

CHAPTER 2 DEVELOPMENT POLICIES

DIVISION 2.100 FUTURE LAND USE ELEMENT

SECTION 2.101 INTRODUCTION

The purpose of the Future Land Use Element, as identified in Section 9J-5.006, FAC, is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements. Polk County's 20-year land use designation is the result of a concentrated, detailed planning effort (see Appendix "B" in Volume Six (6) for the Land Use Element supporting documentation) involving a data-gathering and analysis process which, was not limited to, but included:

1. a survey and evaluation of existing land uses,
2. an evaluation of existing zoning and zoning patterns,
3. a survey of environmental constraints,
4. an evaluation of existing and future public facilities,
5. an assessment of projected economic trends and needs,
6. population projections, and
7. an analysis of projected land use needs for the next 20 years.

The future land use pattern developed by Polk County and depicted on the Future Land Use Map Series (see Appendixes "O" and "P") is the culmination of this technical planning effort, performed by Polk County's staff, mixed with the efforts of an extensive public participation program and the DCA-submittal and legislative-adoption process performed by the Board of County Commissioners.

THE PLAN'S FRAMEWORK - Three Levels

THE PLAN'S FRAMEWORK

The planning effort to produce this plan resulted in a 20-year, land use plan whose framework is specified within the objectives and policies included within this Element and which is shown on the Future Land Use Map Series. Future development in Polk County will be controlled and guided through the Plan's three basic levels, or layers, of development controls:

1. "Development Areas" (broad, urban-form areas)
2. "Future Land Uses" (specifically delineated land use districts)
3. "Special-Area Overlay Districts and Areas," which include:
 - a. "Development-Limitation Areas," and

- b. "Resource-Protection Districts."

DEVELOPMENT AREAS -- The First Level

Polk County used the "multi-nodal, urban-cluster" concept (see Appendix "B") on which to base its urban form. This planning concept, as its name implies, manages urban growth by directing it to cluster around and near nodes, or centers, as opposed to undirected sprawl and/or corridor/linear development. Multi-nodal implies that there will be many urban centers in the patterning of development rather than a single, central core. The identified nodes or clusters will be part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services. The development areas will support existing and planned investments in public facilities and services including transit utilities, connectivity (complete streets), parks, libraries, and others.

In the macro sense, Development Areas do this. They continue an urban form that has naturally occurred within the County since it began developing, as indicated by its 17 widely scattered cities, and many unincorporated rural communities. To encourage and enhance the continuance of this urban form the County's Plan establishes the following base districts -- which are not to be confused with land uses -- to provide a foundation on which to fashion its urban form, construct its land use plan, and to base future infrastructure decisions:

1. Transit Supportive Development Area (TSDA) – Infrastructure and community services to support 10 year population growth and existing/planned community investment in transit.
2. Urban – Growth Areas (UGA) – Infrastructure and community services to support 20 year population growth.
3. Suburban Development Area (SDA) – Sewer not planned.
4. Utility Enclave Areas (UEA) – Isolated potable water and sewer systems.
5. Rural Development Areas (RDA) – Remaining areas.

All districts are designed to be adjustable, as decisions to amend public and private investments evolve over time, -- through the Comprehensive Plan amendment process.

Generally, development within both of the TSDA and UGA is required to connect to centralized sewer as it becomes available, **and** to provide for necessary sewerage infrastructure through the installation of "dry lines" if development is desired before required services are available. Also, the intensity and location criteria of many land uses are controlled by Development Areas.

LAND USES - The Second Level

After the County's general urban form was established through the designation of the base Development Areas, future land use designations were assigned in accordance with those Development Areas and existing land uses. Land use categories include:

- a. Activity Centers
 - 1. Rural-Clusters Centers RCC
 - 2. Convenience Centers CC
 - 3. Neighborhood Activity Centers NAC
 - 4. Community Activity Centers CAC
 - 5. Regional Activity Centers RAC
 - 6. High-Impact Commercial Centers HIC
 - 7. Tourism-Commercial Centers TCC
 - 8. Employment Centers EC
- b. Linear Commercial Corridor LCC
- c. Commercial Enclave CE
- d. 1. Industrial IND
 - 2. Business-Park Centers BPC
 - 3. Office Center OC
 - 4. Professional Institutional PI
- e. Phosphate Mining PM
- f. Leisure/Recreation L/R
- g. Institutional INST
- h. Recreation and Open Space ROS
- i. Preservation Areas PRESV
- j. Residential

