very-low income households and others with special housing needs, including farmworker households.

POLICY 2.204-A10: Polk County shall provide regulatory and other incentives to encourage the development of housing for the special needs populations including but not limited to impact fee waivers, density bonus points, and bonus scoring points on applications submitted by public, private, and non-profits applying for funds to construct housing for special needs populations including farmworkers.

OBJECTIVE 2.204-B: Polk County shall implement provisions within the Future Land Use Element and the Land Development Code to ensure that opportunities are available to provide adequate sites in residential areas for group living facilities licensed by the Florida Department of Children and Families.

POLICY 2.204-B1: Licensed "family care homes" and "group homes" shall be located within residential areas throughout the County in accordance with the Florida Statutes. "Adult congregate-living facilities" may be located within all Future Land Use designations, in accordance with policies within the Future Land Use Element, standards within the County's land development regulations, and upon issuance of a conditional use permit or functional equivalent by the County.

POLICY 2.204-B2: Group-living facilities located immediately adjacent to existing residential areas shall be designed so that the group-living facilities have a similar scale and intensity as the residential land use designation or adjacent existing residential dwellings units, otherwise, the group living facilities shall be setback and/or buffered to mitigate dissimilar scales. See Policy 2.116-A4.

OBJECTIVE 2.204-C: Polk County shall continue to implement programs to address the housing needs of the County's homeless population.

POLICY 2.204-C1: Polk County shall continue to seek state and federal sources of funding, including funds available under Title IV of the Stewart B. McKinney Homeless Assistance Act, to assist in providing emergency shelter, transitional housing, and support services to serve the homeless.

SECTION 2.205 IMPLEMENTATION.

OBJECTIVE 2.205-A: Polk County shall implement the objectives and policies of the Housing Element through appropriate techniques and mechanisms. Polk County shall implement adopted objectives and policies by: Designating responsible County agencies or departments to execute appropriate strategies and programs; adopting and enforcing applicable development regulations; evaluating all development proposals for conformance to policies and compliance with regulations; and considering all objectives and policies when making growth management decisions.

POLICY 2.205-A1: The County Administrator, or designee, shall be responsible for implementing the housing objectives and policies included within the Polk County Comprehensive Plan.

POLICY 2.205-A2: Polk County shall implement the objectives and policies of the Housing Element through the Land Development Code. in accordance with the intent of Section 163.3202(1), F.S.

POLICY 2.205-A3: Polk County shall seek federal, state, and local funding sources at levels adequate to meet the objectives and policies of the Housing Element for the following activities:

a. minimum housing code enforcement (refer to Policies 2.202-A2 and 2.202-A3);

b. rehabilitation and demolition of substandard housing units (refer to Policies 2.202-A3, 2.202-A4, and 2.202-A7);

c. construction of low-income housing units (refer to Policy 2.204-A1);

d. housing for the homeless (refer to Policy 2.204-C1).

POLICY 2.205-A4: The Polk County Board of County Commissioners Housing Task Force shall continue to assess low and very low-income housing needs in Polk County, and making recommendations for programs for action by the Board of County Commissioners to implement the County's affordable housing objectives and policies (refer to Policies 2.204-A2 and 2.204-A3).

DIVISION 2.300 CONSERVATION

SECTION 2.301 INTRODUCTIONS.

The Conservation Element of the Comprehensive Plan is intended to guide the protection and use of the County's natural resources. This document was prepared in accordance with the requirements of Chapter 163, F.S.~~9J-5, FAC.~~

Polk County is 2048 square miles of land and water. Its central cities, Lakeland and Winter Haven, form the heart of the developing area as a Standard Metropolitan Area. The majority of the County's land is undeveloped and is the basis of the rural setting for many of its 17 municipalities.

Polk County's natural resources such as surface waters, groundwater, floodplains, wetlands, minerals, soils, air quality, and vegetative communities, have played a large part in the area's development through their abundance and potential for use, in terms of the aesthetic value they provided, or by the constraints to development they necessitated.

The County contains the headwaters of six Florida rivers, and contributes water to those rivers via 22 major streams. Polk County also contains a large portion of the Green Swamp (an Area of Critical State Concern). The groundwater levels measured in the County form the potentiometric high for the state.

Sand Pine Scrub, a rare and endangered vegetative community, endemic to central Florida, is found insignificant quantities in Polk County. Air quality is in compliance with Federal standards due to the low level of industrialization for the size of the County as well as the dispersion of motor vehicle traffic. Mineral resources are abundant here and have historically been significant to the local economy.

The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.

Polk County contains the Hillsborough Bay Watershed, Alafia River Basin, Lake Okeechobee Watershed, and Upper Ocklawaha Basin. These are areas of the County that are more acceptable to poor quality nutrient levels. These areas are part of the Nutrient Restoration Plan Overlay and Basin Management Action Plan (BMAP).

GOAL: To protect, manage, and enhance the natural resources and environmental quality of Polk County.

SECTION 2.302 AIR QUALITY.

OBJECTIVE 2.302-A: Air quality within Polk County shall continue to meet the minimum air quality levels established by the Environmental Protection Agency and the Florida Department of Environmental Protection.

POLICY 2.302-A1: During Polk County's review of proposed Developments of Regional Impact (DRI), the County shall review air quality impacts of the project and the air-quality mitigative measures for the project both to be provided by the applicant for the DRI.

POLICY 2.302-A2: Polk County shall, at least annually, review the existing placement of DEP/EPA ambient air monitoring stations in the County and shall request that the Florida Department of Environmental Protection provide for placement of temporary or permanent stations to monitor air quality for specific areas determined by the County to be in need of such monitoring based on population and location of air pollutant emission sources.

POLICY 2.302-A3: Polk County shall implement development regulations adopted in the Land Development Code to provide for buffer areas between land uses where hazardous air emissions from one land use may adversely affect adjacent land uses.

POLICY 2.302-A4: At that time when the Florida Department of Commerce~~Economic Opportunity (DEO)~~ promulgates standards addressing radon gas Polk County shall initiate implementation of the standards within its development regulations.

OBJECTIVE 2.302-B: Polk County shall assist the FDEP with enforcement of its asbestos control program by ensuring that contractors are informed of the requirements and processes related to the state's asbestos abatement program prior to issuing a demolition or reroofing permit.

POLICY 2.302-B1: Polk County shall, before issuing a County structure demolition permit, require verification that FDEP has been notified of intent to demolish or remodel buildings containing asbestos, except for those structures exempt from FDEP notification.

SECTION 2.303 SOILS.

OBJECTIVE 2.303-A: Polk County shall require all construction/development sites to implement best management practices in accordance to the Land Development Code.

POLICY 2.303-A1: Polk County's development regulations shall require all construction/development sites to implement best management practices based on FDEP's Florida Development Manual, Chapter Six.

POLICY 2.303-A2: Criteria for Polk County's inspection of development sites during construction activities shall include erosion-control standards.

OBJECTIVE 2.303-B: Polk County shall establish a funding mechanism(s) to support the Polk Soil and Water Conservation District in order for the District to provide technical assistance with the use of best management practices for development (including mining) and agriculture.

POLICY 2.303-B1: Polk County shall annually review the funding source to the Polk Soil and Water Conservation District to ensure provision of sufficient monies to allow the District to provide consistent technical assistance and development review.

POLICY 2.303-B2: Polk County shall, through its Legislative Delegation Position Statement, request that the State provide funding to the Polk Soil and Water Conservation District in at least an amount to match the funding provided by the County.

SECTION 2.304 MINERAL RESOURCES.

OBJECTIVE 2.304-A: Polk County shall continue to promote the efficient utilization of mineral resources in a manner which will lend itself to reclamation and limit significant impact to the natural environment.

POLICY 2.304-A1: Polk County shall require mining operations to submit permits from state and federal regulatory agencies prior to, or concurrent with, final development approval.

POLICY 2.304-A2: Polk County shall support research to determine uses of phosphate mining and processing waste products such as phosphogypsum and clay, and shall support the use of those materials if such use is determined by Federal and State agencies to not pose a hazard to human health.

POLICY 2.304-A3: Lands designated as Preservation on the Future Land Use Map Series, and/or through development regulations, shall not be disturbed by mining or mining support operations.

POLICY 2.304-A4: Polk County shall require that use of reclaimed land be consistent with Future Land Use Element policies and land use designations.

POLICY 2.304-A5: Polk County's development regulations shall include minimum setbacks for all mining operations between the mine site and adjoining properties not owned by the mine operator.

POLICY 2.304-A6: Polk County shall protect the availability and mineability of its mineral resources by implementing a Mineral Resource Overlay District, as defined within the Future Land Use Element of this plan. The overlay will delineate areas intended for mining through the time frame of the Comprehensive Plan. (See Objective 2.124-C and accompanying policies.) Mining activities (excluding phosphate) shall be allowed in those areas which are identified on the Mineral Resource Overlay District and/or where the mineral resources occur and where extraction is compatible with the surrounding land uses to be defined in the Land Development Code.

SECTION 2.305 SURFACE WATER.

OBJECTIVE 2.305-A: Polk County shall develop a program of activities to maintain the quality of public waterbodies and their drainage basins and improve the quality of waterbodies determined by FDEP to not be functioning at their designated classification.

POLICY 2.305-A1: Polk County shall continue to coordinate with FDEP to update through the surface water ambient monitoring program, the 305(b) list of priority water bodies which is submitted to EPA.

POLICY 2.305-A2: Polk County shall establish a funding mechanism(s) to maintain or improve existing surface water quality when needed.

POLICY 2.305-A3: Existing stormwater management systems reconstructed by the County on recommendation of the County Parks and Natural Resources Division, and requiring stormwater permits from a water management district, shall be retrofitted where those systems drain into surface waters on the County's Retrofitting CIP referenced in Policy 2.305-A8.

POLICY 2.305-A4: The County shall, where applicable, attempt to coordinate stormwater system retrofit activities with municipalities within the County.

POLICY 2.305-A5: Polk County shall use best management practices determined appropriate for the project to mitigate impacts on surface water.

POLICY 2.305-A6: Polk County shall continue to ensure proper disposal of waste products as described in Policy 3.102-C3.

POLICY 2.305-A7: Polk County's development regulations shall require setbacks of septic tanks (i.e. OSTDS, Enhanced nutrient reduction systems), from waterbodies and setbacks of structures from lakes.

POLICY 2.305-A8: Polk County shall prioritize the retrofit project list based on problems identified within watersheds in the priority list of impaired water bodies developed by FDEPs 303(d) report.

POLICY 2.305-A9: Polk County shall continue to protect the natural flow of streams within the County by enforcing the floodway protection provisions of the Land Development Code.

POLICY 2.305-A10: The wetlands protection standards shall be enforced through the Land Development Code.

POLICY 2.305-A11: Polk County shall require:

a. all new and replacement water supply systems shall be designed so as not to allow infiltration of flood waters into the systems and discharge from the systems into flood waters;

b. all new and replacement sanitary sewage systems shall be designed so as not to allow infiltration of flood waters into the system and discharge from the systems into flood waters; and

c. on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

POLICY 2.305-A12: Polk County shall implement watershed management plans to address regional flooding and water quality along major water courses.

POLICY 2.305-A13: The County shall continue to participate in the Charlotte Harbor National Estuary Program to protect and conserve the Peace River and its tributaries.

POLICY 2.305-A14: The County will coordinate with the water management districts in their efforts to restore and maintain surface water and aquifer levels.

POLICY 2.305-A15: Polk County shall continue acquisition of land for the protection of surface water as part of Policy 2.309-A5.

OBJECTIVE 2.305-B: Polk County shall continue and increase its monitoring of surface water quality and investigate for sources of chemical and bacterial pollution in public waterbodies.

POLICY 2.305-B1: The Polk County Parks and Natural Resources Division shall continue its monitoring of public lakes and shall expand the program to include public lakes determined to be of environmental significance with the voluntary compliance of any landowner adjacent to the lake.

POLICY 2.305-B2: The Polk County Parks Natural Resources Division shall continue to provide water quality data to the State's water-quality database.

POLICY 2.305-B3: Polk County shall continue to implement bacteriological monitoring as needed for surface water quality analysis.

POLICY 2.305-B4: The Polk County Parks and Natural Resources Division shall maintain and update a list of streams that should be monitored for water quality based on population and the likelihood of pollution and, if necessary, shall implement a monitoring network on those streams.

POLICY 2.305-B5: Polk County shall work with FDEP to reduce nutrients in surface water system in Polk County. This shall include the following:

a. maintaining the Nutrient Restoration Plan Overlay as part of the Future Land Use Map series and include it on the County's GIS mapping software used for permitting,
b. work to connect areas with a one septic tank per acre density to public wastewater within Polk County's wastewater utility service areas,
c. coordinate with other jurisdictions that have a utility service area in unincorporated Polk County to connect transfer homes on septic tanks to public wastewater.

POLICY 2.305-B6: Polk County shall require an enhanced nitrogen-reducing septic system in the Nutrient Restoration Plan Overlay areas when central sewer is not available.

SECTION 2.306 GROUNDWATER.

OBJECTIVE 2.306-A: DEVELOPMENT REGULATIONS C Polk County shall develop a groundwater protection program.

POLICY 2.306-A1: Polk County shall implement land development regulations and performance standards as established in the Land Development Code providing for:

a. impervious-surface cover requirements,
b. balanced water-budget requirements,
c. vegetation preservation,
d. stormwater-retention design consideration, and
e. control of point and non-point pollution of ground and surface waters (including but not limited to contact with sinkholes and the use of vegetative buffered and proper design of stormwater management systems).

f. no reduction by new development and redevelopment within a "high recharge area" in the aquifer recharge quality or quantity (volumes and rates) and for subsurface storage and flow to simulate pre-development natural conditions.

POLICY 2.306-A2: Polk County shall continue to implement a wellhead protection program which shall:

a. provide for coordination with Polk County's local municipalities to identify current and future public-supply wellhead sites; and

b. implement wellhead protection strategies for those sites and their Wellhead Protection Area where those sites are currently in use or purchased for that purpose to serve Polk County residents. The County shall use FDEP standards for wellhead protection areas within the program.

POLICY 2.306-A3: The County shall continue coordination with the Health Department, DEP, and other applicable agencies to implement a program where Polk County Health Department staff inspects, identifies, and takes action, within existing regulatory parameters, to correct the deficiencies found in onsite disposal systems (e.g. septic tanks) and private wastewater treatment and disposal facilities that are polluting ground or surface waters or otherwise creating health hazards including the review and coordination with other utility providers in the conversion of septic tanks to sewer in the Nutrient Restoration Plan overlay areas.

POLICY 2.306-A4: Polk County shall continue to coordinate with agencies involved with potable waterwell and septic-tank permitting and require site inspections of water wells as they are installed to ensure proper setback from on-site disposal systems

POLICY 2.306-A5: Private on-site disposal systems (e.g. septic tanks) shall be designed and located in accordance to standards established by the Department of ~~Health~~ Environmental Protection using USDA Soil Conservation Services' determinations as to the adequacy of each type of soil to support septic tank use and the depth of the wet-season water table level.

POLICY 2.306-A6: Development shall be limited in accordance to the policies stated within the Future Land Use Element "Aquifer-Protection Areas" Section 2.120-D, and "Wellhead Protection" Section 2.121-D.

POLICY 2.306-A7: All new development and redevelopment within a "high-recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate pre-development natural conditions.

POLICY 2.306-A8: PLAN AMENDMENT AND LAND-DEVELOPMENT CODE REVISIONS C - Polk County shall update its Land Development Code according to the Well Head Protection Standards adopted by the State.

POLICY 2.306-A9: Polk County shall coordinate with the Water Management Districts to obtain completion reports for all new public wells above 100,000 gallons and update the wellhead map when needed.

OBJECTIVE 2.306-B: Polk County shall continue to implement a water conservation and reuse program for development and redevelopment in accordance with Water Management districts.

POLICY 2.306-B1: Polk County shall provide for enforcement of water use restrictions declared by applicable water management districts during district-declared water shortages.

POLICY 2.306-B2: Polk County shall continue to develop and implement water conservation techniques to minimize use or conserve more water. Connection to reclaimed water, and planting of drought tolerant and Florida-friendly plants should be required when available and feasible.

POLICY 2.306-B3: Polk County's development regulations shall include landscaping requirements for residential, commercial and industrial development that stress water conservation techniques such as Florida-friendly landscaping or use of drought-tolerant native vegetation.

POLICY 2.306-B4: As part of the County's 10-year Water Supply Plan, potable water conservation measures shall be established in the Land Development Code consistent with the rules and recommendations of the SWFWMD and

other members of the Central Florida Water Initiative (CFWI) formerly Central Florida Coordination Area, to include:

a. reclaimed and non-potable water systems:

   i. To facilitate the use of reclaimed water in new developments, master reclaimed or nonpotable water distribution systems shall be installed during the construction of the development in accordance with the Land Development Code.

   ii. As part of the process for implementing new developments, developers shall be required to identify and use alternative water sources to meet irrigations and aesthetic. Such master systems shall be dedicated to the County in accordance with the Land Development Code.

b. requiring low-water demand landscaping;

c. requiring low-volume plumbing fixtures as outlined by State Law;

d. maintaining and implementing a water-conservation educational program;

e. requiring development to be consistent with the Southern Water Use Caution Area (SWUCA);

f. implementing a water-conservation program (Policy 3.105-D2);

g. implementing conservation rate structures designed to promote water conservation by all customer types;

h. adoption of watering restrictions and requirement that reclaimed (non-potable) water be used by all customers when made available by the water utility;

i. enforcement of water restrictions by customers, monitoring of excessive water uses and other active measures to ensure that water is conserved and noncompliance is corrected; and

j. coordination between Polk County and its municipal partners to develop county-wide initiatives that efficiently incentivizes water conservation efforts in the region.

SECTION 2.307 FLOODPLAINS.

OBJECTIVE 2.307-A: Polk County shall continue its floodplain protection measures.

POLICY 2.307-A1: The Polk County Engineer shall prioritize floodplains associated with watercourses, based on the floodplains' development potential, and shall routinely perform hydrologic studies of selected floodplains to determine floodplain and floodway limits. The results of these studies shall be submitted to FEMA for review and revision of existing FIRM and floodway maps.

POLICY 2.307-A2: Polk County shall continue to enforce floodplain regulations to ensure the protection of floodplains' natural functions.

POLICY 2.307-A3: Polk County shall require that new development in the form of structures and structural improvements be placed one foot or more above the 100-year flood elevation.

POLICY 2.307-A4: Polk County shall continue to request inclusion of County public lakes in SWFWMD's Minimum Flows and Lake Levels Project.

POLICY 2.307-A5: Development within floodplains shall be limited in accordance to the policies stated in the Future Land Use Element "Floodplain-Protection Areas" Section 2.123-B.

SECTION 2.308 WETLANDS.

OBJECTIVE 2.308-A: Polk County shall continue its protection of natural wetlands.

POLICY 2.308-A1: Polk County shall use a combination of the best available information to develop a wetlands database and shall revise that database regularly as additional information becomes available.

POLICY 2.308-A2: Polk County shall, to the greatest extent that is financially feasible, enhance degraded wetland systems found on the site of any County public works project undertaken.

POLICY 2.308-A3: Polk County's development regulations shall encourage wetland species diversification and re-vegetation by natural or cultural means.

POLICY 2.308-A4: Polk County shall enforce its existing wetlands regulations through the implementation of the land development code.

POLICY 2.308-A5: Development within wetlands shall be limited in accordance to the policies stated in the Future Land Use Element "Wetland-Protection Areas" Section 2.123-C.

POLICY 2.308-A6: Application for development near wetlands shall include a wetland delineation report to identify if a wetland is either isolated or within a wetlands system and provide for a mitigation strategy.

SECTION 2.309 ECOLOGICAL COMMUNITIES.

OBJECTIVE 2.309-A: Per Section 163.3202(1), F.S., Polk County shall continue to promote conservation of wildlife and native vegetative communities.

POLICY 2.309-A1: Polk County's development regulations shall:

a. include design criteria and provide incentives to conserve native vegetative communities, as defined;

b. allow for an on-site density transfer to preserve native vegetative communities;

c. implement the policies of the Recreation and Open Space Element for protection of such communities; and,

d. require development to conserve or mitigate damage to endangered and threatened species through the development review process.

POLICY 2.309-A2: Polk County shall coordinate with applicable local governments, water management districts, the Florida Fish and Wildlife Conservation Commission, and other state and local agencies to identify and protect unique environmental resources.

POLICY 2.309-A3: Polk County shall protect the natural functions of fisheries by maintaining and improving surface water quality as described in the policies of the Surface Water, Floodplains, and Wetlands Sections of this element.

POLICY 2.309-A4: Polk County shall coordinate with other governments or governmental agencies to preserve the PolkGreen Districts, as defined in the Future Land Use Element of this plan.

POLICY 2.309-A5: Development within areas that contain listed species, shall conform to the following criteria:

a. all permits for an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.

b. impacts to areas containing listed species shall first be avoided; secondly, where they cannot be avoided, impacts shall be minimized and shall be mitigated by compensation and/or enhancement.

POLICY 2.309-A6: Polk County shall continue to implement a land acquisition program. This program shall include, but not be limited to:

a. development and solicitation of funding sources from various local, state, and federal funding source(s) such as the Polk County Environmental Lands Acquisition and Management ad valorem tax and matching funds;

b. site selection and management based on the recommendations of the Conservation Land Acquisition Selection Advisory Committee (CLASAC); and

c. coordination with other acquisition programs.

OBJECTIVE 2.309-B: Polk County shall coordinate with the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service to prevent loss of endangered or threatened species.

POLICY 2.309-B1: Polk County shall continue to implement the following:

a. as part of the PolkGreen District, maintain and update the inventory of areas supporting endangered or threatened plants or wildlife species. The inventory shall be maintained using data available from local, State and Federal agencies.

b. require development, excluding individually owned single-family dwelling units, that contains property identified in the inventory to conserve or mitigate damage to areas supporting endangered or threatened plants or wildlife species.

c. require mining operations to demonstrate compliance with this policy by submitting all applicable regulatory agencies' permits and/or exemptions.

POLICY 2.309-B2: Polk County shall, at least annually, prioritize those areas identified according to Policy 2.309-B1 and shall continue to submit those areas for inclusion in state acquisition programs.

POLICY 2.309-B3: Polk County shall coordinate with state and other governmental agencies in the conservation of endangered plant and wildlife species.

POLICY 2.309-B4: Polk County shall continue to protect federally or state listed endangered or threatened plants as part of the Objective 2.124-E2 of the PolkGreen District and Policy 2.309-A5. In addition, development regulations shall provide for transfer of density to protect endangered or threatened wildlife. Purchased land shall be coordinated with the purchase of land for recreational and open space when appropriate. Funding shall be solicited from various local, state, and federal funds.

POLICY 2.309-B5: [Policy Deleted by CPA 10B-0]

SECTION 2.310 HAZARDOUS WASTE/MATERIALS.

OBJECTIVE 2.310-A: Polk County shall continue to implement mechanisms to minimize the risks associated with hazardous materials.

POLICY 2.310-A1: Polk County's hazardous-materials inventory shall be updated annually to identify locations where hazardous materials are used, processed, stored, or transported as required by EPA.

POLICY 2.310-A2: Polk County shall require all commercial and industrial operations that handle hazardous materials to report their storage and usage of such materials annually. The County shall randomly inspect facilities to determine their compliance with the reporting requirements. The information received from these reports shall be used to annually update the Hazardous Materials Plan prepared by the Polk County Emergency Management Division.

POLICY 2.310-A3: Polk County shall investigate the potential for implementing a County occupational license fee or other fees to be paid to the County by industrial and commercial organizations that are known to handle hazardous materials and for which the County would need to develop emergency procedures within the Hazardous Materials Plan. This fee would be in an amount to cover the cost of compiling the annual reports, the inspections required in Policy 2.310-A2, and any extraordinary measures the County would have to take to implement emergency procedures.

POLICY 2.310-A4: The County's development regulations shall include standards for the location and relocation of commercial and industrial facilities which use, handle, or store hazardous materials in excess of 1,000 kilograms or as established by the Code of Federal Regulations, Chapter 40, Part 355, Appendix A, such as:

a. access from the site to major transportation routes for ease and safety of transporting hazardous materials;

b. access and response time to the site for properly-trained and equipped personnel to service potential hazardous materials accidents;

c. the nearness and degree of sensitivity of surrounding land uses;

d. the compatibility of the proposed use with respect to the nature of hazardous materials stored or used on adjacent sites;

e. the existence of surface water features, including drainage patterns and basin characteristics;

f. the location of potable water supplies, private wells, public well fields, sinkholes and other conduits for potential migration of contaminants; and

g. atmospheric conditions, including but not limited to, prevailing wind patterns.

OBJECTIVE 2.310-B: Polk County shall maintain and update as necessary a mechanism to provide for the proper management of hazardous wastes produced within Polk County.

POLICY 2.310-B1: A hazardous wastes inventory shall be conducted which identifies locations where hazardous wastes are produced, stored, or transported. Once the inventory is compiled a random sample of the identified locations will be inventoried regularly.

POLICY 2.310-B2: Polk County shall review continually the State and Federal regulations pertaining to handling, transportation, and storage of hazardous wastes to determine the adequacy of these regulations and their enforcement. Polk County will continue to monitor new regulations pertaining to hazardous waste to assure continued adequacy and compliance with the new regulations.

POLICY 2.310-B3: Polk County shall investigate the potential for implementing a County occupational license fee to be paid to the County by industrial and commercial organizations for those operations that are known to produce hazardous waste, as determined by their SIC code. Inspections shall occur at least annually and shall be used to determine if the facilities are disposing of hazardous wastes in the proper manner. The fee would be in an amount to cover the cost of compiling the annual reports, the inspections required in Policy 2.310-B1, and any extraordinary measures the County would have to take to monitor hazardous wastes.

POLICY 2.310-B4: Polk County shall, in conjunction with applicable agencies or organization's, develop an educational program concerning the proper management of hazardous waste produced by households, small-quantity commercial and industrial generators, and large-quantity commercial and industrial generators.

POLICY 2.310-B5: Polk County shall levy and collect taxes on the annual gross receipts of privately owned commercial hazardous waste treatment facilities as specified in Chapter 403.7315 F.S., and shall use that tax to meet public safety needs and other costs arising from existence of such a facility.

POLICY 2.310-B6: Polk County shall continue to evaluate the costs and benefits associated with:

a. the biannual mobile collection event;

b. providing permanent collection points to residents for household hazardous waste; and

c. other possible hazardous waste collection programs.

POLICY 2.310-B7: Polk County shall not allow hazardous wastes to be disposed of within County landfills.

POLICY 2.310-B8: If a hazardous waste incinerator for the State of Florida were to be located in Polk County, the Board of County Commissioners should press FDEP to provide full time personnel for the purpose of monitoring aforesaid facility. If FDEP fails to perform in this manner, Polk County will secure funds from County budget to maintain necessary monitoring personnel.

SECTION 2.311 GENERAL CONSERVATION.

OBJECTIVE 2.311-A: Polk County shall continue to support enforcement of all local, state and federal air and water quality regulations.

POLICY 2.311-A1: Polk County shall coordinate with state agencies to determine which agency regulations are not being adequately enforced and shall determine and implement a method(s) to support those state agencies.

POLICY 2.311-A2: The County shall study the financial requirements, potential funding sources, and practical results of developing and implementing a County Environmental Protection Program or other means of better enforcing air and water quality standards.

POLICY 2.311-A3: The following areas have the potential of being environmentally sensitive and the County shall identify them by designating the areas on overlay maps within the Future Land Use Map Series and/or through policies of the Future Land Use and/or Conservation Elements of this plan:

a. wetlands,

b. floodplains,

c. areas supporting endangered or threatened plant or wildlife species,

d. areas supporting unique vegetative communities,

e. areas providing prime and/or high recharge to the Floridan Aquifer,

f. Wellhead Protection Area of public water wells,

g. waterbodies, and

h. the Green Swamp Area of Critical State Concern.

SECTION 2.312 IMPLEMENTATION.

OBJECTIVE 2.312-A: Polk County shall implement the objectives and policies of the Conservation Element.

POLICY 2.312-A1: The County Manager, or designee, shall be responsible for implementing the conservation objectives and policies included in the Polk County Comprehensive Plan.

POLICY 2.312-A2: Polk County shall implement development regulations as adopted in the Land Development Code to implement the objectives and policies of the Conservation Element.

POLICY 2.312-A3: Polk County shall establish appropriate funding mechanisms to finance the capital, operational, and maintenance costs related to the implementation of objectives and policies of each Conservation section.

POLICY 2.312-A4: Polk County shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Conservation Element.

POLICY 2.312-A5: Polk County shall establish contact with other governmental agencies, as needed, to carry out Conservation objectives and policies.

POLICY 2.312-A6: Polk County shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Conservation Element.

POLICY 2.312-A7: Polk County shall abide by the objectives and policies within the Conservation Element which specifically affect County operations.

POLICY 2.312-A8: Polk County shall develop and implement programs or methodology, and conduct any studies required by the Conservation Element.

POLICY 2.312-A9: Polk County shall maintain the inventories required by the Conservation Element.

POLICY 2.312-A10: Polk County shall continue to enforce existing regulations where specified within the Conservation Element.

POLICY 2.312-A11: Polk County shall coordinate with the South Florida Water Management District the local implementation of the Lake Okeechobee SWIM Plan.

DIVISION 3.100 INFRASTRUCTURE ELEMENT

SECTION 3.101 INTRODUCTION.

The purpose of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Infrastructure Element) is to serve as a guide to Polk County in providing for necessary public facilities and services. The Infrastructure Element must be correlated with future land use projections.

The Infrastructure Element consists of five sections, one for each sub-element: Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element. Each sub element contains objectives designed to provide for the identification and correction of deficiencies, the management and protection of existing facilities and resources, and planning for the expansion of existing systems or the design of new systems to satisfy future demands. The sub-elements also include policies to address implementation activities leading to the accomplishment of the established goal and objectives.

The Infrastructure Element is only one part of the Polk County Comprehensive Plan. It must be used in conjunction with all other elements of the Plan.

The goal, objectives, and policies were developed based on the analysis and discussion of the existing conditions and future projections in the County. The element encompasses a review of local standards and criteria and a review of state statutes and plans, the Central Florida Regional Planning Council's policy plan, and guidelines of water management districts, and state regulatory agencies. This element was developed following the guidelines of Chapter 1639J-5 of the Florida ~~Administrative Code~~Statutes.

Polk County will continue in its role of providing for public services that adequately meet the needs of the residents of the County's unincorporated area. Considering this, all objectives and policies are intended to accomplish the proposed goal for the Infrastructure Element.

GOAL: Polk County shall provide for the safe and efficient treatment and disposal of sanitary sewage (both public and private), the disposal of solid waste generated within its jurisdiction, the efficient management of stormwater, the adequate supply of safe, clean potable water, and the protection of natural groundwater aquifer recharge areas.

SECTION 3.102 SANITARY SEWER.

OBJECTIVE 3.102-A: Polk County shall provide for safe and efficient sanitary sewer service (public or private) to the County's unincorporated area.

POLICY 3.102-A1: Installation, operation, and maintenance of sanitary sewer treatment and disposal facilities shall, at a minimum, meet the requirements of the Water Quality act of 1987, Chapter 17-6, FAC, Chapter 10D-6, FAC, Polk County Utility Code, Ordinance No. 89-38.

POLICY 3.102-A2: Sanitary sewer facilities shall, at a minimum, meet the following level-of-service (LOS) standards:

a. Sanitary sewer treatment and disposal facilities shall be designed to provide:
    1. average daily-flow capacity of 270 gallons per equivalent residential connection (GPERC),
    2. maximum daily-flow capacity of two times the average daily-flow, and
    3. maximum hourly capacity of 4.0 times the average daily-flow;

b. Minimum capacity for a new private or public sanitary sewer treatment plants shall be 100,000 gallons per day. At the discretion of the County, smaller, interim plants may be allowed for industrial and commercial uses within the Transit Supportive Development and Urban Growth Areas as designated in the Future Land Use Element and Map Series. These interim systems must be connected to the public regional or sub-regional system within a year of it becoming available. Isolated industrial sites in the suburban or rural areas may be allowed to use smaller plants as long as they satisfy the County's requirements as to effluent disposal capability and implement a groundwater monitoring program (GWMP) in accordance with FDEP rules for wastewater treatment facilities with capacities of 100,000 gallons per day; and

c. Sites for the disposal of effluent shall be provided in an amount equivalent to, or greater than, treatment plant capacity. Design shall meet all requirements and shall be supported by hydro geological evaluation; signed and sealed by a registered hydrologist and professional engineer.

d. Treated reclaimed water (recycled) distribution system shall be incorporated in the design of all new wastewater treatment systems and, as feasible, in any existing plant capacity upgrades.

e. As part of the process for implementing new developments, developers shall be required to identify and use treated reclaimed water as an alternative water source to meet irrigation and aesthetic needs, where available or planned within the five-year schedule of capital improvements, consistent with the Land Development Code.

POLICY 3.102-A3: Discharge effluent from new sanitary sewer treatment facilities shall, at a minimum, meet water quality standards established in Chapter 17-6 (FAC) and the Water Quality Act of 1987, as amended, such that effluent may be reused for non-drinking purposes.

POLICY 3.102-A4: Polk County shall provide sewer to all new development within the County's utility service area, occurring as of the adoption of this plan, within the Transit Supportive Development Areas (TSDA) within ten years of plan adoption as specified in Policy 2.104-A1(a) of the Land Use Element unless it is determined by the Polk County Utilities Division that the extension of the centralized public sewer is not economically feasible. For parcels within the TSDA and not in the County's utility service area, Polk County shall ensure that concurrency is met prior to the issuance of a development order.

POLICY 3.102-A5: The priority for the expenditures of public funds on sanitary sewer capital improvements shall be as follows:

a. The first priority shall be given to services in areas where the lack of public facilities threatens the health and safety of the community. However, in no case shall the Polk County Utility Division be required to spend funds for improvements where there is not a reasonable expectation that the expenditure of funds will be recovered through connection fees or other normal charges within a five (5) year period.

b. The second priority shall be given to services in the Transit Supportive Development Area (TSDA) that are lacking adequate public facilities to meet the needs of existing development and to encourage infill development.

c. The third priority shall be given to new service in the Urban Growth Areas (UGA) which are part of an adopted Selected-Area Plan (SAP) to encourage growth.

d. The fourth priority shall be given to new services in those Urban Growth Areas (UGA) for which a Selected Area Plan has not yet been completed.

e. The fifth priority shall be given to the extension of individual service to meet the demands created by a specific development.

OBJECTIVE 3.102-B: Polk County shall continue to upgrade existing public wastewater treatment and disposal facility deficiencies and plan extension or increase of facility capacity in order to maximize the use of existing facilities and discourage urban sprawl.

POLICY 3.102-B1: The County shall implement the Community Investment Program (CIP) to provide sanitary sewer service within the unincorporated urban development areas, as establish by the Future Land Use Element.

POLICY 3.102-B2: The County has updated and adopted as reference into the Comprehensive Plan the Polk County Water and Wastewater Master Plan. The update shall be modified as required to ensure compatibility with the County's Comprehensive Plan and Community Investment Program.

POLICY 3.102-B3: All improvements of existing sanitary sewer, expansion, replacement, or increase in capacity shall meet or exceed established LOS standards.

POLICY 3.102-B4: Any new private sanitary sewer treatment and disposal system (e.g. package treatment plants), shall make the necessary provision, as approved by County's Utilities Division, for future incorporation into a public regional or sub-regional collection, treatment, and disposal system within 365 days of such system becoming available, as mandated by Section 381.00655~~272~~, FS~~, and Rule 10D-6.41(2), FAC.~~

POLICY 3.102-B5: The County shall continue to collect a user's fee to cover the operation and maintenance expenses and design a funding mechanism for capital improvement of sanitary sewer treatment and disposal facilities.

POLICY 3.102-B6: Where service-area agreements exist, the County shall continue coordination efforts with the municipalities to assure availability of service, to ascertain potential for revision in boundaries, and to ensure cooperation rather than competition.

POLICY 3.102-B7: Where service-area agreements do not exist, the County shall initiate coordination efforts, to set standards, define or modify service-area boundaries, and estimate capability of providing the service to unincorporated areas adjoining municipalities' or private utilities' service areas.

OBJECTIVE 3.102-C: Polk County shall continue to implement through the County's Health Department, a management program to ensure proper installation, use, and maintenance of on-site treatment and disposal systems (i.e. septic tanks, enhanced nutrient reduction systems), in accordance with ~~Section 163.3202(1), F.S.~~Florida Statutes.

POLICY 3.102-C1: Private on-site disposal systems shall, at a minimum, meet the requirements set by the Department of Environmental Protection ~~Health~~ in Chapter 64E-6, FAC as amended.

POLICY 3.102-C2: The County shall coordinate with Department of ~~Health~~Environmental Protection ~~FDEP,~~ and other applicable agencies to develop and implement a program where the Polk County Health Department staff inspects, and identifies and takes action to correct the deficiencies found in on-site disposal systems (e.g. septic tanks) and private wastewater treatment and disposal facilities (e.g. package treatment plants) that are polluting ground or surface waters or otherwise creating health hazards as shown in the results of investigations by any County's Divisions, FDEP, water management district, or any other related agency, or by public complaint. Such inspection shall be financed by a fee which must not exceed the cost of the inspection. (Any cost incurred to correct any deficiencies found in private systems shall be paid by the owner(s) of such system.)

POLICY 3.102-C3: The Polk County Utilities Division, Parks and Natural Resources Division, and Waste and Recycling Division shall coordinate with ~~Department of Health,~~ DEP, EPA, and other concerned agencies, to ensure the proper disposal of sludge and septage, from treatment plants and onsite wastewater disposal systems.

POLICY 3.102-C4: Private on-site disposal systems (e.g. septic tanks) shall be designed and located in accordance to standards established by Chapter 64E-6, FAC, for the Department of ~~Health~~ Environmental Protection using USDA Soil Conservation Services' determinations as to the adequacy of each type of soil to support septic-tank use, and the depth of the wet-season water-table level.

POLICY 3.102-C5: Density and intensity of on-site treatment and disposal systems will be evaluated for impact on ground and surface water during development review process.

OBJECTIVE 3.102-D: Polk County has adopted regulations consistent with adopted LOS for sanitary sewer management in accordance with ~~Section 163.3202(1), F.S.~~Florida Statutes.

POLICY 3.102-D1: The County shall coordinate with FDEP when conducting reviews, inspections or approvals on the project design and construction of both private and sanitary sewer treatment and disposal facilities to ensure, at a minimum, that they meet the requirements of the Water Quality Act of 1987, Chapter 62-600 (FAC), Chapter 64E-6, (FAC), Polk County Utility Code, and Ordinance No. 89-38.

POLICY 3.102-D2: The County shall coordinate with FDEP in regulating the design and operation of private sanitary sewer treatment and disposal systems (e.g. package treatment plants) in private or public development in order to ensure that proper and efficient systems are installed.

POLICY 3.102-D3: The County shall establish and implement policies, regulations, and programs in the Future Land Use and Capital Improvement Elements of this Comprehensive Plan, and in the Polk County Land Development Code, which guide development to occur in existing service areas where the increase will not overburden capacity of existing or planned facilities within these service areas.

POLICY 3.102-D4: The County shall establish measures and regulations to implement the reuse of treated wastewater from new sanitary sewer facility located in the unincorporated area, for non-drinking purposes.

POLICY 3.102-D5: The County shall coordinate with the FDEP ~~and the Department of Health~~ to require that all buildings served by on-site sewage disposal systems, except approved on-site grey-water systems developed under the provisions of law and administrative rules, meet at a minimum, the requirements of Chapter 64E-6 (FAC).

OBJECTIVE 3.102-E: Reduce nutrient loads in the Nutrient Restoration Plan Overlay areas.

POLICY 3.102-E1: Polk County shall coordinate with FDEP and other appropriate state and regional agencies to implement the 2024 OSTD Remediation Plan and any updates. The OSTD Remediation Plan was required by Subparagraph 403.067(7)(a)9., Florida Statutes because FDEP identified domestic wastewater treatment facilities or onsite sewage treatment and disposal systems as contributors of at least 20 percent of point source or nonpoint source nutrient pollution.

POLICY 3.103-E2: Per the requirements of Subparagraph 403.067(7)(a)9., Florida Statutes and the Florida Department of Environmental Protection's Final Order for OGC Case No. 23-0112 to 0135 dated June 12, 2023, Polk County shall prepare an On-Site Disposal Treatment System Remediation Plan (The OSTDS Plan).

OBJECTIVE 3.102-F: Identify areas with high concentrations of existing septic systems and assess the feasibility to convert the identified septic systems to a public wastewater treatment facility. This shall include at a minimum existing developments of at least 50 residential lots containing more than one onsite sewage treatment and disposal system (OSTDS) per one acre.

POLICY 3.102-F1: Pursuant to § 163.3177(6)(c)3, Florida Statutes, the County has evaluated existing developments of at least 50 residential lots containing more than one onsite sewage treatment and disposal system (OSTDS) per one acre to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon (2034). Feasibility is dependent on the State providing funding to convert OSTDS to sewer and, where necessary, funding to expand the capacity of the collection systems and the existing wastewater treatment facilities. An assessment of these communities and identification of the wastewater treatment facility (including the capacity of the facility and the collection system) is provided in the table after Policy 3.102-F~~2~~3.

