

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE

Case Overview

DRC Date: July 28, 2016	Level of Review: Level 4 Review
PC Date: November 2, 2016	Type: Large Scale Text Amendment (CPA)
BoCC Date: December 20, 2016 January 17, 2017	Case Numbers: LDC 16T-13/DMS 58832 SE Polk SAP
Applicant: Polk County	Case Planner: Ana Martinez, AICP

Request:	Amendment to Section 401.08, Table 401.08.01 Use Table for SE Polk SAP to add the Residential Medium (RMX) and Commercial Enclave (CEX) Land Use Districts Outside the Village Centers and Center Core, and the uses that will be allowed under them.
Location:	N/A
Property Owner:	N/A
Parcel Size (Number):	N/A
Development Area/Overlays:	N/A
Nearest Municipality:	N/A
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	Pending
DEO	Pending (*Department of Economic Opportunity)

Summary:

The proposed amendment is to correct the omission of including the Residential Medium (RMX) and Commercial Enclave (CEX) in Table 401.08.01 Use Table for SE Polk SAP under the “Outside the Village Centers/Center Core” portion of the table (See Exhibit “A”). As shown below, both land use designations are included in the modified categories outside the Village Center and have been assigned densities, intensities and dimensions in tables 401.408.03 and 401.408.04 respectively.

Section 401.08 Southeast Polk Selected Area Plan (Added 12/3/13 – Ord. 13-062)

C. Allowable Use and Density and Dimensional Regulations

The modified land use categories and uses allowable in the SE Polk SAP are shown in Table 401.08.01. Land use categories and uses not shown are prohibited. As shown in the SAP Vision Map, there are four subareas identified as Village Centers (Village) and the Village Center Core (VC-Core). These are located in the Warner University/Crooked Lake northwest area, the Babson Park area, the Frostproof area, and the Sun Ray Community area respectively. The Use table shows the allowances for properties located

in the SAP, within the Village and VC-Core Overlay areas (combined) or outside these areas. Development within the Land Uses shown in this SAP shall comply with applicable criteria for Conditional Uses in this section in addition to requirements in Chapter 3. Where there is a conflict, the requirements in Section 401.08 shall prevail.

TABLE 401.08.03 - DENSITY/INTENSITY

FUTURE LAND USE DISTRICTS ⁽³⁾	Outside Village Centers and VC-Core Overlays						Village Center Overlay ⁽¹⁾⁽⁴⁾						VC-Core Overlay ⁽¹⁾⁽⁴⁾					
	Maximum Density du/ac (2)			Maximum Intensity FAR			Maximum Density du/ac (2)			Maximum Intensity FAR			Maximum Density du/ac (2)			Maximum Intensity FAR		
	Base	Tier 2	Tier 3 PD	Base	Tier 2	Tier 3 PD	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
A/RRX	0.2	1.0	2.0 ⁽⁴⁾	0.15	0.20	0.25	1.0	2.0	3.0	0.15	0.20	0.25	1.0	2.0	3.0	0.15	0.20	0.25
RSX ⁽⁵⁾	0.2	0.4	3.0 ⁽⁵⁾	0.15	0.20	0.25	1.0	3.0	4.0	0.15	0.20	0.25	1.0	2.5	4.0	0.15	0.20	0.25
RL-1X	1.0	2	4.0	n/a	0.1	0.25	1.0	2.0	6.0	n/a	0.15	0.25	1.0	3.0	6.0	0.15	0.20	0.25
RL-2X	2.0	2.5	4.0	n/a	0.1	0.25	2.0	3.0	6.0	n/a	0.15	0.25	2.0	3.5	6.0	0.15	0.20	0.25
RL-3X	3.0	3.5	4.0	n/a	0.15	0.25	3.0	4.0	6.0	n/a	0.15	0.25	3.0	4.0	6.0	0.15	0.20	0.25
RL-4X	4.0	4.5	5.0	n/a	0.15	0.25	4.0	5.0	6.0	n/a	0.20	0.25	4.0	5.0	6.0	0.15	0.20	0.25
RMX	4.0	6.5	8.0	n/a	0.15	0.25	6.0	8.0	10.0	n/a	0.20	0.25	6.0	8.0	10.0	0.15	0.25	0.25
RCCX	n/a	n/a	n/a	0.10	0.20	0.30	n/a	n/a	n/a	0.45	0.50	0.60	n/a	n/a	n/a	0.45	0.50	0.60
RCCR	1.0	1.5	2.0	n/a	n/a	n/a	1.0	2.5	4.0	n/a	n/a	n/a	1.0	4.0	4.0	n/a	n/a	n/a
CCX	n/a	n/a	n/a	0.25	0.35	0.50	n/a	n/a	n/a	0.25	0.30	0.50	n/a	n/a	n/a	0.35	0.40	0.50
NACX	n/a	3.0	5.0	0.25	0.50	0.70	2.5	4.0	6.0 ⁽²⁾	0.40	0.55	0.70	4.0	5.0	6.0	0.5	0.60	0.70
TCCX	n/a	n/a	n/a	0.50	0.60	1.0	n/a	n/a	n/a	0.60	0.75	0.1	n/a	n/a	n/a	0.70	0.85	1.0
LCCX	n/a	n/a	n/a	0.20	0.25	0.35	n/a	n/a	n/a	0.30	0.40	0.50	n/a	n/a	n/a	0.35	0.45	0.60
OCX	n/a	n/a	n/a	0.20	0.25	0.30	n/a	n/a	n/a	0.30	0.40	0.50	n/a	n/a	n/a	0.30	0.45	0.60
BPCX-1	n/a	n/a	n/a	0.75	0.85	1.0	n/a	n/a	n/a	0.60	0.75	1.0	n/a	n/a	n/a	0.75	0.85	1.0