- 1. Urban
 - (a) Residential-Suburban RS
 - (b) Residential-Low RL
 - (c) Residential-Medium RM
 - (d) Residential-High RH
- 2. Agricultural/Residential-Rural A/RR
- k. Mixed Use MU

The following land use features are especially noteworthy in this Plan:

1. **ACTIVITY CENTERS:** Clustering of urban uses is promoted through the use of "Activity Centers" and the prohibition of future expansions of existing "Linear Commercial Corridors." On the micro level, the "multi-nodal, urban-cluster" concept, on which the County has based its urban form, is a radical departure from the linear commercial corridors that have proliferated the County over the preceding decades. Clustering high-traffic generating commercial uses and employment facilities at properly spaced commercial and/or business centers provides a way of reducing the road-clogging practice of placing commercial drives every few feet along our arterial and collector streets.

The County's activity-center framework also provides for the appropriate sizing and placement of needed commercial activities by designating general center sizes and market areas for different levels of centers, and the desirable distances between those centers.

2. **AGRICULTURE/RESIDENTIAL-RURAL (A/RR) LAND USE:** This land use category recognizes the importance of agriculture and provides for its protection and future continuance through the establishment of a base residential density of one dwelling unit per five acres (1 DU/5 AC).

It also provides for the continued viability of agriculture by providing for appropriate quantities and distribution of low-density residential development within Rural-Development Areas in accordance with available support services, using a methodology to require clustering by a mandatory 50% land-reservation program, thus discouraging sprawl and enhancing Polk County's rural character. This is accomplished through permitted uses within the A/RR land use category:

- a. "Rural-Residential Development" (RRD)
- b. "Rural Mixed-Use Development" (RMD)

A. RURAL-RESIDENTIAL DEVELOPMENT (RRD): The RRD is a point-generated, sliding-density-scale, residential "permitted use" within the A/RR land use category. While the Plan's A/RR land use classification provides for the protection of agriculture and rural areas through a base density of one dwelling unit per five acres (1 DU/5 AC),

the RRD allows for greater residential densities (up to 1 DU/AC) through a land-reservation/residential-density locational system. RRD developments:

- (1) may not exceed 160 acres,
- (2) must be served by public water,
- (3) submit a binding site plan, and
- (4) reserve no less than 50% (and up to 70%) of the development site.

This RRD system is designed to maximize the benefits of available residential-support facilities and services through the use of a sliding-scale density system which allows residential development to occur at gross densities from one dwelling unit per two-and-one-half acres (1 DU/2.5 AC) up to one dwelling unit per acre (1 DU/AC) with a mandatory land-reservation program. This RRD system awards points, which are later converted to maximum residential densities, by evaluating parcels within the rural development area on the following criteria:

- (1) proximity to Rural-Cluster Centers, Business-Park Centers, Linear Commercial Corridors, and municipalities;
- (2) level of public-safety protection, to include fire and emergency medical service (EMS);
- (3) vehicular access to arterial, paved collector, and paved County-maintained local roads;
- (4) proximity to, and use of, isolated sewer systems; and
- (5) proximity to schools.

B. RURAL MIXED-USE DEVELOPMENT (RMD): This is a higher intensity "permitted use" within the A/RR land use category. RMDs are developments which:

- (1) contain at least 160 acres,
- (2) must be served by public sewer and water,
- (3) have access to a paved collector or arterial road,
- (4) submit a binding site plan,
- (5) reserve no less than 50% of the development site
- (6) provide for increased transportation internal capture,
- (7) restrict vehicular access, and

(8) meet the conditions of a "Residentially Based, Mixed-Use Development" as specified in the Plan.

3. **TRANSFER OF DEVELOPMENT RIGHTS:** the County shall investigate techniques such as transfer of development rights that:
 - a. Target the TSDA as a "receiving area" for the transfer of development rights; and
 - b. Target the PolkGreen Overlay as a "sending area" for the transfer of development rights

SPECIAL-AREA OVERLAY DISTRICTS AND AREAS - The Third Level

"Special-Area Overlay Districts and Areas" are the third layer of the County's growth-management three-layer strategy. These overlays do not establish or change land uses, however, they regulate the intensity of a given land use. The Plan establishes the general overlay categories of:

"Development-Limitation Areas" Areas where environmentally sensitive lands are especially subject to adverse impacts of development.

