



TDW Land Planning

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Project: Boy Scout RCC LDC Text Amendment

Site Boundary: See Legal Description

Parcel ID #s: 293008-000000-031010

Acreage: 6.5 +/- acres

Project Narrative:

This is a Land Development Code text amendment to accompany the Future Land Use Map and Text amendments to change the Future Land Use Map (FLUM) of the subject 6.5 acre site from A/RR to RCC for a proposed retail, service, or restaurant development. No special land uses, development criteria, dimensional regulations, or development restrictions are proposed for this Activity Center expansion. The proposed RCC will support the growing needs of the existing residential development within the surrounding rural area.

The Polk County Comprehensive Plan allows for expansions to RCC land use districts utilizing the guidelines in Policies 2.110-B and 2.110-J. The following analysis illustrates how the proposed expansion meets these policy criteria:

***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.*

Applicant Response:

The subject site is identified in the Policy language as a suitable site for RCC and illustrate how the unique characteristics serve a commercial need in the area and capture seasonal population and the high traffic volumes of SR 60 and Boy Scout Road.



POLICY 2.110-B2: DESIGNATION AND MAPPING - 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.

Applicant Response:

The existing RCC does not contain residential uses, but it does serve the surrounding tourist and seasonal population in the surrounding areas and has significant traffic counts on the fronting roadways.

POLICY 2.110-B3: LOCATION CRITERIA –

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.

Applicant Response:

The subject site is located at the intersection of an arterial (SR 60) and collector (Boy Scout Rd) and serves the existing seasonal, tourist, migratory population, and permanent residential population. The total acreage of the existing RCC is approximately 11.24 gross acres (6.28 acres on the southwest corner and 4.96 acres on the northwest corner of SR 60 and Boy Scout Rd); however, County Land Development Staff reported that the developable net acreage outside of setbacks and other development limitations is closer to 8.5 acres. Therefore, the proposed 6.5 acre expansion on the northeast corner will equate to a total of 15 acres at this RCC node and still allow for an additional 5 acres on the southeast corner (consistent with Policy 2.110-B3.5.b above) for future expansion and a balanced RCC node.

POLICY 2.110-J1:

- 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:



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- 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.*

Applicant Response:

The proposed expansion is contiguous to the existing RCC boundary and property. The proposed map exhibits illustrate potential access points and the proposed text amendment supporting this ACP to Appendix E outlines requirements for ensuring cross-access and connectivity within the RCC.



Exhibit 1 - Proposed Text to Land Development Code Appendix E, Section E105:

R. Boy Scout Road Activity Center Plan

1. Activity Center Plan (ACP) Applicability

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

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

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

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

Commence at the NW corner of the SW ¼ of said Section 8; thence N 89° 41' 02"E, 40.00 feet to the east right of way line of Boy Scout Road; thence S 00° 16' 46"E along said east right of way line, 861.74 feet to the POINT OF BEGINNING; thence N 89° 43' 14"E, 648.63 feet; thence S 00° 16' 46"E, 495.00 feet to the northerly right of way line of State Road 60 per O.R. Book 2659, Page 115, Public Records of Polk County, Florida; thence along said northerly right of way line the following four calls: 1.) N 80° 54' 08"W, 161.03 feet; 2.) N 9° 05' 52" E, 5.00 feet; 3.) N 80° 54' 08"W, 440.64 feet; 4.) N 59° 17' 22"E, 65.11 feet to the aforesaid east right of way line of Boy Scout Road; thence N 00° 16' 46"W along said east right of way line, 358.51 feet to the POINT OF BEGINNING.

3. Permitted Uses

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

4. Transportation

a) Access: This ACP shows the general locations of access points to the existing Boy Scout Road and SR 60 rights-of-way. The exact driveway and cross-access location shall be determined at Level 2 review. In addition:

- 1) There shall be no easements or divisions of land created that prevent access to Boy Scout Road or SR 60.*



- 2) *Development shall be designed to allow cross-access to adjacent parcels.*
- 3) *All development shall ensure cross-access and connectivity to these two main roadways is maintained.*
- 4) *Intersection Design Changes:*
 - 1) *It is anticipated that the Florida Department of Transportation (FDOT) has planned to modify the SR 60 median opening to limit access Boy Scout Road, changing the median opening to a directionalized median.*
 - 2) *An alternate alignment for Rose Terrance is shown on the ACP to allow safer separation distance from the SR 60 intersection and allow for more usable area of the land within the RCC.*
5. *Mass Transit locations: Future transit service and stop locations shall be implemented by the transit provider at locations optimum for safe and effective operations.*
6. *Signage: Pole Mounted signage shall be prohibited within this RCC. All other signage shall meet Section 760.*
7. *Landscaping: To the greatest extent practicable, development shall conserve and utilize existing on-site trees to meet the landscape and buffering requirements of Section 720.*
8. *Architectural Standards – Buildings within this RCC shall be designed and constructed to contain additional/enhanced architectural design standards. The building's architectural design shall be reviewed by staff as part of the Level 2 process, and such approval shall not be unreasonably withheld. Building facades facing arterial or collector roadways may not include a metal panel exterior finish and must incorporate at least three (3) of the following architectural elements:*
 - *Changes in texture/finish across the facade (i.e., stucco to block);*
 - *Variations in fenestration, roof line, or parapet height;*
 - *Pitched or sloped roof entry feature (may be accomplished via a parapet wall);*
 - *Enhanced facade landscaping with flowering species (min. 5' & width);*
 - *Awnings or covered front entryways;*
 - *Columns or pilasters, decorative exterior trim, and additional façade treatments.*
9. *Lighting: All outdoor lighting shall be consistent with "dark sky" requirements and be subject to the following conditions:*
 - 1) *All outdoor lighting shall be located, aimed, shielded, and maintained in a manner which minimizes light projection off-site.*
 - 2) *All outdoor lighting fixtures shall be of the fully shielded type. Examples of the fully shielded lights are set forth in Figure "A" below.*



- 3) *Light fixtures shall be aimed no higher than 45 degrees above vertical down (half-way between straight down and straight to the side) when the light source is visible from any off-site property or thoroughfare.*
- 4) *Prohibited lights:*
 - a) *Flashing, revolving, or intermittent lights visible from any property line.*
 - b) *High intensity light beams such as but not limited to searchlights, laser lights, or strobe lights visible from any property line.*

FIGURE "A"

EXAMPLES OF FULLY SHIELDED LIGHTS



- 5) *RCC Expansion – Any expansion of this RCC must meet criteria listed in Objective 2.110-B, Rural-Cluster Centers, of the Comprehensive Plan.*