~~The County has not been able to identify a timeline for connections within a 10-year or 20-year time frame. In conjunction with the appropriate agencies with jurisdiction, additional feasibility studies for connections in the~~

~~next 10-year and 20-year timelines and potential funding sources will be completed with the update of the Comprehensive Plan in 2025 which is anticipated to be transmitted in July of 2025.~~

POLICY 3.10-2-F2: In 2025, the County requested from the providers of utilities listed in the table after Policy 3.102F3 to provide current wastewater collection system GIS infrastructure data, projected wastewater flows for both the 10-and 20-year planning periods, and wastewater treatment plant capacity(s) for both the 10- and 20-year planning periods. Due to the limited response, from many of the municipalities, wastewater flow projections were estimated based on Discharge Monitoring Report 3(DMR) data submitted to the FDEP and the Southwest Florida Water Management District's (SWFWMD) parcel-level population projection model.

The Table following this paragraph titled Septic to Sewer Conversion, Infrastructure and Facility Improvement Cost per wastewater treatment facility summarizes the projected wastewater flows, estimated facility capacities, and compares facility capacity versus projected flow both before and after full build out of septic to sewer conversions. Based on this comparison, it appears some WWTFs may need future increased capacity. The cost for plant upgrades was estimated utilizing $40 per gallon. Note that these flow projections do not include any planned septic to sewer conversions anticipated by the local municipality or other WWTF upgrades due to age, biological loading, or other factors.

Septic to Sewer Conversion, Infrastructure and Facility Improvement Cost per WWTF

WWTF PERMIT NO	FACILITY NAME	Estimated Infrastructure Cost Including 25% Contingency ($)	*Estimated WWTF Improvement Cost Including 25% Contingency ($)	Total Estimated Cost Including 25% Contingency ($)
FL0021466	City of Auburndale Allred WWTF	$ 47,523,830		$ 47,523,830
FLA016559	City of Auburndale Regional WWTF	$ 37,091,275		$ 37,091,275
FL0A00002	Polk County Northeast Regional WWTF	$ 35,012,755		$ 35,012,755
FLA010979	TWA-Lake Marion WWTF	$ 15,890,595		$ 15,890,595
FLA012949	Sun Ray WWTF	$ 11,042,377		$ 11,042,377
FLA012954	Polk County Southwest Regional WWTF	$ 118,464,280		$ 118,464,280
FLA012976	City of Bartow WRF	$ 47,961,634		$ 47,961,634
FLA012977	City of Haines City WWTF	$ 27,933,558		$ 27,933,558
FLA012983	City of Frostproof WWTF	$ 44,421,634		$ 44,421,634
FLA012985	City of Lakeland - Northside WRF	$ 104,092,344	$ 36,002,500	$ 140,094,844
FL0039772	City of Lakeland - Glendale WRF	$ 365,018,017	$ 195,370,500	$ 560,388,517
FLA013016	Grenelefe Resort WWTF	$ 5,033,983		$ 5,033,983
FL0036048	City of Winter Haven WWTF #3	$ 174,415,810		$ 174,415,810
FLA129747	City of Winter Haven - WWTF #2	$ 71,960,171	$ 46,495,392	$ 118,455,563
FLA129844	City of Lake Wales WWTF	$ 120,229,475	$ 653,671	$ 120,883,146
FLA178667	Polk County Northwest Regional WWTF	$ 155,083,203	$ 10,812,481	$ 165,895,684
FLA377392	City of Davenport WWTF	$ 12,884,325		$ 12,884,325
FLA489093	Cardinal Hill WWTF	$ 22,824,959	$ 6,459,431	$ 29,284,390
FLAB07302	Lake Hamilton WWTF	$ 5,826,260		$ 5,826,260
	TOTAL	$ 1,422,710,487	$ 295,793,975	$ 1,718,504,462

Note:

*The proposed improvements outlined in this column have not been coordinated with the local municipalities. The provided estimates were determined at a planning level based on the anticipated flow and the facility's current or expected capacity as reported to the FDEP. Additional improvements may already be planned or may be needed for each facility to receive the anticipated flow generated by the septic tank conversions outlined in this report.

POLICY 3.102-F23: The County will coordinate with all non-county utility providers to coordinate OSTDS conversations to sanitary sewer through Basin Management Plan updates, Watershed Management Plans, and Utility Master Plans for the County's Utility Service Areas.

SUBDIVSION NAME (DISSOLVE)	UTILITY NAME	NO. OSTDS	WWTF PERMIT NO.	FACILITY NAME	ADDRESS 1	ADDRESS 2	WWTF PERMITTED QUANTITY (mgd)	DMR AVE FLOW (mgd)	DMR Mo/Year	PEAK FLOW (gpm)	ESTIMATED CONVERSION COST W/ CONTINGENCY ($)
AUBURNDALE LAKESIDE PARK313000	CITY OF AUBURNDALE	61	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	45.8	$ 2,322,975
AZALEA PARK	CITY OF AUBURNDALE	115	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	86.3	$ 3,225,925
CALDWELL ESTATES	CITY OF AUBURNDALE	89	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	66.8	$ 2,311,475
FLAMINGO HTS SUBDIVISION	CITY OF AUBURNDALE	86	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	64.5	$ 3,174,950
KOSSUTHVILLE SUBDIVISION UNITS 1—2	CITY OF AUBURNDALE	75	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	56.3	$ 3,408,825
KOSSUTHVILLE TOWNSITE SUBDIVISION	CITY OF AUBURNDALE	84	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	63.0	$ 3,430,900
LAKEDALE SUBDIVISION	CITY OF AUBURNDALE	68	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	51.0	$ 2,266,300
LENA VISTA SUBDIVISION	CITY OF AUBURNDALE	116	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	87.0	$ 2,930,100
MARIANA HEIGHTS UNITS 1—2	CITY OF AUBURNDALE	64	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	48.0	$ 3,199,600
MARIANA WOODS PH 1-4	CITY OF AUBURNDALE	172	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	129.0	$ 4,704,300
MIDWAY GARDENS	CITY OF AUBURNDALE	88	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	66.0	$ 3,742,700
RAINBOW RIDGE UNIS 1—5	CITY OF AUBURNDALE	86	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	64.5	$ 2,701,550
SHADOW LAWN	CITY OF AUBURNDALE	60	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	45.0	$ 2,138,700
WHISTLER WOODS	CITY OF AUBURNDALE	57	FL0021466	City of Auburndale Allred WWTF	1300 Recker Hwy #655	Auburndale, FL 33823	1.400	0.74	9/2024	42.8	$ 2,785,875
BERGEN POINTE ESTATES PH 1—3	CITY OF AUBURNDALE	57	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	42.8	$ 3,217,075
DOVES VIEW	CITY OF AUBURNDALE	60	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	45.0	$ 3,078,800
LAKE JULIANA RESERVE	CITY OF AUBURNDALE	85	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	63.8	$ 3,195,075
MEADOW OAK ACRES PH 1—2	CITY OF AUBURNDALE	55	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	41.3	$ 2,792,425
REFLECTIONS OF JULIANA PH 1—2	CITY OF AUBURNDALE	64	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	48.0	$ 3,094,200
SUTTON PLACE PH 1—2	CITY OF AUBURNDALE	100	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	75.0	$ 3,731,900
GANDY GROVE ESTATES PH 1—3	CITY OF BARTOW	116	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	87.0	$ 3,986,800
FLORIDA DEVELOPMENT CO SUBDIVISION 730000	CITY OF DAVENPORT	56	FLA377392	City of Davenport WWTF	1318 By Gosh Blvd	Davenport, Florida 33837	0.788	0.471	7/2024	42.0	$ 2,257,400
FLORIDA DEVELOPMENT CO SUBDIVISION 734500	CITY OF DAVENPORT	98	FLA377392	City of Davenport WWTF	1318 By Gosh Blvd	Davenport, Florida 33837	0.788	0.471	7/2024	73.5	$ 3,640,150
JAMESTOWN SUBDIVISION	CITY OF DAVENPORT	53	FLA377392	City of Davenport WWTF	1318 By Gosh Blvd	Davenport, Florida 33837	0.788	0.471	7/2024	39.8	$ 2,078,175
LAKEWOOD PARK UNITS 1—6	CITY OF DAVENPORT	85	FLA377392	City of Davenport WWTF	1318 By Gosh Blvd	Davenport, Florida 33837	0.788	0.471	7/2024	63.8	$ 3,124,075
MADERA PARK SUBDIVISION	CITY OF EAGLE LAKE	62	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	46.5	$ 5,023,550
LAKE CALOOSA LANDING PH 1-4	CITY OF FROSTPROOF	51	FLA012983	City of Frostproof WWTF	98 N Lake Reedy Blvd	Frostproof, FL 33843-2114	0.250	0.179	9/2024	38.3	$ 4,371,625
FLORIDA DEVELOPMENT CO SUBDIVISION 726500	CITY OF HAINES CITY	68	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	51.0	$ 4,531,300
FLORIDA DEVELOPMENT CO SUBDIVISION 739500	CITY OF HAINES CITY	52	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	39.0	$ 1,864,100
HOLLIDAY MANOR PH 1—2	CITY OF HAINES CITY	59	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	44.3	$ 5,556,925
LAKE HENRY HILLS SUBDIVISION	CITY OF HAINES CITY	56	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	42.0	$ 3,535,000
POSSUM TROT PH 1—3	CITY OF HAINES CITY	67	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	50.3	$ 2,212,825
SNELL CREEK MANOR	CITY OF HAINES CITY	65	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	48.8	$ 2,329,675
COUNTRY CLUB VILLAGE CONDOMINIUM	CITY OF LAKE WALES	96	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	72.0	$ 4,317,200

COUNTRY CLUB VILLAGE PH 2—3	CITY OF LAKE WALES	113	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	84.8	$ 4,434,875
COUNTRY OAKS ESTATES UNITS 1—8	CITY OF LAKE WALES	251	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	188.3	$ 9,011,325
CROOKED LAKE	CITY OF LAKE WALES	94	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	70.5	$ 4,725,250
EAST PARK HEIGHTS	CITY OF LAKE WALES	57	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	42.8	$ 3,322,975
GOLF VIEW PARK	CITY OF LAKE WALES	288	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	216.0	$ 8,549,200
HIGHLAND PARK MANOR	CITY OF LAKE WALES	174	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	130.5	$ 5,414,650
HOWEY W J LAND SUBDIVISION OF STARR LAKE	CITY OF LAKE WALES	88	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	66.0	$ 4,698,700
MAMMOTH GROVE	CITY OF LAKE WALES	68	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	51.0	$ 4,297,400
MORNINGSIDE PARK	CITY OF LAKE WALES	147	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	110.3	$ 4,553,425
OAKWOOD GOLF CLUB PHASE 02	CITY OF LAKE WALES	69	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	51.8	$ 4,287,575
RIDGE MANOR UNITS 1—2	CITY OF LAKE WALES	159	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	119.3	$ 3,746,925
ALAMO VILLAGE	CITY OF LAKELAND ELECTRIC AND WATER	94	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	70.5	$ 6,978,350
ARIANAS WEST	CITY OF LAKELAND ELECTRIC AND WATER	59	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	44.3	$ 5,444,425
AVON VILLA SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	121	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	90.8	$ 7,343,775
BEVERLY RISE PH 1-4	CITY OF LAKELAND ELECTRIC AND WATER	146	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	109.5	$ 8,622,050
BLACKWATER CREEK ESTATES	CITY OF LAKELAND ELECTRIC AND WATER	50	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	37.5	$ 4,296,850
CASA LOMA CONDOMINIUM	CITY OF LAKELAND ELECTRIC AND WATER	96	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	72.0	$ 7,750,600
CIMARRON SOUTH	CITY OF LAKELAND ELECTRIC AND WATER	71	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	53.3	$ 7,174,025
CLUBHILL ESTATES	CITY OF LAKELAND ELECTRIC AND WATER	50	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	37.5	$ 6,977,250
CLUBHOUSE HERITAGE PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	107	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	80.3	$ 7,742,125
COLONY PARK	CITY OF LAKELAND ELECTRIC AND WATER	83	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	62.3	$ 7,715,125
COMBEE ACRES	CITY OF LAKELAND ELECTRIC AND WATER	71	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	53.3	$ 2,949,225
COUNTRY CLUB ESTATES SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	421	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	315.8	$ 9,857,875
COUNTRY KNOLL	CITY OF LAKELAND ELECTRIC AND WATER	98	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	73.5	$ 5,272,150
COUNTRY RIDGE PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	97	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	72.8	$ 3,493,175
CREEK SIDE	CITY OF LAKELAND ELECTRIC AND WATER	59	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	44.3	$ 6,890,425
CREEKBEND PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	59	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	44.3	$ 6,437,125

CREEKS CROSSING	CITY OF LAKELAND ELECTRIC AND WATER	112	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	84.0	$ 5,314,600
CRYSTAL HILLS SUBDIVISION UNITS 1—2	CITY OF LAKELAND ELECTRIC AND WATER	64	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	48.0	$ 5,083,400
DOVE HOLLOW	CITY OF LAKELAND ELECTRIC AND WATER	119	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	89.3	$8,320,825
EASTMEADOWS	CITY OF LAKELAND ELECTRIC AND WATER	61	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	45.8	$ 6,179,775
EATON PARK	CITY OF LAKELAND ELECTRIC AND WATER	283	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	212.3	$ 10,189,425
EDGEWOOD PARK SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	179	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	134.3	$ 6,939,425
EMERALD RIDGE	CITY OF LAKELAND ELECTRIC AND WATER	72	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	54.0	$ 7,301,500
FAIRFIELD	CITY OF LAKELAND ELECTRIC AND WATER	50	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	37.5	$ 7,029,650
FALCONS LANDING	CITY OF LAKELAND ELECTRIC AND WATER	57	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	42.8	$ 7,409,175
FORESTGREEN PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	219	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	164.3	$ 12,646,825
GARDEN HOMES	CITY OF LAKELAND ELECTRIC AND WATER	58	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	43.5	$ 4,887,150
GREENTREE TWO	CITY OF LAKELAND ELECTRIC AND WATER	53	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	39.8	$ 6,897,975
HASKELL	CITY OF LAKELAND ELECTRIC AND WATER	262	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	196.5	$ 13,149,400
HIDDEN OAKS	CITY OF LAKELAND ELECTRIC AND WATER	51	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	38.3	$ 7,239,225
HIGHLAND GARDENS	CITY OF LAKELAND ELECTRIC AND WATER	81	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	60.8	$ 8,016,375
HIGHLAND HEIGHTS UNITS 1—2	CITY OF LAKELAND ELECTRIC AND WATER	80	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	60.0	$ 7,899,500
HIGHLANDS SOUTH	CITY OF LAKELAND ELECTRIC AND WATER	100	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	75.0	$ 7,001,500
HIGHLANDS THE PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	111	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	83.3	$ 7,928,025
HIGHLANDS WEST	CITY OF LAKELAND ELECTRIC AND WATER	115	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	86.3	$ 5,996,825
HIGHLANDS-BY-THE-LAKE PH 1—3	CITY OF LAKELAND ELECTRIC AND WATER	108	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	81.0	$ 7,697,800
HILL-N-DALE	CITY OF LAKELAND ELECTRIC AND WATER	82	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	61.5	$ 7,583,150
HILLSIDE HEIGHTS	CITY OF LAKELAND ELECTRIC AND WATER	61	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	45.8	$ 7,660,875

HOWENOCA HILLS SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	95	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	71.3	$ 4,694,125
HYDE PARK ESTATES	CITY OF LAKELAND ELECTRIC AND WATER	57	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	42.8	$ 7,448,575
IDLEWILD SUBDIVISION UNITS 1—3	CITY OF LAKELAND ELECTRIC AND WATER	93	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	69.8	$ 5,221,175
INDIAN TRAILS PH 1—3	CITY OF LAKELAND ELECTRIC AND WATER	175	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	131.3	$ 9,598,625
ISLAND WALK	CITY OF LAKELAND ELECTRIC AND WATER	144	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	108.0	$ 8,349,500
LAKE BONNY HEIGHTS UNITS 1—3	CITY OF LAKELAND ELECTRIC AND WATER	208	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	156.0	$ 5,965,900
LAKE CRYSTAL HEIGHTS	CITY OF LAKELAND ELECTRIC AND WATER	55	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	41.3	$ 4,344,125
LAKE GIBSON VILLAGE PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	100	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	75.0	$ 3,682,900
LAKE GIBSON VILLAS PH 1—3	CITY OF LAKELAND ELECTRIC AND WATER	62	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	46.5	$ 3,108,350
LAKE HOLLOWAY HEIGHTS	CITY OF LAKELAND ELECTRIC AND WATER	51	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	38.3	$ 3,439,825
LAKE POINT	CITY OF LAKELAND ELECTRIC AND WATER	122	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	91.5	$ 8,245,550
LAKE VICTORIA SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	55	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	41.3	$ 7,253,125
LAKESIDE HERITAGE PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	100	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	75.0	$ 7,502,000
LAKEWOOD PARK	CITY OF LAKELAND ELECTRIC AND WATER	188	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	141.0	$ 4,990,000
LINDEN TRACE	CITY OF LAKELAND ELECTRIC AND WATER	66	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	49.5	$ 4,726,050
MEADOWLAWN UNITS 1—2	CITY OF LAKELAND ELECTRIC AND WATER	138	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	103.5	$ 4,966,550
MISSION HILLS	CITY OF LAKELAND ELECTRIC AND WATER	56	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	42.0	$ 7,618,500
OAKFORD ESTATES PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	83	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	62.3	$ 7,628,825
PIONEER TRAILS PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	98	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	73.5	$ 5,311,850
RAWLS PARK UNITS 1—2	CITY OF LAKELAND ELECTRIC AND WATER	136	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	102.0	$ 4,285,100
ROANOKE HILLS SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	113	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	84.8	$ 5,262,575
ROBINSON PINES	CITY OF LAKELAND ELECTRIC AND WATER	79	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	59.3	$ 5,290,425

ROYAL CREST	CITY OF LAKELAND ELECTRIC AND WATER	90	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	67.5	$ 7,902,750
ROYAL OAK MANOR	CITY OF LAKELAND ELECTRIC AND WATER	179	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	134.3	$ 6,484,525
SEVILLA ON THE LAKE	CITY OF LAKELAND ELECTRIC AND WATER	76	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	57.0	$ 3,864,300
SKYLINE ACRES	CITY OF LAKELAND ELECTRIC AND WATER	126	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	94.5	$ 5,483,350
SLEEPY HILL OAKS	CITY OF LAKELAND ELECTRIC AND WATER	63	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	47.3	$ 4,798,225
SOUTHGROVE SUBDIVISION PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	55	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	41.3	$ 7,091,925
STONEWOOD SUBDIVISION	CITY OF LAKELAND ELECTRIC AND WATER	78	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	58.5	$ 4,760,150
SUMMERLAND HILLS	CITY OF LAKELAND ELECTRIC AND WATER	88	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	66.0	$ 7,606,200
SUMMIT VIEW PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	62	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	46.5	$ 7,246,050
SUNRISE PARK	CITY OF LAKELAND ELECTRIC AND WATER	164	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	123.0	$ 4,096,300
SUNSET VISTA	CITY OF LAKELAND ELECTRIC AND WATER	51	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	38.3	$ 7,513,125
SUNSHINE ESTATES	CITY OF LAKELAND ELECTRIC AND WATER	66	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	49.5	$ 4,249,850
SWEETWATER	CITY OF LAKELAND ELECTRIC AND WATER	55	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	41.3	$ 8,622,525
VILLAGE PLACE	CITY OF LAKELAND ELECTRIC AND WATER	59	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	44.3	$ 3,096,625
VINTAGE VIEW PH 1—2	CITY OF LAKELAND ELECTRIC AND WATER	184	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	138.0	$ 9,217,700
W. F. HALLAM AND COS CLUB COLONY TRACT 278500	CITY OF LAKELAND ELECTRIC AND WATER	92	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	69.0	$ 6,929,100
W. F. HALLAM AND COS CLUB COLONY TRACT 285500	CITY OF LAKELAND ELECTRIC AND WATER	67	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	50.3	$ 7,566,025
W. F. HALLAM AND COS FARMING AND TRUCKING LANDS 282500	CITY OF LAKELAND ELECTRIC AND WATER	56	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	42.0	$ 7,460,100
W. F. HALLAM AND COS FARMING AND TRUCKING LANDS 285000	CITY OF LAKELAND ELECTRIC AND WATER	60	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	45.0	$ 7,354,200
W. F. HALLAM AND COS LAKELAND HIGHLANDS CLUB ACRE* 280000	CITY OF LAKELAND ELECTRIC AND WATER	89	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	66.8	$ 7,334,375
W. F. HALLAM AND COS SUBDIVISION FARMING AND TRUC*242500	CITY OF LAKELAND ELECTRIC AND WATER	193	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	144.8	$ 7,102,575
WALES GARDENS UNITS 1—2	CITY OF LAKELAND ELECTRIC AND WATER	74	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	55.5	$ 4,424,250

WEBSTER AND OMOHUNDRO SUBDIVISION085500	CITY OF LAKELAND ELECTRIC AND WATER	79	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	59.3	$ 5,086,725
WEST END FARMS091000	CITY OF LAKELAND ELECTRIC AND WATER	104	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	78.0	$ 5,853,000
WEST OAKS	CITY OF LAKELAND ELECTRIC AND WATER	75	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	56.3	$ 7,686,025
WESWEGO SUBDIVISION UNITS 3—4	CITY OF LAKELAND ELECTRIC AND WATER	80	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	60.0	$ 4,439,100
WINDWOOD	CITY OF LAKELAND ELECTRIC AND WATER	52	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	39.0	$ 7,174,800
WINSTON HEIGHTS UNITS 1—4	CITY OF LAKELAND ELECTRIC AND WATER	181	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	135.8	$ 7,127,575
WOODLAND ESTATES	CITY OF LAKELAND ELECTRIC AND WATER	87	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	65.3	$ 3,397,525
WOODWIND HILLS	CITY OF LAKELAND ELECTRIC AND WATER	52	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	39.0	$ 7,009,300
COUNTRY TRAILS	CITY OF POLK CITY	97	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	72.8	$ 3,528,075
DEER TRAILS NORTH PH 1—2	CITY OF POLK CITY	85	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	63.8	$ 1,937,475
GREENWOOD ESTATES	CITY OF POLK CITY	66	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	49.5	$ 2,936,150
MOUNT OLIVE ESTATES	CITY OF POLK CITY	90	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	67.5	$ 2,751,050
MOUNT OLIVE HEIGHTS UNITS 1—2	CITY OF POLK CITY	137	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	102.8	$ 3,623,375
POLK CITY	CITY OF POLK CITY	118	FLA489093	Cardinal Hill WWTF	Steven Drive	Polk City, FL 33868-9583	0.300	0.212	9/2024	88.5	$ 3,680,950
CEDAR COVE PH 1—2	CITY OF WINTER HAVEN	58	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	43.5	$ 1,966,350
ELOISE WOODS	CITY OF WINTER HAVEN	60	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	45.0	$ 3,532,000
ELOISE WOODS EAST LAKE FLORENCE UNIT	CITY OF WINTER HAVEN	79	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	59.3	$ 3,831,925
ELOISE WOODS EAST LAKE MARIAM UNIT	CITY OF WINTER HAVEN	270	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	202.5	$ 8,208,550
ELOISE WOODS LAKE MARIAM UNIT	CITY OF WINTER HAVEN	268	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	201.0	$ 8,238,100
ELOISE WOODS LAKE ROY UNIT	CITY OF WINTER HAVEN	250	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	187.5	$ 7,491,400
FLORIDA HIGHLAND CO SUBDIVISION589000	CITY OF WINTER HAVEN	84	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	63.0	$ 5,024,500
FLORIDA HIGHLAND CO SUBDIVISION663000	CITY OF WINTER HAVEN	289	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	216.8	$ 9,000,825
FOXHAVEN PH 1—3	CITY OF WINTER HAVEN	165	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	123.8	$ 5,933,375
GARDEN GROVE UNITS 1—4	CITY OF WINTER HAVEN	110	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	82.5	$ 4,417,750
HILLS OF LAKE ELBERT UNIT NO. 1	CITY OF WINTER HAVEN	52	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	39.0	$ 4,596,600

LAHA WA MANOR UNITS 1—3	CITY OF WINTER HAVEN	50	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	37.5	$ 3,239,550
LAKE ELBERT HEIGHTS	CITY OF WINTER HAVEN	97	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	72.8	$ 5,266,975
LAKE MARIAM HILLS	CITY OF WINTER HAVEN	86	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	64.5	$ 4,580,550
LAKE REGION ESTATE UNIT 1	CITY OF WINTER HAVEN	80	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	60.0	$ 4,964,100
LAKE SHIPP HEIGHTS UNITS 1—9	CITY OF WINTER HAVEN	260	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	195.0	$ 8,020,000
LAKE WINTERSET ACRES UNITS 1—2	CITY OF WINTER HAVEN	52	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	39.0	$ 2,745,000
OVERLOOK ESTATES PH 1—3	CITY OF WINTER HAVEN	73	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	54.8	$ 4,360,375
SOUTH ROY SHORES	CITY OF WINTER HAVEN	64	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	48.0	$ 3,382,200
SOUTH WINTER HAVEN EXTENSION OF	CITY OF WINTER HAVEN	52	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	39.0	$ 3,174,200
SUMMERHAVEN SHORES	CITY OF WINTER HAVEN	65	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	48.8	$ 4,311,175
WINTERSET GARDENS	CITY OF WINTER HAVEN	80	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	60.0	$ 2,716,700
WINTERSET NORTH PH 1—5	CITY OF WINTER HAVEN	68	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	51.0	$ 3,112,100
BILTMORE SHORES UNITS 1—2	CITY OF WINTER HAVEN	176	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	132.0	$ 4,742,900
BRYSON R H SUBDIVISION	CITY OF WINTER HAVEN	61	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	45.8	$ 3,351,475
BUCKEYE HILLS	CITY OF WINTER HAVEN	50	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	37.5	$ 1,923,450
CAREFREE COVE UNITS 1—3	CITY OF WINTER HAVEN	154	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	115.5	$ 3,304,150
CHESTNUT CREEK	CITY OF WINTER HAVEN	82	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	61.5	$ 3,366,950
DEER LAKE TERRACE SUBDIVISION UNITS 1—3	CITY OF WINTER HAVEN	106	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	79.5	$ 3,941,250
DEERWOOD OR HARRIBEN INVESTMENT CO	CITY OF WINTER HAVEN	56	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	42.0	$ 3,181,900
HARTRIDGE MANOR	CITY OF WINTER HAVEN	61	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	45.8	$ 1,653,875
INWOOD UNITS 1—7	CITY OF WINTER HAVEN	1287	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	965.3	$ 25,534,375
ROCHELLE GARDENS UNITS 1—2	CITY OF WINTER HAVEN	55	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	41.3	$ 1,736,025
ROSEWOOD MANOR	CITY OF WINTER HAVEN	74	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	55.5	$ 3,163,650
WEST CANNON HEIGHTS	CITY OF WINTER HAVEN	105	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	78.8	$ 3,755,975
WESTWOOD SUBDIVISION	CITY OF WINTER HAVEN	120	FLA129747	City of Winter Haven - WWTF #2	2746 Motor Pool Road	Winter Haven, FL 33881	1.700	2.122	9/2024	90.0	$ 3,983,400
ORANGE HILLS SUBDIVISION	FLORIDA GOVERNMENTAL UTILITY AUTHORITY	144	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	108.0	$ 8,422,500
HILLTOP HEIGHTS	FLORIDA GOVERNMENTAL UTILITY AUTHORITY	67	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	50.3	$ 3,535,125
LAKE GIBSON ESTATES UNITS 1—2	FLORIDA GOVERNMENTAL UTILITY AUTHORITY	86	FLA012985	City of Lakeland - Northside WRF	3600 East Lake Parker Drive	Lakeland, FL 33805	8.000	5.775	9/2024	64.5	$ 3,649,650

GRENELEFE COND CORNER LK	GRENELEFE RESORT UTILITY, INC.	67	FLA013016	Grenelefe Resort WWTF	Abbey Street in Grenelefe	Haines City, FL 32819	0.340	0.144	9/2024	50.3	$ 2,076,725
SPRING PINES SUBDIVISION UNITS 1—6	GRENELEFE RESORT UTILITY, INC.	109	FLA013016	Grenelefe Resort WWTF	Abbey Street in Grenelefe	Haines City, FL 32819	0.340	0.144	9/2024	81.8	$ 2,569,175
ELLISON PARK SUBDIVISION	KEEN UTILITIES	66	FLA012977	City of Haines City WWTF	851 East Park Road	Haines City, FL 33844	2.970	3.317	10/2024	49.5	$ 2,451,450
LAKE REGION PARADISE IS	KEEN UTILITIES	108	FLAB07302	Lake Hamilton WWTF	Water Tank Road at Detour Road	Lake Hamilton, FL 33851	0.500	0.02	9/2024	81.0	$ 3,735,000
NORTH POINTE	NORTH POINTE HOA	63	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	47.3	$ 3,244,125
ORCHID SPRINGS CONDOMINIUM	ORCHID SPRINGS DEVELOPMENT	177	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	132.8	$ 6,226,675
CROOKED LAKE PARK TRACTS 1—5	PARK WATER COMPANY	86	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	64.5	$ 4,871,250
SOUTH LAKE WALES UNITS 1—6	PARK WATER COMPANY	255	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	191.3	$ 8,716,125
SOUTH LAKE WALES YACHT CLUB SEC 1 REVISED	PARK WATER COMPANY	56	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	42.0	$ 4,474,400
COUNTRY WALK PH 1—3	PCU (CRUSA)	53	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	39.8	$ 5,865,375
GORDONVILLE	PCU (CRUSA)	55	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	41.3	$ 3,538,825
JAN PHYL VILLAGE ADDITION UNITS 1—17	PCU (CRUSA)	400	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	300.0	$ 15,238,300
LAKE THOMAS WOODS	PCU (CRUSA)	221	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	165.8	$ 11,861,725
SHADOW WOOD UNITS 1—3	PCU (CRUSA)	98	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	73.5	$ 6,959,450
TANAMORA	PCU (CRUSA)	81	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	60.8	$ 7,443,975
THORNHILL ESTATES PH 1—2	PCU (CRUSA)	57	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	42.8	$ 5,888,275
WOLF RUN	PCU (CRUSA)	53	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	39.8	$ 6,876,775
LAKE PIERCE HEIGHTS	PCU (ERUSA)	91	FLA012968	Waverly WWTF	SR 540, 1/2 Mile East of US Hwy 27	Waverly, FL 33877	0.130	0.038	9/2024	68.3	$ 5,273,325
LAKE PIERCE RANCHETTES ADD1—5	PCU (ERUSA)	439	FLA012968	Waverly WWTF	SR 540, 1/2 Mile East of US Hwy 27	Waverly, FL 33877	0.130	0.038	9/2024	329.3	$ 11,762,625
TIMBERLANE SUBDIVISION PH1—2	PCU (ERUSA)	97	FLA012968	Waverly WWTF	SR 540, 1/2 Mile East of US Hwy 27	Waverly, FL 33877	0.130	0.038	9/2024	72.8	$ 4,962,275
BENTLEY OAKS	PCU (NERUSA)	100	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	75.0	$ 4,045,500
BRIARGROVE ADD 1—3	PCU (NERUSA)	239	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	179.3	$ 7,167,625
LOMA DEL SOL PH A,B,C,D,E	PCU (NERUSA)	387	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	290.3	$ 9,034,825
LOMA LINDA PH 1—3	PCU (NERUSA)	222	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	166.5	$ 6,755,950
LOMA VISTA SECTION 1—2	PCU (NERUSA)	151	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	113.3	$ 4,331,525
OAKPOINT	PCU (NERUSA)	71	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	53.3	$ 4,690,725
ROBBINS REST	PCU (NERUSA)	71	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	53.3	$ 4,374,925
SUNRIDGE WOODS PHASE 01-03	PCU (NERUSA)	436	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	327.0	$ 11,044,000

WESTRIDGE PHASE 01 AND 02	PCU (NERUSA)	170	FL0A00002	Polk County Northeast Regional WWTF	200 Westview Drive	Davenport, FL 33837	6.000	5.51	8/2024	127.5	$ 6,297,050
BLOOMFIELD HILLS PH 1—5	PCU (NWRUSA)	253	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	189.8	$ 7,780,375
BUCKINGHAM	PCU (NWRUSA)	124	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	93.0	$ 6,144,300
CHERRY HILL	PCU (NWRUSA)	68	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	51.0	$ 1,723,700
COUNTRY OAKS OF LAKELAND	PCU (NWRUSA)	111	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	83.3	$ 5,657,725
COUNTRY VIEW ESTATES PH 1—4	PCU (NWRUSA)	432	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	324.0	$ 10,255,300
DERBYSHIRE	PCU (NWRUSA)	81	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	60.8	$ 5,335,975
FOREST LAKE	PCU (NWRUSA)	77	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	57.8	$ 5,340,175
FOX CHASE SUBDIVISION	PCU (NWRUSA)	57	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	42.8	$ 2,679,475
FOX LAKES	PCU (NWRUSA)	82	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	61.5	$ 3,786,350
GLENRIDGE PH 1—3	PCU (NWRUSA)	148	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	111.0	$ 5,578,000
HAMPTON CHASE PH 1—2	PCU (NWRUSA)	130	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	97.5	$ 6,189,950
HAWKS RIDGE	PCU (NWRUSA)	76	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	57.0	$ 3,613,600
HIGHLAND GROVE EAST	PCU (NWRUSA)	90	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	67.5	$ 3,230,450
HOMESTEAD THE PH 1—2	PCU (NWRUSA)	80	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	60.0	$ 3,354,000
HUNTERS RUN PH 1—3	PCU (NWRUSA)	205	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	153.8	$ 6,898,575
INDIAN HEIGHTS SUBDIVISION	PCU (NWRUSA)	131	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	98.3	$ 3,248,825
INDIAN WOODS	PCU (NWRUSA)	109	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	81.8	$ 2,632,775
LEISURE ESTATES	PCU (NWRUSA)	55	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	41.3	$ 3,988,525
LEXINGTON GREEN	PCU (NWRUSA)	58	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	43.5	$ 4,540,850
LOST LAKE PARK PH 1—3	PCU (NWRUSA)	113	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	84.8	$ 5,806,975
MANORS OF NOTTINGHAM	PCU (NWRUSA)	119	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	89.3	$ 5,965,325

MARTIN ESTATES PH 1—3	PCU (NWRUSA)	120	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	90.0	$ 5,142,400
MT. TABOR ESTATES UNRE	PCU (NWRUSA)	175	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	131.3	$ 6,274,225
NOTTINGHAM	PCU (NWRUSA)	82	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	61.5	$ 5,276,850
OAKS OF LAKELAND THE	PCU (NWRUSA)	107	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	80.3	$ 5,468,525
PINE GLEN (UNREC) PH 1—2	PCU (NWRUSA)	82	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	61.5	$ 5,142,250
PLANTATION RIDGE	PCU (NWRUSA)	101	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	75.8	$ 4,156,275
QUAIL TRAIL	PCU (NWRUSA)	68	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	51.0	$ 3,023,300
RIDGEMONT	PCU (NWRUSA)	62	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	46.5	$ 2,751,650
ROLLING OAK ESTATES UNRE	PCU (NWRUSA)	99	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	74.3	$ 3,352,525
ROLLINGLEN PH 1—4	PCU (NWRUSA)	177	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	132.8	$ 5,646,875
SCENIC HILLS	PCU (NWRUSA)	84	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	63.0	$ 3,122,200
SHEFFIELD	PCU (NWRUSA)	87	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	65.3	$ 3,292,025
SHERWOOD LAKES	PCU (NWRUSA)	119	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	89.3	$ 6,471,325
TANGERINE TRAILS UNITS 1—4	PCU (NWRUSA)	282	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	211.5	$ 6,327,200
TIMBERCREEK SUBDIVISION PH 1—2	PCU (NWRUSA)	212	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	159.0	$ 12,967,150
TIMBERIDGE PH 1—5	PCU (NWRUSA)	278	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	208.5	$ 9,747,600
TROPICAL MANOR	PCU (NWRUSA)	51	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	38.3	$ 2,159,325
UNRE PALMORE ESTATES	PCU (NWRUSA)	147	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	110.3	$ 4,842,925
WELLINGTON GREEN	PCU (NWRUSA)	50	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	37.5	$ 4,725,750
WILLOW WISP PH 1—2	PCU (NWRUSA)	100	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	75.0	$ 2,934,900
WOODBURY SUBDIVISION PH 1—2	PCU (NWRUSA)	108	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	81.0	$ 4,179,100
YELLOW PINE SUBDIVISION	PCU (NWRUSA)	59	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	44.3	$ 3,653,825

YORKSHIRE	PCU (NWRUSA)	81	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	60.8	$ 5,319,675
BABSON PARK HEIGHTS PH 1—2	PCU (SERUSA)	94	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	70.5	$ 8,847,250
OAKRIDGE ESTATES PHASE 01, 02, 08, 11	PCU (SERUSA)	80	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	60.0	$ 2,524,600
STEPHENSONS ADDITION	PCU (SERUSA)	166	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	124.5	$ 9,200,750
SUN RAY HOMES NO 3	PCU (SERUSA)	92	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	69.0	$ 2,209,900
SUN RAY HOMES PLAT NO. 1, 2, 4	PCU (SERUSA)	220	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	165.0	$ 4,650,500
WEST FROSTPROOF	PCU (SERUSA)	89	FLA012949	Sun Ray WWTF	Edwards Street	Frostproof, Florida 33843	1.000	0.413	9/2024	66.8	$ 3,580,975
WALK IN WATER LAKE ESTATES PHASE 1, 2, 3, 5	PCU (SERUSA; SFWMD)	145	FLA012983	City of Frostproof WWTF	98 N Lake Reedy Blvd	Frostproof, FL 33843-2114	0.250	0.179	9/2024	108.8	$ 8,498,875
BRADLEY JUNCTION	PCU (SWRUSA)	92	FL0020338	City of Mulberry WWTF	500 Southwest Second Street	Mulberry, FL 33860	0.750	0.5	9/2024	69.0	$ 6,348,000
ROLLING HILLS SUBDIVISION	PCU (SWRUSA)	100	FL0020338	City of Mulberry WWTF	500 Southwest Second Street	Mulberry, FL 33860	0.750	0.5	9/2024	75.0	$ 5,143,300
ALAMANDA	PCU (SWRUSA)	71	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	53.3	$ 6,111,625
ARROWHEAD	PCU (SWRUSA)	50	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	37.5	$ 4,431,850
BRISTOL OAKS	PCU (SWRUSA)	56	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	42.0	$ 2,984,500
CESARA ESTATES	PCU (SWRUSA)	68	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	51.0	$ 3,739,900
CHERRY LANE ESTATES PH 1—2	PCU (SWRUSA)	87	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	65.3	$ 3,948,925
CHRISTINA GROVES SUBDIVISION UNITS 1—2	PCU (SWRUSA)	100	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	75.0	$ 6,336,900
CREEKSIDE	PCU (SWRUSA)	184	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	138.0	$ 5,197,700
CREWS LAKE HILLS ESTATES PH 1—2	PCU (SWRUSA)	60	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	45.0	$ 4,694,200
DEER BROOKE & SOUTH	PCU (SWRUSA)	494	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	370.5	$ 12,470,050
ENGLELAKE SUBDIVISION	PCU (SWRUSA)	74	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	55.5	$ 4,635,150
FORESTWOOD SUBDIVISION	PCU (SWRUSA)	117	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	87.8	$ 4,188,975
HAMPTON POINTE	PCU (SWRUSA)	54	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	40.5	$ 6,075,250
HATCHER ROAD ESTATES PH 1—3	PCU (SWRUSA)	87	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	65.3	$ 3,841,125
HIGHLANDS AT CREWS LAKE	PCU (SWRUSA)	113	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	84.8	$ 6,751,275
HIGHLANDS CROSSING PH 1—2	PCU (SWRUSA)	122	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	91.5	$ 6,811,350

INDIAN OAKS	PCU (SWRUSA)	54	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	40.5	$ 3,105,050
LONGWOOD OAKS PH 1—3	PCU (SWRUSA)	60	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	45.0	$ 3,050,200
MAGNOLIA TRAILS	PCU (SWRUSA)	84	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	63.0	$ 3,865,400
MEADOW RIDGE ESTATES PH 1—3	PCU (SWRUSA)	124	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	93.0	$ 4,248,300
OAK HAMMOCK ESTATES PH 1—4	PCU (SWRUSA)	238	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	178.5	$ 6,944,650
OAK MEADOWS ESTATES	PCU (SWRUSA)	108	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	81.0	$ 2,654,400
PINEVIEW ESTATES PHASE 01	PCU (SWRUSA)	55	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	41.3	$ 2,035,425
PINEVIEW ESTATES PHASE 02	PCU (SWRUSA)	65	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	48.8	$ 2,028,275
RAMBLEWOOD SUBDIVISION	PCU (SWRUSA)	75	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	56.3	$ 3,367,425
RIVERLAKE ADDITION	PCU (SWRUSA)	52	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	39.0	$ 6,940,600
SHADY BROOKE	PCU (SWRUSA)	90	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	67.5	$ 2,368,150
SHADY HAMMOCK	PCU (SWRUSA)	105	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	78.8	$ 3,056,575
SHEPHERD SOUTH	PCU (SWRUSA)	156	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	117.0	$ 4,852,100
SOUTHWIND	PCU (SWRUSA)	61	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	45.8	$ 3,467,875
SUNNY GLEN PH 1—4	PCU (SWRUSA)	107	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	80.3	$ 6,905,125
W. F. HALLAM AND COS FARMING AND TRUCKING LANDS 284000	PCU (SWRUSA)	63	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	47.3	$ 4,950,525
WATERWOOD ADDITION	PCU (SWRUSA)	72	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	54.0	$ 7,186,300
WILLOW RUN	PCU (SWRUSA)	64	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	48.0	$ 3,343,100
WILL-O-WOODS	PCU (SWRUSA)	77	FLA012954	Polk County Southwest Regional WWTF	2000 - 4th Street	Mulberry, FL 33860	4.000	2.568	9/2024	57.8	$ 2,558,975
CITRUS HIGHLANDS PH 2—4	PINECREST UTILITIES, LLC	116	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	87.0	$ 4,692,600
MCLEOD GARDENS PH 1—3	TEVALO INC	89	FLA012976	City of Bartow WRF	2505 East Wabash Avenue	Bartow, FL 33831	4.000	2.984	9/2024	66.8	$ 5,342,075
PINEDALE SUBDIVISION	UNINCORPORATED	67	FL0020338	City of Mulberry WWTF	500 Southwest Second Street	Mulberry, FL 33860	0.750	0.5	9/2024	50.3	$ 3,157,325
BEECH HAVEN ESTATES	UNINCORPORATED	55	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	41.3	$ 2,061,925

GARDENS PH 1—3	UNINCORPORATED	150	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	112.5	$ 3,465,050
LAKE ELOISE POINTE	UNINCORPORATED	107	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	80.3	$ 2,625,625
PALMETTO RIDGE	UNINCORPORATED	99	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	74.3	$ 2,582,025
RIDGE ACRES UNITS 1—4	UNINCORPORATED	163	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	122.3	$ 3,898,125
SOLIS GARDENS	UNINCORPORATED	61	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	45.8	$ 1,870,175
WAHNETA FARMS	UNINCORPORATED	799	FL0036048	City of Winter Haven WWTF #3	4400 Pollard Road	Winter Haven, FL 33884-2870	7.500	4.953	9/2024	599.3	$ 15,301,425
INDIAN LAKE ESTATES UNITS 1—16	UNINCORPORATED	564	FLA012983	City of Frostproof WWTF	98 N Lake Reedy Blvd	Frostproof, FL 33843-2114	0.250	0.179	9/2024	423.0	$ 22,990,500
SOUTH SHORE RESORT AN RV CONDOMINIUM	UNINCORPORATED	90	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	67.5	$ 7,353,950
TIOTIE BEACH ESTATES UNITS 1—3	UNINCORPORATED	174	FLA129844	City of Lake Wales WWTF	840 Henry Street	Lake Wales, FL 33853-4502	2.190	1.152	9/2024	130.5	$ 10,894,550
SADDLEWOOD ESTATES PHASE 01	UNINCORPORATED	50	FLA178667	Polk County Northwest Regional WWTF	North Campbell Road	Lakeland, FL 33810	3.000	1.259	9/2024	37.5	$ 5,275,450
VILLAGE ESTATES UNITS 1—2	UNINCORPORATED	52	FLAB07302	Lake Hamilton WWTF	Water Tank Road at Detour Road	Lake Hamilton, FL 33851	0.500	0.02	9/2024	39.0	$ 1,574,800
VAN LAKES PH 1—3	VAN LAKES HOMEOWNERS ASSOCIATION	79	FLA016559	City of Auburndale Regional WWTF	890 Shirley Lawrence Road	Auburndale, FL 33823-9616	4.000	1.395	9/2024	59.3	$ 3,713,025

SECTION 3.103 SOLID WASTE.