"Resource-Protection Districts" Areas where specific natural or man-made features, structures, or areas require protection for continued public benefit to be realized.

Generally, for the purposes of this Plan, "districts" are more specifically delineated by absolute boundaries, while the exact boundaries of overlay "areas" may not be determined until site-specific field inspections are conducted to authenticate those boundaries.

The County's Plan establishes the following special-area overlay districts and areas:

- a. Development-Limitation Areas
 1. Floodplain-Protection Areas
 2. Wetland-Protection Areas
 3. Aquifer-Protection Areas
 4. Green Swamp Protection Area
 5. Local Hazard Mitigation Strategy
- b. Resource-Protection Districts
 1. Transit Corridors and Centers Overlay
 2. Airport-Buffer Districts
 3. Mineral Resource-Protection Districts

4. Wellhead-Protection Districts
5. PolkGreen District
6. Redevelopment Districts
7. Historic-Preservation Sites
8. SR 17 Ridge Scenic Highway

As stated above, overlay districts/areas within the Polk County Plan are not land use categories. The basic underlying land use designation - such as residential, industrial, activity center and etcetera - still exists under the overlay district/area.

For example, an area may be designated as "Residential-Low" (RL); however, the area may also lie within the overlay classification of wetland-protection. The RL classification would allow up to five dwelling units per acre (5 DU/AC), however, the Wetland-Protection overlay district would require that residential dwelling units be transferred out of the wetland area, or would set a maximum residential density of one dwelling unit per ten acres (1 DU/10 AC) where there were no non-wetland area on which to transfer the density. In this case, the overlay-area classification does not change the use from residential to another use - it only modifies development of the land to a less intense residential use because of its special constraints.

OTHER PLAN FEATURES:

A. SELECTED AREAS

"Selected-Area Studies" and "Selected-Area Plans" are included in the Plan to provide enhanced planning tools for future detailed planning of areas that warrant special review and/or planning of greater specificity than that included within the general guidelines of the Plan's objectives and policies or the Future Land Use Map Series.

SASs are detailed studies of specifically delineated areas designated by the Board of County Commissioners when it is deemed necessary that such a study is necessary to evaluate area issues in the process of making prudent growth-management and land use decisions. Such studies are not restricted with regards to size. The Plan specifies that several preselected SASs be performed after adoption of the Plan.

An SAP may result from an SAS. An SAP is a special, detailed land use plan for a specific area. SAPs include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the SAP. Two SAPS - the I-4/NE Parkway SAP and the CR 540/Loughman SAP - were developed and included with the initial adoption of this Plan (see Section 2.131).

B. SPECIALIZED USES

"Specialized Uses" provides a planning mechanism with which to provide for a number of critical activities which need to be permitted in all or many land uses. Specialized Uses are not land uses, but are "permitted uses" within all, or specified land use districts. Specialized uses include:

1. Isolated Convenience Stores
2. Transitional Areas
3. Utilities
4. Community Facilities
5. Special Residential (over 15 DU/AC)
6. Non-Phosphate Mining
7. Residentially based Mixed-Use Developments, and
8. Non-Certified Electric-Power Generation Facilities

ISOLATED CONVENIENCE STORES are non-mapped, individual stores permitted in all land use categories, subject to County approval.

TRANSITIONAL AREAS are non-mapped areas to provide for the lessening of impacts between dissimilar uses by providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses.

UTILITIES allows for certain utility facilities to be permitted in all land use categories, subject to County approval.

COMMUNITY FACILITIES allows for the placement of community facilities throughout the County. These facilities include: all public safety facilities, schools, libraries, churches, group living facilities, day care facilities, lodges and retreats, and recreation uses.

SPECIAL RESIDENTIAL allows residential development from 15 DU/AC up to 25 DU/AC within RACs and CACs.

NON-PHOSPHATE MINING allows the mining of lime rock, sand, peat, clay, and soil in all land use categories, subject to County approval.