FUTURE LAND USE DISTRICTS ⁽³⁾	Outside Village Centers and VC-Core Overlays						Village Center Overlay ⁽¹⁾⁽⁴⁾						VC-Core Overlay ⁽¹⁾⁽⁴⁾					
	Maximum Density du/ac (2)			Maximum Intensity FAR			Maximum Density du/ac (2)			Maximum Intensity FAR			Maximum Density du/ac (2)			Maximum Intensity FAR		
	Base	Tier 2	Tier 3 PD	Base	Tier 2	Tier 3 PD	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
BPCX-2	n/a	n/a	n/a	0.75	0.85	1.0	n/a	n/a	n/a	0.60	0.75	1.0	n/a	n/a	n/a	0.75	0.85	1.0
INDX	n/a	n/a	n/a	0.75	1.0	1.5	n/a	n/a	n/a	0.75	1.00	1.50	n/a	n/a	n/a	0.75	1.00	1.50
CEX	n/a	n/a	n/a	0.20	0.25	0.35	n/a	n/a	n/a	0.30	0.40	0.50	n/a	n/a	n/a	0.35	0.50	0.60
INSTX	6.0	10.0	15.0	0.30	0.40	0.75	n/a	10.00	15.0	0.50	0.60	0.75	n/a	10.00	15.0	0.50	0.60	0.75
L/RX	7.0	8.5	10.0	0.07	0.15	0.25	7.0	8.5	10.0	0.15	0.25	0.35	7.0	8.5	10.0	0.20	0.25 ⁽²⁾	0.35
ROSX	n/a	n/a	n/a	0.07	0.15	0.25	n/a	n/a	n/a	0.15	0.20	0.25	n/a	n/a	n/a	0.15	0.20	0.25
PRESVX	n/a	n/a	n/a	0.0001	0.0001	0.0001	n/a	n/a	n/a	0.0001	0.0001	0.0001	n/a	n/a	n/a	0.0001	0.0001	0.0001

Notes: FAR = Floor Area Ratio; PD= Planned Development;

Maximum densities in the Village and VC-Core Areas can only be achieved if design standards are met;

(2) Unless otherwise specified in the Modified Land Use description, non-residential uses in Residential Land Use Districts is allowed within Mixed-use development;

ISR shall not exceed 0.50 for residential development and 0.60 for non-residential outside of the Village and VC-Core Areas. Within the Village and VC-Core Areas, ISR can increase to a maximum of 0.60 for residential and 0.75 for non-residential unless alternative drainage plan treatment facilities is submitted.