OBJECTIVE 3.103-A: With adoption of this plan, Polk County shall implement programs to ensure proper management of all solid waste generated within its boundaries.

POLICY 3.103-A1: Polk County shall provide the ~~following~~ Level of Service of 8.25 lbs/capita/day in the collection and management of the solid waste generated within its boundaries.~~:~~

~~YEAR COUNTY AVERAGE~~

~~(lbs/capita/day) FACILITY*~~

~~NORTH-CENTRAL~~

~~LANDFILL~~

~~(lbs/capita/day)~~

~~1990 5.63 5.81~~

~~1996 5.50 6.35~~

~~2000 12.66 12.66~~

~~2010 8.00 8.00~~

~~2020 8.25 8.26~~

~~*Note: The Northeast Landfill stopped receiving solid waste in 1995.~~

POLICY 3.103-A2: The County shall implement programs and coordinate with municipalities and the private sector to:

a. review the effectiveness of the countywide mandatory collection ordinance for all solid waste and adjust as necessary;

b. provide adequate sites for the disposal and transfer of solid waste in the future;

c. implement effective programs to collect, treat, and dispose or recycle household and other "small-quantity" generated hazardous waste;

d. address solid waste management issues including funding, disposal, recycling, refuse-to-energy; and

e. encourage education regarding solid waste management.

POLICY 3.103-A3: The County shall implement procedures and review criteria for the approval of new or expanded solid waste management facilities in the Land Development Code.

OBJECTIVE 3.103-C: Polk County shall minimize environmental impacts resulting from handling or disposing of solid waste in the County.

POLICY 3.103-C1: The County shall review and strengthen regulations to prevent illegal dumping of solid waste within the County's jurisdiction and implement effective enforcement programs.

POLICY 3.103-C2: The County shall develop and implement mechanisms to cooperate with FDEP and CFRPC in executing programs to monitor handling and disposal of hazardous and bio-hazardous waste.

POLICY 3.103-C3: The County's Waste Resources Management Division shall assist the Department of ~~Health~~ Environmental Protection ~~and FDEP~~ in developing control measures to ensure the proper disposal of treated septage from septic tanks and sludge from wastewater-treatment plants.

POLICY 3.103-C4: The County shall continue to monitor solid waste disposal sites to prevent pollution to the aquifers and surface water bodies.

SECTION 3.104 STORMWATER MANAGEMENT.

OBJECTIVE 3.104-A: With plan adoption, Polk County shall require the design of Stormwater Management systems that at a minimum do not increase the impact of discharges more than that occurring in predevelopment, attempt to improve poorly designed systems, encourage Low Impact development, and support Conservation Development while maintaining minimum Level of Service Standards.

DRAINAGE MINIMUM LEVEL OF SERVICE STANDARDS					
LOS I	**LOS II**	**LOS III**	**LOS IV**	**LOS V**	**LOS VI**
Capacity: 100-year, 24-hour storm event with freeboard	Capacity: 50-year, 24-hour storm event with freeboard	Capacity: 25-year, 24-hour storm event with freeboard	Capacity: 10-year, 24-hour storm event with freeboard	Capacity: 5-year, 24-hour storm event with freeboard	Capacity: 3-year, 24-hour storm event with freeboard

POLICY 3.104-A1: All applicable federal, state, regional, and local regulations pertaining to flood control and water quality preservation shall continue to be met in public and private project design.

POLICY 3.104-A2: At the time of development or redevelopment, Polk County shall require a Drainage Level of Service Standard based on requirements as established in the Land Development Code (LDC). At a minimum, no system shall be designed at less than Level of Service VI.

OBJECTIVE 3.104-B: Polk County shall continue to identify and evaluate the Drainage Facilities Network (DFN) within the County, determine deficiencies and causes of deficiencies, develop programs for stormwater management improvement and maintenance through development of a Regional Drainage and Water Quality (RDWQ) management work plan to replace the Surface Water Management Plan (SWMP), and update the Polk County Comprehensive Plan (PCCP) accordingly.

POLICY 3.104-B1: The County shall continue a County-wide inventory to determine its Drainage Facility Network (DFN) to include:

a. drainage patterns in each sub-basin,

b. structures in place (culverts, etc.),

c. natural and man-made drainage features (watercourses, streams, rivers, canals, ditches, etc.),

d. connectivity,

e. functional integrity,

f. easements,

g. capacities,

h. other features that may influence stormwater quantity and quality characteristics in each subbasin, and the EPA's NPDES permit requirements.

POLICY 3.104-B2: Polk County shall identify deficiencies, develop corrections and improvement programs, and begin implementing the corresponding correction and improvement program for items (a) through (h) in Policy 3.104-B1.

POLICY 3.104-B3: The County shall develop and implement a program, which shall include funding sources, to accept the maintenance responsibilities of existing and proposed subdivision stormwater facilities associated with County-maintained roads.

POLICY 3.104-B4: The County shall develop and implement a routine-maintenance plan for County controlled stormwater facilities.

POLICY 3.104-B5: The County shall evaluate current funding mechanisms to finance the implementation of improvement, upgrading, retrofitting, and construction and maintenance programs related to the County's DFN. In this regard, the County shall consider alternative funding mechanisms within those problem areas.

POLICY 3.104-B6: Where a special taxing district or other privately funded drainage district exists, the County shall evaluate the drainage needs affected by those entities and work with those entities to meet the established LOS.

POLICY 3.104-B7: Polk County shall implement EPA's NPDES permit requirements for stormwater discharge as mandated by the Federal government.

OBJECTIVE 3.104-C: Polk County shall, in conjunction with Objective 3.104-B, implement the strategies developed in the Regional Drainage and Water Quality Management Work Plan (RDWQ).

POLICY 3.104-C1: The County has developed and will continue to develop basin specific watershed management plans in accordance with the RDWQ and the DFN plans to address new drainage projects.

POLICY 3.104-C2: The County shall coordinate with federal, state, regional, and local agencies to implement basin specific watershed management plans.

POLICY 3.104-C3: The County shall continue to analyze DFN structural deficiencies, stormwater quantity and quality problems, and incorporate them in the priority programs.

OBJECTIVE 3.104-D: Polk County shall continue to update regulations which implement design criteria for water quantity and quality consistent with adopted level-of-service (LOS) standards for stormwater runoff management; and, within these development regulations, the County will address the requirements and measures necessary for the preservation or restoration of natural systems.

POLICY 3.104-D1: The County's Land Development Division shall coordinate with the County's Parks and Natural Resources Division in the permitting of all stormwater system projects so that water quality concerns will be addressed during the design and reconstruction of stormwater systems.

POLICY 3.104-D2: Polk County shall implement development regulations in support of Objective 3.104-D which require the preservation and restoration of natural flood control and conveyance systems within the County.

POLICY 3.104-D3: The County shall amend existing regulations, and work with the water management districts, so the regulations will evaluate the cumulative impact of development on the existing system's capacity.

POLICY 3.104-D4: The County has developed and will continue to develop basin specific criteria to:

a. Mitigate the impacts on existing facilities that cannot meet adopted LOS; and

b. Avoid adverse impacts of future development on identified potential flood prone areas.

POLICY 3.104-D5: Polk County shall continue to implement the retrofit of drainage systems through a process of prioritization based upon the extent to which non-point sources pollute surface and/or groundwaters.

POLICY 3.104-D6: Polk County shall determine on a project basis the feasibility of implementing regional detention and/or retention systems.

POLICY 3.104-D7: Polk County shall continue to develop and implement the necessary inter-local agreements with the County's incorporated areas, and with all appropriate state and federal regulatory agencies, for cooperation and coordination which will allow the implementation of a compatible and integrated stormwater-management program.

OBJECTIVE 3.104-E: Polk County shall continue to maintain and update the DFN and watershed management plan.

POLICY 3.104-E1: The County shall develop and implement a maintenance plan to keep the watershed management plan and DFN routinely updated and revised.

POLICY 3.104-E2: Polk County shall develop a priority program to detail and upgrade the studies performed in the watershed management plan. Pursuant to the Land Development Code, flood studies may be required for development within areas subject to flooding. The results of these studies and updates will be submitted for incorporation into federal and state programs related to floodplain and stormwater management (e.g. FEMA).

POLICY 3.104-E3: The County shall update future development flood scenarios, based on the Comprehensive Plan's projected growth patterns, to identify potential flood prone areas.

SECTION 3.105 POTABLE WATER.

OBJECTIVE 3.105-A: Polk County shall adopt level-of-service (LOS) standards to ensure the provision of safe and efficient potable water service (public or private) to the County's unincorporated area.

POLICY 3.105-A1: Installation, operation, and maintenance of potable water supply systems shall, at a minimum, meet the requirements of the Safe Drinking Water Act (SDWA) of 1974, as amended, Sections 403.850—403.864, F.S., Chapters 62.550, 62.555, and 62.560 (FAC), and the Polk County Utility Code, Ordinance No. 03-21.

POLICY 3.105-A2: Public and private potable water supply systems (15 or more connections or 25 people) shall meet or exceed design criteria to provide for:

a. Average daily-flow capacity of 360 gallons per equivalent-residential connection (GPERC);

b. Maximum daily-flow capacity of 2.0 times the average daily flow;

c. Maximum hourly-flow capacity of 4.5 times the average daily-flow for systems serving less than 0.1 million gallon per day (MGD); 4.0 times the average daily-flow for systems serving 0.1 to 0.5 MGD; and 3.2 times the average daily-flow for systems serving more than 0.5 MGD.

d. Storage capacity shall be provided to meet domestic demands, and where fire protection is provided, fire flow demands as established by the appropriate State Insurance Agency Office (ISO). Minimum storage capacity for systems not providing fire protection shall be equal to the average daily consumption. This requirement may be reduced when the supply facilities have sufficient capacity with a stand-by power to supplement peak demand of the system.

e. Capacity to support peaks caused by fire flow demands as established by the appropriate State ISO.

POLICY 3.105-A3: Sites for the location of potable, surface and other alternative and supplementary water sources shall be evaluated as set forth in the Federal Clean Water Act, as amended, and Chapters 17-4 and 17-22 (FAC), in order to minimize the potential for contamination of the potable water supply.

POLICY 3.105-A4: The County shall review effectiveness of the County utilities ordinance to enforce or implement the requirements of this Comprehensive Plan and make the necessary amendments.

OBJECTIVE 3.105-B: Polk County shall implement the 10-Year Water Supply Plan adopted as part of this element (Section 3.150) to ensure the adequate provision of potable water within the service areas. As part of this plan, the County will continue to monitor and correct any deficiencies found in existing public potable water treatment and distribution facility and planned extensions and increases of facility capacities in order to maximize the use of existing facilities and discourage urban sprawl.

POLICY 3.105-B1: Per Section 163.3202(1), F.S., the County shall continue to implement the Community Investment Program (CIP) to provide potable water service within the unincorporated Transit Supportive Development Areas, as establish by the Future Land Use Element.

POLICY 3.105-B2: In compliance with Section 163.3177(1)(b), Florida Statutes (F.S.), the County shall update the 10-Year Water Supply Facilities Work Plan within 18 months of the approval of the corresponding Water Management District Regional Water Supply Plan (RWSP). The Water Supply Facilities Work Plan shall be consistent with the RWSP and the policies of the Polk County Comprehensive Plan maximize the use of existing facilities and provide for future needs.

POLICY 3.105-B3: All improvements of existing potable water system, expansion, replacement, or increase in capacity shall be completed in accordance to the 10-Year Water Supply Plan and shall meet or exceed established LOS standards.

POLICY 3.105-B4: Private development within the planned unincorporated Transit Supportive Development areas or urban growth areas, served by private potable water supply systems, shall make the necessary infrastructure and Home Owner's Association documents, as approved by the County's Utilities Department to allow incorporation into a public regional or sub-regional system within 365 days of such system becoming available. All infrastructure improvements that are not to be owned by a municipality or an existing Florida Public Service Commission regulated utility shall be constructed to Polk County Utilities standards and specifications.

POLICY 3.105-B5: The County shall coordinate with Department of Health, FDEP, SWFWMD, and other applicable agencies to develop and implement a program where the Polk County Health Department staff inspect, identify and take action to correct the deficiencies found in private residential, commercial, or industrial potable water systems that are suspected health hazards. Such inspection shall be financed by a fee which must not exceed the cost of the inspection, and any cost incurred in to correct any deficiency found in the private systems shall be paid by the owner(s) of such system.

POLICY 3.105-B6: The County shall evaluate on a regular basis the effectiveness of the Polk County Water and Wastewater Master Plan for each regional utility service area and if necessary, amend the 10-Year Water Supply Plan.

POLICY 3.105-B7: [Deleted by CPA 08WSP-01 (Ord. 08-02) 18 JUN 2008]

POLICY 3.105-B8: Where service-area agreements exist, the County shall continue coordination efforts with the municipalities to assure availability of service, to ascertain potential for revision in boundaries, and to ensure cooperation rather than competition.

POLICY 3.105-B9: Where service-area agreements do not exist, the County shall initiate coordination efforts, to set standards, define or modify service-area boundaries, and estimate capability of providing the service to unincorporated areas adjoining municipal's or private utilities' service areas.

POLICY 3.105-B10: The County shall continue to collect a user's and collection fees to cover the operation and maintenance expenses and design a funding mechanism for capital improvement of potable water facilities. User's and collection fees shall be updated periodically in accordance with the recommendation of studies completed by the County or its consultants.

OBJECTIVE 3.105-C: Polk County shall implement adopted regulations consistent with the adopted LOS for potable water facility management in accordance with Section 163.3202(1), F.S.

POLICY 3.105-C1: All applicable federal, state, regional, and local regulations pertaining to the potable water supply shall continue to be met in public and private project design, construction, and operation.

POLICY 3.105-C2: The County shall improve and continue implementing mechanisms to assist in the coordination of permitting and monitoring processes between the County, and FDEP~~, Department of Health~~, water management districts, and CFRPC to ensure the proper operation and maintenance of the existing potable water supply facilities and installment of adequate future facilities.

POLICY 3.105-C3: The County shall develop and implement the policies, regulations, and programs in the Future Land Use and Capital Improvement Elements of this Comprehensive Plan, and in the Polk County Land

Development Code, which guide development to occur in existing service areas where the increase will not overburden capacity of existing or planned facilities within these service areas.

POLICY 3.105-C4: The County shall coordinate with the utility provider(s) and water management district(s) to prevent the impact of development on potable water supplies and areas identified by the water management districts as prime and high recharge to the Florida aquifer by establishing:

a. density limits,

b. impervious-surface cover requirements,

c. balanced water-budget requirements,

d. vegetation preservation,

e. stormwater retention design consideration, and

f. control of point and non-point pollution of ground and surface waters.

POLICY 3.105-C5: The County shall coordinate with the utility providers and water management districts having jurisdiction in Polk County to require all new development to use water-conservation techniques.

POLICY 3.105-C6: The County has adopted, as a part of the Land Development Code, written notification to surrounding property of proposed new public water wells to notify all property owners within 1,000 feet of the well.

OBJECTIVE 3.105-D: Polk County shall preserve existing water supplies (potable, industrial, and agricultural) to meet the demands for future growth.

POLICY 3.105-D1: The County shall continue to coordinate with the water management districts to establish and assess existing water supplies, and work with the appropriate jurisdictions to complete alternative water supply studies when initiated by such jurisdiction having authority.

POLICY 3.105-D2: As part of the 10-Year Water Supply Plan, the County shall adopt and implement, in coordination with the water managements districts and FDEP, programs which incorporate strategies and techniques to implement water-conservation, reclaimed water-use, and any other activity equivalent to a consumption rate of 110 gallons per capita per day with the intent of reducing the need for additional demand on the hydrological system.

POLICY 3.105-D3: The County, in partnership with the municipalities within Polk County, formed the Polk Regional Water Cooperative (PRWC) in 2016. The purpose was to develop projects that are environmentally sound, sustainable and include adequate alternative water supplies within the region. Alternative water supplies may be sold to end users or retail and/or wholesale distributors as permitted by the appropriate water management district. Members of the PRWC within Polk County shall have first priority on alternative water supply production ~~in accordance with the provisions of Section 373.1961 (5), FS.~~

POLICY 3.105-D4: Polk County shall incorporate into the Future Land Use Map Series the specific locations of future groundwater, surface water, alternative water, and supplemental water supply sources. Existing and future wellhead protection areas shall be mapped in the Future Land Use Map Series as they are identified by the water management districts.

POLICY 3.105-D5: The County has adopted regulations for wellhead protection zones and prohibited uses in those zones based on flat distance and continued travel time.

POLICY 3.105-D6: The County, as part of the 10-year Water Supply Plan, shall develop and implement a program to implement the use of properly treated wastewater (reclaimed) for agricultural and residential irrigation, industrial coolant, and other activities which do not required the use of potable water in all of its utilities service areas.

POLICY 3.105-D7: The County shall continue to develop and implement educational programs to promote the value of potable water sources and the importance of conservation of water usage in order to protect and preserve potable water resources.

(Ord. No. 22-053, § 2(Att. A), 7-5-2022)

SECTION 3.106 NATURAL GROUNDWATER AQUIFER RECHARGE.

OBJECTIVE 3.106-A: Polk County shall assist in the completion of the identification, classification, and mapping of natural and man-made groundwater aquifer recharge areas.

POLICY 3.106-A1: The County shall assist the Southwest Florida Water Management District (SWFWMD) and the South Florida Water Management District (SFWMD) in delineating prime recharge areas for the Floridan Aquifer within the County upon completion of the water management districts study on prime recharge areas, as required by Section 373.0395, F.S.

POLICY 3.106-A2: The County, upon receiving results from updated analysis of aquifer recharge studies by the Water Management Districts with jurisdiction and in coordination with the municipalities within Polk County's jurisdiction, shall:

a. update the County's Comprehensive Plan data and analysis, and

b. amend the Plan's objectives and policies where the revised data and analysis may so indicate.

POLICY 3.106-A3: The County is maintaining mapped areas of the aquifer system that are highly susceptible to pollution, in addition to those identified in this Comprehensive Plan, based on the results of:

a. Polk County's current cooperative program with US Geological Survey to determine areas prone to pollution of the aquifer,

b. State of Florida Department of ~~Health~~ Environmental Protection on-site Sewage Disposal System Research in Florida, and,

c. Any other study that might be pertinent to the issue of natural groundwater aquifer recharge susceptibility to contamination.

The results of the updating shall be incorporated into the Comprehensive Plan, by amending it, as necessary.

OBJECTIVE 3.106-B: Polk County shall implement adopted development regulations that will ensure adequate protection to the functions of natural groundwater aquifer recharge areas and the aquifer systems in accordance with Section 163.3202(1), F.S.

POLICY 3.106-B1: The County shall coordinate its development regulations and regulatory processes with the water management districts, DOH, and FDEP, to standardize rules, procedures, and monitoring mechanisms for the protection and utilization of natural groundwater aquifer recharge areas and shall coordinate the 10-Year Water Supply Plan with the Regional Water Supply Plans adopted by the corresponding water management district.

POLICY 3.106-B2: The County shall implement established development regulations that prohibit the location of incompatible uses, such as solid waste handlers, storage tanks, etc, in those areas that have been determined as highly susceptible to pollution of the aquifer system. As new areas are identified, the Plan will be amended to reflect these changes.

POLICY 3.106-B3: The County shall implement established development regulations that limit the use of septic tanks in areas where percolation might be detrimental to the aquifer system as establish by the USDA Soil Conservation Services Soil Survey, and the water management districts' Groundwater Resource Availability Inventory for Polk County.

POLICY 3.106-B4: The County shall implement adopted development regulations following the guidelines established in Section 2.123-D of the Future Land Use Element and Section 2.306 of the Conservation Element of this Comprehensive Plan for aquifer protection areas and groundwater protection, that guarantee the preservation and restoration of the functions of recharge areas to maintain quantity and quality of the water available for recharge to the aquifer system.

POLICY 3.106-B5: The County shall implement established development regulations that will ensure the protection of the Floridan Aquifer from direct pollution through sinkholes, other natural features, and deep-injection wells.

POLICY 3.106-B6: The County shall implement established development regulations that promote the use of reclaimed water and treated waste water for industrial and agricultural uses in areas identified as high or prime recharge areas.

SECTION 3.107 GENERAL.

OBJECTIVE 3.107-A: Polk County shall coordinate sewer and water extensions with its Future Land Use Element and Map Series.

POLICY 3.107-A1: The Growth Management Department shall review and issue a written "Administrative Decision", as specified within Section 4.303-A, for any improvements made to all potable-water or sanitary-sewer systems which are located, or which extension is located, within the unincorporated area and are not already included as part of an approved site plan, and which meet or exceed the following thresholds:

a. extension of a sewerage transmission or collection line having a diameter of six (6) inches or greater;

b. extension of a water transmission or distribution line having a diameter of four (4) inches or greater;

c. development of new community water and/or sewerage system;

d. expansion of an existing sewerage treatment facility which increases its capacity to above .05 MGD; or

e. development of a new sewage treatment facility having a minimum treatment capacity of .05 MGD.

POLICY 3.107-A2: Review of the proposed utility extension shall specifically include the following:

a. The improvement shall be consistent with the County's growth-management objectives, as reflected within the Comprehensive Plan, and shall conform to the objectives and policies contained within the Future Land Use Element with specific consideration being given to the sewer and water utility facet of Development Areas.

b. The improvement shall be included within the County's CIP or, if a non-County facility, approved as part of the County's Utilities Plan and Ordinance.

c. The improvement shall not be permitted if the impacts of the proposed utility expansion provides for the development of land-use intensities or densities which will cause other public facility level-of-service standards to be violated.

POLICY 3.107-A3: Review by the Growth Management Department required by Policy 3.107-A1 shall not be required for routine maintenance of facilities.

POLICY 3.107-A4: An appeal to an Administrative Decision shall be in accordance Section 4.303-B.

POLICY 3.107-A5: For the purpose of coordinating the expansion of municipal water and/or sewer systems into the unincorporated areas of the County, agreements shall be required. These agreements shall include, at a minimum:

a. level of service to be provided, and

b. timing, adequacy, and location of improvements.

SECTION 3.108 IMPLEMENTATION.

OBJECTIVE 3.108-A: Polk County shall implement the objectives and policies of the Infrastructure Element.

POLICY 3.108-A1: The County Manager, or designee, shall be responsible for implementing the infrastructure objectives and policies included in the Polk County Comprehensive Plan.

POLICY 3.108-A2: The County shall implement development regulations as adopted in the Land Development Code, to implement the objectives and policies of the Infrastructure Element in accordance with Section 163.3202(1), F.S.

POLICY 3.108-A3: The County shall establish appropriate funding mechanisms to finance capital, operational, and maintenance costs related to the implementation of objectives and policies of each Infrastructure Sub-Element.

POLICY 3.108-A4: The County shall establish priority programs designed to attain objectives and policies of the Infrastructure Element in a timely and economically feasible manner.

POLICY 3.108-A5: The County shall maintain and upgrade all County-owned infrastructure facilities in a routine basis.

POLICY 3.108-A6: The County shall provide at a minimum the level-of-service as established for each facility type in the Infrastructure Element.

POLICY 3.108-A7: The County shall maintain intergovernmental agreements with municipalities within its jurisdiction and all adjacent counties in order to attain common goals, objectives, and policies in the Infrastructure Element.

POLICY 3.108-A8: The County shall implement the Capital Improvement Element in order to meet the adopted levels-of-service standards established for each facility type.

SECTIONS 3.109—3.149 RESERVED.

SECTION 3.150 10-YEAR WATER SUPPLY PLAN.

OBJECTIVE 3.150-A: To meet the estimated potable water needs in each Polk County Utility Regional Service Area for the ~~2020-2030~~2025-2045 planning period, strategic actions are scheduled to be completed as scheduled in the County's CIP and the corresponding Polk County Utilities Service Area Master Plans.

POLICY 3.150-A1: The County will implement, in coordination with the SWFWMD, the SFWMD and the County's Municipalities, the strategies and recommendations of the Polk Regional Water Cooperative (established on March 1, 2016) and the associated comprehensive water supply assessment (dated September 13, 2016) which identified and quantified viable additional public water supply sources, particularly alternative water supply sources, and determined the feasibility and cost effectiveness of alternative water supply projects, as needed to meet the future potable and non-potable water needs of various public utility systems within Polk County.

POLICY 3.150-A2: Central Regional Utility Service Area

- The Water Production Facilities Capital Facilities Upgrade to regionalize production to 1.6 MGD with the development of a new Central Regional Water Projection Facility capable of supplying 4.0 MGD, with four new wells, a new 0.5 MG ground storage tank, and new high service pumps was completed in 2019. Four existing WPFs are scheduled to be taken out of service by FY22/23.
- Potable Water Transmission System Upgrades are scheduled to be completed by FY22/23 to improve the service reliability within the service area.
- Complete project construction for the Peace Creek Water Supply Project by 2040.

Funds, as shown in the 5-year Schedule of Capital Improvements of the CIE and the County's CIB are allocated in the CIP for that purpose.

POLICY 3.150-A3: Northeast Regional Utility Service Area

- Water Production Facilities Capital Facilities Upgrades to improve system efficiency by FY23/24.
- Potable Water Transmission System Upgrades are scheduled to be completed by FY24/25 to improve the service reliability within the service area.
- Reclaimed Water Transmission Line Upgrades to improve coverage and reliability within the service area are scheduled to be completed by FY22/23.
- Complete construction of the Cypress Lake (Brackish Wellfield) by FY24/25 and the associated Cypress Lake Water Treatment Plant/Raw Water Main by FY26/27 for 15 MGD (Polk County Utilities' share is 10%) and 5 MGD from the Southeast Wellfield (Lower Floridan Aquifer) Projects by 2026 for regional supplies.

Funds, as shown in the 5-year Schedule of Capital Improvements of the CIE and the County's CIB are allocated in the CIP for these purposes.

POLICY 3.150-A4: Northwest Regional Utility Service Area

- Water Production Facilities Capital Facilities (WPF) Upgrades to regionalize production in this service area with the development of two new Regional WPFs in North Lakeland, the Cherry Hill and Gibson Oaks WPF, capable of supplying 2.9 MGD and 5.9 MGD, respectively by FY21/22. The Sherwood Lakes WPF is scheduled to be taken out of service and the raw water wells routed to the new regional WPFs by FY21/22.
- Potable Water Transmission System Upgrades are scheduled to be completed by FY21/22 to improve the service reliability within the service area.
- Reclaimed Water Transmission Line Upgrades to improve coverage within the service area are scheduled to be completed by FY20/21.
- Initiate project construction for Phase I of the West Polk Lower Floridan Aquifer Wellfield Project by FY21/22.

Funds as shown in the 5-year Schedule of Capital Improvements of the CIE are allocated in the CIP for that purpose.

POLICY 3.150-A5: Southwest Regional Utility Service Area

- Potable Water Transmission System Upgrades are scheduled to be completed by FY23/24 to improve the service reliability within the service area.
- Initiate project construction for Phase I of the West Polk Lower Floridan Aquifer Wellfield Project by FY21/22.

Funds as shown in the 5-year Schedule of Capital Improvements of the CIE are allocated in the CIP for that purpose.

POLICY 3.150-A6: East Regional Utility Service Area

- Complete project construction for 5 MGD from the Southeast Wellfield (Lower Floridan Aquifer) Project by 2026 for regional supplies.

POLICY 3.150-A7:> Southeast Regional Utility Service Area

- Water Production Facilities Capital Facilities Upgrades to improve system storage and efficiency by FY23/24.

- Complete project construction for 5 MGD from the Southeast Wellfield (Lower Floridan Aquifer) Project by 2026 for regional supplies.

POLICY 3.150-A8: Other Utility Service Areas - Consistent with concurrency requirements in the County's Land Development Code (LDC), in those service areas where Polk County has no commitments to provide potable water, the County will coordinate with the corresponding provider to ensure the availability of adequate service prior to issuing a development order.

DIVISION 3.200 TRANSPORTATION ELEMENT

SECTION 3.201 INTRODUCTIONS.

A viable transportation system is needed to serve the existing and future needs of Polk County. Transportation improvements are needed in response to a growing population and economy. To meet the County's transportation needs, it is necessary to have an integrated, multi-modal transportation system. Different modes of transportation, both motorized and non-motorized, should be viewed as integral parts of an overall system.

Within the Transportation Element, there is an increased emphasis on the development of alternate modes of transportation and the integration of these modes with highway travel as part of a multi-modal transportation system. These strategies are intended to support energy efficient land use patterns and reduce greenhouse gas emissions. To encourage the development of transit services as a viable travel option, the multi-modal transportation level-of-service (LOS) standards allow lower highway LOS where urban transit services are available or planned and provide incentives for developments to include transit and pedestrian-friendly design features.

Traffic safety and adequate roads are a major concern. Polk County will continue to monitor safety conditions on the County's roads, and safety improvements will be programmed, within financial constraints, for high-crash locations.

Aviation-related objectives and policies have been included in the Transportation Element to safeguard the existing and future viability of Polk County's public use airports. An Airport Impact District (AID) overlay is established to ensure that the operation of public use airports is compatible with surrounding land uses with minimal conflicts between the two.

GOAL: To provide a safe, efficient and financially feasible transportation system which is multimodal, responsive to community needs, consistent with land-use policies, environmentally sound and which promotes economic opportunity.

OBJECTIVE 3.201-A: Polk County shall provide a Transportation Element Map Series (TEMS) which includes existing and future transportation features identified within Section 163.3177 of the F.S. The map series shall identify the following items and shall be consistent with objectives and policies identified within the Transportation Element:

Transportation Element Map Series (TEMS):

1. Road System
    - Collector, Arterial, and Limited and Controlled Access Facilities
    - Existing Roads
    - Future Roads
    - Functional Classification and Maintenance Responsibility
2. Public Transit System
    - Transit Routes/Service Areas - Existing/Future
    - Intermodal Terminal - Existing/Future
    - Freight and Passenger Rail Lines and Terminals - Existing and Future
    - Truck Routes
    - Major Public Transit Generators - Existing/Future

3. Bicycle and Pedestrian Ways
    - Bike/Ped Facilities - Existing/Future
    - Greenways/Multi-Use Trails - Existing/Future
4. Airport Impact Districts
5. Natural Disaster Evacuation Routes

SECTION 3.202 MULTI-MODAL TRANSPORTATION SYSTEM AND LEVEL OF SERVICE STANDARDS.

OBJECTIVE 3.202-A: ~~By 2020,~~ ~~P~~provide Category I or II Fixed-Route Transit Service to all areas identified as having a "High Transit Potential" within the defined Transit Supportive Development Area (TSDA). (Refer to the Public Transit System map in the TEMS.)

POLICY 3.202-A1: Polk County shall establish categories of transit service for the classification of existing and future fixed-route and demand-responsive transit services as defined in Exhibit 1.

POLICY 3.202-A2: Polk County, in conjunction with the Polk Transportation Planning Organization (TPO), will maintain a Transit Potential Analysis for Polk County using the latest Census Data. Areas identified as having a "High Transit Potential" will be targeted for transit service improvements or expansion.

POLICY 3.202-A3: Polk County will maintain coordination efforts with the Lakeland Area Mass Transit District and the Winter Haven Area Transit Policy Board regarding the benefit of a countywide transit system as identified from the 2003 Countywide Transit Study. Polk County will support the Polk Transit Authority (PTA) and potential future funding mechanisms for transit capital and operations needed to implement a countywide transit system within the Urban and Rural Transit Service Areas.

POLICY 3.202-A4: Polk County shall work with the Lakeland Area Mass Transit District (LAMTD), or its successors, to coordinate service area expansion and the annexation of areas served by LAMTD. Requests for final development approvals for property located outside, but within one (1) mile of the transit district boundaries, or within ¾ mile of an existing or proposed transit route with service into the district (LAMTD), shall require evidence of submission of a petition for voluntary inclusion into the transit district prior to the County's approval of the request. This policy is not intended to apply to individual single-family home building permit requests. Nothing in this policy shall bind the LAMTD to accept such petition. The buyers of properties affected by this tax shall be notified of the tax at the time of closing.

OBJECTIVE 3.202-B: Polk County shall implement peak hour level-of-service standards and mobility strategies for arterial and collector roads to support the development of an integrated multi-modal transportation system within the Transit Supportive Development Area (TSDA). (Refer to the Road System and Bicycle and Pedestrian Ways maps in the TEMS.)

POLICY 3.202-B1: Polk County shall continue to maintain a database on current travel conditions that addresses highway, transit and non-motorized modes of transportation.

POLICY 3.202-B2: Polk County will coordinate with, and participate in, the TPO's Congestion Management System. Under this system, a screening process will be employed to identify roadway segments with potential level-of-service deficiencies followed by more detailed analyses for those segments identified as such. When a level-of-service deficiency is confirmed, Polk County will coordinate with other jurisdictions and agencies, including the Florida Department of Transportation (FDOT) to develop and implement, as feasible, low-cost traffic operation improvements or transportation demand management strategies intended to maximize the use of the existing roadway capacity.

POLICY 3.202-B3: Polk County shall implement traffic study procedures for proposed development that address the needs of a multi-modal transportation system. The required traffic study methodologies when deemed warranted shall evaluate:

a. the need for road or intersection improvements;

b. access to existing or proposed transit services;

c. the need for sidewalk network improvements;

d. the need for "complete street" treatment; and

e. the potential for access to the multi-use trail component of the PolkGreen.

EXHIBIT 1. CATEGORIES OF TRANSIT SERVICE

FIXED-ROUTE TRANSIT SERVICES

Category	Frequency of Service	Geographic Coverage
I	Headway # 30 Minutes	Fixed-route services operated within the urbanized areas and providing access to central business district and intense commercial corridors. Routes serve densely populated areas (densities typically greater than 2,000 persons/mile^2). Emphasis placed on providing local circulation and land access.
II	30 Min < Headway # 60 Min.	Routes operated within urbanized areas with service to densely populated residential areas and outlying commercial districts.
III	Headway > 60 Minutes	Service to/through rural and small urban areas with connection to urbanized areas and transit services available therein. Emphasis placed on mobility and express service.

DEMAND-RESPONSIVE (DOOR-TO-DOOR) TRANSIT SERVICES

Category	Description	Services
IV	ADA Complementary Paratransit Service	Door-to-door service provided to individuals residing within ¾ mile of a fixed transit route who are unable to use the regular routed service. Level-of-service must be comparable that provided on fixed-route.
V	Other Demand-Responsive Services	Demand-responsive services provided countywide, with emphasis on service to the transportation disadvantaged. This category includes agency-sponsored and nonsponsored transportation services provided under the Coordinated Transportation System.
VI	Flex Service	Curb-to-Curb Demand-Resource Service that functions as a hybrid service of fixed-route bus service for service that is open to the public, particularly in areas not served by fixed-route bus service.

POLICY 3.202-B4: Polk County will coordinate with the Lakeland Area Mass Transit District, Winter Haven Area Transit Policy Board, FDOT and TPO to establish strategies to reduce reliance on single occupancy automobile trips, such as encouraging large employers to develop commuter assistance incentives for employees that carpool/vanpool, use transit or use non-motorized modes for work commute trips. Polk County will also coordinate

with regional commuter assistance programs, such as Bay Area Commuter Services, to publicize such travel alternatives and to assist with data collection efforts that might be needed to address regional commuter patterns.

POLICY 3.202-B5: Polk County shall allow lower level-of-service standards for highway travel in the TSDA Area, and particularly, in those areas currently served by fixed-route transit. Additional consideration for a lower highway standard will be given to areas with an extensive sidewalk network that provides access to transit services.

POLICY 3.202-B6: Polk County shall encourage new urban development strategies that provide an emphasis on transit, bicycle, and walkable neighborhoods. These development strategies will incentivize compact, mixed-use development to reduce vehicle miles of travel (VMT) and greenhouse gas emissions.

POLICY 3.202-B7: Within the TSDA, and particularly the Transit Corridors and Centers Overlay, Polk County shall implement mobility strategies to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These will include, but not be limited to:

a. Provision of an extensive pedestrian system;

b. Elimination of gaps in the sidewalk network;

c. Complete street treatment including improved pedestrian and bicycle crossings;

d. Provision of transit facilities and passenger amenities;

e. Provision of bicycle parking; and

f. Shared, reduced or maximum parking requirements.

POLICY 3.202-B8: Polk County shall encourage public-private partnerships and the establishment of new funding mechanisms for transportation and transit improvements in the TSDA.

OBJECTIVE 3.202-C: ~~By 2020, p~~Provide acceptable multi-modal levels-of-service for travel on arterial and collector roads based on the future transportation system. (Refer to the Road System map in the TEMS.)

POLICY 3.202-C1: The multi-modal level-of-service standards in Exhibit 2 shall be the minimum acceptable levels-of-service on arterial and collector roads. These standards apply to County roadway segments, and to roadway segments on the State Highway System that are not a part of the Florida Intrastate Highway System, unless a facility-specific standard is adopted herein.

POLICY 3.202-C2: Due to the anticipated community and environmental impacts associated with a four-lane improvement, State Road 542 (Dundee Road) from SR 549 (1st Street, SE) to Buckeye Loop Road is considered a constrained facility. Polk County shall support a three-lane improvement or intersection improvements on this road segment. The minimum acceptable level-of-service for this segment of SR 542 shall be Level-of-Service "E" peak hour.

POLICY 3.202-C3: The minimum acceptable level-of-service standard for roadways on the Strategic Intermodal System, the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program, shall be in accordance with the Statewide Minimum Level-of-Service Standards for the State Highway System published in Rule 14-94 of the Florida Administrative Code, or any rule variance issued by the Florida Department of Transportation.

EXHIBIT 2. Multi-Modal Transportation Level of Service Standards

Base Highway Level-of-Service (LOS) Standards[1]

Area	Minimum Standard (Peak Hour/Dir)
Transit Supportive Development Area (TSDA)	LOS "D"[2]
Transitioning Urbanized Area Outside the TSDA[3]	LOS "D"
Other	LOS "C"

Multi-Modal Transportation Districts Within TSDA Minimum LOS Standards.

The Multi-Modal Transportation Districts, located within the Transit Supportive Development Area, coincide with the service area (¾ mile Americans with Disabilities Act complementary paratransit service area) of the identified fixed-route transit service.

