

APPENDIX 2.131-P

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:	10 acres or more
Gross Leasable Area (GLA):	10,000 to 2,000,000 sq. ft.
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, 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 within the SAP near the intersection of Interstate 4 and State Road 559 or with direct access to Interstate 4 by way of frontage on or access to SR559 or CR557A. 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 location 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) Restaurants, gift shops, miniature golf, driving range;
- (e) 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.
- (f) 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:
 - i. 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;
 - ii. Recreation based facility;
 - iii. equestrian facility; and/or

iv. non-municipal airports for bringing tourists to the facilities

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.
- 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:
 - (1) 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.
 - (2) 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.
 - (3) Economic issues, such as minimum population support and market area radius.
 - (4) 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-ways 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 Department of 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 C All development shall be designed to incorporate unified access and circulation in accordance with the requirements described below.
 - (b) Joint Use Driveways C 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 C 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 C 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 mile 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.
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 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.

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 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)