

LDCT-2024-28

I-4 Selected Area Plan LDC Text Amendment

Request:

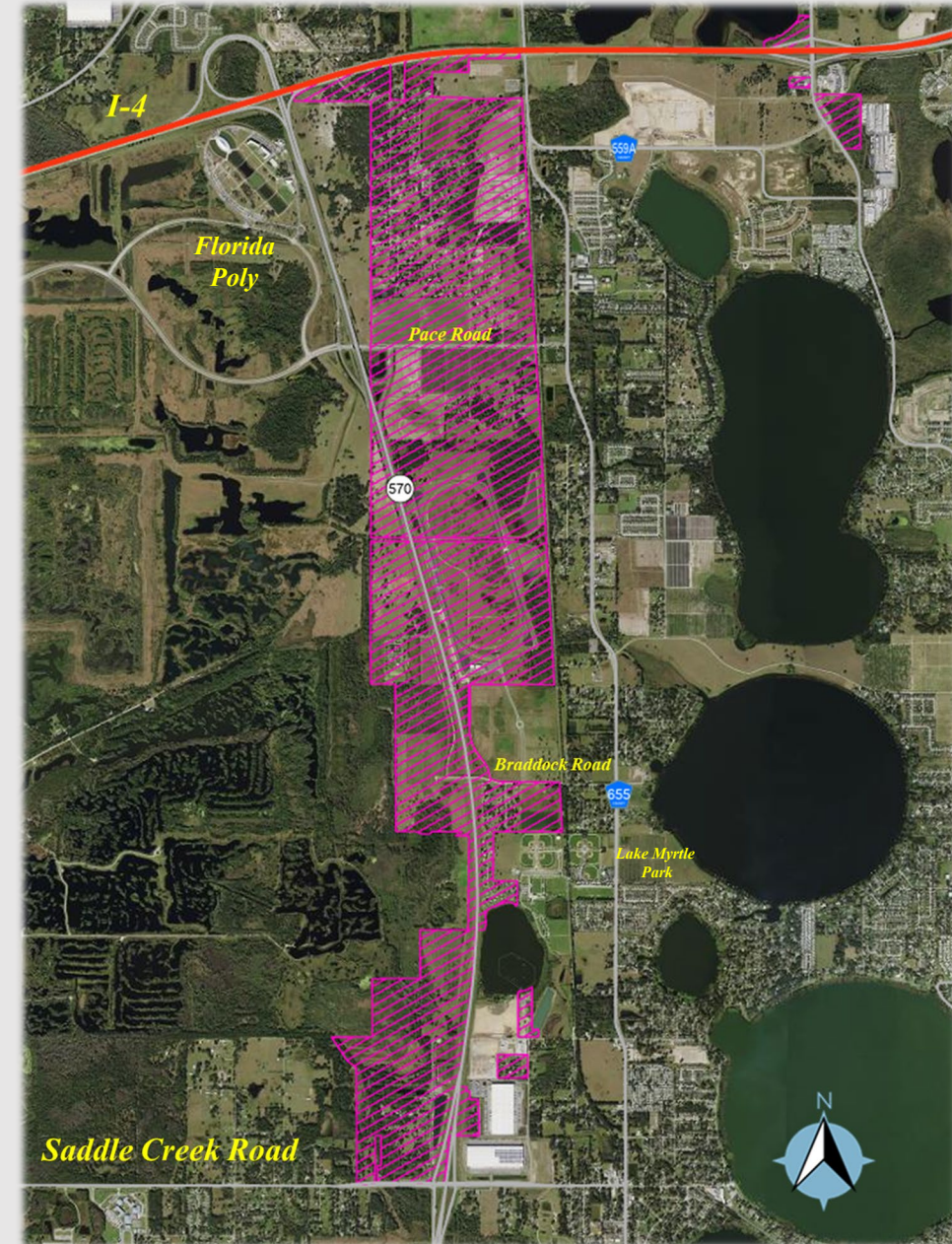
This is an applicant-initiated LDC Text Amendment to Chapter 4, Section 401.01, I-4/NE Parkway Plan Districts, to remove outdated criteria and requirements for residential development in the I-4 SAP.