RESIDENTIALLY BASED MIXED-USE DEVELOPMENT allows for the placement of mixed-uses development in all residential land use categories (except A/RR), subject to County approval. The use of mixed-use development land use districts, typically implemented through the use of Planned Unit Development (PUD) zoning districts, is a time-tested planning technique which, when used properly, can result in more desirable development patterns by providing a functional mix of commercial, office, retail, recreational, and housing uses. Mixed-use developments can assist in the

reduction of off-site traffic congestion by the appropriate mixing of uses to promote high internal-trip capture rates and through the proper design of traffic-circulation plans to internally link the different uses.

Ideally, mixed-use developments should provide for the locating of residential and nonresidential uses within close proximity to each other - with proper buffering - so as to encourage non-motorized travel between uses, thus further reducing motorized traffic on the circulation system. Also, the nonresidential portions of the mixed-use development should be appropriately sized and of a nature to provide support primarily for the projected project's population, thereby, also reducing the number of outside trips into the development.

NON-CERTIFIED ELECTRIC-POWER GENERATION FACILITIES allows for the placement of "low-impact" and "high-impact" Non-Certified Electric-Power Generation Facilities in specific land use categories, subject to meeting certain criteria and County approval.

C. NEW COMMUNITIES

The Plan encourages the development of self-contained new communities (sometimes referred to as "new towns") which exhibit design features that reduce many of the impacts associated with "urban sprawl" and other adverse impacts associated with conventional-suburban development such as excess automobile dependency. New towns that include neighborhoods using a "traditional-town" design and function are encouraged.

PLAN IMPLEMENTATION The Plan will be realized through a number of implementation techniques, to include:

1. administrative processes and procedures conducted by County staff at the direction of the County Administrator,
2. legislative actions taken by the Board of County Commissioners, and
3. the adoption of and the effective date of September 1, 2000 for the Land Development Code, to implement the objectives and policies of this Element, as well as all of the other elements of the Polk County Comprehensive Plan.

The Land Development Code was adopted to implement the Polk County Comprehensive Plan and includes provisions to address procedures and standards for the review of development, to include a concurrency-management system to ensure that development meets the locally established level-of-service standards, and that facilities and services are available concurrently with the impacts of that development.

The zoning regulations used by Polk County are implemented by the Land Development Code, which was adopted and effective on September 1, 2000, in accordance with Chapter 125, FAC and Chapter 163, FS. The Land Development Code further defines the specific uses as they relate to the land use districts described in the Polk County Comprehensive Plan. The Land Development Code utilizes the Future Land Use Map Series, which serves as the zoning map. The zoning map and policies relating to the Comprehensive Plan are subject to state review and approval with the exception of Future Land Use Subdistricts, which are delineated by the Land Development Code, Ordinance 00-09, as amended.

The Future Land Use Element goal statement, which establishes the long-term end toward which land use programs and activities are directed, is:

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.

POLICY 2.101A-A1: Polk County will implement and update the Land Development Code (LDC) whenever necessary to ensure the public health, safety, and welfare of the citizens of unincorporated Polk County.

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.

POLICY 2.101A-A4: The land development regulations shall include but not limited to standards for development such as, setback, maximum floor-to-area ratio, and maximum impervious surface ratio, landscaping and buffering requirements, and minimum open space requirements.

POLICY 2.101A-A5: the Future Land Use Map Series designates classifications of varying densities and intensities to provide a full range of development activities. The designations shall address current and projected development patterns, historic sites, environmentally sensitive areas, and existing and future availability of public facilities and services.

POLICY 2.101A-A6: The Future Land Use Map Series is a group of maps that may be amended from time to time. These maps shall be interpreted together and shall not be construed to be individual maps.

SECTION 2.102 GROWTH MANAGEMENT

OBJECTIVE 2.102-A: Development within unincorporated Polk County shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives and Policies incorporated within the Polk County Comprehensive Plan.

POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:

- a. there have been provisions made which buffer incompatible uses from dissimilar uses;
- b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
- c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

POLICY 2.102-A5: DEVELOPMENT POLICIES - All development within unincorporated Polk County shall be subject to the goals, objectives and policies included within the Polk County Comprehensive Plan, including the following:

- a. Future Land Use Element
- b. Housing Element
- c. Conservation Element
- d. Economic Element
- e. Infrastructure Element
- f. Transportation Element
- g. Recreation and Open Space Element
- h. Public School Facility Element

- i. Intergovernmental Coordination Element
- j. Capital Improvements Element

POLICY 2.102-A6: DEVELOPMENT STANDARDS - All development within unincorporated Polk County shall conform to all County land- development regulations, shall meet or exceed all applicable County construction standards, and shall comply with the level-of-service standards established within all elements of the Polk County Comprehensive Plan, including levels-of-service standards listed within the following elements:

- a. Infrastructure Element
- b. Transportation Element
- c. Recreation and Open Space Element
- d. Capital Improvements Element
- e. Public School Facilities Element

POLICY 2.102-A7: TOPOGRAPHY CONSIDERATIONS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, existing topography. The County's Land Development Code shall specify necessary protection and/or mitigation requirements. Development standards shall include, but not be limited to, the following guidelines:

- a. Encourage the preservation the natural topographic features by preserving floodplains, streams, sinkholes and other water bodies in accordance with policies of this Plan.
- b. Where possible roads should be parallel to the contours and be placed on ridges or in valleys to minimize the need for cut and fill. All cut and fill banks should be stabilized with minimum maintenance materials to prevent continuing erosion problems.
- c. Where possible, cluster development should be used whenever sites contain steep slopes or other physiographic characteristics which would increase development costs or disrupt the natural system of the site
- d. Requirements to slow the erosion of a site during the construction stage, including but not limited to:
 - 1. the timely clearing of the site, and
 - 2. considerations of leaving existing seeding or providing temporary seedings until disturbance are necessary.

POLICY 2.102-A8: SOILS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, soils. The County's Land Development Code shall specify development/construction standards necessary to protect against soil erosion, provide for sound engineering construction techniques, and/or mitigate adverse impacts due to soil conditions. These

development standards shall be guided by DEP's best management practices cited in Florida Development Manual, Chapter Six, and the Polk County Soil and Water Conservation District's Best Management Practices manual. Criteria for Polk County's inspection of development sites during construction activities shall include erosion-control standards.

POLICY 2.102-A9: PUBLIC FACILITIES AND UTILITIES - Public facilities and utilities shall be located to:

- a. maximize the efficiency of services provided,
- b. minimize their cost, and
- c. minimize their impacts on the natural environment.

POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:

- a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
- b. nearness to agriculture-production areas;
- c. distance from populated areas;
- d. economic issues, such as minimum population support and market-area radius (where applicable);
- e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 2. sanitary sewer and potable water service;
 3. storm-water management;
 4. solid waste collection and disposal;
 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 6. emergency medical service (EMS) provisions; and
 7. other public safety features such as law enforcement;
 8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities

- f. environmental factors, including, but not limited to:
 - 1. environmental sensitivity of the property and adjacent property;
 - 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 - 3. wetlands and primary aquifer recharge areas;
 - 4. soil characteristics;
 - 5. location of potable water supplies, private wells, public well fields; and
 - 6. climatic conditions, including prevailing winds, when applicable.

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.
- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.
- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.
- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.
- f. Fails to maximize use of existing public facilities and services.
- g. Fails to minimize the use of future public facilities and services.
- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

- i. Fails to provide a clear separation between urban and rural uses.
- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
- k. Fails to encourage an attractive and functional mix of land uses.
- l. Results in poor accessibility among linked or related land uses.
- m. Results in the loss of a significant amount of functional open space.

POLICY 2.102-A12: REDEVELOPMENT - Polk County shall encourage redevelopment through strategies that promote the integration of a mixture of uses without compromising the character, design and environmental quality of the surrounding area.

POLICY 2.102-A13: Polk County shall encourage redevelopment of existing development sites by implementing landscaping, buffering, and parking regulations that encourage innovative design consistent with Policy 2.124-F4.