District	Highway[1, 2, 4]	Transit	Mobility Strategies
Multi-Modal (MM)[5]	LOS "D"	≤ 60 minute headway	• Provision of extensive pedestrian system • Elimination of gaps in sidewalk network • Complete street treatment including improved pedestrian and bicycle crossings • Provision of transit facilities and passenger amenities • Provision of bicycle parking • Shared, reduced or maximum parking requirements
Transit Corridors and Centers Overlay	LOS "E"		

1. The minimum standard for roadways on the Strategic Intermodal System, the Florida Intrastate Highway System, and for those funded under the Transportation Regional Incentive Program, are established under Policy 3.202-C3.
2. LOS is measured for the peak hour/peak direction using the average of the two highest peak hours.
3. Transitioning Urbanized Area Boundary as the Polk Transportation Planning Organization on August 9, 2007.
4. LOS may be measured on an average corridor basis for roadway corridors (more than one facility) serving common trip ends.
5. Road with transit service that is located outside of the Transit Corridors and Centers Overlay.

POLICY 3.202-C4: Development orders, including permits, will not be issued on projects served by an arterial or collector road operating, or projected to operate, below the minimum acceptable level-of-service, based on a generalized level-of-service assessment (Phase 1). If a Phase 1 assessment identifies a level-of-service deficiency, proposed projects have the option of providing a more detailed level-of-service analysis based on a Travel Speed and Delay Study following the procedures outlined by the Florida Department of Transportation in its Manual for Uniform Traffic Studies or a Highway Capacity Analysis as outlined in the 2000 Highway Capacity Manual as published by the Transportation Research Board (Phase 2). If the more detailed analyses, after verification by Polk County staff, indicate an acceptable level-of-service, development orders may be issued. If the results of the analyses indicate a level-of-service below the minimum acceptable standard, then one of the following three options must occur prior to development order approval: 1) the programming of an appropriate improvement in the first three years of the County's Community Investment Program (CIP), 2) the programming of an appropriate improvement in the first three years of the Florida Department of Transportation's Five Year Work Program must occur prior to development order approval, or 3) adoption of a proportionate fairshare agreement by the Board of County Commissioners, pursuant to Polk County's Transportation Proportionate Fair-Share Program.

POLICY 3.202-C5: Polk County will reduce level-of-service deficiencies on roadway segments, as financially feasible, by implementing transportation demand management strategies, transit service improvements, or roadway capacity projects, e.g., addition of lanes.

OBJECTIVE 3.202-D: Ensure adequate mobility and increase travel options for the transportation disadvantaged. ~~By 2015,~~The County shall strive to increase the number of passenger trips provided to the transportation disadvantaged~~. by 25% compared to the total reported for FY 2000/01.~~

POLICY 3.202-D1: In its role as Community Transportation Coordinator, Polk County/Polk County Transportation System (PCTS) shall maintain a transportation brokerage system. Under this system, PCTS shall coordinate, arrange, and dispatch passenger trips, as well as provide direct service.

POLICY 3.303-D2: Polk County shall maximize resources served under the transportation brokerage system through the administration of the Non-Sponsored Trip Program.

POLICY 3.202-D3: Polk County shall work with the Transportation Disadvantaged Coordinating Board to identify and pursue opportunities to utilize fixed route system to the Transportation Disadvantaged.

OBJECTIVE 3.202-E: On an annual basis, increase the linear feet of routes for non-motorized travel by approximately 12,500 feet. (Refer to the Bicycle and Pedestrian Ways map in the TEMS.)

POLICY 3.202-E1: Polk County shall consider the need for bicycle and sidewalk improvements in conjunction with road projects in order to provide for a safe, convenient and efficient motorized and nonmotorized transportation system. The County will work with the Transportation Planning Organization and Florida Department of Transportation to identify locations where pedestrian and bicycle features should be included on State highway improvements including intersection projects, e.g., pedestrian signals, and raised concrete pedestrian refuges.

POLICY 3.202-E2: Polk County shall adopt and maintain regulations requiring sidewalks on arterial and collectors which address non-motorized access for residential and commercial developments.

POLICY 3.202-E3: Polk County shall work with the County School Board to identify sidewalk improvements needed for safe passage to schools.

POLICY 3.202-E4: The prioritization of candidate sidewalk and multi-use trail projects for inclusion in the Polk County Community Investment Program shall address safety support transit use and the development of the PolkGreen. The following factors or criteria shall be used to prioritize candidate projects:

a. a critical public safety concern or emergency;

b. specific pedestrian needs identified by elementary schools;

c. sidewalk needs within the Transit Corridors and Centers Overlay, e.g., the connection of neighborhoods and commercial areas to Transit Centers;

d. the elimination of sidewalk gaps within the Transit Supportive Development Area especially along or in close proximity to existing transit routes;

e. pedestrian needs identified in neighborhood improvement plans, including improved access to parks; and

f. multi-use trail improvements identified as part of the proposed PolkGreen.

POLICY 3.202-E5: Polk County will coordinate efforts with the Transportation Planning Organization (TPO) and the Florida Department of Transportation in the implementation of the TPO's Multi-Use Trails Master Plan as a component of the PolkGreen.

OBJECTIVE 3.202-F: ~~By 2015,~~The County shall provide adequate surface transportation access to airports and intermodal connections based on the future transportation system. (Refer to the Public Transit System and Airport Impact Districts maps in the TEMS.)

POLICY 3.202-F1: Polk County shall address the need for surface transportation access, including transit, to airports in its transportation planning (Refer to Policy 3.202-B1.). The County will identify candidate projects for the Florida Department of Transportation's Intermodal Development Program that improve surface access to airports and fund applications, as financially feasible.

POLICY 3.202-F2: Polk County will coordinate with the Lakeland Area Mass Transit District, Winter Haven Area Transit Policy Board, Transportation Planning Organization (TPO) and Florida Department of Transportation to implement plans for park-and-ride lots, as identified in the TPO's ~~2035 Mobility Vision Plan (aka: Long-Range Transportation Plan (LRPT~~LRTP~~))~~.

POLICY 3.202-F3: Polk County will work with the Florida Department of Transportation and Transportation Planning Organization, and municipalities to plan and program enhanced surface access (e.g., transit, automobile, non-motorized) to any station that is intended to serve Florida's intrastate highspeed rail system.

POLICY 3.202-F4: If the decision is made to build a segment of the high speed rail line in Polk County, the County shall work cooperatively with the High Speed Rail Authority as well as the State and private agencies involved in the development of the system to ensure that environmental impacts associated with the system are fully assessed and evaluated and that reasonable attempts are made to mitigate the impacts and that development of the system is consistent with the County's adopted Comprehensive Plan.

POLICY 3.202-F5: The County shall coordinate with the Lakeland Area Transit Authority, Winter Haven Mass Transit District, and Polk County Transit Services to provide appropriate types and level of public transit service to interconnect with the high speed rail system if stations are located within the County.

POLICY 3.202-F6: The County shall promote and support programs to capture and enhance the technological benefits of high speed rail projects including educational programs and centers, design and manufacturing firms, and research and development projects.

SECTION 3.203 TRANSPORTATION SAFETY.

OBJECTIVE 3.203-A: ~~By 2015,~~The County shall maintain the current total number of crashes thereby reducing the number of crashes per vehicle miles traveled, as well as identify evacuation routes for natural disasters that may occur. (Refer to the Natural Disaster Evacuation Routes map in the TEMS.)

POLICY 3.203-A1: Polk County will monitor all crash records on a yearly basis to determine accident patterns and high accident locations.

POLICY 3.203-A2: Based on the analysis of crash records, Polk County will identify candidate traffic safety improvements and program these improvements in the Capital Improvements Program as financially feasible. Polk County shall coordinate with the Florida Department of Transportation regarding the programming of candidate projects on the State Highway System.

POLICY 3.203-A3: Based on analyses of applicable crash data, Polk County annually shall identify and prioritize substandard roads to be improved to standard width and specifications to improve safety conditions.

POLICY 3.203-A4: Polk County will continue to participate in the Polk County Community Traffic Safety Team.

POLICY 3.203-A5: Polk County will continue to designate evacuation routes to support evacuation during a natural disaster event.

OBJECTIVE 3.203-B: The Polk County Transportation System (PCTS) shall continue to maintain and follow a System Safety Program Plan, pursuant to all applicable Federal and State regulations, which provides for the safe operation of service.

POLICY 3.203-B1: PCTS shall annually review and modify, as necessary, its System Safety Program Plan.

POLICY 3.203-B2: PCTS shall meet all safety inspection standards for vehicles.

POLICY 3.203-B3: PCTS shall provide adequate passenger assistance training for its drivers.

POLICY 3.203-B4: Polk County shall consider the safety of bus stop amenities, shelter placements, safe access, and lighting. Other safety elements shall be considered for all bus stop and shelter locations as set forth in the FDOT District 1 Bus Passenger Facilities Guidelines.

SECTION 3.204 TRANSPORTATION AND LAND USE COMPATIBILITY.

OBJECTIVE 3.204-A: In the expansion of existing roads or construction of new roads, Polk County shall minimize adverse impacts on the environment and established residential areas.

POLICY 3.204-A1: Major road construction projects shall be reviewed for environmental impacts and consistency with the Conservation Element.

POLICY 3.204-A2: The cohesion and integrity of existing neighborhood environments shall be considered in the development of major road construction projects, and arterial roads shall be planned/designed to prohibit traffic intrusion into adjacent neighborhoods.

OBJECTIVE 3.204-B: Provide citizens with adequate and appropriate access to the multi-modal transportation system while protecting residential areas from increased traffic.

POLICY 3.204-B1: Polk County will continue to evaluate local residential roadways with increased traffic to consider if traffic calming is appropriate. Any traffic calming techniques shall be consistent with Polk County's adopted Traffic Calming Policies.

OBJECTIVE 3.204-C: Develop and maintain a multi-modal transportation system that supports economic growth and diversity by providing adequate access to agricultural, commercial, industrial, and office locations throughout the County. Polk County shall develop strategies to connect existing and future city centers with a multi-modal transportation system consistent with the TPO's 2060 Vision Plan and ~~2035 Mobility Vision Plan (aka:~~ LRTP~~)~~.

POLICY 3.204-C1: In the development of the Community Investment Program, Polk County shall, where feasible, program road improvements that enhance access to the overall transportation network for residential, agricultural, commercial, industrial, and office activities.

POLICY 3.204-C2: Polk shall consider "Complete Street" principles in the construction, maintenance and reconstruction of arterial and collector roads pursuant to Policy 2.133-B6 (Community Design).

POLICY 3.204-C3: Polk County shall evaluate the potential to structure or tier transportation impact fees as a means to promote compact mixed-use development and a reduction in vehicle miles traveled.

POLICY 3.204-C4: Polk County shall identify candidate projects to improve transportation access to non-residential land uses and employment centers and seek project funding through discretionary grant programs such as the Florida Department of Transportation's County Incentive Grant Program and Intermodal Development Program.

POLICY 3.204-C5: Polk County shall coordinate with the operators of public use airports to ensure that airport master plans and any planned airport expansions are consistent with the Polk County Comprehensive Plan. The County shall provide comments on updates to airport master plans to ensure that they are consistent with the Future Land Use, Conservation and Transportation Elements. The following airports shall be subject to review:

a. Bartow Municipal Airport,

b. Chalet Suzanne Airport,

c. Brown Seaplane Base,

d. Lakeland Linder Regional Airport,

e. Lake Wales Municipal Airport,

f. River Ranch Resort Airport,

g. South Lakeland Airpark, and

h. Winter Haven Municipal Airport.

POLICY 3.204-C6: Polk County's review of airport master plan updates and proposed airport expansions shall include an analysis of the compatibility of planned airport improvements with surrounding natural resources and land uses. Such analyses shall be:

a. Based on the land-use compatibility criteria contained within the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board; and

b. Coordinated with the applicable standards of the agency with jurisdiction (i.e., US Corps of Engineers, Water Management Districts, Department of Environmental Regulation, etc.).

POLICY 3.204-C7: Polk County shall:

a. Identify the mitigation required to prevent adverse impacts of planned airport improvements on surrounding natural resources and land uses through the analyses referenced in Policy 3.204-C4; and

b. Effect required mitigation through:

1. The requirement that all permits for an agency with jurisdiction (i.e., US Corps of Engineers, Water Management Districts, Department of Environmental Regulation, etc.) be approved prior to the County issuing a final development order; and

2. The implementation of the Polk County Airport Zoning Regulations.

POLICY 3.204-C8: Polk County shall support feasible airport expansions necessary to ensure the commercial viability of the airports identified in Policy 3.204-B3.

POLICY 3.204-C9: Polk County shall coordinate with the Polk TPO and FDOT to evaluate the potential for new limited access roads to relieve traffic congestion and promote the efficient movement of freight. The County shall coordinate with the FDOT or other applicable entities regarding the design and construction of new corridors to evaluate the feasibility of designating new interchange locations as "receiving areas" for the transfer of development rights or functional equivalent.

OBJECTIVE 3.204-D: The Polk County Plan shall provide for aviation-compatible land uses for airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), through: (Refer to the Airport Impact Districts map in the TEMS.)

a. the establishment of an Airport Impact District overlay pursuant to the provisions of Objective 2.124-A; and

b. the establishment of development criteria providing for aviation-compatible land uses and activities in the Airport Impact District.

POLICY 3.204-D1: PURPOSE - The Airport Impact District (AID) overlay is established to ensure that land uses and the operation of public use airports are compatible. The County will address public health and safety issues by minimizing conflicts between airport operations and surrounding land uses. All development shall be in conformance with the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board.

POLICY 3.204-D2: DESIGNATION - The Polk County portion of the Airport Height Notification Zones Map, including Subzones 1 and 2, as the Joint Airport Zoning Board on November 20, 1997, shall serve as the Airport Impact District until updated pursuant to Policy 3.204-D3.

POLICY 3.204-D3: Polk County will continue to update the Airport Impact District map for consistency with the Airport Master Plans to include the following zones:

a. Airport Height Notification Zones

b. Airport Noise Zones

c. Airport Overflight Zones

d. Educational Facilities Restriction Zones

e. Inflight Visual Interference Zones

The Airport Impact District map will be based on the current airport master plans or airport records for the public-use airports identified in Policy 3.204-C3.

POLICY 3.204-D4: DEVELOPMENT CRITERIA - The County's Land Development Code shall refer to the Airport Impact District (AID) and the Polk County Airport Zoning Regulations to address height, noise and land use compatibility issues relative to the protection and operation of public use airports.

POLICY 3.204-D5: DEVELOPMENT REVIEW - Consistent with applicable law, all development within an AID shall be subject to the County's development-review procedures.

OBJECTIVE 3.204-E: Develop strategies to protect existing and future transportation rights-of-way from encroachment by development.

POLICY 3.204-E1: Polk County shall continue its current practice of preserving existing and future transportation rights-of-way by requiring appropriate minimum building setback lines and land dedication through the plat and site plan review and approval process.

POLICY 3.204-E2: Polk County will participate in the Transportation Planning Organization's periodic updates to its ~~2035 Mobility Vision Plan (aka~~ LRTP~~)~~ and identify the future need for capacity related improvements to the County Road Network, e.g., widening roads from two to three or four lanes or providing for new/upgraded transit facilities and amenities. These improvements to include new roads, widening of existing roads, and transit improvements shall be identified as "Future Capacity Road Needs."

POLICY 3.204-E3: Polk County shall conduct engineering studies to determine the preferred corridor alignment for new roads identified as "Future Capacity Road Needs." New development that is contiguous to an identified corridor alignment will be required to dedicate the land necessary to construct the new road to provide access to the larger road network.

POLICY 3.204-E4: The County's Land Development Code shall include appropriate provisions for minimum building setback lines and land dedication through the plat and site plan review and approval process for county roads identified as "Future Capacity Road Needs."

POLICY 3.204-E5: Polk County will evaluate strategies that could potentially stabilize the cost of right-of-way acquisition for construction of transportation improvements. Implementation efforts must consider the legal issues and constraints posed by taking concerns.

POLICY 3.204-E6: Polk County will coordinate efforts with the Florida Department of Transportation to ensure right-of-way protection on State roads.

SECTION 3.205 ACCESS MANAGEMENT.

OBJECTIVE 3.205-A: Polk County shall coordinate access point, median opening, and street lighting and street intersection locations associated with adjacent existing and future development to promote safety for pedestrian movement and orderly pattern of access and preserve the capacity of arterial and collector roads.

POLICY 3.205-A1: Polk County shall adopt and maintain regulations to control access from adjacent development onto arterial and collector roads.

POLICY 3.205-A2: Polk will review development proposals to ensure safe and convenient on-site motorized and non-motorized traffic flow/access and the availability of adequate parking and other facilities for motorized and non-motorized vehicles.

POLICY 3.205-A3: Polk County shall coordinate with the Florida Department of Transportation (FDOT) to ensure efficient access from adjacent development of onto the State Highway System. The County will also coordinate with the FDOT on the need for, and preparation of, Corridor Access Management Plans in high-growth transportation corridors.

POLICY 3.205-A4: US 98/Bartow Road from SR 60A (Van Fleet Drive in Bartow) to East Main Street in Lakeland is designated as a "Transportation Corridor", pursuant to Section 337.273 F.S., and as agreed upon through an Interlocal Agreement with the City of Bartow, the City of Lakeland and Florida Department of Transportation.

POLICY 3.205-A5: Upon the completion of a Corridor Access Management Plan, Polk County will consider corridor-specific access management standards or strategies for the US 98 Transportation Corridor for incorporation in its Land Development Code.

SECTION 3.206 COORDINATION WITH FUTURE LAND USE ELEMENT AND INTERGOVERNMENTAL COORDINATION.

OBJECTIVE 3.206-A: Polk County shall coordinate its multi-modal transportation system with the Future Land Use Element of the Comprehensive Plan and with the plans of adjacent jurisdictions.

POLICY 3.206-A1: The Transportation Element shall support the future land-use planning concepts and designations as contained in the Future Land Use Element.

POLICY 3.206-A2: Polk County shall coordinate with the Polk Transportation Planning Organization (TPO) to ensure consistency between the Polk County Comprehensive Plan and the TPO's plans and programs. Polk County will review the following items for consistency with the Comprehensive Plan and provide comments as appropriate:

a. the TPO's long-range transportation plan (while under development) and any proposed amendments;

b. the TPO's Transportation Improvement Program; and

c. the TPO's annual priority transportation projects.

POLICY 3.206-A3: Polk County shall coordinate its Transportation Element with those of adjacent municipalities and counties.

POLICY 3.206-A4: Polk County shall coordinate with the public transportation providers operating in the areas identified as "Transit Coordination Areas" (Figure GF-3.214-3.) regarding future transit service development.

POLICY 3.206-A5: Polk County shall obtain, review, and provide comment on, where appropriate, all plans relevant to aviation in Polk County, as they become available.

POLICY 3.206-A6: Polk County shall participate in the Continuing Florida Aviation System Planning Process.

POLICY 3.206-A7: Polk County will coordinate with Hillsborough County, the City of Plant City, the City of Lakeland, and the Polk Transportation Planning Organization to address concurrency and access management issues concerning County Line Road.

POLICY 3.206-A8: Polk County shall coordinate with the Polk TPO, FDOT, METROPLAN ORLANDO, and the Hillsborough County MPO to support a potential extension of a commuter rail system into Polk County.

SECTION 3.207 IMPLEMENTATION.

OBJECTIVE 3.207-A: Polk County shall implement the objectives and policies of the Transportation Element through appropriate techniques. Polk County shall designate responsible agencies or departments and program strategies, evaluate development proposals as to conformance with the policies of the Transportation Element, and consider all objectives and policies within the Comprehensive Plan in making growth management decisions.

POLICY 3.207-A1: The County Manager, or designee, shall be responsible for implementing the transportation objectives and policies included within the Polk County Comprehensive Plan.

DIVISION 3.500 RECREATION AND OPEN SPACE ELEMENT[1]

SECTION 3.501 INTRODUCTION.

A. **Recreation and Open Space Themes.** The purpose of the Recreation and Open Space Element is to provide opportunities to enhance recreation and open space resources to meet the needs of residents and visitors of the County. Through its goals, objectives, and policies, this element establishes criteria for recreation and open spaces to meet the needs of Polk County's residents and visitors.

The combined goals, objectives, and policies constitute an approach in fulfilling the County's recreation and open space needs through programs, the requirements of development regulations, and other techniques. The approach revolves around four central themes:

1. Preserve and Protect Unique-Environmental Features.
2. Encourage High-Quality Recreation Resources.
3. Emphasize Efficiency and Cost Effectiveness.
4. Promote the Coordination of Recreation and Open Space Planning, Implementation, and Development.

1. **Preserve and Protect Unique Environmental Features.** Polk County has been recognized for a variety of unique natural features and characteristics. The northern area is known for the Green Swamp (designated as an area of Critical State Concern), the eastern area for the Kissimmee River, the central areas for the ancient sand ridges, and the whole area for the abundance of creek corridors and the many pristine lakes and rivers. These natural features are also noted for their importance as habitats for a variety of biological species. The County needs to respect the importance of these unique resources and provide for their preservation when planning for recreation and open space.

2. **Encourage High-Quality Recreation Resources.** In addition to the protection of natural resources, there is a great need to promote proper utilization of parklands, facilities, and open spaces. Resources and facilities that are safe, functional and well maintained are essential to the success of a good recreation and open space system. Aesthetics are also important in a broader perspective since the recreation and open space system has a significant influence on the overall character of the County.

3. **Emphasize Efficiency and Cost Effectiveness.** A quality recreation and open space system is dependent on the prudent use of available resources - natural, human, and economic. Efficient implementation of operations-and-maintenance standards, and the effective administration of recreation and open space programs will provide for effective allocation of funds needed to insure that public recreation and open space opportunities are maximized.

4. **Promote the Coordination of Recreation and Open Space Planning, Implementation, and Development.** Recreation and open space resources in Polk County are controlled and operated by a variety of public and private entities. Improved coordination between and among these various entities can yield a more efficient and effective recreation system that maximizes recreation potential. Clear

[1]Division 3.5 renumbered to letter "H" due to the adoption of Division 3.6 Public School Facility Element in November 2007.

and consistent policies will help to insure a more equitable distribution of recreation resources and opportunities.

B. **Recreation and Open Space Issues.** This Element contains six broad "Section Objectives" which are related to six specific operational issues needed to reach the long-range goals of the Recreation and Open Space Element. These issues are:

1. Planning,
2. Funding,
3. Development,
4. Maintenance and Protection,
5. Open Space, and
6. Implementation.

There are eleven elements within the Polk County Comprehensive Plan. The Recreation and Open Space Element is only one part of the County's Plan to provide for the needs of its residents and visitors. It is intended that this Element be used in conjunction with the other elements of the Plan as an entirety - not as an individual, discrete set of policies. It is the intent of the County in adopting this Element that it be readily merged with the other elements of the Plan into an integrated development management system, which includes the Plan, the development regulations, and the development standards.

C. **Recreation and Open Space Goals.** The approach in fulfilling resident and visitor recreation and open space needs parallels the conceptual framework, which is oriented to the broad recreation and open space goals that respond to the long-range needs directed by the Polk County Comprehensive Plan.

RECREATION GOAL: Polk County shall provide outdoor recreation systems composed of areas, facilities, and programs that will serve all residents and visitors by providing opportunities for the healthful and constructive use of leisure time in a natural environment; by protecting and maintaining the substantial investment in public facilities that already exist; and by planning and financing the new facilities to serve residents in a timely, orderly and efficient manner.

OPEN SPACE GOAL: Polk County shall provide for the preservation of open space for the purpose of: separating and providing buffers between incompatible land uses; preserving significant natural lands in order to protect native plants and animals, areas for the retention and absorption of floodwaters, air and water quality, and aesthetic natural landscapes.

SECTION 3.502 PLANNING.

OBJECTIVE 3.502: Polk County shall provide a park system that is responsive to the needs and values of Polk County's citizens and park users.

OBJECTIVE 3.502-A: The Parks and Natural Resources Division shall develop a Master Plan that will guide all County park and open space planning decisions to provide recreation services to Polk County residents and visitors.

POLICY 3.502-A1: Polk County shall implement and update, as necessary, the adopted Parks and Recreation Master Plan (Master Plan).

POLICY 3.502-A2: (The previous language for this policy was removed and the remainder of this section renumbered.) The Master Plan shall establish programs to correct any recreation deficiencies identified through its development, and to meet any additional future recreation demands as identified.

POLICY 3.502-A3: The level-of-service standards of Policy 3.502-E2, shall be used within the Master Plan to assess adequacy of recreation services. These standards shall reference the provision of recreation services by municipalities in Polk County.

OBJECTIVE 3.502-B: Polk County shall annually allocate funding and personnel for specific site programs.

POLICY 3.502-B1: The Annual Budget and Capital Improvements Element (CIP) shall be consistent with the Master Plan.

POLICY 3.502-B2: The Annual Budget and CIP shall establish a sequence of projects and programs for the year to meet indicated recreation demand and the budget for operation, maintenance, and personnel.

OBJECTIVE 3.502-C: Polk County shall continue to implement a citizens' assessment program to provide accurate data with regard to planning recreation areas and facilities.

POLICY 3.502-C1: Polk County shall establish and maintain Advisory Committee(s) that will assist the Parks and Natural Resources Division in assessing the demands and needs of the County's residents and visitors.

POLICY 3.502-C2: Polk County shall coordinate park planning activities with community organizations and/or known affected groups.

POLICY 3.502-C3: Polk County shall continue to implement a feedback process to allow park users to assist in the park planning process.

OBJECTIVE 3.502-D: Polk County shall develop a system for coordinating planning among public and private entities in the provision of recreation services.

POLICY 3.502-D1: Polk County shall, where appropriate, coordinate with the proper public and private agencies to integrate County recreation resources and school playgrounds with pedestrian walkways, bike trails and public transportation.

POLICY 3.502-D2: Polk County shall use information and data resources available through the Department of Health and Rehabilitative Services, the Department of Human Resources, the Division of Community Development, and the Transportation Planning Organization when establishing recreation services for the disadvantaged populations in Polk County.

POLICY 3.502-D3: The Parks and Natural Resource Division shall use, and where appropriate, update the recreation inventories provided through the Florida Department of Environmental Protection in assessing recreation resources provided by public and private organizations.

POLICY 3.502-D4: Polk County shall provide opportunities for public and private participation in creating and operating designated County-owned recreation facilities and programs within the County's park system.

POLICY 3.502-D5: Polk County may coordinate with the appropriate agencies when planning for new park sites, which may include:

a. United States Government ~~(with regard to the Avon Park Wild Life Management Area),~~
b. Florida Fish and Wildlife Conservation Commission,
c. Florida Department of Environmental Protection,
d. Appropriate Florida Water Management Districts,
e. Florida Department of Transportation,
f. Florida Forest Service
g. Polk County Transportation Planning Organization,
h. Polk County Economic Development Council,

i. Polk County Tourist Development Council,

j. Polk County School Board,

k. Seventeen municipalities within the County's jurisdiction,

l. Municipal utility departments (with regard to use of available easements and open spaces),

m. Appropriate private utility companies (with regard to use of available easements and open spaces), and

n. U.S. Fish and Wildlife Service.

OBJECTIVE 3.502-E: Polk County shall establish a long-range parkland acquisition program to provide safe and adequate open space, and recreation facilities to all residents and visitors.

POLICY 3.502-E1: Polk County shall identify areas for future recreation and open space land acquisitions based on existing and projected demand for community and regional parks.

POLICY 3.502-E2: Polk County shall maintain a minimum recreation level-of-service standard of 6.95 acres per 1, 000 persons:

*Note: This figure is calculated using a static aggregate total of passive and active recreational land divided by the population projection for 2020. ~~Regardless of a static total of passive and active recreational land being used, county parks and open space lands LOS standards in 2020 should be adequate.~~ It is expected that passive and active recreational space will increase in relation to further development and population increase.

POLICY 3.502-E3: Polk County shall acquire recreation lands to satisfy the County's adopted minimum recreation level-of-service standard (Policy 3.502-E2).

POLICY 3.502-E4: Polk County shall evaluate all park areas to be acquired by the County through purchase, dedication and/or gift. The evaluation will consider at least the following:

a. applicability in being applied to a recreation level-of-service standard;

b. impacts of operation and maintenance cost on the Parks and Recreation budget;

c. impacts of needed facilities on the Capital Improvements Budget;

d. accessibility by the general public; and

e. mined lands that could serve as designated open space area as an alternative to reclamation for commercial or other uses; and

f. suitability of the sites for recreational uses.

POLICY 3.502-E5: Polk County shall purchase recreation areas to be used for resource-based recreation. Purchase of these properties shall be evaluated and prioritized on the following considerations:

a. sites with river and lake frontage,

b. sites that include water bodies or wetlands,

c. sites designated as conservation protection,

d. sites needed to buffer or otherwise benefit public parklands, and

e. potential as a preservation and a recreation area.

POLICY 3.502-E6: Polk County's development plans for parks shall include facilities to provide access and recreation opportunities for the elderly and the handicapped.

POLICY 3.502-E7: Polk County shall acquire and improve park sites based, upon the revised Parks and Recreation Master Plan.

POLICY 3.502-E8: Polk County shall ensure the provision of outdoor-recreation facilities and outdoor recreation in a natural environment for every County resident.

OBJECTIVE 3.502-F: Polk County shall improve access to public recreation sites through improving existing parking conditions and continued maintenance for designated special-parks and within those recreation areas as identified within the: Parks and Recreation Master Plan, Recreation and Open Space Element, "Future Land Use Map Series," and Capital Improvements Element.

POLICY 3.502-F1: Polk County shall coordinate with the appropriate public agencies to ensure that County-owned or maintained parks allow access by motorized and non-motorized transportation.

POLICY 3.502-F2: Polk County shall provide signs that clearly identify County park entrances, and site appropriate park regulations.

POLICY 3.502-F3: Polk County shall provide access to rivers and lakes that are immediately adjacent to County-owned or managed recreation areas.

OBJECTIVE 3.502-G: Polk County shall develop procedures to annually update its recreation information database.

POLICY 3.502-G1: Polk County shall continue to update a database that identifies costs associated with providing recreation services, and which will be used in developing the annual budget identifies in Objective 3.502-B.

SECTION 3.503 FUNDING.

OBJECTIVE 3.503: Polk County shall base recreation services on actual demand characteristics, and the services shall make proper use of all potential sources of funding.

OBJECTIVE 3.503-A: Polk County shall develop procedures and techniques pursuant to Section 163.3202(1), F.S., for translating data on recreation demand into an information system that can provide financial projections and guide funding decisions.

POLICY 3.503-A1: The Parks and Natural Resources Division shall maintain cost expenditures for recreation facilities, maintenance cost by park site, utility cost by park site, to be used in developing the Parks and Natural Resources annual budget.

POLICY 3.503-A2: Polk County shall continue to use programs to promote gifts, sponsorships and donations to the recreation and open space system from private organizations or citizens.

POLICY 3.503-A3: Polk County shall continue to use procedures to allow community groups the opportunity to pledge funding support to the operating and capital budget proposals.

POLICY 3.503-A4: Polk County shall continue to implement the Park Impact Fee Ordinance and the MSTU as a funding mechanism(s) for establishing new parks and recreation facilities and for the maintenance and operation of County recreation and open space facilities.

POLICY 3.503-A5: Polk County shall allow for sharing of capital improvement costs with municipalities and other government agencies for recreation services.

SECTION 3.504

OBJECTIVE 3.504: Polk County shall ensure that parks and recreation services are designed and developed to be sensitive to the needs of the public, and in a timely and cost effective manner.

OBJECTIVE 3.504-A: The Polk County shall create guidelines for the design and development of park and recreation resources.

POLICY 3.504-A1: The Parks and Natural Resources shall continue to implement and develop new safety standards for County-owned or managed park facilities and implement such standards with new construction, and retrofit existing facilities as funds permit.

POLICY 3.504-A2: Polk County shall continue to implement intergovernmental project review procedures to ensure all new County community and regional park development plans achieve the following:

a. conform to the County's adopted Comprehensive Plan,

b. provide public access for more than one mode of transportation,

c. provide opportunities and access for the elderly and handicapped, and

d. conform to established safety, design and construction standards.

POLICY 3.504-A3: The Parks and Natural Resources Division shall continue to evaluate carrying capacities for its recreation resources and use seasonal personnel when peak season overuse of the resources occurs and established maintenance levels cannot be maintained.

POLICY 3.504-A4: Polk County development regulations shall ensure that new developments meet adopted recreation standards.

OBJECTIVE 3.504-B: Polk County shall protect its natural and cultural heritage in the development of recreation and open space resources.

POLICY 3.504-B1: Polk County shall implement land development regulations as adopted in the Land Development Code, to protect designated recreation resources, historical features, and scenic corridors and/or view sheds. All protected areas shall be publicly owned or managed, or have private ownership authorization for protection. Areas within private ownership that have been requested to be protected shall comply with Section 193.501, F.S., and shall be entitled to all benefits as stated.

POLICY 3.504-B2: Polk County shall develop and implement a program to protect the natural and historical features identified in the Comprehensive Plan that can be used as recreation resources.

POLICY 3.504-B3: Polk County shall implement development regulations to include impacts to adjacent recreation resources.

OBJECTIVE 3.504-C: Polk County shall use energy-saving, resource-conserving, and cost effective techniques in the design and development of park and open space resources.

POLICY 3.504-C1: The Parks and Natural Resources Division shall establish a Florida Friendly landscape program within the parks system.

POLICY 3.504-C2: The Park and Natural Resources Division shall provide an appropriate balance between aesthetics and low maintenance building standards at all County facilities.

POLICY 3.504-C3: The Parks and Natural Resources Division shall install water-conserving irrigation systems on a priority basis within activity-based parks where irrigation systems are needed.

OBJECTIVE 3.504-D: Polk County shall improve the visual character of recreation and open space resources.

POLICY 3.504-D1: The Parks and Natural Resources Division shall improve the overall aesthetic character of parks by encouraging the donation of artistic works.

POLICY 3.504-D2: Polk County shall use native plants when replanting is needed along designated County-maintained scenic corridors.

POLICY 3.504-D3: The Parks and Natural Resources Division shall continue to use a computerized system to ensure that signs and other visual features are maintained or replaced as needed.

SECTION 3.505 MAINTENANCE AND PROTECTION.

OBJECTIVE 3.505: Polk County shall adequately maintain all parklands and recreation facilities.

OBJECTIVE 3.505-A: Polk County shall establish and implement an effective program which includes standards for maintaining and protecting recreation resources.

POLICY 3.505-A1: The Parks and Natural Resources Division shall continue to use Deputy Sheriffs and caretaker programs for recreation resource protection.

POLICY 3.505-A2: The Parks and Natural Resources Division shall give community organizations the opportunity to pledge and provide support for recreation areas.

POLICY 3.505-A3: The Parks and Natural Resources Division shall continue to implement minimum maintenance and protection standards by park type for all County-owned recreation resources, and identify the funds needed to maintain the minimum standards and the annual budget process.

SECTION 3.506 OPEN SPACES.

OBJECTIVE 3.506: Polk County shall use open spaces to protect its natural recreational resources for the general health, safety, and welfare of County residents and visitors.

OBJECTIVE 3.506-A: Polk County shall protect its open-space resources and designated historic features from the future intrusion of incompatible land uses.

POLICY 3.506-A1: Polk County shall protect designated conservation areas, scenic corridors, scenic view sheds, and historical sites that can be used as a recreation resources on private property(ies) through the authorization of the respective property owner(s). An incentive may be granted for authorization such as:

a. In-parcel transfer-development rights with a density credit;

b. Section 193.501, F.S., "Assessment of environmentally endangered lands used for outdoor recreational or park purposes when land development rights have been conveyed or conservation restrictions have been covenanted";

c. Fee-simple purchase;

d. Purchase-of-development rights; or

e. Out-of-parcel transfer-development rights, designated development rights recipient area(s) shall be consistent with policies established within the Future Land Use Element.

POLICY 3.506-A2: Polk County shall provide incentives to property owners to give authorization for the use of easements or open spaces for access to designated resource-recreation areas. An incentive may be granted for authorization such as:

a. In-parcel transfer-development rights with a density credit;

b. Section 193.501, F.S., "Assessment of environmentally endangered lands used for outdoor recreational or park purposes when land development rights have been conveyed or conservation restrictions have been covenanted";

c. Fee-simple purchase;

d. Purchase-of-development rights; or

e. Out-of-parcel transfer-development rights, designated development rights recipient area(s) shall be consistent with policies established within the Future Land Use Element.

POLICY 3.506-A3: For the purposes of the Recreation and Open Space Element, "incompatible land uses" shall mean: Land uses which, in close proximity, may interfere with the normal operations of a recreation site or recreation facility accessible to the general public, or those land uses which may adversely affect the purpose for which the site was acquired. The impacts may be, but not limited to visual, noise, fumes or smoke.

OBJECTIVE 3.506-B: Polk County shall protect its natural-recreation resources.

POLICY 3.506-B1: Polk County shall coordinate with community organizations to identify and designate (as needed) scenic corridors and scenic view sheds that can be used as recreation resources.

POLICY 3.506-B2: Polk County shall coordinate with public agencies to establish publicly accessible greenways that can be used for resource-recreation opportunities. Agencies identified in Policy 3.502-D5 shall be used in the coordination of appropriate areas for the greenways.

POLICY 3.506-B3: Polk County shall implement a program for identifying and acquiring desirable open space areas in accordance with Objective 3.502-E. Such areas may be acquired by purchase, gift, transfer from other governments, easements, or other means. No County-owned land shall be sold or otherwise alienated without first being reviewed for inclusion in this program.

OBJECTIVE 3.506-C: Polk County shall separate and provide buffers between incompatible land uses, and provide for the retention and absorption of floodwaters through open-space areas.

POLICY 3.506-C1: Polk County shall continue to implement development review procedures which shall encourage the use of open space as a buffering technique to separate incompatible land uses. The review procedures shall provide incentives, as defined in Policy 3.506-A3, to property owners not to develop within a designated open-space area(s).

POLICY 3.506-C2: Polk County shall continue to implement development review procedures which encourage designated floodplains to be used as open space. The review procedures shall provide incentives, as defined in Policy 3.506-A2, to property owners not to develop within floodplains.

POLICY 3.506-C3: Polk County shall continue to implement development review procedures which include agencies as specified in Policy 3.502-D5, in the development review process when a future development indicates an impact to a designated recreation or open space resource.

SECTION 3.507 IMPLEMENTATION.

OBJECTIVE 3.507-A: Polk County shall implement the objectives and policies of the Recreation and Open Space Element through all appropriate techniques. Polk County shall designate responsible agencies or departments and program strategies, adopt and enforce development regulations that enhance and protect recreation resources, evaluate development proposals as to conformance with the policies in the Recreation and Open Space Element, and consider all principles and policies in the Comprehensive Plan when making decisions concerning new or expanded recreation resources.

POLICY 3.507-A1: The County Manger, or designee, shall be responsible for implementing the recreation and open space objectives and policies in the Polk County Comprehensive Plan.

POLICY 3.507-A2: Polk County shall implement development regulations as adopted in the Land Development Code, to implement the objectives and policies of the Recreation and Open Space Element.

POLICY 3.507-A3: Polk County shall establish a County park system program which includes the following:

a. Master Plan (Objective 3.502-A),

b. Annual Budget (Objective 3.502-B),

c. Citizen Assessment Program (Objective 3.502-C),

d. Planning Coordination (Objective 3.502-D),

e. Acquisition Program (Objective 3.502-E),

f. Access Program (Objective 3.502-F), and

g. Informational Database Updates (Objective 3.502-G).

POLICY 3.507-A4: Polk County shall establish a funding system program for recreation resources which includes a Financial Information System, and Appropriate Funding Mechanisms (Objective 3.503).

DIVISION 3.600 PUBLIC SCHOOL FACILITIES ELEMENT

SECTION 3.601 INTRODUCTION.

The coordination of Polk County public school facility planning and comprehensive land use planning is in the best interests of the citizens of Polk County. Land use and public school facility planning should be coordinated and based on consistent population, enrollment, Capital Outlay Full Time Equivalent (COFTE), independent forecasts and development trend data. New schools and the provision of additional school capacity should be coordinated with land development, so additional school capacity is in place prior to, or concurrent with, additional student enrollment.

New schools should be located to take advantage of existing and planned infrastructure including roads, water, sewer and parks. Where possible, capital investments in schools should support existing neighborhoods and serve to reduce urban sprawl. Infill sites shall be sought for new schools in an effort to minimize urban sprawl and maximize the utilization of existing infrastructure. Relocatables or portables should be reduced or eliminated as permanent class rooms ~~pursuant to 1013.21(1)(a), Florida Statues~~ as much as possible.

The Public School Facilities Element includes objectives and policies intended to improve the coordination between land planning and the provision of school facilities. These measures will provide the following benefits:

(1) Better coordination of new schools in time and place with land development;

(2) Greater efficiency for the school board and local governments by the reduction of student travel times and the placement of schools to take advantage of existing and planned roads, water, sewer, and parks;

(3) Improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments;

(4) The location and design of schools so that they serve as community and neighborhood focal points; and

(5) The location of new schools and expansion and rehabilitation of existing schools so as to reduce pressures contributing to urban sprawl and support existing neighborhoods.

Within the Public School Facilities Element, the term "schools" refers to public elementary schools, middle schools, and high schools or any combination thereof.

SECTION 3.602 COORDINATION TO MAINTAIN A HIGH QUALITY OF EDUCATION.

GOAL: Coordinate with the Polk County School Board (School Board) and other jurisdictions to ensure quality educational facilities and superior educational opportunities which in turn encourage economic growth for individuals, families and communities in Polk County.

OBJECTIVE 3.602-A: Polk County shall implement the approved Interlocal Agreement for Public School Facility Planning (hereafter referred to as the Interlocal Agreement) as amended to maximize opportunities to share information.

POLICY 3.602-A1: Elected Officials Annual Meeting (aka "Schools Summit") - Polk County shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

POLICY 3.602-A-2: Planners Working Group Annual Meetings - The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 3.602-A1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

POLICY 3.602-A3: Population Projections - Polk County shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board's student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

POLICY 3.602-A4: Polk County shall at least annually report on growth and development trends within its jurisdiction to the School Board. Polk County shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

POLICY 3.602-A5: Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.