- *Remove tier requirements for gaining density in favor of the density requirements and Planned Development process used elsewhere in the County.*
 - *Tiers include requiring to construct “multi-modal collector road system” to achieve density.*
 - *This program is no longer applicable.*
 - *Multiple properties cannot develop at a baseline or even lower density without using this tier system or requiring a PD to be granted a variance.*
 - *County has developed higher standards of Residential Development since the adoption of the SAP.*
- *I-4 SAP first adopted in 1991 which led to the creation of the Polk Commerce Centre CRA and Polk Commerce Center DRI, both of which have expired.*
- *Original SAP boundaries have been eroded by annexations. Little utility remains for the SAP.*
- *Legal Ad Published 2/19 – No Response.*

BoCC Dates: 4/1 & 4/15
DRC Recommends Approval

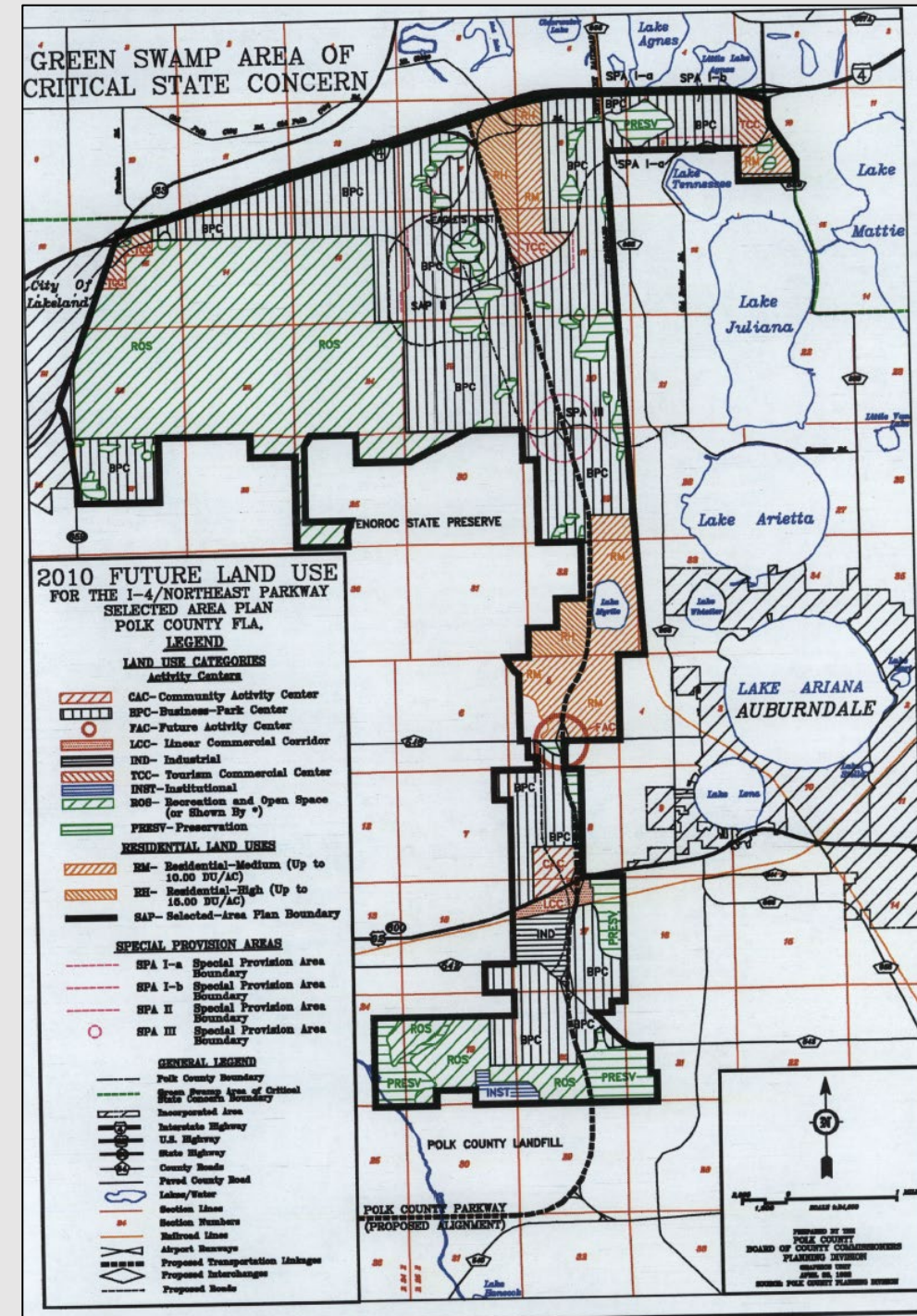
Agenda Item 5

DRC Recommendation: Approval



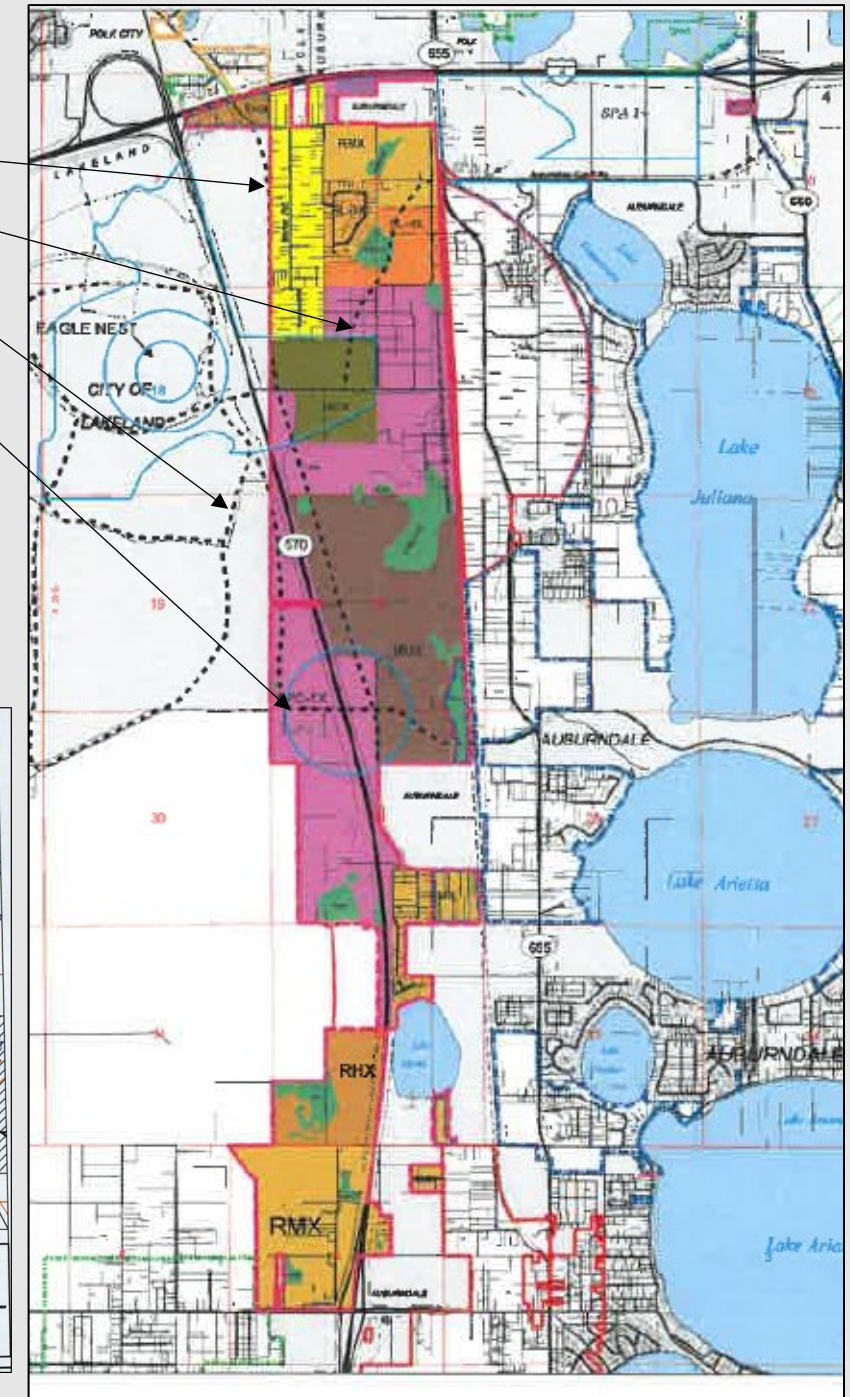
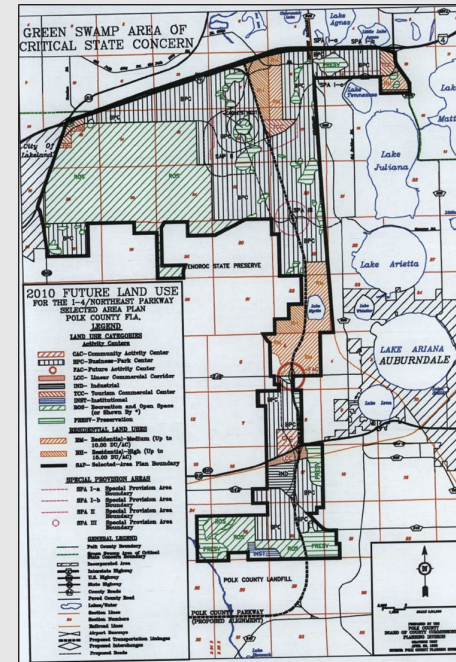
November 1992 I-4 SAP Future Land Use Map