POLICY 2.102-A14: COMMUNITY VISION –The Polk Vision was adopted on August 2, 2004 by Polk Vision, Inc. following extensive and inclusive public participation

- a. The Polk Vision Document, as adopted on August 2, 2004, is incorporated by reference in Polk County Comprehensive Plan to meet the requirements of Section 163.3177(13), F.S., for a community vision.
- b. The Long-Term Vision and Mid-Term Strategies outlined in the Polk Vision shall be used as a guide in the implementation, evaluation, and amendment of the Plan.
- c. The Transit Supportive Development Area and the PolkGreen and Transit Corridors and Centers Overlays (Section 2.124: Resource Protection Districts) include visual representations depicting desired land use patterns and the character of the community based on the Polk Vision and regional visions such as the Central Florida Regional Growth Vision.
- d. Polk County has identified Quality Growth Strategies based on an extensive community outreach effort entitled “Polk Growth Matters.” These strategies are based on, and consistent with, the Polk Vision and regional visions. Polk County shall work with other local governments, regional and state agencies, and community residents to implement the following Quality Growth Strategies:
 - Direct Growth to City Centers;
 - Invest in Multi-Modal Corridors;
 - Provide a Network of Multi-Use Trails;
 - Preserve and Acquire Green Areas;
 - Preserve Agricultural Lands;
 - Conserve Water;
 - Establish Urban Service Areas;
 - Promote Affordable Housing;

- Conduct Joint Planning; and
- Create “Smart Growth Zones.”

POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff’s Department, and Emergency Management Service (EMS).

SECTION 2.103 DEVELOPMENT AREAS

Goal: To protect the public investment by encouraging compact community design that supports the efficient use of community infrastructure, reduces energy consumption and protects 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 and discouraging unplanned, uncontrolled urban development into rural areas. Polk County shall implement the goals of the Polk Vision and MyRegion.org, a shared vision plan for Central Florida, as the basis for establishing higher densities for residential development, increased intensity in commercial development while promoting redevelopment strategies that encourage multi-modal transportation options and a mix of land uses.

OBJECTIVE 2.103-A: The Polk County Plan shall direct development within the County through a growth-management system which will guide urban-intensity development to areas where urban services are provided, or are scheduled to be provided, through:

- a. the establishment and mapping of development areas on the Future Land Use Map Series, and
- b. the establishment of criteria applicable to the development of land within development areas.

POLICY 2.103-A1: AREAS ESTABLISHED AND MAPPED-- The following development areas shall be designated and mapped on the Polk County Future Land Use Map Series as base districts in accordance with the criteria established within Sections 2.104 through 2.108, on the Future Land Use Map Series as base districts:

- a. Transit Supportive Development Area (TSDA)
- b. Urban-Growth Areas (UGA)
- c. Suburban-Development Areas (SDA)
- d. Utility-Enclave Areas (UEA)
- e. Rural-Development Areas (RDA)

POLICY 2.103-A2: BASE DISTRICTS -- Development Areas are not land uses. They are base districts and serve as a foundation on which land use districts are placed. In this way the County establishes a

general future urban pattern which serves as a guide to define the urban form as the County grows over the next 20 years.

SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA)

OBJECTIVE 2.104-A: The Polk County Plan shall provide areas for the development of urban-intensity growth through:

- a. the designation and mapping of Transit Supportive Development Area, and
- b. the establishment of policies to govern the development of land within the Transit Supportive Development Area.

POLICY 2.104-A1: DESCRIPTION – Transit Supportive Development Areas shall meet the following criteria:

- a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;
- b. be supported by existing or planned urban type services that are programmed for the 10-year planning horizon;
- c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;
- d. include development criteria that:
 - 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 - 2. improve access to employment areas, schools, shopping and recreational opportunities;

POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.

POLICY 2.104-A3: LAND USE CATEGORIES -- The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria

- a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.

- c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.

POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.

POLICY 2.104-A5: DEVELOPMENT CRITERIA -- Development within the Transit Supportive Development Areas shall conform with the following criteria consistently with the requirements of the Land Development Code:

- a. provide access to transit facilities;
- b. connect to centralized potable water and sanitary sewer systems;
- c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
- d. implement “Complete Street” and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;
- e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
- f. provide access to civic space, parks, green areas, and open space and other amenities;
- g. be supported by public safety (i.e., fire, EMS and law enforcement);
- h. have access to public schools;
- i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.
- j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.

POLICY 2.104-A6: GENERAL INCENTIVES – Polk County shall encourage and promote compact, mixed-use by allowing

- a. increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and

- b. increased densities for affordable or workforce housing subject to Policy 2.104-A7.