(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) Applicable notes from Table 2.2 of this Code, except for the modification established in this section, shall apply

H. *Dimensional Regulations – Height, Setbacks and Lot Size*

This section addresses setbacks, lot sizes, and general intensity within this SAP to achieve more compact and efficient development while allowing the most flexibility for varying housing types and layouts. The standards provided in this section are the sole exceptions and deviations from Table 2.2. Except for height, development outside the Village and VC-Core shall comply with all other development standards, including compatibility standards listed in Section 220 of this code, and any requirements in place to ensure Polk County Complete Street Policy guidelines¹ and buffers standards shall apply. Properties within the Scenic Ridge Highway overlay shall comply with the requirements of Section 679 or those in this section for height standards, whichever is more restrictive.

1. Height Requirements

- a. Height requirements within the Villages and VC-Core shall be determined based on the Compatibility Standards in Section 220 of this code, but in no case shall it exceed 150% of the district's maximum height as per Table 401.08.04;
- b. Properties located within the Military Compatibility Zone (Section 642), will be required to comply with the height requirements of that section.
- c. Variances to the regulations within this Subsection and Table 401.08.04 may be requested pursuant to Chapter 9 except for the maximums of the Floor Area Ratios (FAR) and densities as these are set within the Comprehensive Plan for this SAP. Additionally, variances to the height limitation within the Military Compatibility Zone (MCZ) for the Avon Park Air Force Range will be evaluated using the criteria and process established in Section 642 of this Code. Other height limitation variances may require approval of the Joint Airport Zoning Board as per the conditions in Section 303 and those in Section 641 of this Code.

¹ TPO Resolution 2012-05

Table 401.08.04 SE Polk SAP Dimensional Regulations for Standard Districts within the Village Centers and Village Center Cores (a)

		NACX	OCX	TCCX	BPC-1X	BPC-2X	INDX	L+/RX	INST-1X	INST-2X	ROSX	PRESVX
AVERAGE RESIDENTIAL LOT AREA ^(d)	TIER 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TIER 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TIER 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. IMPERVIOUS SURFACE RATIO (ISR)		0.70 0.60-SDA	0.70 0.60-SDA	0.70 0.60-SDA 0.50-RDA	0.75 0.60-SDA 0.55-RDA	0.75 0.60-SDA 0.55-RDA	0.75 0.60-SDA 0.50-RDA	0.70 0.60-SDA 0.50-RDA	0.70 0.60-SDA 0.50-RDA	0.70 0.60-SDA 0.50-RDA	0.20 0.15-SDA 0.10-RDA	0.0001
MINIMUM SETBACKS:(ROAD Rights- of- Way / Center Line)												
LIMITED ACCESS		100 / NA	100/NA	100 / NA	100 / NA							
PRINCIPAL ARTERIAL		65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125
MINOR ARTERIAL		50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90
URBAN COLLECTOR		35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MAJOR COLLECTOR		35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MINOR COLLECTOR		35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL, 60' R/W, or greater		30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55
LOCAL, 41- 60' R/W		30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50
LOCAL, 40> R/W		30 / 55	30/55	30 / 55	30 / 55	30 / 55	25 / 45	30 / 55	30 / 55	30 / 55	30 / 55	25 / 45
VILLAGE AND VC-CORE MAXIMUM SETBACK RANGES (FROM ROAD RIGHTS-OF-WAY)												
URBAN COLLECTOR ^(a)		0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0 -20
RURAL MAJOR COLLECTOR ^(a)		0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0-20	0 -20
RURAL MINOR COLLECTOR ^(a)		0-20	0-20	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL ^(a)		0-15	0-15	0-15	0-15	0-15	0-15	0-15	0-15	0-15	0-15	0-15
MINIMUM SETBACKS (Principal Structure/ Accessory Structures)^(c)												
INTERIOR SIDE ^(c)		15 / 15	15 / 15	15 / 15	20 / 20	20 / 20	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15
INTERIOR REAR ^(c)		15 / 15	15 / 15	15 / 15	20 / 20	20 / 20	30 / 10	15 / 15	15 / 15	15 / 15	15 / 15	30 / 10
MAX. STRUCTURE HEIGHT		50	50	100	75	100	50	50	50	130	25 ⁽¹⁹⁾	25

The Footnotes of Table 2.2. shall apply unless otherwise stated herein.

(a) See J.9. of this SAP for alternative parking options.