POLICY 3.602-A6: Polk County shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.

POLICY 3.602-A7: Polk County shall review their annually updated copy of the Polk County School Board's Five Year Work Plan and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.

POLICY 3.602-A8: Polk County shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency but could be a full member with voting rights.

OBJECTIVE 3.602-B: Encourage partnerships that will ensure adequate educational facilities which in turn will encourage economic growth and provide for a trained and stable labor force, resulting in a higher quality of life.

POLICY 3.602-B1: Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.

POLICY 3.602-B2: Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.

POLICY 3.602-B3: Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

OBJECTIVE 3.602-C: Polk County shall establish new and review existing coordination mechanisms relating to school facility planning that evaluates and addresses the comprehensive plan's effects on adjacent local governments, the school board, and other units of local government providing services but not having regulatory authority over use of land and the State.

POLICY 3.602-C1: Polk County shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

a. Coordination and Sharing of Information.

b. Planning Processes.

c. School Siting Procedures.

d. Site Design and Development Plan Review.

e. School Concurrency Implementation.

f. Implementation and Amendments.

g. Resolution of Disputes.

POLICY 3.6021-C2: The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Work Plan and the annual general education facilities report.

POLICY 3.602-C3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the Board of County Commissioners, School Board, and Commissions from other jurisdictions shall meet jointly to develop mechanisms for coordination. Such efforts may include:

a. Coordinated submittal and review of the annual Community Investment Program of Polk County, the annual educational facilities report and Five Year Work Plan of the School Board.

b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

d. Use of a unified data base including population (forecasts of student population), land use and facilities.

e. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

SECTION 3.603 IMPLEMENTATION OF SCHOOL CONCURRENCY.

GOAL: Polk County will implement public school facilities concurrency uniformly with other local jurisdictions in order to ensure the availability of public school facilities consistent with an adopted level of service providing adequate school capacity and eliminating overcrowded conditions in existing and future schools.

OBJECTIVE 3.603-A: Establish a minimum level of service for schools and consider school capacity within development impact reviews, e.g. for Planned Developments, rezoning requests, site plans, DRIs, or where there are specific development plans proposed.

POLICY 3.603-A1: Polk County shall establish development plan review procedures ~~with an effective date of March 1, 2008~~ for all residential and mixed use development proposals in order to implement school concurrency.

POLICY 3.603-A2: The Level of Service for Polk County Schools shall be 100% of Florida Inventory of School Houses (FISH). An annual Utilization Analysis will be conducted by the Polk County School Board Facilities Division to determine the operation and efficiency of each school as compared to the Department of Education's standards determined by the Florida Inventory of School Houses (FISH). Per Section 163.3180, F.S., any proportionate-share mitigation directed toward a school capacity improvement that is not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement is formally identified.

POLICY 3.603-A3: Polk County shall collaborate with the School Board to identify methods to achieve targeted utilization that include:

a. Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.)

b. Retrofitting of existing structures

c. New school construction

d. Encouraging multi-story school facilities in an urban environment

e. Exploring re-use of former non-residential centers as potential urban school sites.

OBJECTIVE 3.603-B: LEVEL OF SERVICE STANDARDS. Polk County shall ensure that the capacity of schools is sufficient to support students at the adopted level of service (LOS) standards within the period covered by the Five Year Work Plan. These standards shall be consistent with the Interlocal Agreement.

POLICY 3.603-B1: Polk County shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type.

POLICY 3.603-B2: Consistent with the Interlocal Agreement, the uniform district-wide level-of-service standards are established as a percent of Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

a. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.

b. Other: K—8, 6th grade centers, 9th grade centers, 6—12th grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.

c. Special: Including alternative education or special programmatic facilities are designed to serve a specific segment of the student population on a countywide basis or for a temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

d. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

POLICY 3.603-B3: Polk County shall identify those schools operating below their respective LOS standard as of the adoption of the Public School Facilities Element.

POLICY 3.603-B4: Polk County shall coordinate with the School Board to achieve an acceptable LOS at all schools as part of the School Board's financially feasible Five Year Work Plan concurrency management program. The student population shall not exceed the core dining capacity at any time.

OBJECTIVE 3.603-C: SCHOOL CONCURRENCY SERVICE AREAS - Polk County, in coordination with other jurisdictions and the School Board, shall establish School Concurrency Service Areas within which a determination is made of whether adequate school capacity is available based on the adopted level of service standards.

POLICY 3.603-C1: The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance "spot zones"). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, Polk County shall coordinate with the School Board to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis.

POLICY 3.603-C2: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments' within Polk County's development approvals for the CSA and for contiguous CSAs.

POLICY 3.603-C3: Concurrency service areas shall be designed so that the adopted level-of-service will be able to be achieved and maintained within the bounds of the School Board's requirement for a financially feasible five year capital facilities plan.

OBJECTIVE 3.603-D: PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION: In coordination with the School Board, Polk County will establish a process for implementation of school concurrency which includes capacity determinations and availability standards. Polk County shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

POLICY 3.603-D1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level-of-service standards (LOS) of this element and as required by Section 163.3180(13) F.S.

POLICY 3.603-D2: School concurrency shall apply only to residential development or a phase of residential development that generate students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

POLICY 3.603-D3: Polk County shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

POLICY 3.603-D4: Polk County, in consultation with Polk County School Board staff, will develop and adopt land development regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

POLICY 3.603-D5(a): Polk County may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

POLICY 3.603-D5(b): School concurrency decisions should support and not be in conflict with the local goals and objectives of the comprehensive plan regarding growth management, as articulated in the other elements of the local comprehensive plan.

POLICY 3.603-D6: Polk County will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

POLICY 3.603-D7: Polk County shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;

b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

POLICY 3.603-D8: In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

a. The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share or other school board approved mitigation; or,

b. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,

c. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or,

d. The project shall not be approved.

POLICY 3.603-D9: If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Work Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Work Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through proportionate hare mitigation, or some other means.

OBJECTIVE 3.603-E: PROPORTIONATE SHARE MITIGATION. Polk County shall allow for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Five Year Work Plan.

POLICY 3.603-E1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Work Plan and which will maintain adopted level of service standards.

a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and,

b. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

POLICY 3.603-E2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

POLICY 3.603-E3: Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Work Plan that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, Polk County, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Work Plan in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

POLICY 3.603-E4: The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

POLICY 3.603-E5: As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

OBJECTIVE 3.603-F: Polk County, in coordination with other jurisdictions, shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

POLICY 3.603-F1: Polk County, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

POLICY 3.603-F2: Polk County hereby incorporates by reference as listed in Policy 4.205-A16 the School Board's financially feasible Five Year Work Plan.

POLICY 3.603-F3: Polk County shall continue to investigate the feasibility of additional funding sources for additional public schools.

SECTION 3.604 SCHOOL SITING, DESIGN AND PLANNING, CO-LOCATION AND SHARED USE OF PUBLIC FACILITIES.

GOAL: Partner with the school board and other jurisdictions to promote schools as focal points of existing and future neighborhoods through siting for new schools, redevelopment of existing school facilities, and co-location and shared use of facilities and services.

OBJECTIVE 3.604-A: Polk County, in collaboration with the School Board and other jurisdictions, shall provide for the location and expansion of existing schools in a coordinated manner ensuring the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and to ensure compatibility and consistency with the Comprehensive Plan.

POLICY 3.604-A1: Polk County will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.

POLICY 3.604-A2: Polk County will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.

POLICY 3.604-A3: Polk County shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

POLICY 3.604-A4: Polk County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all future land use plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. Polk County shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

POLICY 3.604-A5: The siting and location of new schools within the Green Swamp Area of Critical State Concern (ACSC) in unincorporated Polk County shall be limited to parcels located in the Transit Supportive Development and Urban Growth Areas (TSDA and UGA, respectively) within the Polk City and the Ridge Special Protection Areas.

POLICY 3.604-A6: Polk County will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if

necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

POLICY 3.604-A7: Polk County shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.

POLICY 3.604-A8: The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Service Areas for utility services and expansions.

POLICY 3.604-A9: Polk County shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.

POLICY 3.604-A10: Polk County shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

POLICY 3.604-A11: Polk County shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.

POLICY 3.604-A12: Polk County shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:

a. Consideration of school siting during the completion of area wide studies,

b. Encouragement to developers to contribute towards the provision of school facilities.

OBJECTIVE 3.604-B: Enhance community and neighborhood design through effective school educational facility design, school siting standards, compatibility with surrounding land uses, schools as focal points for community planning, and making schools a central component, geographically or otherwise, to neighborhood-level planning.

POLICY 3.604-B1: Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

POLICY 3.604-B2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

POLICY 3.604-B3: Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

POLICY 3.604-B4: Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.

POLICY 3.604-B5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

POLICY 3.604-B6: In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.

POLICY 3.604-B7: Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.

POLICY 3.604-B8: Polk County shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent

owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle and other connectivity to the surrounding residential community.

POLICY 3.604-B9: Reduce capital expenditures for Polk County and the School Board via cost effective design criteria and shared facilities.

OBJECTIVE 3.604-C: Plan for the expansion and/or rehabilitation of existing school facilities to maintain and improve neighborhoods and communities.

POLICY 3.604-C1: Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, Polk County shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

POLICY 3.604-C2: Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

OBJECTIVE 3.604-D: Implement provisions of the Interlocal Agreement by coordinating the location of educational facilities and the co-location of other public facilities.

POLICY 3.604-D1: Polk County will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

POLICY 3.604-D2: Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other colocation and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

POLICY 3.604-D3: Polk County will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.

OBJECTIVE 3.604-E: Strengthen existing neighborhoods and enhance community and neighborhood design through the co-location and joint use of educational facilities.

POLICY 3.604-E1: Polk County, in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

POLICY 3.604-E2: Polk County and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.

POLICY 3.604-E3: Continue to exercise joint use agreements between the School Board, Polk County, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.

POLICY 3.604-E4: Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.

POLICY 3.604-E5: Each year upon adoption of the School Board's Five Year Work Plan, County staff shall assist the School Board as needed in bringing together relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected County and/or City planning, parks and recreation, library, police/law enforcement, civic groups, and other government agencies as necessary. The

coordination meeting should occur several years prior to commencement of school construction in order to achieve maximum co-location opportunities.

POLICY 3.604-E6: Encourage the business community, developers, and other private organizations to coordinate with Polk County and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

SECTION 3.605 INTERGOVERNMENTAL COORDINATION IN A MULTIJURISDICTIONAL ENVIRONMENT.

GOAL: Maintain and enhance intergovernmental coordination and joint planning efforts with the school board and other jurisdictions to ensure public infrastructure and other necessary services are available in a multi-jurisdictional environment for public school facilities.

OBJECTIVE 3.605-A: Integrate land use and school facility planning in Polk County through a series of planning, coordination and implementation activities which ensure capital facilities and infrastructure necessary for school facilities are available to public schools.

POLICY 3.605-A1: Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

POLICY 3.605-A2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

POLICY 3.605-A3: Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

POLICY 3.605-A4: Polk County shall coordinate with the efforts of the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities or rehabilitation or expansion of existing facilities is being considered.

OBJECTIVE 3.605-B: Support School Board programs to effectively and efficiently manage existing capital and operational funds and resources.

POLICY 3.605-B1: Polk County shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

POLICY 3.605-B2: Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.

POLICY 3.605-B3: Support the School Board and encourage the State Legislature to allow flexibility in state, local and private sector participation in capital and operational funding of public school facilities.

POLICY 3.605-B4: Give priority in scheduling County programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).

POLICY 3.605-B5: Coordinate with the School Board to ensure the appropriate methodology is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.

POLICY 3.605-B6: Consider joint funding for expanding appropriate school facilities to function as community service centers.

POLICY 3.605-B7: Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments.

POLICY 3.605-B8: Polk County in consultation with the School Board on a case by case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees, or other innovative means to encourage developers to contribute to the provision of school facilities by:

- donating school site(s),
- reserving or selling sites at pre-development prices,
- constructing new facilities or renovating existing facilities, and
- providing access to public transit.

POLICY 3.605-B9: Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.

POLICY 3.605-B10: Polk County shall identify infrastructure projects within Polk County's Community Investment Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

SECTION 3.606 MONITORING, EVALUATION AND IMPLEMENTATION.

GOAL: Monitor and evaluate efforts to coordinate school facility planning to ensure successful implementation of the Public School Facilities Element.

OBJECTIVE 3.606-A: Polk County shall implement the objectives and policies of the Public School Facilities Element in coordination with the School Board and local municipalities.

POLICY 3.606-A1: The Polk County Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in Polk County Comprehensive Plan.

POLICY 3.606-A2: Polk County shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

POLICY 3.606-A3: Polk County shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

POLICY 3.606-A4: Polk County shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

POLICY 3.606-A5: Polk County shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

POLICY 3.606-A6: Polk County shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

POLICY 3.606-A7: Polk County shall determine from the School Board the inventories required by the Public School Facilities Element.

POLICY 3.606-A8: Polk County shall continue to enforce existing regulations where specified within the Public School Facilities Element.

POLICY 3.606-A9: Any conflicts related to issues covered by the Public School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

DIVISION 4.100 INTERGOVERNMENTAL COORDINATION ELEMENT

SECTION 4.101 INTRODUCTIONS.

Intergovernmental coordination is simply the coordination between two or more governmental entities on one or more issues. A governmental entity may include: local governments (County and municipal), school boards, State agencies/departments, and independent special districts. Therefore, the Polk County Intergovernmental Coordination Element is a mechanism for establishing the guidelines for cooperation between Polk County and other governmental units to ensure the smooth operation of the County government and to minimize the overlap of services. It should be noted that this element addresses only intergovernmental issues and not intra-governmental coordination although many of these policies indirectly affect intra-governmental coordination. This element has four sections containing objectives and policies:

a. General Coordination Issues (section 4.102),

b. Coordination of Planning Issues (section 4.103),

c. Conflict Mediation (section 4.104), and

d. Implementation (section 4.105).

The General Coordination Issues section provides the foundation for the element. These policies address the basic methods by which the County intends to address existing and future coordination.

The Coordination of Planning Issues section establishes mechanisms to coordinate development, and the impacts of that development, with other affected governmental entities.

The Conflict Mediation section outlines how the County will resolve any conflicts that arise between the County and another governmental entity. The last section, Implementation, explains how the element will be carried out.

The goal, objectives and policies of this element were developed cooperatively with the Polk County planning staff and the members of the CAC intergovernmental Coordination Subcommittee. The members of this subcommittee are listed in the acknowledgment section at the beginning of the Comprehensive Plan. The research used to draft this element included: interviewing representatives from both the County and those people who work with other governmental agencies that interact with Polk County (this included Mayors, City Managers, and staff), studying existing inter-local agreements, studying ~~both~~ the Central Florida Regional Policy Plan ~~and the State Comprehensive Plan~~, and reviewing the policies in the other elements of the Polk County Comprehensive Plan.

The Intergovernmental Coordination Element is not intended for use as an independent document and should always be considered as part of the entire Plan. Because of the nature of intergovernmental coordination, each element addresses, in some form, coordination between Polk County and the agencies that most directly affect that element or issue. It is, therefore, essential that the Intergovernmental Coordination Element be viewed as part of the whole.

This element was written to be consistent with the following documents:

a. other elements within the Polk County Comprehensive Plan;

b. the requirements set forth in Chapter ~~9J-5, FAC~~ 163, F.S.;

c. the Central Florida Regional Planning Council's Regional Policy Plan; and

d. the State Comprehensive Plan (Chapter 187, F.S

The purpose of every element within the Comprehensive Plan is identified by the goal statement. The Intergovernmental Coordination Element's goal is:

GOAL: To improve governmental efficiency and effectiveness and resolve conflicts and incompatibilities through cooperation, communication, and flexible relationships between Polk County and all other forms of government which have issues that affect Polk County.

SECTION 4.102 GENERAL COORDINATION ISSUES.

OBJECTIVE 4.102-A: Polk County shall coordinate with appropriate government entities including special districts, all municipalities within the county, adjacent counties, and adjacent municipalities to maintain and improve intergovernmental coordination and collaborative planning.

POLICY 4.102-A1: Polk County shall continue to maintain a database of inter-local agreements, the purpose of which is to provide a listing of active formal agreements and their expiration dates, so those formal agreements may be renewed on a timely basis.

POLICY 4.102-A2: Polk County shall maintain and periodically update the inventory of all formal agreements completed as part of the Interlocal Service Delivery Agreements Report and those completed as part of Joint Planning Area Agreements.

POLICY 4.102-A3: Polk County will coordinate with the municipalities within the County's jurisdiction to draft a local hazard mitigation strategy and will review all final recommendations for incorporation into the County's plans.

POLICY 4.102-A4: Polk County will coordinate with municipalities within the County and the School Board to develop county-wide demographics including population projections and expected growth for incorporated and unincorporated areas.

POLICY 4.102-A5: Polk County shall continue to share information between the County and other governmental entities. The types of information to be considered include, but are not limited to, building permits, zoning cases, engineering plans, planned annexation, comprehensive plan amendments, Geographic Information Systems, demographics, socio-economic information, and utility service areas and capacity, and other concurrency related data. The methods of transferring information include, but are not limited to: computer network(s) and/or modem connection (electronic mail or other), facsimile transfers, exchange of computer storage media (e.g. tape or floppy disk), maps on paper or other media, and hard copy (paper).

POLICY 4.102-A6: The Polk County Board of County Commissioners shall conduct an intergovernmental coordination/cooperation workshop to which all Polk County city commissioners, city managers, School Board members and constitutional officers shall be invited. The workshop will be designed to enhance intergovernmental coordination among all entities in Polk County.

POLICY 4.102-A7: The County will continue to work with municipalities within the County and other local governmental entities to identify appropriate joint planning areas (JPA), and to enter into and implement inter-local agreements dealing with issues of mutual concern. The following items shall be discussed with each jurisdiction to determine their relevance for incorporating into a JPA:

a. future annexations and municipal incorporation;

b. establishing infrastructure service areas for all franchised, municipal, and County-owned and/or maintained potable water treatment systems and sanitary sewer treatment systems;

c. collection and reduction of hazardous and solid waste;

d. development within, and maintenance of, stormwater drainage systems;

e. water quality and quantity studies;

f. conservation uses as defined by Chapter ~~163.3177 F.S.~~ ~~9J-5.003(19) FAC~~;

g. recreational and open space efforts including:

1. location of new facilities,
2. maintenance of facilities,
3. provision of services, and
4. establishing greenway systems.

h. coordination for the provision of establishing and maintaining transportation systems, including aviation, mass transit, and traffic circulation.

i. coordination for the provision of group homes and adequate and affordable very low-, low- and median-income housing;

j. identification, appropriate use, and protection of unique vegetative communities;

k. prevention of the loss of endangered or threatened species populations;

l. coordination for the provision of the following services:

1. fire protection,
2. law enforcement,
3. emergency medical,
4. animal control,
5. emergency management, and
6. libraries.

The Intergovernmental Coordination Map Series herein shall contain a map depicting the boundaries of all such current Joint Planning Areas, entitled "Joint Planning Area Agreement Map," which shall be updated as necessary to ensure its accuracy.

POLICY 4.102-A8: The Polk County ~~Growth Management Department~~ Office of Planning and Development as the County Manager's designee shall be responsible for the coordination and timely exchange of information concerning annexed properties between the County and the affected municipality.

POLICY 4.102-A9: The County shall request that the municipalities and areas considering municipal incorporation within its boundaries coordinate with County officials prior to annexation or incorporation to discuss joint planning issues regarding:

a. land-uses;

b. impacts on infrastructure systems;

c. impacts on established level-of-service standards; and

d. impacts on other urban services as appropriate.

POLICY 4.102-A10: Polk County shall coordinate the adopted County Comprehensive Plan with the plans of the Polk County School Board to address issues pertaining to the siting and development of schools and school facilities.

POLICY 4.102-A11: [Deleted by CPA 10B-04 (Ord. 10-043); adopted by BoCC 8/4/10]

POLICY 4.102-A12: Polk County Long Range Planning Division shall continue to identify and implement all planning activities mandated in the Polk County Comprehensive Plan that affect County agencies and other governmental entities.

SECTION 4.102 GENERAL COORDINATION ISSUES.

POLICY 4.102-A13: CITY OF LAKELAND SECTOR PLANNING PROGRAM - The City of Lakeland has instituted a sector planning program to help identify strategic issues and a vision for land that may be annexed or receive city services in the future. Polk County will participate in the City of Lakeland's Sector Planning Program as it pertains to unincorporated lands. Upon the completion of a sector plan, Polk County shall consider said plan in its land use and facility planning for the subject area. The sector plans shall serve as a shared resource and guide for planning efforts and shall not be binding in any manner upon the County. Sector Plans that include unincorporated areas are:

a. Southwest, Sector 8 (complete);

b. Northwest, Sector 7 (complete);

c. East, Sector 4 (future);

d. Southeast, Sector 9 (future);

e. North, Sector 6 (future);

f. Northeast, Sector 5 (future);

g. South Central, Sector 3 (future).

Once drafted, proposed Sector Plans that include unincorporated areas as per above will be shared with the Polk County Planning Commission and Board of County Commissioners for their information and input prior to the City of Lakeland's adoption of same.

SECTION 4.103 COORDINATION OF PLANNING ISSUES.

OBJECTIVE 4.103-A: Polk County shall establish and implement mechanisms to ensure uniform and timely coordination of planning and development issues with municipalities within the County, adjacent counties, the School Board, independent special districts and other governmental entities.

POLICY 4.103-A2~~1~~: Polk County shall forward copies of applications for Comprehensive Plan Amendments or major development orders that fall within a municipality's planning area to the affected community to allow the municipality time to review these proposed changes with regards to consistency with their comprehensive plan.

POLICY 4.103-A3~~2~~: The staff report for zone change requests and other development orders shall include a section for other entities' comments. These other entities may include, but not be limited to: Polk County School Board, municipalities located within Polk County, and other entities which provide services but do not have regulatory authority of the use of the land.

POLICY 4.103-A4~~3~~: The Polk County Planners' Forum shall continue to meet on a regular basis to coordinate planning efforts throughout the County.

POLICY 4.103-A5~~4~~: The County will identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, the potential for sharing facilities, the 10-year water supply plan, unwanted land uses, and other issues of mutual concern.

POLICY 4.103-A~~65~~: Polk County shall maintain and implement an Interlocal Agreement for Public School Facility Planning with the School Board and municipal jurisdictions to ensure appropriate coordination on the following issues:

a. coordinated land use and school facility planning;

b. coordination and sharing of information related to the need for additional school capacity;

c. the siting of new schools;

d. infrastructure needed to support new schools;

e. the co-location and shared use of schools and other public facilities; and

f. the implementation of school concurrency.

POLICY 4.103-A~~76~~: The County will continue to participate in the Technical Advisory Committee, Land Use and Transportation Forum, and Mass Transit Steering Committee for the Polk County Transportation Planning Organization (TPO), as well as on the TPO Board, to ensure coordination regarding transportation issues.

POLICY 4.103-A~~87~~: The County shall coordinate with municipalities within the County, adjacent counties, adjacent municipalities, and other concerned public agencies to establish a joint review committee(s) for the siting of facilities with multi-jurisdictional impacts including locally unwanted land uses.

POLICY 4.103-A~~98~~: The County shall coordinate with the Central Florida Regional Planning Council and the Avon Park Air Force Range to ensure that when feasible, military operations have a minimal impact on the residents and businesses in the adjacent areas.

POLICY 4.103-A~~109~~: The County shall coordinate with the Central Florida Regional Planning Council, the Department of Environmental Protection, the corresponding water management districts, and other public or private agencies dedicated to the protection of the environment and the Avon Park Air Force Range to ensure the protection of natural environments while at the same time preserving the military mission.

POLICY 4.103-A11~~0~~: The County will coordinate its 10-Year Water Supply Plan with those of other service providers in the unincorporated area to ensure the availability of water within those areas.

OBJECTIVE 4.103-B: Polk County shall cooperate in efforts to obtain consistency between the Polk County Comprehensive Plan and the plans of the Polk County School Board, campus master plans, other units of municipal, county, regional, and state governments providing services but not having regulatory authority over the use of land, and with comprehensive plans of adjacent municipalities and counties.

POLICY 4.103-B1: Polk County shall forward population projections and other pertinent information used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's facility plans.

POLICY 4.103-B2: The Polk County ~~Planning~~ Land Development Division shall continue to implement procedures for the review of comprehensive plans and comprehensive plan amendments. These reviews shall include:

a. identifying intergovernmental issues and conflicts;

b. identifying the impacts of capital projects listed in the Capital Improvements Element of the Polk County Comprehensive Plan upon the provision of basic services within Polk County's Area of Concern; and

c. determining the relationship of development proposed within the Polk County Comprehensive Plan to the development proposed in the comprehensive plans and/or comprehensive plan amendments of the following entities:

1. municipalities within Polk County,

2. adjacent counties, and
3. adjacent municipalities,
4. Polk County School Board,
5. campus master plans, and
6. special districts.

POLICY 4.103-B3: Polk County shall implement the procedures established in Policy 4.103-B2. If any issues or negative impacts are identified, Polk County shall implement Policy 4.104-A1.

POLICY 4.103-B4: Polk County shall, invite and encourage participation from the Polk County School Board, Central Florida Regional Planning Council, Transportation Planning Organization, and municipalities on the Planners' Forum.

OBJECTIVE 4.103-C: Polk County shall continue to coordinate any change in established level-of-service standards for public facilities with service providers, municipalities and other government agencies.

POLICY 4.103-C1: Polk County shall continue to inform all governmental entities within Polk County's Area of Concern of proposed changes in its Level-of-Service standards and solicit comments.

POLICY 4.103-C2: Polk County shall, when notified by other governmental entities of changes in their level-of-service standards, review and comment on these changes.

POLICY 4.103-C3: The County shall coordinate with municipalities within the County and the Transportation Planning Organization (TPO) to establish uniform levels-of-service for the County's roadway network wherever practical.

POLICY 4.103-C4: The County shall coordinate with municipalities within the County and the Transportation Planning Organization, utility companies and other service providers to establish joint concurrency review processes for those projects with multi-jurisdictional impacts.

POLICY 4.103-C5: Consistent with policies of this element, Polk County shall coordinate with municipalities within the County for the establishment of uniform level-of-service standards and concurrency review processes for those areas that have been identified as joint planning and infrastructure service areas.

OBJECTIVE 4.103-D: Polk County shall coordinate with the Polk County Builders Association, the County's Parks and Natural Resources Division, and other related agencies to ensure that all new development and redevelopment includes features that further the reduction of greenhouse gas emission and increase energy conservation in accordance with the requirements of Cchapter ~~9J-5 FAC~~163, F.S.

POLICY 4.103-D1: Polk County shall continue to implement development review procedures that provide information about the ongoing projects to members of the community and community groups in order to obtain their input and oversight.

(Ord. No. 22-053, § 2(Att. A), 7-5-2022)

SECTION 4.104 CONFLICT MEDIATION.

OBJECTIVE 4.104-A: Polk County shall implement a mediation process to resolve, in a timely manner, any conflicts which arise between itself and other governmental entities with which it interacts as set forth by Section 163.3185(5) – (7).

POLICY 4.104-A1: For those governmental entities that have agreements with Polk County that address settling conflicts, the County shall use the procedures set forth in that agreement. For those governmental entities that do

not have an agreement with Polk County addressing settling conflicts, the County Manager, or designee, shall initially attempt to resolve any conflicts.

POLICY 4.104-A2: The Polk County Board of County Commissioners, or their designee shall, upon receipt of a written request from either an aggrieved governmental entity, or from the County Manager, attempt to settle any disputes within 60 days.

POLICY 4.104-A3: If an agreement cannot be reached then the County shall, with the consent of the other party, utilize the Central Florida Regional Planning Council's informal, non-binding mediation process ~~per Florida Statute 189.509~~ Nothing contained herein, however, shall preclude immediate resort to a judicial or administrative remedy when it is deemed necessary and appropriate by the Board of County Commissioners.

SECTION 4.105 IMPLEMENTATION.

OBJECTIVE 4.105-A: Polk County shall designate the appropriate agencies and/or departments to implement the goal, objectives, and policies of the Intergovernmental Coordination Element.

POLICY 4.105-A1: The County Manager, or designee, shall be responsible for implementing the goal, objectives, and policies within the Intergovernmental Coordination Element of the Polk County Comprehensive Plan.

POLICY 4.105-A2: The County Manager, or designee, shall establish and implement the programs and policies set forth within the Intergovernmental Coordination Element.

DIVISION 4.200 CAPITAL IMPROVEMENTS ELEMENT

SECTION 4.201 INTRODUCTION.

The purpose of the Capital Improvements Element (CIE) is to tie the capital improvement needs identified in the other elements to the County's budgeting and development review processes. The goal, objective and policies section and the implementation section of the CIE establish the framework that:

1. identifies the required capacity of capital improvements to serve existing and future development based on level-of-service (LOS) standards;
2. establishes a system of priorities to determine which capital improvements are funded to satisfy the LOS;
3. provides guidance on funding the projects;
4. outlines mechanisms to assure provision of the required capital improvement;
5. ties land development decisions to the availability of capital facilities and improvements; and
6. outlines implementation programs.

Implementation: The Capital Improvements Element requires the County to develop a concurrency management system, a Capital Improvements Program known as Polk County's Community Investment Program (CIP), and a capital budget. The concurrency management system will monitor the quantity and quality of public facilities and the impacts of development on those facilities. The CIP lists a 5-year schedule of the capital improvement projects required, for concurrency and the County's natural and environmental infrastructure, to maintain the LOS standards and repair/replace obsolete or worn out facilities and negatively impacted water systems. The projects in the CIP are listed by construction date, costs and revenue sources. The CIP will lists County, State, Federal, and private resources required to provide the programmed facilities and shall be reviewed on an annual basis, and modified as necessary, in order to maintain a 5-year schedule of capital improvements. The County will annually prepare a Capital Improvements Budget (CIB), which will include appropriations for the County's projects.

To fulfill the above requirements Polk County adopts the following goal:

GOAL: Polk County shall provide for, in a timely manner, and maintain capital facilities which meet or exceed adopted County standards consistent with available fiscal resources.

SECTION 4.202 COORDINATION.

OBJECTIVE 4.202-A: Polk County shall coordinate the provision of capital improvements with other agencies and jurisdictions and ensure that the CIE is consistent with the other elements of the Comprehensive Plan.

POLICY 4.202-A1: All capital improvements and facilities shall be evaluated to identify any plans of State agencies, the Polk County Transportation Planning Organization, and/or the Southwest Florida, or South Florida Water Management Districts that affect, or will be affected by, the proposed County capital improvement.

POLICY 4.202-A2: Polk County shall coordinate the provision of public facilities with the municipalities in Polk County, the Polk County School Board, and surrounding counties.

POLICY 4.202-A3: The Capital Improvements Element (CIE) shall be consistent with other elements of the Comprehensive Plan and the planning efforts of Polk County and its departments.

POLICY 4.202-A4: All public facility capital improvements shall be consistent with the other elements of the Comprehensive Plan.

SECTION 4.203 LEVEL-OF-SERVICE STANDARDS.

OBJECTIVE 4.203-A: Polk County shall define types of public facilities, and establish the standards for level of service (LOS) by facility type. [Section 163.3177 F.S.]

POLICY 4.203-A1: Polk County shall define public facilities in the following manner:

a. Category "A" public facilities are arterial and collector roads, drainage systems, potable water, sanitary sewer, solid waste, and park and open space facilities owned and operated by the County, and are addressed in other elements of this Comprehensive Plan, and required for concurrency;

b. Category "B" public facilities are arterial and collector roads, drainage systems, potable water, sanitary sewer, and parks and open space facilities owned and operated by Federal and/or State governments, independent districts, entities other than the County or a municipality that provide support to a designated Selected Area Plan (SAP) listed in Appendix B of this Comprehensive Plan, and private organizations, and required for concurrency; and

c. Category "C" public facilities are preservation lands owned and operated by the County, which are not required for concurrency.

POLICY 4.203-A2: Category "A" public facilities: Polk County shall adopt level-of-service standards for Category "A" public facilities, include the capital improvements to Category "A" public facilities in the Community Investment Program (CIP), and require the public facilities for the issuance of final building orders (concurrency). The level-of-service standards for Category "A" public facilities shall be the following:

a. County arterial and collector roads LOS standards.

1. The multi-modal transportation level-of-service standards, established in Exhibit 1 below. shall be the minimum acceptable levels-of-service on arterial and collector roads. These standards apply to County roadway segments, unless a facility-specific standard is adopted herein.

EXHIBIT 1. Multi-Modal Transportation Level of Service Standards

Base Highway Level-of-Service (LOS) Standards[1]

Area	Minimum Standard (Peak Hour/Dir)
Transit Supportive Development Area (TSDA)	LOS "D"[2]
Transitioning Urbanized Area Outside the TSDA[3]	LOS "D"
Other	LOS "C"

Multi-Modal Transportation Districts Within TSDA Minimum LOS Standards

The Multi-Modal Transportation Districts, located within the Transit Supportive Development Area, coincide with the service area (¾ mile Americans with Disabilities Act complementary paratransit service area) of the identified fixed-route transit service.

District	Highway[1, 2, 4]	Transit	Mobility Strategies
Multi-Modal (MM)[5]	LOS "D"	≤ 60 minute headway	• Provision of extensive pedestrian system
			• Elimination of gaps in sidewalk network

			• Complete street treatment including improved pedestrian and bicycle crossings
Transit Corridors and Centers Overlay	LOS "E"		• Provision of transit facilities and passenger amenities
			• Provision of bicycle parking
			• Shared, reduced or maximum parking requirements

1. The minimum standard for roadways on the Strategic Intermodal System, the Florid Intrastate Highway System, and for those funded under the Transportation Regional Incentive Program, are established under Policy 3.202-C3.
2. LOS is measured for the peak hour/peak direction using the average of the two highest peak hours.
3. Transitioning Urbanized Area Boundary as adopted by the Polk Transportation Planning Organization on August 9, 2007.
4. LOS may be measured on an average corridor basis for roadway corridors (more than one facility) serving common trip ends.
5. Road with transit service that is located outside of the Transit Corridors and Centers Overlay.

b. County parks and open space lands LOS standards - Polk County shall adopt, as a minimum recreation level-of-service standard:

6.95 acres per 1,000 persons*

*Note: This figure is calculated using a static aggregate total of passive and active recreational land of 5,017 acres divided by the population projection for 2020. ~~Regardless of a static total of passive and active recreational land being used, county parks and open space lands LOS standards in 2020 should be adequate.~~ It is expected that passive and active recreational space will increase in relation to further development and population increase.

c. Public potable-water supply-systems LOS standard of ~~360~~250 gallons per equivalent-residential connection (GPERC).

d. Sanitary sewer facilities LOS standard of ~~270~~200 gallons per equivalent residential connection (GPERC) and an effluent disposal site which is sufficient to handle the plant capacity. The site must have an hydrogeological evaluation which is signed and sealed by a registered hydrologist and professional engineer.

e. Drainage systems LOS standards are:

DRAINAGE MINIMUM LEVEL OF SERVICE STANDARDS					
LOS I	**LOS II**	**LOS III**	**LOS IV**	**LOS V**	**LOS V1**
Capacity: 100 year, 24 hour storm event with freeboard	Capacity: 50 year, 24 hour storm event with freeboard	Capacity: 25 year, 24 hour storm event with freeboard	Capacity: 10 year, 24 hour storm event with freeboard	Capacity: 5 year, 24 hour storm event with freeboard	Capacity: 3 year, 24 hour storm event with freeboard

f. Solid waste LOS standard of 8.25~~s~~ (pounds/capita/day).~~:~~

~~Year Facility~~

~~North Central Landfill (lbs/capita/day~~

~~2000 12.66~~

~~2010 8.00~~

~~2020 8.26~~

~~g. Polk County Transportation System LOS standard of 50,000 passenger trips in 1991 and 60,000 passenger trips in 1996.~~

POLICY 4.203-A3: Category "B" public facilities: Polk County shall adopt level-of-service standards for Category "B" public facilities, and require that they be met prior to the issuance of final development orders (concurrency). The level-of-service standards for Category "B" public facilities shall be the following:

a. Federal and state arterial and collector roads LOS standards:

1. The multi-modal transportation level-of-service standards established in Policy 4.203-A2, Exhibit 1 above, shall be the minimum acceptable levels-of-service on arterial and collector roads. These standards apply to roadway segments on the State Highway System that are not a part of the Florida Intrastate Highway System, unless a facility-specific standard is adopted herein.

2. The minimum acceptable level-of-service standard for roadways on the Strategic Intermodal System, the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program, shall be in accordance with the Statewide Minimum Level-of-Service Standards published by the Florida Department of Transportation.

~~3. Due to the anticipated community and environmental impacts associated with a four-lane improvement, State Road 542 (Dundee Road) from SR 549 (1st Street, SE) to Buckeye Loop Road is considered a constrained facility. Polk County shall support a three-lane improvement or intersection improvements on this road segment. The minimum acceptable level-of-service for this segment of SR 542 shall be Level of Service "E" peak hour.~~

b. Public potable water supply systems LOS standard of 360 gallons per equivalent residential connection (GPERC).

c. Sanitary sewer facilities LOS standard of 270 gallons per equivalent residential connection (GPERC) and an effluent disposal site which is sufficient to handle the plant capacity. The site must have hydrogeological evaluation which is signed and sealed by a registered hydrologist and professional engineer.

d. Drainage systems LOS standards are:

DRAINAGE MINIMUM LEVEL OF SERVICE STANDARDS					
LOS I	**LOS II**	**LOS III**	**LOS IV**	**LOS V**	**LOS V1**
Capacity: 100 year, 24 hour storm event with freeboard	Capacity: 50 year, 24 hour storm event with freeboard	Capacity: 25 year, 24 hour storm event with freeboard	Capacity: 10 year, 24 hour storm event with freeboard	Capacity: 5 year, 24 hour storm event with freeboard	Capacity: 3 year, 24 hour storm event with freeboard

e. Public School Facilities LOS standards: Consistent with Policies 3.603-B1 and 3.603-B2 of the Public School Facilities Element and the Interlocal Agreement for Public School Facilities Planning, the uniform district-wide level-of-service standards are established as a percent of Florida Inventory of School

Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

1. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
2. Other: K-8, 6th grade centers, 9th grade centers, 6-12th grade schools are at one hundred percent (100%) of permanent Department of Education (DOE) FISH capacity.
3. Special: Including alternative education or special programmatic facilities are designed to serve a specific segment of the student population on a countywide basis or for a temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
4. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

Polk County shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type in accordance with the policies of the School Facilities Element and the Interlocal Agreement for Public School Facilities Planning.

POLICY 4.203-A4: Category "C" public facilities: Polk County shall adopt level-of-service standards for Category "C" public facilities, and include them in the CIP. The level-of-service standards for Category "C" public facilities and other related projects shall be the following:

a. Preservation lands LOS standard of County acquisition of a minimum of 500 acres for protection of federally- or state-listed endangered or threatened plant or animal species in fiscal year 1993/94 and County acquisition of a minimum of 200 acres for protection of federally or state listed endangered or threatened plant or animal species in each fiscal year from 1994 to 1996.

b. The following is a list of projects in the CIP that will help make progress towards achieving necessary pollutant load reductions:

   1. Kissimmee Watershed Project
   2. Small Scale Surface Water Enhancement/Treatment Project Plan
   3. Peace Creek Canal
   4. Peace River Corridor
   5. Crooked Lake West Hydrologic Restoration and Water Quality Improvement Project
   6. Stormwater Ridge to River Corridor Projects

SECTION 4.204 DETERMINING NEEDED CAPITAL IMPROVEMENTS.

OBJECTIVE 4.204-A: Polk County shall establish a methodology for determining the capital improvements required to achieve and maintain adopted standards and to repair and replace public facilities under their fiscal jurisdiction, and shall enter into an interlocal agreement with those agencies having jurisdiction over the rest (e.g. schools, state roads).

POLICY 4.204-A1: Polk County shall use the formula Q (S x D) - I to determine the capital improvements required to eliminate existing deficiencies and serve future growth.

Where:

Q is the quantity of capital improvements needed to insure maintenance of the LOS standard (Example: An additional 180 acres of community park land, or a new 7,000,000 gallon wastewater treatment plant);

S is the standard for level of service;

D is the demand (population); and

I is the inventory of existing facilities.

POLICY 4.204-A2: The capital improvements needed to repair, renovate, or replace obsolete or worn out facilities under the County's jurisdiction shall be determined by the Board of County Commissioners upon the recommendation of the County Administrator. For those facilities under the fiscal responsibility of another public agency, said agency shall determine needed capital improvements consistent with the guidelines of an applicable interlocal agreement(s).

POLICY 4.204-A3: Polk County shall set the relative priorities among types of public facilities as follows:

a. Projects in the Community Investment Program do not reflect a priority order, since the projects in the schedule of capital improvements are financially feasible and will be provided.

b. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below:

Priority 1 - New public facilities and improvements to existing public facilities that eliminate public hazards.

Priority 2 - The repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining adopted level-of-service standards.

Priority 3 - New and expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.

Priority 4 - New or expanded facilities, including land acquisition, that provide the adopted level of service for new development and redevelopment during the next five years. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the priorities for capital improvements shall be as follows:

Priority A - Capital improvements in areas that are being redeveloped and where development orders were issued prior to plan adoption;

Priority B - Capital improvements in areas of new development and where development orders were issued prior to plan adoption;

Priority C - Capital improvements where new development orders were issued in areas that are being redeveloped;

Priority D - Capital improvements where new development orders were issued for new development; and

Priority E - Improvements to existing facilities, and new facilities that reduce the operating costs of providing a service or facility.