- I-4 SAP was a vision developed from area property owners that lead to the creation of the Polk Commerce Centre Community Redevelopment Area (CRA) and Development of Regional Impact (DRI) to provide an area of mixed uses where people can live, work, and play.
- The CRA was first adopted in 1993; The DRI was first adopted in 2000.
- All of this was planned in anticipation of growth stemming from the completion of the Polk Parkway.



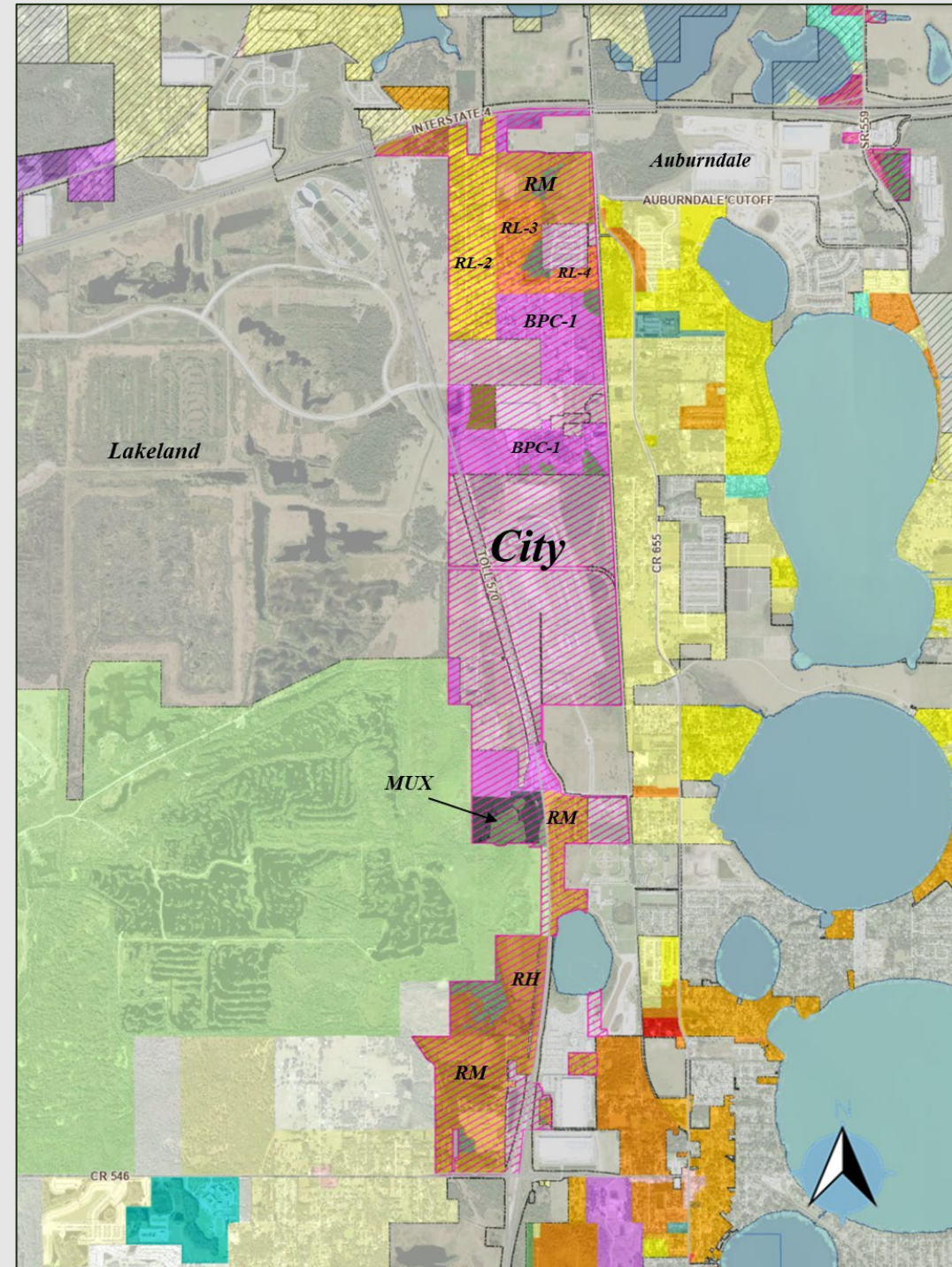
August 2010 I-4 SAP Future Land Use Map

- On May 5, 2010, the Board adopted as substantial deviation to the DRI to adjust future land use designations and conform LDC & Comp Plan Policies with the DRI.
- Introduced the Multi-Modal Collector Road concept.
 - Increased rights-of-way for bike paths and sidewalks, Complete Street designs.
 - Achieved on University Boulevard, Pace Road, and Braddock Road.
- Introduced a Tier System allowing higher densities administratively if the tiers were met.
 - Tier III requires construction of the Multi-modal Collector Road, where adjacent to where one is mapped.
 - A Planned Development approval was required to get out of this requirement.



2023 I-4 SAP Future Land Use Map

- SAP has been significantly reduced by annexations from Lakeland and Auburndale.
- The DRI expired when it met its build-out date in 2016.
- On March 19, 2019, the Board adopted ordinance 19-014 which dissolved the Polk Commerce CRA.



The Issue

- Remaining undeveloped properties being held to standards that can no longer be achieved, are conflicting with other policies, or are inferior to those adopted by the Board.
- Since the adoption of the SAP, residential developments now require:
 - **Internal and External sidewalks.**
 - **Recessed street lighting.**
 - **20% Open Space.**
 - **25-foot garage setbacks.**
 - **Lots are not allowed in wetlands.**
- Board adopted the Transit Corridor Overlay that allows by-right density in this area with adherence to stronger development standards that focus on multi-modal transportation.
 - This overlay is in conflict with many SAP policies.