POLICY 2.104-A7: DENSITIES AND INTENSITIES –To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:

- a. Transit Corridor – an area within ¼ mile of fixed route transit service;
- b. Transit Center – an area within a one mile radius of the point of access for transit services; and
- c. Transit Center Core – an area within ¼ mile of the point of access for transit services.

Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.1

DENSITY SCHEDULE	Residential Low	Residential Medium	Residential High	Mixed Use
Transit Supportive Development Area (TSDA)	3 du/ac min	5 du/ac min	7 du/ac min	
	7 du/ac max	10 du/ac max	15 du/ac max	
Transit Corridor	4 du/ac min	7 du/ac min	10 du/ac min	
	10 du/ac max	12 du/ac max	17 du/ac max	
Transit Center	6 du/ac min	10 du/ac min	12 du/ac min	10 du/ac min
	12 du/ac max	15 du/ac max	18 du/ac max	18 du/ac max
Transit Corridor w/in Transit Center	8 du/ac min	12 du/ac min	15 du/ac min	10 du/ac min
	15 du/ac max	18 du/ac max	20 du/ac max	20 du/ac max
Transit Center Core	10 du/ac min	15 du/ac min	20 du/ac min	15 du/ac min
	25 du/ac max	30 du/ac max	40 du/ac max	40 du/ac max

Within the TSDA and Transit Corridors and Centers Overlay portion of the TSDA, non-residential uses may be approved at the listed intensities. The Floor Area Ratios (FAR) listed in Table 2.104.2 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and policies that include the description for each of

the referenced land use category as provided for within this Element. The FARs listed in Table 2.104.2 for RL, RM and RH are for non residential uses when permitted per this Comprehensive Plan. The Mixed Use category within Table 2.104.2 is for those land use categories that permit non-residential and residential uses as provided for in this Element or the Appendices for the Selected area Plans (SAP). The listed maximum FARs are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.2 includes recommended minimum FARs to support future investments in public transportation. These recommended minimum FARs may be required under the Land Development Code to coincide with planned public or private sector transit investments. Projects with less than the recommended minimum FAR will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

Table 2.104.2

INTENSITY SCHEDULE	Residential Low	Residential Medium	Residential High and non-residential districts	Mixed Use
Transit Supportive Development Area (TSDA)	0.25 FAR min 0.5 FAR max	0.35 FAR min 0.75 FAR	0.5 FAR min 1.5 FAR max	
Transit Corridor (TCO)	0.3 FAR min 1.0 FAR max	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	
Transit Center (TCE)	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Corridor w/in Transit Center	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Center Core (TCEC)	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max

To support the development of compact, mixed land uses and to ensure mobility within the Transit Corridors and Centers Overlay, Polk County shall implement the development incentives and standards enumerated in Policy 2.124-A6.