POLICY 4.204-A4: Polk County shall allocate revenue, whose use is restricted by law or rule, to the highest priority project eligible for that revenue.

POLICY 4.204-A5: Polk County shall maintain a data base of the impacts of development (See Policy 4.207-A2.c.5.f) which has been determined to be vested through the Polk County Vested Rights ordinance. This information will be used in concurrency determinations, the annual update of the public facility needs assessment, the Capital Improvements Element, Community Investment Program, and Capital Improvements Budget, and to provide facilities for the vested development.

POLICY 4.204-A6: Polk County shall continue the development of its impact fee program to provide facilities for development which has been determined to be vested through the Polk County Vested Rights ordinance.

SECTION 4.205 ASSESSING THE FINANCIAL FEASIBILITY OF PROJECTS.

OBJECTIVE 4.205-A: Polk County shall plan for and provide needed capital facilities that are within the fiscal capability of the County through the annual adoption and review of a Community Investment Program (CIP). For those needed capital facilities that are under the fiscal responsibility of another public agency, Polk County shall adopt by reference the applicable agency's 5-year capital improvement program or work plan.

POLICY 4.205-A1: Polk County shall demonstrate that the CIP is financially feasible by adopting into the CIE a 5-year schedule of capital improvements which includes publicly funded projects, and which may include privately funded projects for which the local government has no fiscal responsibility, necessary to ensure that adopted level-of-service standards are achieved and maintained. Financial feasibility of the 5-year schedule of capital improvements shall mean that sufficient revenues are currently available, or will be available from committed funding sources, for the first three (3) years, or will be available from committed or planned funding sources for years four (4) and five (5), which are adequate to fund the projected costs of the capital improvements listed in the CIP. Committed and/or planned revenue sources for financing programmed capital improvements may include, but are not limited to, ad valorem taxes, bonds, state and federal funds, other tax revenues, impact fees, and developer contributions. Projects necessary to ensure that any adopted LOS standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level or priority for funding.

a. If the CIP relies on planned revenue sources in the 5-year schedule that require referenda or other actions to secure the planned revenue source, the CIE must, in the event the referenda are not passed or actions do not secure the planned revenue source, identify other existing revenue sources that will be used to fund the capital projects or otherwise amend the CIE to ensure financial feasibility;

b. Polk County will adopt and maintain a financially feasible 5-year schedule of capital improvements. Updates to the 5-year schedule of capital improvements which reflect proportionate fair-share contributions ~~shall be deemed financially feasible~~, if the CIE identifies additional contributions, payments or funding sources reasonably anticipated during a period not to exceed 10 years to fully mitigate impacts on the transportation facilities.

POLICY 4.205-A2: The existing population and owners of real property in Polk County shall pay for some or all of the capital improvements which reduce or eliminate existing deficiencies. These capital improvements may be financed with user fees, special assessments, debt, and taxes. The existing population and owners of real property in Polk County may pay for capital improvements required by future development.

POLICY 4.205-A3: Polk County shall require developers and owners of future development to pay their proportionate share of capital improvements required to service future development and~~. For capital improvements that will be funded by the developer, financial feasibility shall~~ be demonstrated by being guaranteed in an enforceable development agreement or interlocal agreement, or other enforceable agreement. These development agreements and/or interlocal agreements shall be reflected in the 5-year schedule of capital improvements if the capital improvement is necessary to serve development within the period covered by the 5-year schedule. Payments, which must be approved by the County in form and amount, may take the form of the following:

a. voluntary contributions for the benefit of any public facility;

b. impact fees;

c. capacity reservation fees;

d. dedication of land;

e. provision of public facilities; and

f. future payments of user fees, special assessments and/or taxes.

POLICY 4.205-A4: The existing and future population and owners of real property shall pay for the replacement of obsolete and worn out facilities.

POLICY 4.205-A5: Future development shall not pay impact fees for the portion of any capital improvement that reduces or eliminates existing deficiencies.

POLICY 4.205-A6: Grants, entitlements, or public facilities from other levels of government, and independent districts may pay part of the costs attributed to existing and future development.

POLICY 4.205-A7: Polk County shall finance capital improvements to potable water, sanitary sewer, and solid waste facilities (utilities) with current assets, revenue bonds to be repaid by user fees or charges for services, or a combination of current assets and debt.

POLICY 4.205-A8: Polk County shall finance other capital improvements (non-utility) with current assets, and/or debt.

POLICY 4.205-A9: Polk County shall consider which asset, or group of assets, will be cost effective, appropriate to the useful life of the improvement, and an efficient use of the County's debt capacity when financing capital improvement projects with debt.

POLICY 4.205-A10: The County shall not accept:

a. responsibility for operating-and-maintenance costs for which it does not have funding capability; and

b. responsibility for any private or public facility whose acquisition would prevent the County from completing a project or restrict the County's capability to maintain or increase LOS standards, except where a public hazard exists.

POLICY 4.205-A11: Polk County shall continue to review the costs and benefits of developing an alternative funding mechanism for stormwater management projects.

POLICY 4.205-A12: If the option sales tax, or the utility tax is not approved by the legislature or by voter referendum, Polk County shall:

a. amend the Plan and CIP to identify alternative funding sources, or

b. amend the plan to revise the level-of-service standard to the existing LOS standard.

POLICY 4.205-A13: Polk County shall manage its debt by establishing the following standards:

a. the maximum percentage of net overlapping bonded debt to assessed value of 4%;

b. the maximum of net bonded debt per capita of $500, and

c. the maximum percentage of annual debt service to general expenditures of 10%.

POLICY 4.205-A14: Polk County shall increase user fees and issue the bonds required to implement the Community Investment Program. The timing of the increases in fees and the issuance of bonds will be based on market timing, need for the funds, and project timing.

POLICY 4.205-A15: Polk County shall provide needed capital improvements for water and sewer facilities as referenced within the Community Investment Plan of the Update to the Utility Master Plan as adopted by the Board of County Commissioners on 16 August 1996 or as modified by the Board of County Commissioners through the annual budget and Community Investment Program adoption process. Any modification to the "Water and Wastewater Master Plan Update," currently existing as individual Regional Service Area Water and Wastewater master Plan Updates, or to the geographic service areas to be serviced by water and/or sewer that will eliminate, defer, or modify funding or placement of improvements shall be implemented through an amendment to the Comprehensive Plan.

POLICY 4.205-A16: *(Revised 3/21/17 - Ord. 17-015):* Polk County adopts by reference the School Board's Five-Year Work Plan annually which includes the needed capital improvements to achieve and maintain the adopted Level of Service Standards.

POLICY 4.205-A17: COMMUNITY INVESTMENT STRATEGY: As part of future updates to the Capital Improvement Element, Polk County shall identify and implement measures intended to encourage public and private investments in the Transit Supportive Development Area and the Transit Corridors and Centers Overlay. These measures should support redevelopment and revitalization of existing communities and may be included, but are not limited to, the siting of community facilities, reduced impact fees and an expedited review process for development.

POLICY 4.205-A18: ALTERNATIVE FUNDING TOOLS - Polk County shall consider the use of alternative methods for funding sources to encourage development and redevelopment within the Transit Supportive Development Area and Transit Corridors and Centers Overlay. Such sources may include, but are not limited to: improvement taxing districts, such as, Municipal Service Benefit Units (MSBU), Municipal Service Tax Unit (MSTU), Community Development Districts (CDD); state funding sources such as, Community Development Block Grants (CDBG); and public-private partnerships to establish redevelopment funds.

POLICY 4.205-A19: TRANSPORTATION IMPROVEMENT PROGRAM (TIP) *(Added 3/21/17, Ord. 17-015)*- Polk County adopts, by reference, the Transportation Improvement Program Five-Year Work Plan annually which includes a list of all prioritized transportation projects in Polk County funded from federal and state sources. The Transportation Improvement Program (TIP) is a financially feasible program and displays the priorities of multi-modal transportation improvement projects as adopted by state, local governments and transit agencies in Polk County.

SECTION 4.206 PROVIDING NEEDED CAPITAL IMPROVEMENTS.

OBJECTIVE 4.206-A:*(Revised 3/21/17 - Ord. 17-015)*Polk County shall provide needed capital improvements, as listed in the 5-year schedule of capital improvements, Community Investment Program (CIP) and the Capital Improvements Budget (CIB), to repair and replace obsolete or worn out facilities, for the elimination of existing LOS deficiencies, for development orders issued prior to the adoption of the Plan, and for future development. For those facilities under the fiscal responsibility of another public agency, Polk County shall coordinate with said agency to ensure that necessary capital improvements are in the agency's five-year capital improvement program.

POLICY 4.206-A1: Polk County shall review the Capital Improvements Element, which includes a 5-year schedule of capital improvements, and the Community Investment Program annually, and they may be modified as follows:

a. The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in order to maintain a financially feasible 5-year schedule of capital improvements.

b. Polk County adopts, by reference, the Capital Improvement Program's Five-Year Work Plan also known as the Community Investment Program (CIP) annually, to consider the need for the location of public facilities. Pursuant to Florida Statutes, the CIE together with the CIP reflect the time, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. The five-year capital improvements schedule shall be updated by separate ordinance and may not be deemed an amendment to the comprehensive plan.

POLICY 4.206-A2: Polk County shall prepare as part of the annual budget process a Capital Improvements Budget (CIB) which lists appropriations for the capital improvements projects in the first year of the CIP and projects for the repair, renovation, or replacement of obsolete or worn out facilities per Policy 4.204-A2.

POLICY 4.206-A3: If a CIP project cannot be completed within the fiscal year stated within the CIP, one, or a combination of the following, shall occur:

a. An alternate capital project(s) may be completed which will maintain the level of service within the service area of the original project, if that LOS is expected to decline below an adopted LOS standard.

b. The scope or timing of private development projects may change to mitigate the impacts on the public facility. This is an option only if the development orders were conditionally issued on the availability of the delayed public facility.

c. Private development may implement alternative projects or programs to mitigate the impacts of development on public facilities. (For example, Traffic Management which includes ride sharing, remote parking with shuttle bus, locker rooms and bike racks, subsidized bus passes, and staggered work hours.)

d. The Comprehensive Plan may be amended to establish a lower level-of-service standard for the affected service area if the absence of the programmed capital improvement project causes the LOS to decline below the current adopted standard.

e. Polk County may not issue development orders that rely on the delayed capital project to meet concurrency requirements until the situation delaying the project is remedied.

POLICY 4.206-A4: Polk County shall provide, or require others to provide, the capital improvements listed in the Community Investment Program by the following:

a. annually prepare and adopt a Capital Improvements Budget (CIB) which includes appropriations for the capital projects listed in the first fiscal year of the Community Investment Program as well as projects to repair, renovate, or replace obsolete or worn out facilities pursuant to Policy 4.204-A2.

b. execute binding agreements with others, which requires others to provide facilities listed in the CIP, but not in the CIB.

Polk County shall maintain an Interlocal Agreement for School Facilities Planning with the Polk County School Board and the non-exempt municipalities to ensure that the School Board's Five-Year Program of Work include the needed capital improvements to achieve and maintain the adopted Level of Service Standards.

SECTION 4.207 CONCURRENCY MANAGEMENT.

OBJECTIVE 4.207-A: Polk County shall implement a development review process to insure that development occurs where public facilities have sufficient capacity to serve existing population and the needs of the development, based on level-of-service standards as established by the Land Development Code.

POLICY 4.207-A1: Prior to the issuance of a development order, which establishes binding densities and intensities of development, the County shall require the availability of sufficient capacity of Categories "A" and "B" public facilities to maintain adopted LOS standards for the existing population and the new development concurrent with the new development.

POLICY 4.207-A2: A development order (final concurrency determination), which establishes density and intensity of development shall not be issued unless the following conditions are met:

a. for public or private potable water, sanitary sewer, drainage, and solid waste facilities:

   1. are currently in place or will be in place when the development order is issued;

   2. the development order is issued with the condition that the necessary facilities and services will be in place when the impacts of the development occur;

   3. are under construction at the time of development order; or

4. are guaranteed by an enforceable development agreement to be in place concurrent with the impacts of the development occur.

b. for recreation and open space public facilities:

1. are currently in place or will be in place when the development order is issued;

2. are a condition of the development order and are guaranteed to be provided concurrent with the impacts of the development;

3. are under construction; or

4. are guaranteed in an enforceable development agreement, which provides for the commencement of construction of the required facilities and services within one (1) calendar year of the issuance of the development approval.

c. for roads and mass transit:

1. are currently in place or will be in place when the development order is issued;

2. are a condition of the development order and are guaranteed to be provided concurrent with the impacts of the development;

3. are under construction;

4. are guaranteed in an enforceable development agreement, which provides for the commencement of construction of the required facilities and services within one (1) calendar year of the issuance of the development order; or

5. are guaranteed in an enforceable proportionate fair-share transportation mitigation agreement; or

6. are included in the 5-year Polk County Community Investment Program, which includes the first 3 years of the FDOT District One Work Program and Polk County adopts and implements a concurrency management system and regulations which meet the following minimum standards:

(a) roads or mass transit facilities identified in the Community Investment Program (CIP) are financially feasible;

(b) limits the facilities used for concurrency determinations to those facilities scheduled to begin construction in the first 3 years of the CIP;

(c) the CIP provides for the construction of facilities within a Transit Supportive Development Area or Urban Growth Area that are necessary to maintain the adopted level-of-service standards and for the elimination of existing deficiencies which are a priority to be eliminated during the five-year period of the Community Investment Program (CIP);

(d) the CIP contains a realistic, financially feasible funding system based on currently available revenue sources which are adequate to fund the public facilities required to serve the development authorized by the development approval and the public facilities are included in the CIP;

(e) the applicable provisions of the CIP show (1) the estimated date of the commencement of construction and (2) the estimated date of project completion for the capital improvements; and if the road or mass transit facilities are clearly designated in the Transportation Element Map Series (TEMS);

(f) the delay or deferment of construction or elimination of the mass transit or road facility required to maintain the adopted level-of-service standard will require an amendment of

the Comprehensive Plan which may be accomplished as part of the annual update to the Capital Improvements Element;

(g) the County maintains a concurrency data-base and monitoring system which includes sufficient data to ensure that projects approved subject to minimum criteria for public facilities requiring a concurrency determination do not result in a reduction of the level of service below the adopted level-of-service standard. Such data shall include standard trip generation rates, an estimate of the average daily trips and peak hour trips generated by projects approved subject to minimum requirements for roadway and mass transit capacity, and vested development, and an estimate of the capacity of existing and planned roadway, roadway intersection and mass transit improvements absorbed by projects approved subject to above minimum requirements; and

(h) the concurrency database and monitoring system includes the annual collection of traffic counts and updated level-of-service estimates to document the cumulative effect of all projects. Polk County does not grant exceptions for de minimis impacts.

d. Public School Facilities:

1. shall be based upon the Polk County School Board's ability to maintain the minimum level of service standards.

2. the applicant for a Development Order or Development Permit which includes any residential component provides a determination of capacity by the Polk County School Board showing that the proposed development will meet the public school facilities level of service standards. A determination by the School District is not required for any residential development or project exempt from concurrency in accordance with the Interlocal Agreement for Public School Facility Planning.

POLICY 4.207-A3: Applicants for development orders which do not establish binding densities and intensities of development may request conditional concurrency determination, or the County may determine, as part of the development review process, the availability of capacity of capital facilities for development. If the proposed development meets the standards in Policy 4.207-A3, then available capacity of Category "A" and "B" public facilities shall be reserved for the development in accordance with procedures described in the Land Development Code and the development will have a right to final development orders provided that:

a. the applicant secures:

1. irrevocable letters of capacity commitment,

2. contracts to build the necessary facilities,

3. obtain assurances similar to those in Policy 4.207-A3.d from sources other that the applicant, or

4. other guarantees, approved in form and amount by the County Manager or designee, of capacity of required facilities to be provided by the applicant and/or others;

b. determination of capacity is valid only for the uses and densities of development stated in the preliminary development permit application;

c. determination of available capacity is valid for all development for a length of time to be established by the Land Development Code, or a period of time negotiated by the County and developer, which is set forth in a binding development agreement pursuant to Section 163.3220, F.S.;

d. applicant guarantees the development's share of the cost of needed capital improvements with one or more the following, acceptable to the County in form and amount:

1. performance bond,

2. irrevocable letter of credit issued by a financial institution certified to do business in Florida,
3. prepayment of impact fees,
4. prepayment of water and wastewater connection fees,
5. formation of a Community Development District pursuant to Chapter 190, F.S., or a special assessment district; and

e. Polk County may do one of the following if the applicant's pro-rata share of a public facility is less than the full cost of the facility:

1. contract with the applicant for the full cost of the facility, including terms to reimburse the applicant for all cost above the pro-rata share,
2. obtain assurances similar to those in Policy 4.207-A3d from other sources, or
3. amend the Comprehensive Plan to modify the adopted level-of-service standard to allow the applicant's development.

POLICY 4.207-A4: If the applicant does not request a determination of capacity when applying for preliminary development orders, the following shall apply:

a. The County shall determine the available capacity of Category "A" and Category "B" public facilities prior to approving a final development order, as required by Policy 4.207-A3; and

b. No rights to obtain final development orders, nor any other rights to develop the subject property, will have been granted or implied by the County's approval of the preliminary development order without determining the capacity of Category "A" and "B" public facilities.

POLICY 4.207-A5: Polk County shall design a solution and do the following, as necessary, when a public facility LOS has fallen below the adopted standard and a moratorium on final development orders is declared for that public facility. (The following are not listed in priority order.)

a. solicit state and federal resources to minimize or eliminate the moratorium;

b. review the CIP and the CIB for available projects and resources which may be available to maintain the LOS standard;

c. advertise and hold a public meeting with persons affected by the moratorium and determine private resources available to maintain the LOS and/or mitigate the impacts;

d. exempt from the moratorium development which has been determined to be vested (the exemption is valid only for development uses and densities stated in the final development order).

POLICY 4.207-A6: Polk County shall integrate its concurrency management system and land-use planning and decisions with its plans for public facility capital improvements by using the Implementation section of the Capital Improvements Element. The Community Investment Program shall maintain adopted levels-of-service standards for all development consistent with the Future Land Use Element.

POLICY 4.207-A7: The following additional guidelines will apply to concurrency determinations:

a. ROADWAYS

1. County will maintain and provide level of services information as set forth in the Comprehensive Plan and the support documentation. If the preliminary level of service information indicates a level-of-service failure, the developer has two alternatives:

(a) Accept the level of service information as set forth in the Comprehensive Plan;

(b) Prepare a more detailed capacity analysis, which is outlined in Policy 3.204-C2.

2. If the developer chooses to do a more detailed analysis, the following procedure will be followed:

   (a) Land Development Division staff will provide the developer with the acceptable methodology for preparing the alternative analysis.

   (b) The developer will submit the completed alternative analysis to planning staff for review.

   (c) Planning staff will review the alternative analysis for accuracy and appropriate application of the methodology.

3. If the alternative methodology, after review and acceptance by the Land Development Division staff, indicates an acceptable level of service where the comprehensive plan indicates a level-of-service failure, the alternative methodology will be used.

4. If the developer is at the application stage for the project, this alternative methodology can be used to obtain a concurrency determination. This determination is a non-binding determination that, at the date of application, adequate roadway facility capacity and levels of service are available.

5. If the developer is at the final approval stage for the project, this alternative methodology can be used to obtain a Certificate of Concurrency, the specifics of which are set forth in the Land Development Code.

b. MASS TRANSIT, RECREATION AND OPEN SPACE, AND SOLID WASTE

1. The County will provide level of service information as set forth in the Comprehensive Plan.

2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available at the date of application or inquiry.

3. If the level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry. Procedures to notice the applicants of inadequate capacity shall be performed in accordance with the Land Development Code.

c. POTABLE WATER, SANITARY SEWER

1. In order to guarantee provision of more than the minimum level-of-service, the County shall take the following steps:

   (a) begin planning and preliminary design for expansion when a plant's Average Annual Daily Flow is equal to 60% of the permitted capacity;

   (b) prepare plans and specifications for expansion when a plant's Average Annual Daily Flow is equal to 70% of the permitted capacity;

   (c) submit a complete construction permit application to the Florida Department of Environmental Protection for expansion when a plant's Average Annual Daily Flow is equal to 80% of the permitted capacity;

   (d) submit an application for an operation permit for the expanded facility to all appropriate regulatory agencies when a plant's Average Annual Daily Flow is equal to 90% of the permitted capacity.

   (e) include upgrades to allow the use of reclaimed treated waste water for non-potable water uses as part of the planned plant expansions.

(f) include the necessary analysis during the facility expansion planning to determine the most financially feasible way of including the use of other alternative water sources to increase the available groundwater resources.

2. Public facility and service capacity, consistent with public health and safety standards, shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

POLICY 4.207-A8: The process for concurrency determinations shall be performed in accordance with Objective 4.207 and subsequent policies of the Comprehensive Plan, and with the procedures described in the Land Development Code.

POLICY 4.207-A9: INFRASTRUCTURE CAPACITY - The size of the TSDA is related to the infrastructure capacity of Polk County and surrounding jurisdictions to provide urban type services. An assessment of the conditions will occur during the required seven year Evaluation and Appraisal Report. The scheduling of capital improvements shall consider the locational boundary of the TSDA and the implementation of policies that discourage premature development or development that does not meet the minimum requirements established to maintain transit supportive development.

SECTION 4.208 IMPLEMENTATION.

OBJECTIVE 4.208-A: Polk County shall implement the objectives and policies of the Capital Improvements Element through all appropriate techniques. Polk County shall designate responsible agencies or departments, develop program strategies, adopt and enforce development regulations that maintain or improve the level of service provided by public facilities, evaluate development proposals for compliance with the policies in the Capital Improvements Element, and consider all principles and policies in the Comprehensive Plan when making decisions concerning the provision of public facilities.

POLICY 4.208-A1: The County Manager, or designee, shall be responsible for implementing the objectives and policies in the Capital Improvements Element.

POLICY 4.208-A2: Polk County shall implement development regulations as adopted in the Land Development Code, to implement the objectives and policies of the Capital Improvements Element in accordance with Florida Statutes.

POLICY 4.208-A3: Polk County shall adopt and annually update the Capital Improvements Element (CIE), the Community Investment Program (CIP), and the Capital Improvements Budget (CIB) by December 1 of each year.

POLICY 4.208-A4: Polk County shall provide, or require others to provide, the capital improvements listed in the Community Investment Program (CIP).

POLICY 4.208-A5: Polk County shall, as a part of the Land Development Code adopted by the County in accordance with Florida Statutes, establish a concurrency-management system which will:

a. monitor the level of service of public facilities,

b. monitor the impact of development on public facilities,

c. maintain the established level of service,

d. prevent the issuance of a final development order whose impact on a Category "A" or "B" public facility would reduce the level of service below the standard, and

e. provide a public facility capacity reservation program for applicants of preliminary development orders.

POLICY 4.208-A6: Polk County shall develop a program(s) to minimize the impacts of moratoriums and eliminate moratoriums.

POLICY 4.208-A7: Polk County in coordination with the Polk County School Board, shall implement mechanisms by which the impacts of development on public school facilities can be mitigated by the cooperative efforts of the public and private sector as outlined in the Interlocal Agreement for Public School Planning.

POLICY 4.208-A8: Polk County shall implement the adopted Proportionate Fair-Share Program that provides a method to mitigate the impacts of development on transportation facilities by the cooperative efforts of the public and private sectors. This methodology for assessing proportionate fair-share mitigation options and shall provide for the following:

a. A developer may apply for approval to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation facilities or facility segments identified as mitigation for traffic impacts are specifically identified for funding in the 5-year schedule of capital improvements, or the Board of County Commissioners approve adding the facility or facility segments to the next annual update and adoption of the 5-year schedule of capital improvements;

b. Proportionate fair-share mitigation shall be applied as a credit against impact fees to the extent that all or a portion of the proportionate fair-share mitigation is used to address the same capital infrastructure improvements contemplated by Polk County's impact fee ordinances;

c. Mitigation for development impacts to facilities on the Strategic Intermodal System made pursuant to an approved proportionate fair-share agreement requires the concurrence of the Florida Department of Transportation;

d. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate fair-share process set forth in Florida Statutes is used; and

e. Nothing in the ordinance shall require Polk County to approve a development that is not otherwise qualified for approval pursuant to Polk County's Concurrency Management system

Revision History Division 4.200 Capital Improvements Element	
SECTION 4.200	CPA 17-A03 (Ord. 17-14) 3/21/17
SECTION 4.201	CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.202-A1	CPA 07CIE-01 (Ord. 07-080) 12/5/07
OBJECTIVE 4.203-A	CPA 17 CIE-01 (Ord, 18-053)
POLICY 4.203-A2	CPA 17 CIE-01 (Ord. 18-053); CPA 13C-03 (Ord. 13-060) 12/3/13; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07CIE-01 (Ord. 07-080) 12/5/07; CPA 01B-01 (Ord. 01-94) 12/19/01; CPA 99B-34 (Ord. 99-82) 12/15/99;
POLICY 4.203-A3	CPA 17 CIE-01 (Ord. 18-053); CPA 13C03 (Ord 13-060) 12/3/13; CPA 14CIE-01 (Ord. 15-046); CPA 07CIE-01 (Ord. 07-080) 12/5/07; CPA 07SCH-01 (Ord. 07-079) 11/20/07; CPA 01B-01 (Ord. 01-94) 12/19/01
OBJECTIVE 4.204-A	CPA 07SCH-01 (Ord. 07-079) 11/20/07
POLICY 4.204-A2	CPA 17 CIE-01 (Ord, 18-053); CPA 07SCH-01 (Ord. 07-079) 11/20/07
POLICY 4.204-A3	CPA 17 CIE-01 (Ord, 18-053); CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.204-A5	CPA 07 CIE-01 (Ord. 07-080) 12/5/07
SECTION 4.205	CPA 96A-12 (Ord. 96-70) 12/19/96
OBJECTIVE 4.205-A	CPA 07 CIE-01 (Ord. 07-080) 12/5/07 CPA 07SCH-01 (Ord. 07-079) 11/20/07
POLICY 4.205-A1	CPA 17 CIE-01 (Ord. 18-053); CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.205-A3	CPA 07 CIE-01 (Ord. 07-080) 12/5/07;
POLICY 4.205-A11	CPA 07 CIE-01 (Ord. 07-080) 12/5/07; CPA 99B-32 (Ord. 99-80) 12/15/99;
POLICY 4.205-A14	CPA 07 CIE-01 (Ord. 07-080) 12/5/07;

POLICY 4.205-A15	CPA 09 CIE-01 (Ord. 09-067) 11/17/09; CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.205-A16	CPA 17 CIE-01 (Ord. 18-053); CPA 16 CIE-01 (Ord. 17-015) 3/21/17; CPA 14 CIE-01 (Ord. 15-046) CPA 13CIE-01 (Ord. 14-010); CPA 11 CIE-01 (Ord. 11-028) 11/8/11; CPA 10 CIE-01 (ORD. 10-071) 10/6/10; CPA 09 CIE-01 (Ord. 09-067) 11/17/09; CPA 08 CIE-01 (Ord. 08-064) 11/18/08; CPA 07 SCH-01 (Ord. 07-079) 11/20/07
POLICY 4.205-A17	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 4.205-A18	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 4.205-A19	CPA 17 CIE-01 (Ord. 18-053); Added 3/21/17 CPA 16 CIE-01 (Ord. 17-015)
OBJECTIVE 4.206-A	CPA 17 CIE-01 (Ord. 18-053); CPA 16 CIE-01 (Ord. 17-015) 3/21/17; CPA 14 CIE-01 (Ord. 15-046); CPA 13 CIE-01 (Ord. 14-010); CPA 11 CIE-01 (Ord. 11-028) 11/8/11; CPA10 CIE-01 (ORD. 10-071) 10/6/10; CPA 09 CIE-01 (Ord. 09-067) 11/17/09; CPA 08 CIE-01 (Ord. 08-064) 11/18/08; CPA 07 CIE-01 (Ord. 07-080) 12/5/07; CPA 07 SCH-01 (Ord. 07-079) 11/20/07; CPA 05B-06 (Ord. 05-086) 12/7/05; CPA 05A-08 (Ord. 05-037) 13 July 05; CPA 02B-14 (Ord. 02-15) 12/18/03;
POLICY 4.206-A1	CPA 17 CIE-01 (Ord. 18-053); CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.206-A4	CPA 07 CIE-01 (Ord. 07-080) 12/5/07; CPA 07SCH-01 (Ord. 07-079) 11/20/07
OBJECTIVE 4.207-A	CPA 17 CIE-01 (Ord. 18-053); CPA 05B-10 (Ord. 05-089) 12/7/06; CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 4.207-A2	CPA 11B-06 (Ord. 11-038) 12/06/11; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07 CIE-01 (Ord. 07-080) 12/5/07; CPA 07SCH-01 (Ord. 07-079) 11/20/07; CPA 05B-10 (Ord. 05-089) 12/7/05; CPA 96A-13 (Ord. 96-56); 12/3/96
POLICY 4.207-A3	CPA 10B-04 (Ord. 10-043); 8/4/10; CPA 05B-10 (Ord. 05-089) 12/7/05
POLICY 4.207-A6	CPA 07 CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.207-A7	CPA 08 WSP-01 (Ord. 08-023) 6/8/08; CPA 05B-10 (Ord. 05-089) 12/7/05
POLICY 4.207-A8	CPA 05B-10 (Ord. 05-089) 12/7/05
POLICY 4.207-A9	CPA 17 CIE-01 (Ord. 18-053); CPA 10B-01 (Ord. 10-039) 8/4/10
OBJECTIVE 4.208-A	CPA 07 CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.208-A1	CPA 05 B-10 (Ord. 05-089) 12/7/05
POLICY 4.208-A2	CPA 17 CIE-01 (Ord. 18-053); CPA 10B-04 (Ord. 10-043); 8/4/10
POLICY 4.208-A3	CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.208-A4	CPA 07CIE-01 (Ord. 07-080) 12/5/07
POLICY 4.208-A5	CPA 17 CIE-01 (Ord. 18-053); CPA-2002A-01 (Ord. 02-38); 7/10/02
POLICY 4.208-A7	CPA 07SCH-01 (Ord. 07-079) 11/20/07;
POLICY 4.208-A8	CPA 17 CIE-01 (Ord. 18-053); CPA 10 CIE-01 (Ord. 10-071) 10/6/10; CPA 09 CIE-01 (Ord. 09-067) 11/17/09; CPA 08 CIE-01 (Ord. 08-064) 11/18/08; CPA 07CIE-01 (Ord. 07-080) 12/5/07
SECTION 4.201	CPA 12 CIE-01 (Ord. 13-003)
POLICY 4.205-A16	CPA 12 CIE-01 (Ord. 13-003)
OBJECTIVE 4.206-A	CPA 12 CIE-01 (Ord. 13-003)
POLICY 4.207-A7	CPA 12 CIE-01 (Ord. 13-003)
TABLES CI-1.A to X	CPA 14 CIE-01 (Ord. 15-046); CPA 13 CIE-01 (Ord. 14-010); CPA 12CIE-01 (Ord. 13-003)
SECTION 4.205-A16	CPA 13 CIE-01 (Ord. 14-010)

TABLES CI-1.A to U	CPA 17A-03 (Ord. 17-014) 3/22/17; 16 CIE-01 (Ord. 17-015) 3/21/17

DIVISION 4.300 ADMINISTRATIVE PROVISIONS

SECTION 4.301 IMPLEMENTATION.

A. LEGISLATIVE IMPLEMENTATION RESPONSIBILITY: The Board of County Commissioners shall be responsible for implementing the Polk County Comprehensive Plan through legislative processes and procedures.

B. ADMINISTRATIVE IMPLEMENTATION RESPONSIBILITY: The County Manger, or designee(s), shall be responsible for implementing the Polk County Comprehensive Plan through administrative processes and procedures.

C. DEVELOPMENT REGULATIONS: Polk County shall implement development regulations adopted in the Land Development Code in accordance with Section 163.3202(1), F.S. This code shall implement the policies and requirements of the Polk County Comprehensive Plan, and shall incorporate regulations, procedures, and standards which include:

1. procedures and standards for the review of development;
2. performance standards or development criteria to implement adopted future land use classifications;
3. standards for the regulation of the subdividing of land;
4. Procedures to address existing development and potential development, to include:
    a. existing non-conformities; and
    b. vesting determination;
5. Administrative procedures to address:
    a. variances,
    b. appeals,
    c. development agreements, and
    d. performance agreements.

D. CONCURRENCY MANAGEMENT SYSTEM: The County shall ensure that development meets the locally established level-of-service standards, and facilities and services are available concurrently with the impacts of development, or that development orders are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized;

E. WORK PROGRAM IMPLEMENTATION: A compendium of goals, objectives, and policies (GOP) shall be distributed to all County agencies participating in the Comprehensive Plan implementation. County agencies shall incorporate GOP's under their authority into their annual work programs and to request appropriations for operations and capital facilities necessary to implement the GOP's during the annual operating and capital programming process of the Polk County Office of Management and Budget (OMB).

F. LEGAL STATUS OF THE COMPREHENSIVE PLAN:

1. After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act [Chapter 163, F.S.], all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan of element shall be consistent with such plan or element as adopted.

2. The Land Development Code shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any development regulations existing at the time of the adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

3. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the Land Development Code are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order. [Source: Section 163.3194, F.S.]

G. PRE-APPLICATION REVIEW: Persons seeking amendments to this Plan shall be required to undergo a pre-application review in accordance with the Land Development Code.

SECTION 4.302 RELATIONSHIP OF ELEMENTS.

It is intended that growth-management decisions made by the County use all elements, goals, objectives, and policies of this Plan as an entirety and that the Plan shall be considered as a whole. However, in the application of this Plan to specific issues and situations certain Plan sections and policies may become more significant and apply more directly to that specific case.

SECTION 4.303 ADMINISTRATION AND INTERPRETATION.

A. ADMINISTRATIVE INTERPRETATION: During the course of administering the Plan it may be necessary for County personnel to interpret the objectives, policies, and maps of the Plan as they relate to specific applications for development approval, or as they relate to a proposed activity of the public sector. It shall be the responsibility of the Land Development Director to resolve interpretation of conflicting objectives, policies, and maps and disputes regarding the interpretation of provisions of the Plan with a written "administrative decision", and maintain a permanent record of decisions.

The objective of any such interpretation shall be to obtain a result which maximizes the degree of consistency between the proposed development or public sector activity and this Plan, considered as a whole. Administrative decisions shall be binding only upon the specific case for which the decision is issued. However, interpretive decisions shall be consistent and non-arbitrary. Any such administrative decision shall be subject to "interpretation appeals" as described in Section 4.303-B (below).

B. INTERPRETATION APPEALS: Any person aggrieved or adversely affected by an administrative decision made by the Land Development Director shall be entitled to a review of the decision by a Land Use Hearing Officer by filing an application for hearing with the Land Development Director within 7 calendar days of the administrative determination. A final decision of the appeal is rendered by the Land Use Hearing Officer. The Land Use Hearing Officer shall have 30 calendar days to respond to appeal requests.

The Land Use Hearing Officer shall have the authority and duty to weigh the relative importance and relevance of various Plan elements, sections, goals, objectives, and policies. Interpretive decisions by the Land Use Hearing Officer shall include findings of fact. A written record of these findings and the final decision shall be made available to the appellant.

C. DEVELOPMENT ORDERS: Decisions of the Board with respect to any development order shall be presumed to be consistent with the Polk County Comprehensive Plan. Formal, written findings shall not be required with respect as to whether a development order is consistent with the Plan. No decision of the Board shall be overturned on the grounds of consistency with the Plan unless a court of competent jurisdiction determines that it is not at least fairly debatable that such decision is consistent with the Plan.

SECTION 4.304 MONITORING.

The Comprehensive Plan shall be monitored on a continuous basis, and shall include:

A. continuous monitoring, by the Land Development Division, of the data and analysis on which the goals, objectives, and policies (GOPs) and maps are based; with recommendations being presented to the Board of County Commissioners, no less frequently than once every two years, to amend and/or add new GOP's and maps to reflect needed modifications due to changing County conditions;

B. continuous monitoring of all Elements and Comprehensive Plan Map Series to ensure that they are consistent with every other Plan component C specifically the Capital Improvements Element (CIE) and Program (CIP);

C. continuous coordination of Plan objectives, policies, and maps, with other affected local governments; and

D. preparation and submittal Planning Commission (PC) and the Board of County Commissioners, of an "Evaluation and Appraisal Report" (EAR) for submittal by the County to the Florida Department of Commerce (FloridaCommerce) ~~Economic Opportunity (DEO)~~ as required by Florida Statutes. Such EAR preparation shall include, over the course of the five years prior to the actual submittal of an EAR to FloridaCommerce ~~DEO~~, the following:

1. incorporation of the above monitoring procedures specified in items 4.304.A—C into the EAR preparation process;

2. the inclusion of citizen participation into the EAR-preparation process to review and comment on:

    a. accomplishments of the Plan within the first five years period of the Plan, and the degree to which goals, objectives, and policies (GOPs) where reached;

    b. obstacles and problems which resulted in the under achievement of GOPs; and

    c. recommendations of how the County might add or amend the Plan's GOPs to correct any shortcomings or problems.

3. Polk County shall maintain a Comprehensive Plan data base to be used in updating the Plan and the preparation of the Evaluation and Appraisal Report. This data base shall be used to monitor the implementation of the Plan.

4. Pursuant to Section 163.3177(6)(c)(3), F.S., when Polk County notifies the state land planning agency of a determination regarding whether EAR-based plan amendments are needed, the notification must include a separate affidavit signed by the Chair or Mayor of the governing body. This affidavit must attest that all elements of the Comprehensive Plan comply with Section 163.3191, Florida Statutes. The affidavit must also certify that the adopted plan covers the minimum 10-year planning period and cite the source and date of the population projections used in establishing the 10-year planning period.

SECTION 4.305 PLAN AMENDMENTS.

The Polk County Comprehensive Plan may be amended in accordance with Section 163, F.S., with the process detailed in the Polk County Land Development Code. The County shall not be limited as to the scope of Plan amendments, and such amendments may affect any adopted portion of the Plan including the goals, objectives, and policies of each element and the Comprehensive Plan Map Series. In addition, other amendments may be processed as follows:

~~A. The Plan may undergo "emergency amendments" in accordance to the provisions of Section 163.3187(1)(a), F.S. Emergency amendments may be made more than twice a year if the additional Plan amendment receives the approval of all of the members of the Board of County Commissioners. "Emergency" means, as defined by Section 163.3187(1)(a), F.S., any occurrence or threat thereof, whether accidental, natural, or caused by man, in war or peace, which results, or may result, in substantial injury or harm to the population, or substantial damage to, or loss of property or public funds.~~

~~B~~A. The County may process amendments per Chapter 163 of the Florida Statutes, as amended, and this Plan.

~~C~~B. The County shall also process Plan amendments directly related to a proposed "Development of Regional Impact (DRI), including changes which have been determined to be substantial deviations, and including "Florida Quality Developments" pursuant to Florida Statutes.

C. Plan amendments that qualify as small scale development amendments may follow the small scale review process in Section 163.3187, F.S.

SECTION 4.306 VARIANCES.

In circumstances where a property owner considers implementation or application of this Plan will deny him or her of all beneficial use of the subject property, the property owner may apply to the County for a variance from such provision(s) in order to preserve valid existing property rights. All petitions for a variance shall be submitted in writing by the property owner, and shall include the following information:

A. the property owners name, address, and telephone number;

B. the parcel number;

C. the year the property was purchased or acquired;

D. a specific and complete description of the valid existing right involved, including the date when such right was acquired and any action of the County creating such right; and

E. the specific Plan policy or policies from which a variance is sought, and the minimum variance necessary to preserve such valid existing right.

The Board shall schedule and hold a public hearing to consider such request, and make a final determination within 30 days of receipt of a written request for variance. This section shall not operate to enlarge any time period which may be established by the County within which vested property rights may be perfected.

SECTION 4.307 ADMINISTRATIVE FEES.

The County may adopt by resolution application fees for the processing of Plan administrative procedures, including, but not limited to: Comprehensive Plan Amendments (CPA), Selected-Area Studies (SAS), Plan administrative decision appeals, and variance requests.

SECTION 4.308 ENFORCEMENT.

This Plan shall be enforced in accordance to the provisions of Section 163.3215, F.S.

DIVISION 4.400 GLOSSARY

AASHTO: American Association of State Highway and Transportation Officials.

ACT: Means Section 163.01 and Part II of Chapter 163, Florida Statutes as amended from time to time. *[Added by CPA-07SCH01 (Ord. 07-79); Adopted by BoCC 11/20/07]*

ACTIVITY CENTER: An area containing a planned or existing cluster of related land-use activities, Including but not limited to commercial, industrial, and tourist/recreational activities. For further definition see Section 2.110.

ADJACENT COUNTIES: Those Counties which either share a common boundary with Polk County or whose boundary comes within one (1) mile of Polk County's boundary. The following is a list of these Counties: Hillsborough, Hardee, Highlands, Osceola, Orange, Lake, Sumter, Pasco, Manatee, and Okeechobee.

ADJACENT MUNICIPALITIES: Those municipalities that are located outside Polk County's boundary that could have an immediate affect on land-use decisions within Polk County. These municipalities are: Plant City, Kissimmee, Avon Park, and Bowling Green.