Table 4.1 b							
Residential Land Use Districts (Maximum Density du/ac)							
Density (du/ac)	RL-1X	RL-2X	RL-3X	RL-4X	Density (du/ac)	RMX (3)	RHX (3)
#1	Tier 1	Tier 1	Tier 2	Tier 3	> 5 - 8	Tier 3	Tier 2
> 1 - 2	Tier 2	Tier 1	Tier 2	Tier 2	> 8 10	Tier 3 and PD per Chapter 4	Tier 1
> 2 - 3	Tier 3	Tier 2	Tier 1	Tier 1	> 10 - 12		Tier 3
> 3 - 4	Tier 3 and PD per Chapter 3	Tier 3	Tier 2	Tier 2	> 12 - 15		Tier 3 and PD per Chapter 3
> 4 - 5	Tier 3 and PD per Chapter 3	Tier 3 and PD per Chapter 3	Tier 3	Tier 3			

EXAMPLES

- To develop at by-right densities (7 DU/AC) in Residential Medium (RMX) requires Tier 3 Approval or a PD approval.
- No clear instruction on developing BELOW this density range.
- Splitting Residential Low-4 property into one-acre tracts requires Tier 3 Approval or a PD approval.

Tier 3 Requires the Following:

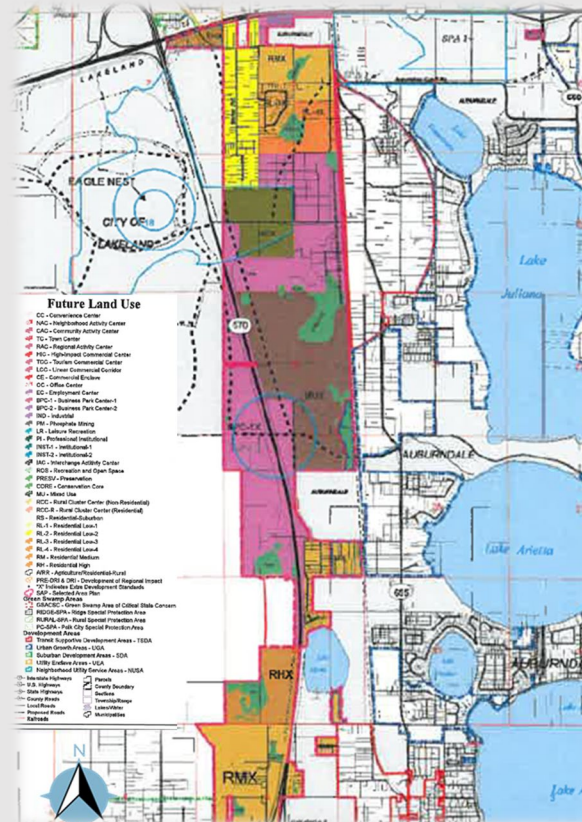
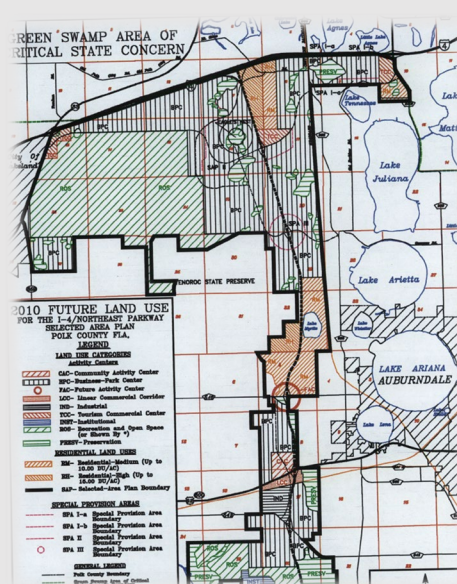
- **Internal Street Lighting.**
- **Sidewalks.**
- **Open Space up to 15%.**
- **Recessed garages.**
- Construction of Multi-Modal Road.
- Mixed-use Development (not permitted in RMX or RL-4X).
- Green Building Practices (not supported by Building Code)
- **No wetland disturbances.**

The Proposed Solution:

- **Eliminate the Tier System.**
- **Defer to LDC Table 2.2 for density and dimensional requirements.**

Staff Recommends Approval:

- The usefulness of the SAP has expired.
- Entire SAP will likely be removed with the Comprehensive Plan update.
- The remaining standards are a burden on landowners when benchmarks cannot be reached.
- New LDC standards adopted by the Board conflict with SAP policy creating confusion on implementation.



Agenda Item 5

