

Consistency Analysis

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.

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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.

ANALYSIS: *By introducing Heavy Machinery Equipment Sales and Services as a permitted (P) use in the INDX district, the Wahneta Neighborhood Plan will achieve consistency with the uses and policies that are typical of industrial districts, as well as the vision and policies contemplated for the Wahneta Neighborhood Plan. Ultimately, this amendment will alleviate inconsistency created by allowing relatively intensive uses in less restrictive districts while prohibiting them in more intensive districts. Heavy Machinery Equipment Sales and Services are a permitted use in INDX district in the following Selected Area Plans: North US 27 SAP, US Highway 98 SAP, North Ridge SAP, and is allowed as a Level 2 Conditional Use in the Southeast Polk Selected Area Plan.*

SECTION 2.134-A WAHNETA NEIGHBORHOOD PLAN.

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 Wahneta Neighborhood Plan. It contains the following fundamental principles:

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9. Allow for greater flexibility for the development of small businesses and community service providers to meet the diverse needs of the community.

10. Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents.

OBJECTIVE 2.134-F: The county will assist in providing diverse employment opportunities for the community.

POLICY 2.134-F1: EMPLOYMENT RESOURCES - The County will continue to work with residents to provide employment assistance and job training services to the community. Services provided may vary depending on the needs of the community, but may include activities such as General Equivalency Diploma (GED) classes, English as a Second Language (ESL) classes, job search assistance, interview preparation, etc.

POLICY 2.134-F2: NEW BUSINESS DEVELOPMENT - The County will work with public and private organizations to promote and attract new businesses to the community to create a more diverse economy and enhance the residents' quality of life.

ANALYSIS: *Allowing Heavy Machinery Equipment Sales and Services as a permitted use (P) will better support the Vision Basic Principles and Objectives established for the Wahneta Neighborhood Plan in the Polk County Comprehensive Plan. Expanding the uses permitted in the Industrial (INDX) creates opportunities for small businesses to utilize existing INDX districts for uses that are currently lacking in the Wahneta Neighborhood. Furthermore, this change will attract new businesses and expand service offerings in the area. Finally, broadening uses in the INDX district will create new employment opportunities within the Wahneta Neighborhood Plan.*