ADJACENT SCHOOL SERVICE AREAS: School Service Areas which have a contiguous (coterminous) boundary. *[Added by CPA-07SCH01 (Ord. 07-79); Adopted by BoCC 11/20/07]*

ADMINISTRATIVE DETERMINATION: A written interpretation by a Division Director, upon written request and payment of a fee, which serves to resolve interpretation of conflicting objectives, policies, maps and disputes regarding the interpretation of the Polk County Comprehensive Plan or Land Development Code. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

ADULT DAY CARE CENTER: Any building, buildings, or part of a building, whether operated for profit or not, in which is provided through its ownership or management, for a part of a day, basic services for one (1) or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services. *[Added by CPA2009B-13 (Ord. 09-072) Adopted by BoCC 12/01/09]*

ADULT FAMILY CARE HOME: A full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care, on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives, per Chapter 429, F.S. The following family-type living arrangements are not required to be licensed as an Adult Family Care Home: *[Added by CPA2009B-13 (Ord. 09-072) Adopted by BoCC 12/01/09]*

1. An arrangement whereby the person who owns or rents the home provides room, board, and personal services for not more than two adults who do not receive optional state supplementation under Section 409.212, F.S. The person who provides the housing, meals, and personal service/care must own or rent the home and resides therein.
2. An arrangement whereby the person who owns or rents the home provides room, board, and personal services only to his or her relatives.
3. An establishment that is licensed as a Congregate/Assisted Living Facility pursuant to Chapter 429, F.S. and this Code. (See: GROUP HOME)

ADVERSE AVIATION IMPACTS: Detrimental consequences of land-use activities associated with aviation facilities on other nearby land uses, which may be disaggregated into the following types:

a. Structural: Any physical construction that impinges upon land uses adjacent to aviation facilities, e.g. runway extension or modifications.

b. Non-Structural: Undesirable byproducts of aviation facilities operations unrelated to construction activities, including: noise, light, odors, turbulence, vibrations, and electronic interference.

AFFECTED LOCAL GOVERNMENT:*[Added by CPA-07SCH01 (Ord. 07-79); Adopted by BoCC 11/20/07]*

a. in the case of a proposed School Facility or school site, any party hereto who has land development jurisdiction over the proposed Facility or site, or provides water or wastewater utility service to the service area encompassing the Facility or site,

b. in the case of Residential Development, any party hereto who has land development jurisdiction over the property upon which the Residential Development is proposed, and

c. in the case of any proposed modification of a School Service Area, any party hereto who has land development jurisdiction over all or a portion of the School Service Area or an adjacent School Service Area.

AFFORDABLE HOUSING: Monthly rents or monthly mortgage payments, including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjustment gross annual income for the households (extremely low-income, very low-income, low-income, and moderate-income). Pursuant to the Polk County SHIP program guidelines and Chapter 420, Florida Statutes, eligible housing developed for owner-occupants shall have a sales price not to exceed 90% of the median area purchase price, as established by the U.S. Department of Treasury. ~~Eligible rental housing shall have monthly rents not to exceed 30% of the median gross income for low, very low, and moderate income households as specified by current Polk County SHIP guidelines. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*~~

AGRICULTURAL USES: Lands used primarily for bona fide commercial farming purposes as defined by Section 193.461, F.S.

AIRPORT: A facility licensed, designed, and used for the taking-off and landing of aircraft. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

AIRPORT, ACTIVE: A public use or private use airport that has an active and valid airport license from the State of Florida. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

AIRPORT, PRIVATE USE: Any airport licensed by the State of Florida as a Private Airport, used primarily by the airport licensee, but available for use by others upon specific invitation of the licensee. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

AIRPORT, PUBLIC USE: Any publicly or privately owned airport licensed by the State of Florida as a Public Airport, which meets minimum safety and service standards and is open for use to the general flying public. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

AIRPORT CLEAR ZONE: A designated area of land subject to peak aircraft noise and on which there is the highest potential of danger from aircraft operations.

AIRPORT FACILITY: Any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

AIRPORT OBSTRUCTION: Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

AIRPORT OPERATION: An aircraft arrival at or departure from an airport.

AMBIENT AIR QUALITY: The attributes of that portion of the atmosphere near ground level and external to buildings or other structures.

ANNEXATION: The incorporation of land area into an existing community resulting in an expansion of boundaries of that community. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

ANNUAL MINE REPORT: Refers to a report submitted annually by an operator of a mine. The report is reviewed by Polk County to determine whether the operator has followed the BoCC-approved Minin Site Plan and is therefore in compliance with the conditions of the Operating Permit for the preceding year and whether the operator's plan for the coming year varies from those approved in the BoCC-approved Mining Site Plan. *[Added by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

ANTIQUATED SUBDIVISION: A subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.

APARTMENT: An independent housekeeping unit (room or suite of rooms used exclusively for permanent or seasonal residential occupancy as a home or residence of one (1) individual, family or household, and not including hotel rooms, motel rooms, lodging rooms, or other living units used for short-term occupancy of less than six (6) months and one (1) day). Each apartment unit shall contain a kitchen area with sink, and the unit shall contain a bathroom with bath and toilet facilities. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

APARTMENT BUILDING: A residential multi-family structure containing greater than four units attached with separate housekeeping units and certain mechanical conveniences such as heat, light, or elevator service in common. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

AQUIFER: Water bearing layer of permeable rock, sand, or gravel that will yield water in usable quantity to a well or a spring. (SWFWMD)

AREA OF CONCERN (for counties): All municipalities within the county, adjacent counties, and adjacent municipalities. (Per Chapter 163.3177, F.S.~~9J-5.015, F.A.C.~~) *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

AREA OF CONCERN (for municipalities): Adjacent municipalities, the county and counties adjacent to the municipality. (Per Chapter 163.3177, F.S.~~9J-5.015, F.A.C.)~~ *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

ASSESSED VALUE: The value of all land and improvements as determined by the Polk County Property Appraiser. The value of both taxable and tax exempt property is included in assessed value.

AVAILABLE SCHOOL CAPACITY: A circumstance in which there is sufficient school capacity based on adopted LOS standards to accommodate the demand created by a proposed development. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

AVERAGE DAILY-FLOW: Average daily flow shall be calculated on the basis of ultimate development at 270 gallons of wastewater or 360 of potable water per day per equivalent residential connection. *[Revised by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

BACKLOGGED ROADWAY FACILITY: A road segment on the Concurrency Determination Network operating below the Adopted Level-of-Service which does not have prohibitive physical, environmental or policy constraints, but is not scheduled for a major capacity improvement within the first three years of the Florida Department of Transportation's Five-Year Schedule of Capital Improvements. Backlogged facilities are recognized as such through

their adoption as part of the Traffic Circulation Element. *[Revised by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

BEACH: Lake, river, or creek shores accessible to the general public.

BENEFICIATION: The process of separating phosphate ore from the other materials of approximately the same size, generally sand, with which the phosphate was mined.

BIO-HAZARDOUS WASTE: Solid waste, or combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

BLIGHTED AREAS: Developed areas which are found by the Board of County Commissioners to have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

BONA FIDE AGRICULTURAL PURPOSE: Per Section 193.461, F.S., good faith commercial agricultural use of land. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

BUFFER AREAS: [Revised by CPA-2002A-01 (Ord. 02-38); *Adopted by BoCC 10 JUL 2002*] Any structure, earthen berm, or vegetated open space used to minimize the adverse impact of on-site activities and uses to surrounding less intense land uses. (Buffer area standards shall be established within the Land Development Code.)

BUILDING: Any structure that encloses a space used for sheltering any occupancy, including a gas or liquid storage tank; and shall include manufactured homes. The term building shall not be deemed to include any "restricted vehicles." *[Revised by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

CAMPUS MASTER PLAN: The identification of general land uses and the need and plans for provision of roads, parking, public transportation, solid waste, drainage, sewer, potable water, and recreation and open space for a 10 to 20 year period pursuant to Section 240.155, F.S. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

CAPACITY: Defined in the FISH (Florida Inventory of School Houses) Manual as: The number of students that may be housed in a facility at any given time based on a utilization percentage of the total number of existing satisfactory student stations. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CAPITAL IMPROVEMENT: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan elements shall be considered capital improvements. Capital improvements have a life expectancy of at least five years and costs more than $25,000.

CAPITAL IMPROVEMENTS BUDGET (CIB): The section of the County's budget that lists the appropriations for capital improvements listed in the next fiscal year of the CIP and the capital improvements required to replace obsolete and worn out facilities. The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

CAPITAL IMPROVEMENT PROGRAM (CIP): A five-year listing of capital improvement projects (including the Capital Improvements Budget), by fiscal year, of capital projects the County intends to provide. The CIP includes project name, location, year of construction, cost, and source of funds.

CARDBOARD: Clean corrugated material made from cellulose fiber (such as wood pulp) like paper but usually thicker.

CARDBOARD & SHREDDED PAPER COLLECTION: Collection, compaction, bailing, and transfer of discarded cardboard and shredded paper materials such as boxes, containers, office paper, card stock, cotton bond paper, and parcel packing materials.

CARL: Conservation and Recreation Lands. *[Added by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

CERTIFIED ELECTRIC-POWER GENERATING FACILITIES: (See: POWER GENERATION FACILITIES, ELECTRIC (POWER PLANTS)) *[Revised by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

CFRPC: Central Florida Regional Planning Council.

CHANGES TO CAPACITY: Additions, deletions, remodeling, or change of use to the physical plant which increase or decrease the FISH student stations. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CITIES: All municipalities in Polk County except those exempt from the Public School Facilities Element, pursuant to Section 163.31777(1~~2~~), F.S. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CLASS SIZE AMENDMENT: A provision to ensure that no later than the 2010 school year, there are a sufficient number of classrooms in a public school so that: *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

a. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for pre-kindergarten through grade 3 does not exceed 18 students.

b. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for grades 4 thought 8 does not exceed 22 students; and

c. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for grades 9 through 12 does not exceed 25 students.

CO-LOCATION: The placing of two (2) or more public use facilities such as but not limited to schools, libraries, parks, fire, police, EMS, on the same or adjacent parcel(s) of land. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

COMMERCIAL WASTE: All types of solid waste generated by commercial enterprises, including stores, offices, restaurants, warehouses, and other nonmanufacturing activities. *(Added by CPA 14C-05, Ord. 14-024, Adopted 05/20/14)*

COMMITTED PARATRANSIT TRIPS: Trips which are scheduled for pick-up when placed (in a demand responsive system).

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: A program, administered by the US Department of Housing and Urban Development (HUD), in which federal funds are transferred to local governments to provide decent housing, suitable living environments, and economic opportunities, primarily for persons of low-income. Funding is based on a formula established at the federal level.

COMMUNITY RESIDENTIAL HOME: A dwelling unit licensed to serve residents as defined in Section 419.001(1)(d), F.S. who are clients of the Department of Children and Familiesy ~~Services~~, Department of Elderly Affairs, Department of Juvenile Justice, the Agency for Persons with Disabilities or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents per Section 419.001, F.S. (See: GROUP HOME) [*Added by CPA2009B-13 (Ord. 09-072) Adopted by BoCC 12/01/09*]

COMMUNITY TRANSPORTATION COORDINATOR: A transportation entity recommended by a MPO and approved by the Transportation Disadvantaged Commission to ensure that coordinated transportation services are provided to serve the transportation disadvantaged population in a service area.

COMPATIBILITY: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

COMPREHENSIVE PLAN MAP SERIES (CPMS): A group of maps adopted by ordinance that are part of this Comprehensive Plan. The CPMS may include a map series for each Element of the Comprehensive Plan. The CPMS maps should delineate the boundaries identified within the policies of the Comprehensive Plan as they pertain to the un-incorporated area of Polk County. Each map within the CPMS must be interpreted in conjunction with all other maps of the CPMS and the objectives and policies of the Polk County Comprehensive Plan as adopted and amended by the Polk County Board of County Commissioners. *[Added by CPA 11B-06 (Ord. 11-038) 12/06/11]*

CONCURRENCY SERVICE AREA: The designation of an area within which the level of service will be measured when an application for a residential subdivision or site plan is reviewed. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CONDUIT: Pipe-like void through which material can be transported.

CONE OF INFLUENCE: The land area surrounding a well on which a present or future land use has potential to negatively impact an aquifer as a result of that well's cone of depression.

CONFINED AQUIFER: An aquifer bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer.

CONGESTED-ROADWAY LINK: A road segment, defined by intersecting roads on both ends, that operates below the established level-of-service standard.

CONGREGATE-LIVING FACILITY: Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services exceeding 24 hours to one or more adults who are not relatives to the owner or administrator, per Chapter 429, F.S. (See: GROUP HOME & GROUP LIVING FACILITY) *[Revised by CPA2009B-13 (Ord. 09-072) Adopted by BoCC 12/01/09]*

CONNECTIVITY: Continuity between drainage features.

CONSISTENCY: Compatible with and furthering the goals, objectives and policies of the Comprehensive Plan Elements and this agreement. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CONSTRAINED-ROADWAY FACILITY: A road, regardless of transportation needs, which is constrained from adding at least two additional through-lanes. Prevailing constraints may be physical, environmental or policy constraints. Physical constraints primarily involve intensive land-use development adjacent to the road making expansion cost prohibitive. *[Added by CPA-11B-06 (Ord. 11-038) 12/8/11]*

CONSTRUCTION AND DEMOLITION DEBRIS: Materials generally considered to be not water soluble and nonhazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project, and including rock, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project, including such debris from construction of structures at a site remote from the construction or demolition project site. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

CONSTRUCTION AGGREGATE: Materials consisting of crushed stone, gravel, crushed gravel, pebbles, limestone, dolomite, lime rock, shell rock, cemented coquina, sand for use as a component of mortars, concrete, bituminous mixtures, or underdrain filters, recycled or inorganic mineral material previously used in construction, and other resources providing the basic material for concrete, asphalt, road base. *(Added by CPA 17D-08 - Ord. 17-049)*

CONSTRUCTION AGGREGATE PROCESSING: Any parcel of land and structures thereon, that are used or devoted to processing construction aggregate (see Construction Aggregate definition) through crushing, screening, rolling, vibrating, or other similar process, and includes the transportation of construction aggregate to and from the site. *(Added by CPA 17D-08 - Ord. 17-049)*

CONSTRUCTION AGGREGATE STORAGE: Any parcel of land and structures thereon, that are used or devoted to storing or stockpiling construction aggregate (see Construction Aggregate definition), and includes the transportation of construction aggregate to and from the site. *(Added by CPA 17D-08 - Ord. 17-049)*

CONTIGUOUS: Immediately adjacent to a particular parcel. When a public right-of-way is immediately adjacent to a parcel, the parcel directly across the right-of-way may be considered contiguous.

CONTIGUOUS SCHOOL SERVICE AREAS: School Service Areas which have an adjacent (conterminous) boundary. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

CONTINUING FLORIDA AVIATION SYSTEM PLANNING PROCESS (CFASPP): A continuous and comprehensive evaluation of statewide aviation system development. One product of CFASPP is area aviation system plans that describe the consensus of short-, medium-, and long-term aviation system needs for nine regions statewide. These needs are contained in regional reports such as CFASPP's planning document for the Central Florida Regional Study Area (Central Regional Area). (Consensus Plan, Central Florida Regional Aviation System Plan, June, 1988)

CONTROLLED ACCESS FACILITY: A non-limited access highway whose access connections, median, openings, and graphic signals are highly regulated. *[Added by CPA-11B-06 (Ord. 11-038) 12/8/11]*

CONVENIENCE STORE: A small retail store which sells convenience goods as its primary sales. A convenience store may include the sale of gasoline and diesel fuel, but such sales shall be accessory to the primary sale of convenience goods. A proposed convenience store must meet commercial site plan requirements. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

CONVENIENCE STORE, ISOLATED (ICS): A non-residential establishment (under 4,000 square feet) serving the convenience shopping needs of residents largely outside urban service areas. By definition, these Isolated Convenience Stores are located outside of the normal commercial areas associated with similar retail establishments, and are generally associated with residential land use categories, though a commercial land use or commercial designation within a Development of Regional Impact (DRI) is required. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]; [Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

COORDINATING BOARD (FOR TRANSPORTATION SERVICES): An entity formed pursuant to Rule 41-2, Florida Administrative Code, to provide assistance to the Community Transportation Coordinator relative to the coordination of transportation services.

CORE: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

COUNTY MANAGER: The chief County administrative official of Polk County, bearing the title of "County Manager," as provided for in the Polk County Charter and appointed by the Polk County Board of County Commissioners. *[Added by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

COUNTY ROAD SYSTEM: Roads maintained by Polk County pursuant to Chapter 334, F.S.

CURRENT ASSET: Cash from impact fees, taxes, bonds, license fees, permits and other revenue sources that the County can spend on capital facilities.

DEEP-INJECTION WELLS: Deep wells into confined non-potable groundwater zones, designed to dispose of wastewater.

DENSITY: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

DETENTION POND: Natural or man-made stormwater facility that collects and temporarily stores stormwater for gradual release to surface waters for purposes of flood control.

DEVELOPER: Any person or entity, including a governmental agency, undertaking any development. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

DEVELOPMENT: [From Chapter 380.04, F.S.]

1. The term "development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.
2. The following activities or uses shall be taken for the purposes of this chapter to involve "development" as defined in this section.
    a. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
    b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
    c. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in section 161.021.
    d. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
    e. Demolition of a structure.
    f. Clearing of land as an adjunct of construction.
    g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.
3. The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined in this section:
    a. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way.
    b. Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like.
    c. Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.

d. The use of any structure or land devoted dwelling uses for any purpose customarily incidental enjoyment of the dwelling.

e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forest products; raising livestock; or for other agricultural purposes.

f. A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.

g. A change in the ownership or form of ownership of any parcel or structure.

h. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

4. "Development," as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the resulting development. Reference to any specific operation is not intended to mean that the operation or activity, part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1), as defined by Chapter 380.04, F.S.

DEVELOPMENT AGREEMENT: A local development agreement authorized pursuant to Section 163.3221 of the Act, a participation agreement or reimbursement agreement, or other legally enforceable agreement to be entered into among the School Board, an Affected Local Government, and a developer pursuant to Article VI, hereof. *[Revised by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007] [Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

DEVELOPMENT ENVELOPE: That portion of the site that encompasses the footprint of buildings, and any other improvements on the site to including but not limited to: parking, drainage improvements, equipment and material storage areas, secondary containment areas and rail yards.

DEVELOPMENT OF REGIONAL IMPACT: Any development which, because of its character, magnitude, or location, (as defined by Florida Statutes), would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

DEVELOPMENT ORDER: Any approval by the Board of County Commissioners or County Staff of proposed development, which includes a development plan that establishes density and intensity of development or development approvals issued pursuant to Chapter 380, F.S. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

DEVELOPMENT PERMIT: Any amendment to the text of a Local Government's Land Development Code or Official Zoning Map (rezoning), conditional use, special use, planned development, site plan/final subdivision plan, subdivision, building permit, special exception, preliminary plat, plat or any other official action of a Local Government having the effect of permitting the development of land or the specific use of the land. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

DEVELOPMENT REGULATION: Any rule or set of rules which regulate the development of land. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

DILAPIDATED STRUCTURE: A substandard building that is structurally unsound and cannot be economically rehabilitated to a standard condition.

DISPLACED PERSON: Persons displaced as a direct result of Community Development Block Grant activities.

DOH: Department of Health. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

DRAINAGE BASIN: Geographical area defined by topographic ridges, from which stormwater runoff flows down gradient to a receiving water body, including all man-made features added to the basin.

DRAINAGE FACILITIES: Means a system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater. It may include, but not be limited to, stormwater sewers, canals, detention/retention structures.

DRAINAGE FEATURES: Features of an area which accommodate the flow of stormwater, such as streams, rivers, canals, and wetlands.

DRAINAGE PATTERN: The configuration of a drainage system including man-made and natural features within a drainage basin.

DRAINAGE STRUCTURES: Structure constructed with the purpose of diverting, passing, conveying, storing, or carrying storm water (i.e. culverts and bridges).

DU: Dwelling Unit.

DUPLEX/SINGLE FAMILY ATTACHED: A single structure containing two dwelling units connected by a common wall or other integral part of the principal building, such as a breeze way or carport, and situated either on a single lot or parcel (duplex) or two adjacent lots (single-family attached). *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

DUPLEX/TWO-FAMILY ATTACHED: A detached building containing two dwelling units connected by a common wall or other integral part of the principal building, such as a breeze way or carport, and situated on a single lot or parcel. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

DWELLING UNIT: A unit in which occupant(s) live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit. (U.S. Bureau of the Census)

DWELLING, SINGLE FAMILY ATTACHED: A principal structure that is divided into at least three one-family dwellings, each of which has at least its own front yard and is attached by a vertical masonry party or partition wall(s) integrated into the building from the ground to the roof, thus creating distinct and non-communicating dwellings intended for fee-simple ownership. The minimum height of the attaching wall between attached structures shall be at least 8 feet, and the space on either side of this wall shall contain heated living space and/or a garage. This term includes townhouse development and rowhouse development. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

DWELLING, SINGLE-FAMILY DETACHED: A structure containing one dwelling unit, and not attached to any other dwelling unit by any means. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

EASEMENTS: Interest in land owned by another that entitles its holder to a specific limited use or enjoyment.

ECOLOGICAL COMMUNITY: A grouping of plants that generally occur together, usually supporting a particular association of wildlife and supported by a particular soil type.

ECONOMIC BASE: The structure of the local economy in terms of basic and non-basic industries, major employers, employment growth trends, demographic growth trends, and business conditions.

EDUCATIONAL FACILITY: The public buildings and equipment, structures and special educational use areas constructed, installed or established to serve educational purposes only. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

EFFLUENT: Treated wastewater discharged from a sanitary sewer facility.

ELECTRIC-POWER GENERATING FACILITIES: Any electrical generating facility using any process or fuel (except nuclear) and includes associated facilities which directly support the construction and operation of the electrical power plant.

EMERGENCY SHELTERS: Facilities operated by a public or private nonprofit, charitable, or religious organization providing boarding and/or lodging, on a day-to-day basis, and ancillary services on its premises for indigent, needy, runaway, homeless, or transient persons. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

ENDANGERED PLANT SPECIES: Any of those species as defined by the Florida Game and Freshwater Fish Commission and/or the U. S. Fish and Wildlife Service.

ENDANGERED WILDLIFE: Any species listed by the US Fish and Wildlife Service or the Florida Game and Freshwater Fish Commission as being depleted in number or restricted in range or habitat such that it is in imminent danger of becoming extinction within the State.

ENHANCED NITROGREN-REDUCTING SEPTIC SYSTEMS: Any domestic sewage treatment and disposal facility that achieves at least a 50 percent reduction in total nitrogen before discharge to the drainfield or at least a 65 percent nitrogen reduction combined after leaving the drainfield..

ENVIRONMENTALLY SENSITIVE LANDS: Areas comprised of:

1. quality habitat and endangered or threatened species that cannot be successfully relocated; or
2. Archbold scrub.

ENVIRONMENTAL SIGNIFICANCE: A lake will be considered to have environmental significance if it is in excess of 100 acres and not wholly under one ownership, or if it constitutes a pollution source to waters of the state.

EPA: Environmental Protection Agency.

EQUIVALENT RESIDENTIAL CONNECTION: Volume of water and/or sewer utilized by a model single-family dwelling unit used as a standard for determining the anticipated consumption for water and/or sewer facilities.

EROSION: The wearing or washing away of materials of the land surface by wind or water.

EXEMPT LOCAL GOVERNMENT: A municipality which is not required to participate in school concurrency when meeting all the requirements for having no significant impact on school attendance, per Section 163.31777(312)~~(b),~~ F.S. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

EXISTING SCHOOL FACILITIES: School facilities constructed and operational at the time a School Concurrency Application is submitted to Polk County. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

EXPANSION: An increase in the size of the development envelope, or the processing volume of more than 10%. [This definition pertains to Policy 2.114-D3 only.]

FAA: Abbreviation for the Federal Aviation Administration *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

FAC: Florida Administrative Code.

FAMILY:*[Revised by CPA 09A-07 (Ord. 09-032) Adopted by BoCC 17 JUN 09]* An association of persons that are either related by birth, marriage, adoption, guardianship, or duly-authorized custodial relationship; or no more than six (6) unrelated people that are living together by sharing common living, sleeping, cooking, and eating facilities and with at least one person who had attained the legal age of 18.

For purpose of implementing Policy 2.131-A4.f only the following definition shall apply: An association of persons by direct lineage or adoption which includes only the individual(s) owning the parcel of land, their parents, their children, their grandchildren, and their brothers or sisters.

FAMILY FARM: Land within areas designated as A/RR or Residential-Suburban (RS) which may be used by family members of the property owner for use as a permanent residence at densities higher than that permitted by the A/RR or RS land use classification, upon approval by the Board of County Commissioners. However, densities may not exceed one dwelling unit per acre (1 DU/AC) and the minimum lot size shall be one acre. This provision is intended to promote the perpetuation of the family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

FAMILY HOMESTEAD: Land subdivided consistent with Section 163.3179, FS, for the purpose of allowing a parcel of property to be subdivided and used solely as a homestead for a relative (defined as a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, regardless of the density or intensity assigned to the property by the Comprehensive Plan, providing the parcel was in existence prior to May 1, 1992. Subject to minimum lot sizes, as provided for by the County's Land Development Code. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]; [Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

F.A.R.: (See Floor Area Ratio.)

FARM-WORKER HOUSING: [*Revised by CPA 09A-07 (Ord. 09-032) Adopted by BoCC 17 JUN 09*] Habitable structures that are intended to be occupied by farm employees.

FARMING, GENERAL: The growing of crops, plants, and trees. The term also includes the maintaining of horses, livestock, or poultry solely for the residents' needs or use; the sale of agricultural products grown on the premises, provided that such sales are conducted from accessory farm structures or from temporary displays and are not the principal use; and accessory utility structures for the storage of farm equipment, on-site packing, pump houses, shelters for farm animals, etc., necessary to conduct normal farm operations. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

FCC: Abbreviation for the Federal Communications Commission. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

FDEP: The Florida Department of Environmental Protection. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

FDOT: Florida Department of Transportation.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): Agency responsible for delineating flood zones including Special Flood Hazard Areas throughout the nation as part of the National Flood Insurance Program. *[Revised by CPA 12A-02 (Ord. 12-017) Adopted by BoCC 6/5/12]*

FEMA: (See Federal Emergency Management Agency.)

FINAL DEVELOPMENT APPROVAL: The approval of a final plat, site plan, or building permit for development. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

FINAL PLAT: A recorded map or representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable sections of Chapter 177, F.S.

FINANCIAL FEASIBILITY: An assurance that sufficient revenues are readily available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for

years 4 and 5, of a 5 year capital improvement schedule. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

FIRM: (Federal Insurance Rate Map): Maps produced by the Federal Emergency Management Agency for the purpose of delineating areas of special flood hazard.

FISCAL YEAR (FY): An accounting period of the 12 months between October 1st, of one year, to September 30th of the following year.

FISH CAMP: The area adjacent to a water body used for sport fishing and other recreational purposes and opened to the general public on a commercial basis, not including hatchery facilities or operations.

FIVE YEAR PROGRAM OF WORK: The financially feasible Five Year School District Facilities Work Program adopted pursuant to section 1013.35, F.S. Financial feasibility shall be determined using professionally accepted methodologies. The financially feasible plan excludes the unfunded portion of the Five Year Program of Work. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

FIXED-ROUTE TRANSIT SERVICE: Transit service provided on a repetitive scheduled basis along a designated route, with transit vehicles stopping to pick-up and discharge passengers at the same locations each time they traverse the route (American Public Transit Association).

FLOODPLAIN: Any normally dry land area susceptible to a general and temporary condition of partial or complete inundation from either the overflow of inland waters or the unusual and rapid accumulation of run-off of surface waters from any source. For the purposes of this Plan, the Floodplain is the Special Flood Hazard Area. *[Revised by CPA 12A-02 (Ord. 12-017) Adopted by BoCC 6/5/12]*

FLOODPRONE AREAS: Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps.

FLOODWAY: Streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no official floodway has been designated. *[Revised by CPA 12A-02 (Ord. 12-017) Adopted by BoCC 6/5/12]*

FLOODWAY, REGULATORY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. *[Revised by CPA 12A-02 (Ord. 12-017) Adopted by BoCC 6/5/12]*

FLOOR AREA RATIO: A non-residential land-use intensity measure analogous to density. It compares the floor area of a building with the total area of the site. Floor area is the sum of all floor areas of a building or structure, not just the ground floor area. *[Definition revised by CPA-95A-18 (Ord. 95-46); Adopted by the BoCC 17 OCT 95]*

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) CAPACITY: The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time as determined by the Florida Department of Education, Office of Educational Facilities. In Polk County, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to Section 1013.20, Florida Statues. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

FRONTAGE ROAD: A road designed to parallel an arterial or collector roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway (sometimes designated a "service road"). *[Added by CPA-11B-06 (Ord. 11-038) 12/8/11]*

F.S.: Florida Statutes.

FWCC: An abbreviation for Florida Fish and Wildlife Conservation Commission. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

FY: (See Fiscal Year.)

GENERAL AVIATION: The portion of the aviation industry covering all personal and corporate aircraft, flight instruction, charter flights, air taxi service, and all supporting facilities of these activities.

GENERAL EXPENDITURES: All expenditures from the County's General Fund, Special Revenue, Debt Service, Capital Projects, and Expendable Trust Funds minus operating transfers out of the funds.

GEOGRAPHIC INFORMATION SYSTEM (GIS): A computerized mapping system used to manage information (attributes) in reference to specific geographic locations.

GOAL: The long-term end toward which programs or activities are ultimately directed.

GPD: Gallons per Day.

"GREEN-BELT" TAX EXEMPTION: A property tax exemption allowed by state law for lands used for bona-fide agricultural purposes as defined in Section 193.461, F.S.

GREENWAY: An open space established along either a natural corridor, such as a riverfront, stream, valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a Scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature preserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt. *[Added by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

GROUNDWATER: Water found beneath the surface, in soils or geologic formations that are saturated.

GROUNDWATER DISCHARGE: A groundwater, a discharge area is an area that the direction of waterflow is from the ground to the surface.

GROUP HOME: A full time living arrangement in a private residential home where room, board, and personal care is provided, on a 24 hour basis for no more than 14 unrelated persons along with a maximum of two full-time supervisors or houseparents. This category includes, but is not limited to, congregate/assisted living facilities, community residential homes, adult family care homes, foster homes, and other similar group living homes. Such homes, when required, shall be licensed by either the Department of Children and Families, Department of Elderly Affairs, Department of Juvenile Justice, Agency for Health Care Administration, Agency for Persons with Disabilities or other applicable state agency, department or division. *[Revised by CPA2009B-13 (Ord. 09-072); Adopted by BoCC 12/01/09]*

GROUP-LIVING FACILITIES: Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, which undertakes through its ownership or management to provide housing, meals, and one or more personal services on a 24 hour basis for 15 or more unrelated persons. This category includes, but is not limited to, congregate/assisted living facilities, emergency shelters, which include displaced youth and adult shelters, care of the developmentally disabled, residential treatment facilities and other similar group living facilities. Such facilities, when required, shall be licensed by either the Department of Children and Families, Department of Elderly Affairs, Department of Juvenile Justice, Agency for Health Care Administration, Agency for Persons with Disabilities or other applicable state agency, department or division. *[Revised by CPA2009B-13 (Ord. 09-072); Adopted by BoCC 12/01/09]*

HAZARDOUS AIR EMISSIONS: Emissions from sources as listed in Chapter 17-2.670, FAC.

HAZARDOUS SUBSTANCES: Any substance on the list defined in Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

HAZARDOUS WASTE: Any hazardous substances which is a by-product of chemical or industrial processes; which is no longer usable for the purpose originally intended; and which may pose a potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HIGH-DENSITY RESIDENTIAL: Residential development from 10.01 dwelling units per acre (10.01 DU/AC) up to, and including, 15 dwelling units per acre (15 DU/AC). [This is not the same as the land use category of Residential-High (RH) which allows from 0.0 DU/AC up to, and including, 15 DU/AC.]

HIGH-IMPACT NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY: (See Non-Certified Electric-Power Generating Facility.)

HIGH-RECHARGE AREA: Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

HIGHLY SUSCEPTIBLE TO POLLUTION: Land area which is readily susceptible to the passage of contaminants due to natural conditions or to alterations to the natural system (e.g. depth to water table, porous soils, presence of fractures, etc.).

HISTORIC PRESERVATION: The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of properties containing historic resources.

HISTORIC RESOURCES: All areas, districts, or sites which are either listed in the Florida Master Site File, the National Register of Historic Places, or are designated by a local government as historically, architecturally, or archaeologically significant.

HISTORIC STRUCTURES: All areas, districts, or sites which contain or include structures which are either listed in the Florida Master Site File, the National Register of Historic Places, or are designated by a local government as historically significant.

HUD: The US Department of Housing and Urban Development.

IMPACT FEE: Any fee levied by appropriate governmental agencies, by referendum, or other publicly accepted method upon the issuance of Certificate of Occupancy for new Development in order to fund School Facilities needed to serve such Development. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

INCINERATORS: A facility, or any part thereof, designed or intended solely for the volume reduction of solid waste, hazardous waste, biohazardous waste, or biological waste by incineration. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

INDUSTRIAL WASTE: Solid waste generated by manufacturing or industrial processes that is not a hazardous waste. Such waste may include, but is not limited to, waste resulting from the following manufacturing processes: electric power generation; fertilizer/agricultural chemicals; food and related products or byproducts; inorganic chemicals; iron and steel manufacturing; leather and leather products; nonferrous metals manufacturing or foundries; organic chemicals; plastics and resins manufacturing; pulp and paper industry; rubber and miscellaneous plastic products; stone, glass, clay, and concrete products; textile manufacturing; transportation equipment; and water treatment. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

INFILL DEVELOPMENT: Development of vacant, skipped-over parcels of land in otherwise built-up areas. The reuse or change of use of a previously developed parcel(s); or the intensification of use or change of use by remodeling or renovation of a structure. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

INGRESS/EGRESS FACILITIES: Structures, such as driveways, acceleration lanes, and deceleration lanes, to accommodate access to and from a parcel from a public right-of-way.

INSTITUTIONAL: Public, quasi-public, or private facilities providing services essential to the function of a community and facilities providing for social wellbeing such as religious and fraternal organizations. *(Added: CPA 14A-05 (Ord. 14-058) 09/16/14)*

INTENSITY: An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

INTERLOCAL AGREEMENT: The Interlocal Agreement for Public Schools Facilities Planning executed by the Polk County School Board, Polk County Board of County Commissioners, and all nonexempt local governments with in Polk County. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

INTERNAL TRIP CAPTURE: Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

JOINT AIRPORT ZONING BOARD (JAZB): An inter-governmental legislative body created in 1978 pursuant to Chapter 333, F.S., by resolutions of the following governments: the City of Auburndale, the City of Bartow, the Hillsborough County Board of County Commissioners, the City of Lake Alfred, the City of Lakeland, the City of Lake Wales, the Polk County Board of County Commissioners, and the City of Winter Haven. The JAZB adopts and administers airport zoning regulations relative to the height of structures and objects of natural growth, the uses of land in areas subject to airport noise, the uses of land in areas subject to aircraft overflight potential, the establishment of educational facilities of public and private schools, the uses of land which result in the generation of in-flight visual or electronic interference, and the uses of land which result in aircraft bird strike hazard. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

LANDFILLS: Any solid waste land disposal area for which a permit, other than a general permit, is required by Chapter 403, Florida Statutes or Chapter 62, Florida Administrative Code and which receives solid waste for disposal in or upon land. The term does not include a land-spreading site, an injection well, or a surface impoundment. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

LARGE-QUANTITY HAZARDOUS WASTE GENERATOR: One who generates more than 1,000 kg (2,200 lbs.) of hazardous waste in a calendar month, as defined by Chapter 40C-FR, parts 260-63 and 270, 271, FAC.

LEGISLATIVE DELEGATION POSITION STATEMENT: A statement of position with regard to pending or proposed state legislation that the County has historically delivered to its legislative representation before each legislative session.

LEVEL OF SERVICE LOS: An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. ~~A standard established to measure utilization within a School Service Area Boundary or Concurrency Service Area. *[Revised by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*~~

LIMITED ACCESS FACILITY: A multilane, divided highway with at least two (2) lanes for exclusive use of traffic in each direction and full control of ingress and egress. *[Added by CPA 11B-06 (Ord. 11-038) 12/8/11]*

LISTED SPECIES: Species that generally include endangered and threatened species at the Federal level and endangered species, threatened species, and species of special concern at the State level.

LODGES AND RETREATS: Gathering places, such as a company retreat or a fraternal lodge, which are not open to the general public and whose use is limited to the membership, and their guests, of the owning organization. These sites are intended to provide a meeting place and resource based recreational site for the organization, and typically provide lodging and kitchen facilities, as well as meeting rooms. These facilities may be rented to other similar private organizations *(Added by CPA 14A-05 (Ord. 14-058) 09/16/14)*

LOS: (See Level of Service.)

LOT OF RECORD: A parcel of land, or a platted lot, zoned for residential use, the boundaries of which have been established and which has had a deed filed with the Clerk of the Circuit Court and has been recognized by the Polk

County Property Appraiser as a separate parcel prior to May 1, 1991, and which, at the time of creation, was a legally established parcel or lot, having been created consistent with Polk County Zoning Ordinance, and which otherwise meets the requirements necessary to obtain a building permit, or mobile home set-up permit, including, but not limited to, the requirement of frontage on a publicly maintained road. Lots created after May 1, 1991, would also need to have complied with the Polk County Comprehensive Plan and zoning ordinance at the time of creation to be considered a lot of record. Lots created after December 1, 1992, would also need to have complied with Section 2.128-C of the Plan to be considered a lot of record. Parcels or lot created after September 1, 2000 shall be in compliance with the Land Development Code. *[Added by 95R-01 (ORD 95-09); Adopted by BoCC May 2 95]; [Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

LOW-DENSITY RESIDENTIAL: Residential development from 0.01 dwelling units per acre (0.01 DU/AC) up to, and including, five dwelling units per acre (5 DU/AC).

LOW-INCOME HOUSEHOLDS: Households whose annual income does not exceed 80 percent of the median annual household income for Polk County as established by the US Department of Housing, and Urban Development for the HUD Section 8 Program.

LOW-IMPACT NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY: (See Non-Certified Electric-Power Generating Facility.)

LOW-VOLUME PLUMBING: Devices including, but not limited to, toilets and shower heads which efficiently use less water than older fixtures~~, and which meet the specifications of Section 553.14, F.S.~~

MAJOR-ROADWAY CONSTRUCTION PROJECT: A road improvement project which involves at least the addition of two through-lanes.

MAJOR TRIP GENERATOR: For transit planning, a use which generates in excess of 200 person trips on a daily basis.

MANUFACTURING, SOIL (Added 4/19/16 - Ord. 16-012): A facility that makes soil and soil related products using natural products as the primary ingredients. The manufacturing process utilizes various waste product streams including but not limited to: yard waste, tree trimmings, other plant materials, preconsumer food waste, post-consumer food waste, septage, bio-solids, and sludge. These materials are then treated and processed using the natural aerobic and anaerobic decomposition process to create a soil product that is sold and removed from the facility.

MARKET AREA: The defined geographic area that provides the steady customers necessary to support a commercial venture.

MASS-TRANSIT LINE: A route along which a public fixed-route bus or light-rail car or tram travels.

MATERIALS RECOVERY FACILITY *(Revised 10/3/17 - Ord. 17-049; 4/19/16 - Ord. 16-012 Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*: A solid waste management facility that provides for the extraction from solid waste of recyclable materials, materials suitable for re-use, repurposing, use as a fuel or soil amendment, or any combination of such materials including without limitation a Soil Manufacturing facility. Excluded from this definition are Salvage Yard, Construction Aggregate Processing, and Construction Aggregate Storage as defined in this Plan.

MAXIMUM DAILY-FLOW: Maximum daily wastewater flow shall be calculated utilizing the appropriate peaking factors as specified below:

Flow Range	Maximum Day to Average Day Ratio
Flow to 100,000 GPD	2.5
100,000 GPD to 500,000 GPD	2.0
Flows Greater than 500,000 GPD	1.5

MAXIMUM HOURLY-FLOW CAPACITY: Maximum hourly wastewater flow shall be calculated utilizing the appropriate peaking factor as specified below:

Flow Range	Maximum Hour to Average Day Ratio
Flow to 100,000 GPD	4.5
100,000 GPD to 500,000 GPD	4.0
Flows Greater than 500,000 GPD	3.2

MEDIUM-DENSITY RESIDENTIAL: Residential development from 5.01 dwelling units per acre (5.01 DU/AC) up to, and including, 10 dwelling units per acre (10 DU/AC). [This is not the same as the land use category of Residential-Medium (RM) which allows from 0.0 DU/AC up to, and including, 10 DU/AC.]

METROPOLITAN PLANNING ORGANIZATION FOR THE LAKELAND/WINTER HAVEN URBANIZED AREAS (MPO): A policy board of local elected officials, established under the federal requirement of 23 USC 134, to maintain a transportation planning process for the Lakeland/Winter Haven Urbanized areas. The MPO area includes the entirety of Polk County. The duties of the MPO pursuant to Section 339.175, F.S., include the development of a comprehensive transportation plan which includes: consideration of long-range goal and transportation system management measures; an annual Unified planning work program; and an annually updated, five year transportation improvement program.

MGD: Millions of gallons per day.

MINING SITE PLAN: A plan which delineates the mining site by showing the location of all mining operations and related activities and facilities. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

MINING WASTE-STORAGE AREAS: Clay-settling areas where clays, mixed with water from the mining of phosphate ores, are deposited for dewatering.

MINOR COMMERCIAL SITE: *[Revised by CPA 12A-02 (Ord. 12-017); Adopted by BoCC 6/5/12; CPA-97A-07 (Ord. 97-26); Adopted by the BoCC 09 SEPT 97]* Any land development project, which has received either:

a. An exemption or letter from the appropriate Water Management District indicating a permit will not be required; or,

b. A Notice General Permit for Minor Activity from the appropriate Water Management District, may be considered for an exemption from the Stormwater Run-off Policies of the Polk County Comprehensive Plan provided all the following criteria are met:

   1. The parcel or parcels of land within the development do not contain Special Flood Hazard Areas;
   2. The proposed activity will not intrude into or otherwise impact wetlands by rim-ditching, dredging, draining, filling, or excavating;
   3. The total impervious surface area of the site does not exceed 25% of the parcel or parcels;
   4. The increase in run-off rate does not exceed 0.25 cubic feet per second (cfs); and,
   5. The applicant provides sufficient detail to demonstrate the improvement will not cause an adverse impact to the adjacent property owner.

   Minor commercial sites are not exempt from meeting Level of Service Standards for stormwater management.

MINOR SUBDIVISION: Any subdivision of land containing not more than ten (10) lots fronting on an existing road, not involving any new street or road and not part of a larger phased subdivision or master plan.

MITIGATION-AREA USES: A medium-intensity use, placed between a high-intensity use and a low intensity use, to make the transition from the high-intensity use to the low-intensity use less abrupt.

MOBILE HOME: Per Section 320.01, F.S., means a structure, transportable in one or more sections, which is eight body feet or more in width, and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

MOBILE HOME PARK: A single tract(s) of land under a single ownership where lots are offered for lease or rent for placement of three or more mobile homes or where mobile homes are offered for lease or rent, and which is developed with all necessary facilities and services for park residents in accordance with an approved site development plan. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

MODEL AIRPORT ZONING ORDINANCE: The archetype for local airport zoning ordinances. It provides technical guidance in determining whether or not a local airport zoning ordinance conforms with the requirements of Chapter 333, F.S. It contains sound level reduction (SLR) standards, and land use restrictions relative to noise zones. If requested, it is provided to local units of government by the Florida Department of Transportation Aviation.

MODIFIED LAND USE CATEGORIES: Due to the specific characteristics of Selected Area Plans or the Green Swamp ACSC, development limitations are more specifically defined, and generally vary from those allowed under the general provisions (or "Standard Land Use Categories") of that specific land-use category within the Comprehensive Plan. Typically, these categories are indicated by the addition of an "X" suffix to the Land Use Category, which is specific to each individual Land Use Category within each specific SAP or the Green Swamp. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

MPO's PRIORITY ROAD PROJECTS: Major road construction projects, listed in rank-order by the MPO, that represent the most important needs. This list of priority projects is given to the FDOT as input to the development of their Five-Year Work Program.

MULTI-FAMILY UNITS: A residential structure containing greater than four units attached with no restrictions on height or number of stories. *[Definition revised by CPA-99A-02 (Ord. 99-19); Adopted by the BoCC 25 MAY 99.]*

MULTI-MODAL TRANSPORTATION SYSTEM: A transportation system that includes a number of different modes, or means, of transportation. These modes of transportation may be either motorized, (e.g., automobiles, buses, or airplanes) or non-motorized, (e.g., bicycles or walking).

MUNICIPAL PLANNING AREA: The area in unincorporated Polk County surrounding a municipality. This area shall be defined through an formal agreement defined by an inter-local agreement.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP): The program of flood insurance coverage and floodplain management administered under the Act and applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. *[Revised by CPA 12A-02 (Ord. 12-017); Adopted by BoCC 6/5/12]*

NATIVE VEGETATIVE COMMUNITIES: Those naturally-occurring associations of plant species currently found within Polk County. Specifically:

1. Freshwater Marshes
2. Wet Prairies and Sloughs
3. Swamp Hardwood and Hardwood Swamps

4. Cutthroat Seeps
5. South Florida Flatwoods
6. Longleaf Pine and Turkey Oak Hills
7. Upland Hardwood and Oak Hammocks
8. Sand Pine Scrubs

NATURAL FLOOD CONTROL: Preservation of the natural channel, banks, and overflow areas of a water body for the storage and conveyance of surface waters.

NATURAL RESERVATIONS: Areas designated for conservation purposes, which are owned [and] operated by contractual agreement with, or managed by, a federal, state, regional or local government or nonprofit agency. Natural reservations areas include national parks, state parks, land purchases under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historical sites, wildlife management areas, national seashores, Outstanding Florida Waters.

~~NATURAL RESOURCE OF REGIONAL SIGNIFICANCE: Per Section 27E-5.002(4), 9J-5.015, F.A.C., a natural resource or system of interrelated natural resources, that due to its function, size, rarity or endangerment retains or provides benefit of regional significance to the natural or human environment, regardless of ownership. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*~~

NET BONDED DEBT: Debt incurred by the Polk County Board of County Commissioners, including all long term general bonded debt minus the balance of sinking funds to retire the debt. It does not include debt to be retired with revenue from special assessments, gas tax revenue, or enterprise funds (Utilities or Solid Waste).

NET OVERLAPPING BONDED DEBT: Debt incurred by the Polk County Board of County Commissioners and the Polk County School Board, including all long term general bonded debt and Certificates of Participation minus the balance of sinking funds to retire the debt. It does not include debt to be retired with revenue from special assessments, gas tax revenue, or enterprise funds (Utilities or Solid Waste).

NEW TOWN: An urban activity center and community designated on the future land use map of sufficient size, population, and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture.

NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY: Non-certified Electric-Power Generating Facilities shall consist of two types:

a. LOW-IMPACT NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY meet the definition of a cogeneration facility pursuant to Section 210 of the Public Utility Regulation Policy Act of 1978 (PURPA) and are certified as "Qualifying Facilities" from the Federal Energy Regulatory Commission;

b. HIGH-IMPACT NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY include both small power producers defined pursuant to Section 210 of PURPA and independent power producers which do not meet the "qualifying facility" standards of PURPA.

NON-CONFORMING DEVELOPMENT: Development that does not conform to the Polk County Comprehensive Plan (Article I) and/or the development design and improvement standards in the Polk County Development Regulations (Article III). *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

NON-MOTORIZED ACCESS: Access to accommodate pedestrians, wheelchairs and bicycles; e.g., sidewalks with ramped curbs.

NON-MOTORIZED TRANSPORTATION: Bicycling and walking.

NON-POINT SOURCE POLLUTION: Any source of water pollution that is not centralized at one point.

NON-TRADITIONAL INDUSTRY: An industry which has not previously constituted a notable portion of the County's economic base.

NRCS: Natural Resources Conservation Services. *[Added by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

OFFICE: A place in which professional or clerical business is conducted. This term shall not include a financial institution. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

OFFICE PARK: A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

ON-SITE DISPOSAL SYSTEM: Any domestic sewage treatment and disposal facility, including standard subsurface systems, gray-water systems, laundry wastewater systems, alternative system, or experimental system, installed or proposed to be installed on land of the owner(s) or on other land to which owner(s) have the legal right to install a system. (Chapter 10D-6 FAC) (e.g. septic tank, holding tank, aerobic treatment unit, organic composting (i.e.. spectic tanks, enhanced nitrogen reducing septic systems).

ORDINARY HIGH WATER LINE: The line determined by examining the bed and banks of a water body and ascertaining where the presence and action of the water has marked upon the bed a character distinct from that of the banks with respect to vegetation or the nature of the soil itself.

PACKAGE TREATMENT PLANT: Commercially available prefabricated or easily assemble standard component waste water treatment plant. Prefabricated package plants, although available with capacities up to 1 MGD, are most commonly used for flows below .2 MGD.

PARATRANSIT: Those elements of a public transit system that provide service between specific origins and destinations selected by the individual user with such service being provided at a time that is agreed upon by the user and provider of the service. Paratransit service is provided by taxi, limousines, "dial-a-ride," buses, and other demand-responsive operations that are characterized by their nonscheduled, nonfixed-route nature. (Section 427.011, F.S.)

PARK: A designated area that is classified into recreation systems such as mini, local, neighborhood, community, regional or specialty park.

PARK, COMMUNITY: Are intended to serve suburban areas adjacent to two or more urban or Census Designated Areas 10 to 249-acre, activity-based park located near major roadways. Community parks may have both active and passive recreation.

PARK, NEIGHBORHOOD: Are primarily active parks and range in size from less than acre to 10 acres or more. A neighborhood park provides close-to-home opportunities for recreation and social interaction. Neighborhood parks serves the population of one or more neighborhoods and is generally accessible by bicycle or pedestrian ways.

PARK, REGIONAL: 250 to 1,000-acre park which is designated to serve the County-wide population, and which provides both resource-based and activity-based recreation. The regional park provides areas and facilities which often draw people from outside the County, due to its size, recreation opportunities and /or special events. Regional parks generally provide a variety of passive and active amenities.

PARK, SPECIALTY: Have a primary function and provide amenities for a specific recreational or education activity and may give access to larger open space areas.

PARKLAND: An open space and recreation area utilized as a recreation resource.

PEAK-FLOW: The maximum momentary flow demand placed on the system. Peak flow shall be equal to the maximum hourly flow rate of a system.

PEAK TRAVEL PERIODS: Periods during a day when the travel demand for person trips is higher than the average hourly demand. Normally, a.m. and p.m. peak travel periods usually experience a large number of trips for travel-to-work.

PERMANENT CLASSROOM: A permanent not movable area, within a school designed and constructed to provide instructional space for the maximum number of students in core-curricula courses assigned to a teacher, based on the constitutional amendment for class size reduction (including, but not limited to, classroom additions which have received covered walkways and technology upgrades). *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PERMANENT CORE CAPACITY: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen with capacity as determined by the State Requirements for Educational Facilities. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PERMANENT STUDENT STATION CAPACITY (PSSC): Capacity based on the State mandated square footage per student of permanent classroom space required to house a student in an instructional program. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PLANNED DEVELOPMENT: A land use or uses prepared, constructed, and maintained according to a binding plan as a single entity containing one or more structures and accessory uses. Strict adherence to land use district standards may be relaxed for the purpose of accomplishing a greater objective such as increased internal vehicle trip capture, resource protection, further compatibility with adjacent use, and more efficient use of public infrastructure. Multiple land uses contained within Planned Development shall have a functional relationship with each other as well as consistency with the land use district. *[Added by CPA-2012A-06 (Ord. 12-010); Adopted by BoCC 17 APR 2012]*

PLANNED UNIT DEVELOPMENT (PUD): The use of mixed-use development land use districts, which represents a planning technique which, when used properly, can result in more desirable development patterns by providing a functional mix of commercial, office, retail, recreational, and housing uses. Such mixed-use developments can assist in the reduction of off-site traffic congestion by the appropriate mixing of uses to promote high internal-trip capture rates and through the proper design of traffic-circulation plans to internally link the different uses. *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

PLANNED SCHOOL FACILITIES: School facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Program of Work. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PLANNERS FORUM: An existing group of local planners which meets informally once a month to discuss common planning issues. This group is comprised of the "Director of Planning" for each municipality within Polk County and the Central Florida Regional Planning Council. The "Director of Planning" may actually be the head of the planning division/department of that entity or an appointed representative.

PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PLAYGROUND: Recreation area with play apparatus.

POINT SOURCE POLLUTION: Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

POLICY: The way in which programs and activities are conducted to achieve an identified goal.

POLLUTION: The presence of any substance, contaminants, or man-made or man-induced alteration of the chemical, physical, biological or radiological integrity of water or air in quantities which are or might be potentially harmful to the health of plant, animal or human life.

POLK COUNTY RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN: A plan adopted by the Board of County Commissioners and in effect as of April 1, 1989, which outlines guidelines for providing relocation assistance to persons displaced as a direct result of Community Development Block Grant activities.

POP-OVER AREA: That area of a drainage system that is designed to accommodate the overflow of a retention or detention area when their design capacity is reached.

POTABLE WATER: Water suitable for human consumption and which meets water quality standards determined by the Polk County Health Department provided through a potable water supply system or by private water well. *[Revised by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

POTABLE WATER FACILITIES: Structures or systems designed to collect, treat, or distribute potable water. It may include, but not be limited to, water wells, treatment plants, reservoirs, and distribution mains.

POTABLE WATER SUPPLY SYSTEM (PWS): Either a "Community Water System" or a "Non-Transient Non-Community Water System." A "Community Water System" is a water supply system providing service to 15 or more connections or regularly serves 25 or more year-round residents. A "Non-Transient Non-Community Water System" means a public water system that is not a community water system and that regularly serves at least 25 of the same persons over 6 months per year. *[Revised by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

POWER GENERATION FACILITIES, ELECTRIC (POWER PLANTS): *[Revised by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

1. CERTIFIED: Electric power generating facilities that are required to be certified pursuant to Sections 403.501 thru 403.518, F.S.
2. NON-CERTIFIED: Non-certified Electric Power Generating Facilities consist of two types:
    a. LOW IMPACT NON-CERTIFIED ELECTRIC POWER GENERATING FACILITIES meet the definition of a co-generation facility pursuant to Section 210 of the Public Utility Regulation Policy Act of 1978 (PURPA) and are certified as "Qualifying Facilities" from the Federal Energy Regulatory Commission;
    b. HIGH IMPACT NON-CERTIFIED ELECTRIC POWER GENERATING FACILITIES include both small power producers defined pursuant to Section 210 of PURPA and independent power producers which do not meet the "qualifying facility" standards of PURPA which do not meet the "qualifying facility" standards of PURPA.

PRESERVATION AREA: Areas that are designated by state, federal, private, and regional agencies or organizations for the protection of environmentally sensitive land.

PRIME RECHARGE AREA: Those areas of high recharge, having the greatest quality and quantity recharge potential. The term has not been further defined in law or by rule, particularly in terms of assigning quantitative values, but

the water management districts have been assigned the responsibility to define and map these areas in Chapter 163, F.S.

PRIVATE LODGES AND RETREATS: Non-commercial facilities (e.g. a company retreat or a fraternal lodge), which is not open to the general public and whose use is limited to the membership, and their guests, of the owning organization. These sites are intended to provide a meeting place and/or resource-based recreational site for the organization, and typically provide lodging and kitchen facilities, as well as meeting rooms. These facilities may be rented to other similar private organizations. The following are not private lodges or retreats: commercial hotel/motel-like facilities, intended to accommodate individual or family rentals, or provide commercial conference-center facilities, and commercial fish camps.

PRIVATE ON-SITE DISPOSAL SYSTEM: See On-Site Disposal System

PROGRAM OF WORK: See Five Year Program of Work. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PROPORTIONATE-SHARE MITIGATION: A developer improvement or contribution identified in a binding and enforceable agreement between the Developer, the School Board and the local government with jurisdiction over the approval of the development order to provide compensation for the additional demand on deficient public school facilities created through the residential development of the property, as set forth in Section 163.3180(~~6~~13)(he)1.c. F.S. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

PSD CLASS I AIR QUALITY ZONE:

1. All areas of the State shall be classified as Class I, Class II, or Class III.
    a. Class II Areas - All areas of the State are designated Class II except for those areas specified in subsection (1)(b), below.
    b. Class I Areas - The following areas are designated as Class I areas and shall not be reclassified.
        (1) Everglades National Park.
        (2) Chassahowitzka National Wilderness Area.
        (3) St. Marks National Wilderness Area.
        (4) Bradwell Bay National Wilderness Area.
2. Federally designated Class I Areas outside of Florida but within 100 kilometers of the State are as follows:
    a. Okefenokee National Wilderness Area.
    b. Wolf Island National Wilderness Area.

PUBLIC FACILITIES: Improvements which include, but are not limited to, facilities for transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health buildings or systems.

PUBLIC LAKES: Lakes determined by the state to be public.

PUBLIC RECREATION SITES: Sites owned or leased on a long-term basis by a government agency for the purpose of recreational use.

PUBLIC SCHOOL: A facility owned and maintained by the Polk County School District. [*Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007*]

PUBLIC UTILITY: An enterprise providing an essential service authorized and regulated by state or federal public utility commissions, or services owned, franchised, or permitted by Polk County. Included are facilities necessary to

provide the service such as water towers, well houses, utility poles, transmission towers, substations and peaking units, sewerage, communication equipment, street lighting, and other similar equipment.

PUBLIC WATERBODIES: Natural streams and any permanent body of water in excess of 10 acres and not wholly under one private ownership.

REALISTIC ESTIMATE: Estimates of revenues available to the County under present law. If a revenue source requires a referendum and the referendum has been rejected, then the revenue source can not be included in estimated revenues.

RECHARGE AREA: Area which allows the replenishment of groundwater supplies.

RECHARGE POTENTIAL: Average amount of water recharged to an aquifer within a specified area based on current climatic, vegetation, soil and sub-strata characteristics. The recharge potential of an area may be changed by the natural or human induced changes in one or more of the above listed factors.

RECREATION: Leisure activities and/or the active sport participation of programs, parkland, and facilities available to the general public.

RECREATION, ACTIVE: A general term used to imply recreation activities beyond merely passive recreation, but not intended to include all forms of recreation. Such recreational activities are further defined within the Land Development Code. *(Added CPA 14A-05 (Ord. 14-058) 09/16/14)*

RECREATION OPEN SPACE: Vacant land accessible by the general public that is provided by a public agency, non-profit organization, or some other private entity, that can be used as a recreational resource.

RECREATION, PASSIVE: Non-competitive recreation facilities such as picnic pavilions, tot-lots, playgrounds, public beaches, hiking/jogging trails, walking tracks, dog parks, and public gardens. At these facilities there are no bleachers, theaters, or grand stands or any other structures intended to accommodate large crowds or sports competitions. Passive uses or activities, include, but are not limited to, walking, jogging, hiking, fishing, and bicycle paths/trails. *(Added: CPA 14A-05 (Ord. 14-058) 09/16/14)*

RECREATIONAL VEHICLE (RV): Per Section 320.01 F.S., type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicle-type units, when traveling on the public roadways of this state, must comply with the length and width provisions of Section 316.515, as that section may hereafter be amended. Recreational vehicle types include: Travel trailers, camping trailers, truck campers, motor homes, private motor coaches, van conversions, park trailers, and fifth wheel trailers. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

RECREATIONAL-VEHICLE (RV) PARK: Land divided into lots for sale, lease or rent for the placement of recreational vehicles. RV parks are not intended to accommodate year-round residential use.

RECYCLED: Process by which solid waste or materials which would otherwise become solid waste are collected, separated, processed and reused or returned to use in the form of raw materials or products.

REGIONAL ATTRACTOR: Any facility or activity that has a regional market area.

RELOCATABLE CLASSROOM: A movable, temporary classroom facility also known as a portable. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

RESIDENTIAL-TREATMENT FACILITY: A facility providing residential care and treatment to individuals exhibiting symptoms of mental illness, as defined by Florida Statutes, who are in need of a 24-hour-per-day, 7-day-a-week structured living environment, respite care, or long-term community placement. *[Revised by CPA 2009B-13 (Ord. 09-072); Adopted by BoCC 12/01/09]*

RESIDENTIAL WASTE: Any solid waste, including garbage, and trash, derived from households, including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

RESOURCE-BASED RECREATIONAL USES: Activities associated with natural resources and passive recreation activities that typically involves individual or small-group activities such as hiking, fishing, and bird watching.

RESOURCE-BASED RECREATIONAL SITES: Sites associated with passive recreation that have facilities centered on or around particular natural resources and that may provide opportunities for picnicking, hiking, hunting, bird watching, water sports, fishing, or simply enjoying nature.

RESOURCE-RECOVERY: Process of recovering materials or energy from solid waste.

RETENTION POND: Natural or man-made storm-water facility that prevents the discharge of a given volume of stormwater runoff into surface waters.

RETROFITTING: The retroactive implementation of stormwater regulations on existing development sites, improving water quality of the basin where the site is located.

REVERSE INVESTMENT OPPORTUNITIES: Recruiting internationally for firms to establish businesses in the County.

RIDE-SHARING: A method of transportation where more than one person shares a ride with another to a common destination.

RIGHTS-OF-WAY NEEDS MAP: Map(s) that delineate the limits of a transportation corridor or of the proposed rights-of-way for the eventual widening of an existing or proposed transportation facility.

ROAD: A general term used to describe a facility which provides for vehicular movement. Polk County roads are classified by function as follows: *[Revised by CPA-99B-38 (Ord. 99-86); Adopted by BoCC 15 DEC 99]*

ARTERIAL ROAD: This category primarily serves through traffic and provides access to abutting properties as a secondary function. Arterial roads provide the highest degree of mobility and serve the largest proportion of total travel. This system is composed of interstate highways, other principal arterials, and minor arterials. Arterials have two (2) categories: Principal Arterials and Minor Arterials.

> PRINCIPAL ARTERIAL: An arterial road interconnecting the large activity centers within an urban area as well as important rural routes. Principal arterial roads generally have greater than 25,000 average daily trips.
>
> MINOR ARTERIAL: An arterial road which interconnects with and augments the principal arterial system, distributes travel to smaller activity centers and geographic areas with the urban area, and connects to major collector roads. Minor arterial roads generally have between 10,000 and 25,000 average daily trips.

COLLECTOR ROAD: This category provides land access and traffic circulation within residential neighborhoods, commercial, and industrial areas. These roads provide a mix of mobility and land access functions; however, the main function of collectors is to conduct traffic from residential streets to arterials. Collectors do not serve long through trips, and are not continuous for any great length. Collectors have three (3) categories: Urban Collectors, Rural Major Collectors, and Rural Minor Collectors.

> URBAN COLLECTOR: A collector road serving internal traffic movements within an area of the city, such as a subdivision, an connect this area with the arterial system. Urban collector roads generally have between 1,500 and 10,000 average daily trips.

RURAL MAJOR COLLECTOR: A collector road serving as a generator of intracounty importance, e.g. important to mining and agricultural areas, and link these places with nearby larger towns and cities. Rural major collector roads generally have between 1,500 and 10,000 average daily trips.

RURAL MINOR COLLECTOR: A collector road which provides service to the remaining small communities and links locally important generators with remote rural areas. Rural minor collector roads generally have less 1,500 average daily trips.

LOCAL ROAD: This category contains all roadways not on the arterial or collector system. Local streets primarily provide direct access to abutting land uses, such as homes, and through traffic movement is generally discouraged. These streets make up a large percentage of the total street mileage but carry a small proportion of vehicle miles in travel. Local roads have (2) sub-categories: Local Residential and Local Commercial.

LOCAL RESIDENTIAL: A local road that connects residences to roads serving longer trips, e.g., roads within a residential subdivision. Local residential roads generally have less than 1,500 average daily trips.

LOCAL COMMERCIAL: A local road that connects clusters of commercial, industrial, agricultural or mixed-residential land uses to the roads serving longer trips, e.g., roads within an industrial park. Local commercial roads generally have less than 1,500 average daily trips.

SCS: Soil Conservation Service.

SALVAGE YARDS: (*Added 10/3/17 - Ord. 17-049*) Any parcel of land and structures thereon, that are used or devoted to storing, dismantling, reconditioning, collecting, purchasing, or processing of wastepaper, rags, scrap metal, other scrap or discarded goods, materials, machinery, operable and inoperable vehicles, or other types of goods, for sale or storage where such activities are conducted outside the confines of a fully enclosed building. This term shall specifically include the customary terms "Disposal Yard," "Junk Yard," "Scrap Yard," "Auto Salvage", and "Auto Grave Yards." This term shall specifically exclude Construction Aggregate Processing and Construction Aggregate Storage as defined by this Comprehensive Plan.

SANITARY HAZARD: A physical condition which involves or affects any part of a drinking water system or the raw water source, and that creates an imminent or potentially serious risk to the health of any person who consumes water from the system.

SANITARY SEWER FACILITIES: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage. It may include but not be limited to, trunk mains, interceptors, treatment plants, and disposal systems.

SCENIC CORRIDORS: Areas free from, or almost free from, man-made visual obstructions which are: accessible from trails, easements, roads, and/or water bodies; and publicly owned or managed, or are designated for such use by a property owner(s).

SCENIC-VIEW SHEDS: Vista(s) free from, or almost free from, man-made visual obstructions, are visible from trails, easements, roads, and/or water bodies, and extend over designated publicly owned or managed areas, or over those areas designated for such use by a property owner(s).

SCHOOL BOARD: The Polk County School Board [*Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007*]

SCHOOL DISTRICT FACILITIES WORK PROGRAM: Polk County School District's annual comprehensive planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

SCHOOL LEVEL: The grade make up of a school, usually K-5 elementary, 6-8 middle, and 9-12 senior high. There could be various combinations of the K-12 or Pre K-12 grades. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

SCHOOL TYPE: Schools providing the same level of education, i.e. elementary, middle, or high school. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

SCHOOLS (AND ACADEMIES): An institution of learning for minors, either public or private and includes nursery schools, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include an institution of higher education such as a professional or vocational institution, community or junior college, college or university. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

SEASONAL POPULATION: Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

SELECTED AREA PLAN (SAP): A detailed, integrated land use plan for an area of the County that includes a Future Land Use designation with objectives and policies establishing a mix of land uses, the densities and intensities of the land uses, a capital improvements plan for roads, potable water, sanitary sewer and parks and recreation facilities. The purposes of the SAP are to incorporate features that discourage the proliferation of urban sprawl, promote urban design criteria, establish landscaping requirements, identify the hierarchy of road networks, protect natural, historical and archaeological resources, and preserve useable open space. *[Revised by CPA 11B-06 (Ord. 11-038) 12/06/11; CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

SEPTAGE: Semi-solid waste material that accumulates in septic tanks.

SEPTIC TANK: See On-Site Disposal System.

SERVICE ROAD: (See "road".)

SERVICES, BASIC: Free or minimal fee services provided through general revenue funds with little or no support from fees for maintenance.

SERVICES, ENTERPRISE: Fees provide most of the funding requirements. Services are provided through vendors under contract with the County with little or no support from taxes.

SERVICES, PRIVATIZATION: Fees provide all the support for a given service. Polk County receives money from a vendor (as through a lease) that provides a recreational service.

SERVICES, SUPPLEMENTAL: Fees supplement tax support. Services are primarily supported through general revenue funds, but are supplemented by collected fees.

SFWMD: South Florida Water Management District.

SHARED USE: Two or more governmental agencies using all or part of a facility under the terms set forth in an interlocal agreement. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

SHREDDED PAPER: Clean high-grade printing and writing papers from offices that have been cut into small strips and bundled or bagged. High-grade printing and writing papers includes printed white ledger and computer printout paper. Shredded paper does not include wet or processed paper pulp.

SIC CODE: Standard Industrial Classification - the standard Federal system of classification designating economic activities and industries according to type or nature.

SILVICULTURE: The branch of forestry dealing with the development and care of forests and forest products. *[Revised by CPA-2000A-03 (Ord. 00-39); Adopted by BoCC 20 JUN 2000]*

SINKHOLE: Closed depressions in the land surface formed by solution of near-surface limestone and similar rocks and by subsidence or collapse of overlying material into resultant cavities.

SJRWMD: St. John's River Water Management District.

SLUDGE: Treated solid residual derived from processes carried out at a wastewater treatment plant.

SMALL-QUANTITY HAZARDOUS WASTE GENERATOR: One who generates up to 1,000 kg (2,200 lbs.) of hazardous waste in a calendar month. This group may be further broken down into 100—1,000 kg/mo. generators and less than 100 kg/mo. generators, as defined by Chapter 40C-FR, parts 260-63 and 270, 271, FAC.

SMALL-SCALE MULTI-FAMILY UNIT: A residential dwelling containing up to four units and not over two stories high.

SOLAR ARRAY: A packaged interconnected assembly of solar panels. *[Revised by CPA 11B-03 (Ord. 11-034); Adopted by BoCC 06 DEC 2011]*

SOLAR ENERGY SYSTEM: Equipment whose primary purpose is to collect, store, and distribute solar or radiant energy received from the sun to be used for the generation of electricity. Devices could include solar collector panels, films, shingles, or other solar components. The equipment could be used for water heating, space heating or cooling, or other applications which normally require or would require a conventional source of energy such as petroleum products, natural gas, or electricity. *[Revised by CPA 11B-03 (Ord.11-034); Adopted by BoCC 06 DEC 2011]*

SOLAR ELECTRIC-POWER GENERATION FACILITY: A type of electric power generation facility that includes a collection of solar arrays mounted on the ground that are utilized in the production of solar electric power as the primary or principal use of the property and whereby the power being produced is being sold to an electric utility provider or being produced directly by an electric utility provider. *[Revised by CPA 11B-03 (Ord.11-034); Adopted by BoCC 06 DEC 2011]*

SOLAR PANEL: A device comprised of solar cells, also known as photovoltaic cells, whereby the device converts sunlight into electricity. *[Revised by CPA 11B-03 (Ord.11-034); Adopted by BoCC 06 DEC 2011]*

SOLID WASTE: Commercial waste, industrial waste, residential waste, construction and demolition debris, Class III waste as defined by the Florida Administrative Code, or sludge that is not regulated under the Federal Clean Water Act or Clean Air Act, as well as sludge from a waste treatment works, water supply treatment plant, or air pollution control facility; or garbage, rubbish, refuse, special waste, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, or governmental operations. This term does not include phosphogypsum. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

SOLID WASTE DISPOSAL FACILITY: Any solid waste management facility which is the final resting place for solid waste, including landfills and incinerators that produce ash from the process of incinerating solid waste. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

SOLID WASTE MANAGEMENT FACILITY *(Revised 10/3/17 - Ord. 17-049; 4/19/16 - Ord. 16-012; Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014):* Any solid waste disposal facility, solid waste transfer station, materials recovery facility, volume reduction facility, other facility, or combination thereof, the purpose of which is resource recovery or the disposal, recycling, processing or storage of solid waste. Salvage Yards, Cardboard & Shredded Paper Collection, Construction Aggregate Processing, and Construction Aggregate Storage are excluded from this definition, but may be accessory uses to a solid waste management facility.

SOLID WASTE TRANSFER STATION: Facilities where solid waste is unloaded from collection vehicles and is reloaded onto larger transport vehicles for shipment to other solid waste management facilities. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

SOUND PLANNING PRINCIPLES: Principles of planning which are generally accepted by the American Institute of Certified Planners; which are proven to be logical and implementable; and which further the goals, objectives, and policies of the Comprehensive Plan.

SUITABILITY: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

SPECIAL FLOOD HAZARD AREA (SFHA): The land area covered by the floodwaters of the base flood on the Flood Insurance Rate Maps (FIRM). The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE and V. The SFHA is the area where the National Flood Insurance Program's floodplain management regulations and mandatory flood insurance purchase requirements apply. *[Revised by CPA 12A-02 (Ord. 12-017) Adopted by BoCC 6/5/12]*

SPECIAL TRANSPORTATION AREA (STA): Compact geographic areas in which growth management considerations outweigh the FDOT's policy of operating the State Highway System at established minimum acceptable levels of service. Conceptually, STA's may include central business districts, outlying business districts, Area-wide Developments of Regional Impact and regional activity centers. Special Transportation areas do not apply to whole cities or to strip development along individual highway corridors.

SPOT ZONE: An area zoned to a particular school that is not in the immediate neighborhood of that school facility in order to facilitate desegregation and balance socio-economic diversity. *[Added by CPA- 2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

STANDARD HOUSING: Dwelling units which meet the federal Minimum Housing Quality Standards (HQS) as established for the HUD Section 8 Program.

STATE ROAD SYSTEM: Principal and minor arterials maintained by the State pursuant to Chapter 334, F.S.

STORMWATER: Water which runs off the surface after a rainfall.

STORMWATER FACILITIES: The designed and natural features of a system which includes, weirs, canals, ditches, culverts, impoundments, retention/detention areas which collect, convey, channel, hold, inhibit, or divert the movement of stormwater.

STRATEGIC MARKETING PLAN: A program which outlines missions, objectives, and strategies that build on strengths, correct weaknesses, take advantage of opportunities, and deal with threats.

STRUCTURE: A walled and roofed building that is principally above ground, as well as a manufactured home.

SUBSTANDARD DWELLING UNITS: Dwelling units lacking some or all plumbing facilities and/or with one or more critical defects in sufficient number to require extensive rehabilitation or demolition.

SUBSTANDARD HOUSING: Dwelling units lacking some or all plumbing facilities and/or with one or more critical defects in sufficient number to require extensive rehabilitation or demolition.

SURFACE WATER: Includes, but not limited to, rivers, lakes, streams, springs, impoundments and all other waters upon the surface of the earth, whether contained in bounds created naturally or, artificially or diffused. On site stormwater, wastewater, or process water retention or treatment facilities which are not connected to other surface waters shall not be included in the definition of surface waters. Also, refer to Chapter 363.0065(2)(m), Florida Statutes. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

SWFWMD: Southwest Florida Water Management District.

SWIMMING AREAS: Natural or man-made areas for swimming.

SWMP: Polk County Surface Water Management Plan.

TARGETED INDUSTRY: An industry which the County, using certain criteria, chooses to seek out for recruitment to the County.

TEMPORARY CLASSROOM: A movable classroom facility also known as relocatable or portable. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

THREATENED ANIMAL SPECIES: Any of those species as defined by the Florida Game and Freshwater Fish Commission and/or the U. S. Fish and Wildlife Service.

THREATENED PLANT SPECIES: Any of those species as defined by the Florida Game and Freshwater Fish Commission and/or the U. S. Fish and Wildlife Service.

TIERED LEVEL OF SERVICE: A graduated level of service, used to achieve an adequate and desirable level of service at the end of a specified period of time, as permitted by the Florida Statutes. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

TIP: (See Transportation Improvement Program.)

TRADITIONAL INDUSTRY: An industry which has in the past constituted a notable portion of the County's economic base.

TRAFFIC MANAGEMENT PROGRAM: A program that employs one or more techniques to maximize the number of people and goods transported while constraining the number of motorized vehicles used during a defined period. Traffic management techniques include, but are not limited to: staggered work hours, ride-sharing, remote parking with shuttle buses, mass transit usage, bicycle parking and shower facilities to encourage employees to bicycle or walk to work/school, reduced automobile parking, and incentives to use traffic management techniques.

TRAILS: Any easement or path which is open to travel and from which motor vehicles are excluded. Per Section 260.013, F.S., linear corridors and any adjacent support parcels on land or water providing public access for recreation or authorized alternative modes of transportation. *[Revised by CPA-2001A-13 (Ord. 01-46); Adopted by BoCC 11 JUL 2001]*

TRAILS, MOTORIZED VEHICULAR: Any easement or path which is used by off-road motorized vehicles.

TRANSPORTATION IMPROVEMENT PROGRAM (TIP): A list of transportation projects for which funding will be sought over a five-year period. The TIP is prepared and updated annually by the MPO, pursuant to Section 339.175, F.S.

TRANSIT-ORIENTED DEVELOPMENT: A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

TRANSPORTATION SYSTEMS MANAGEMENT (TSM): Short-range, low-cost road improvements that are warranted by safety and/or traffic operations/capacity considerations. These projects involve traffic operations improvements, e.g., installation of new traffic signals, designation of one-way pairs, and addition/lengthening of left-turn or right-turn only lanes.

TRANSPORTATION DISADVANTAGED: Those individuals who, because of physical or mental disability, income status, age~~, other reasons,~~ are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high-risk or at-risk as defined in F.S. 411.202. (Section~~s~~ 427.011~~—427.017,~~ F.S.)

TSM: (See Transportation Systems Management.)

URBANIZED AREA: A geographical region comprising as a minimum an incorporated place and surrounding densely settled areas, as designated by the US Bureau of the Census, with a population of 50,000 or more persons, expanded to include adjacent areas as provided for by Federal Highway Administration regulations.

URBAN SERVICE AREA: Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

URBAN SPRAWL: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

USGS: United States Geological Survey.

UTILIZATION: The comparison of the total number of students enrolled to the total number of student stations (FISH) at a facility within a School Concurrency Service Area. *[Added by CPA-2007A-07 (Ord. 07-029); Adopted by BoCC 20 JUN 2007]*

VILLAGE: A predominantly residential area with supporting commercial and public activities lying near its center. A village typically includes a post office, church, meeting places, and public open space. It is compact relative to traditional suburban tract development, and is easily distinguishable from the surrounding undeveloped land. The density mix and arrangement of land uses encourages pedestrian movement among local origins and destinations.

VOLUME REDUCTION FACILITY: A facility using incinerators, pulverizers, compactors, shredding, demanufacturing, and baling plants, and other plants that accept and process solid waste for recycling and disposal. *(Added by CPA 14C-05, Ord No. 14-024, Adopted 5/20/2014)*

WAREHOUSING: A building or group of buildings used for the storage of goods belonging either to the owner of the facility or to one or more lessees of space in the facility or both, but not including mini-warehouses. Warehousing includes distribution centers. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WASTEWATER TREATMENT AND DISPOSAL FACILITIES: Systems used for the collection and treatment of liquid and water-carried pollutants from residences, commercial buildings, industrial plants and institutions to comply with regulatory parameters and the proper discharge of effluent. The disposal characteristics may include the use of percolation/evaporation ponds, leechate fields, low-pressure injection fields, limited-access/above-ground irrigation and above-ground public contact irrigation.

WATER OR WATERS: Includes, but is not limited to, water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, streams, rivers, lakes, ponds, or diffused surface water and water percolating, standing, or flowing beneath the surface of the ground. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WATER BODY: Any natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernable shoreline. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WATERCOURSE: A channel, having defined banks, which is cut by erosion of running water through turf, soil, rock or other material and over the bottom of which water flows for substantial periods of the year. The term "watercourse" shall include both the upstream and downstream portions of a watercourse which is lost in a swamp or a lake, if it emerges from such swamp or lake in a well defined channel; and it shall include any watercourse which has been improved by confining it in an artificial channel. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WATERCOURSE, NATURAL: A natural channel, having defined banks, which is formed by the erosion from running water through turf, soil, rock, or other material and over the bottom of which water flows for substantial periods of the year. The term "watercourse" shall include both the upstream and downstream portions of a watercourse which is lost in a swamp (excluding the swamp) or a lake, if it emerges from such swamp or lake in a well defined channel. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WATER WELLS: Any excavation that is drilled, dug, cored, washed, driven, dug, jetted, or otherwise constructed when the intended use is to conduct ground water from a source bed to the surface, by pumping or natural flow, for the supply of industrial, agricultural or potable water. *[Revised by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

WELL FIELD: Land area containing two or more interconnected water wells of an aggregate capacity of 100,000 G.P.D. or greater, under the ownership or control of a public or private utility whose principal purpose is to provide potable water for domestic use. *[Revised by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012; CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WELLHEAD: The specific location of a ground water source for a potable water well including the surface and subsurface area surrounding the well. *[Added by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

WELLHEAD RESOURCE PROTECTION AREAS: *[Deleted by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

WELLHEAD RESOURCE PROTECTION AREA MAP: *[Deleted by CPA-2012A-01 (Ord. 12-016); Adopted by BoCC 05 JUN 2012]*

WET DETENTION: A water quality treatment system that utilizes water-tolerant vegetation and which removes pollutants through settling, absorption by soils, and nutrient uptake by vegetation, and in which a permanent water pool is maintained which has a capacity to provide extended detention for the required storm water treatment volume. *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

WETLANDS: [*Revised by CPA 10B-03 (Ord. 10-042); Adopted by BoCC 9/1/10*] As defined in subsection 373.019(17), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

WHITE GOODS: Includes inoperative and discarded refrigerators, ranges, water heaters, freezers, and other similar domestic and commercial appliances.

WILDLIFE HABITAT BUFFER: A wildlife/vegetative preserve established in riverine and lake floodplains. (See Policy 2.123-B2.c.)

WORKFORCE HOUSING: *[Added by CPA 09A-07 (Ord. 09-032) Adopted by BoCC 17 JUN 09]* Housing affordable to persons or families affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home~~whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size, or 150 percent of area median income, adjusted for household size, in areas of critical state concern designated~~

~~under F.S. 380.05, for which the Legislature has declared its intent to provide affordable housing, and areas what were designated as area of critical state concern for at least 20 consecutive years prior to removal of the designation.~~

WRD (PCWRD): Polk County Water Resources Division.

X YR FLOOD ELEVATION: Flood elevation having a Y percentage chance of being equaled or exceeded in any given year. Y percentage being equaled to the inverse of the year (e.g. 100 yr. = 1%, 25 yr. = 4%). *[Revised by CPA-2000B-04 (Ord. 00-80); Adopted by BoCC 12 DEC 2000]*

YARD WASTE: Plant clippings, prunings, and other discarded material from yards and gardens.

XERISCAPE: Set of landscape design and maintenance principles which promote good horticultural practice and the economic and efficient use of water. The term Xeriscape is the registered trademark of the National Xeriscape Council and means water-conserving, drought-tolerant landscaping, or simply the use of appropriate plant materials that do not required special attention and which require little supplemental water to grow properly. Xeriscape design does not resemble desert landscape, but reflect the lush appearance of Florida gardens. *[Adopted by CPA-2001b-17 (Ord. 01-110); Adopted by BoCC 19 DEC 2001]*

XERISCAPING: A form of landscaping which allows conservation of the water resource by providing for planting of drought-tolerant native vegetation in conjunction with other plantings, arranged in such a way as to make maximum usage of existing water supplies, therefore reducing the need for watering.

24-HOUR STORM EVENT: The distribution of the total rainfall amount over a 24 hour period.

105% MAINTAIN: A standard that establishes that the number of vehicle trips on a road segment shall not exceed 105% of the vehicle trips on that segment at such time it is identified as a backlogged or constrained facility.

110% MAINTAIN: A standard that establishes that the number of vehicle trips on a road segment shall not exceed 110% of the vehicle trips on that segment at such time it is identified as a backlogged or constrained facility.

100-YEAR FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded within any given year.

(Ord. No. 2022-078, § 2(Att. A), 12-6-2022