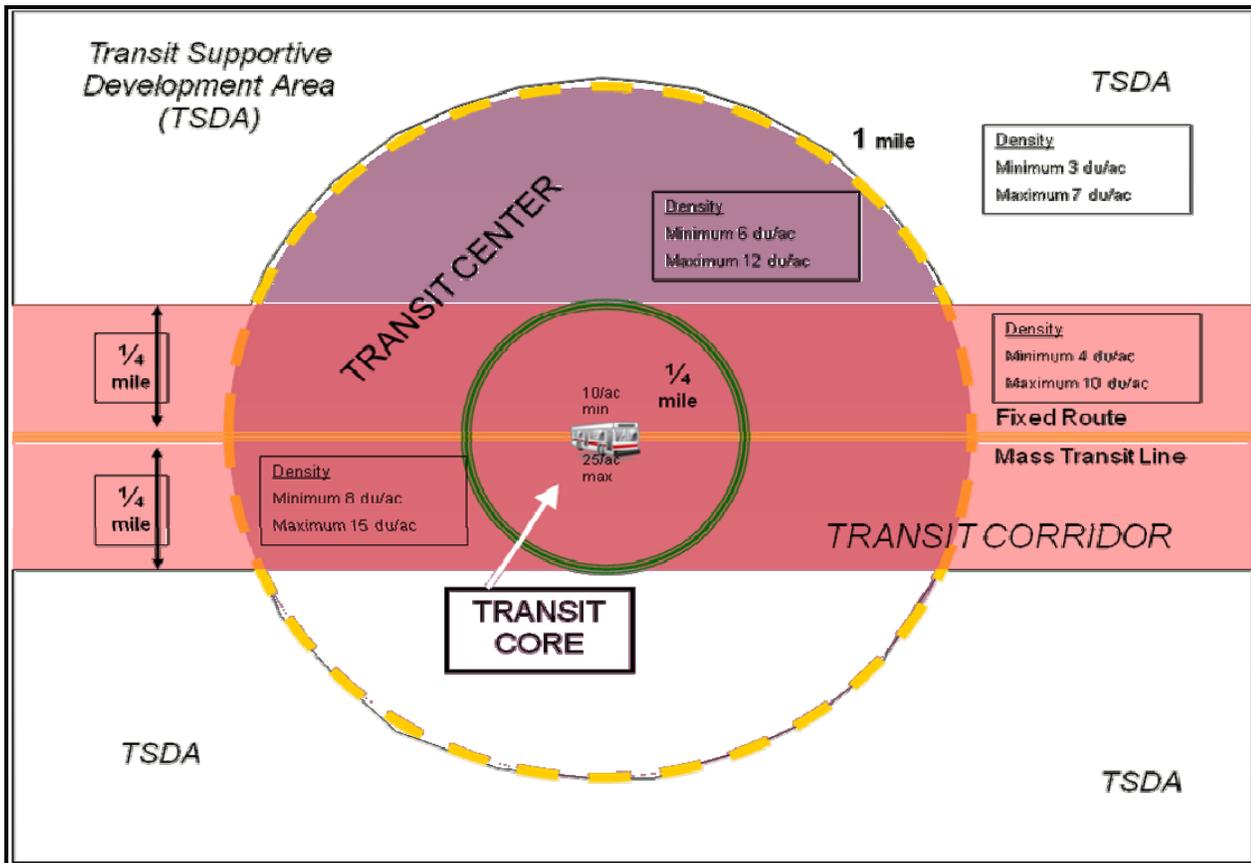


Figure 1 Residential Low (RL) densities within the TSDA and its Overlay Districts

POLICY 2.104-A8: URBAN SERVICE BOUNDARY –The Transit Supportive Development Area shall serve as an urban service boundary pursuant to Section 163.3177(14), F.S. to promote compact, contiguous urban development within a 10-year timeframe. This designation does not prevent or discourage development in other Development Areas, but rather serves as a focal point for the provision of community infrastructure and services needed to support compact, mixed-use development and energy efficient land use patterns.

POLICY 2.104-A9: TSDA ALLOCATION –The Transit Supportive Development Area should contain developable land having capacity to sustain a projected population and residential demand for a period of ten years.

SECTION 2.105 URBAN-GROWTH AREAS (UGA)

OBJECTIVE 2.105-A: The Polk County Plan shall provide areas for the future development of urban-intensity growth through:

- a. the designation and mapping of Urban Growth Areas, and
- b. the establishment of policies to govern the development of land within the Urban-Growth Areas.

POLICY 2.105-A1: DESCRIPTION -- Urban-Growth Areas shall:

- a. complement the TSDA in guiding growth, while promoting orderly and compact development;
- b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
- c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;
- d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
- e. include development criteria that:
 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 2. improve access to employment areas, schools, shopping and recreational opportunities;
 3. support the preservation of open space and natural areas;
 4. reduce capital and operating cost for the provision of infrastructure and public services.

POLICY 2.105-A2: DESIGNATION AND MAPPING -- The Future Land Use Map Series shall designate and map UGAs for those areas of the County meeting the general characteristics of this Section 2.105.

POLICY 2.105-A3: LAND USE CATEGORIES -- The following land use categories shall be permitted within UGAs:

- a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
- c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.105-A4: OVERLAY DISTRICTS -- All Overlay Districts shall be permitted within UGAs in accordance with applicable criteria.

POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS -- Development within the Urban Growth Areas shall conform to the following criteria

- a. connect to centralized potable water unless this requirement is waived by the Board consistent with Policy 2.105-A6;
- b. connect to centralized sanitary sewer systems if available. If not available, the developer can provide onsite facility(s) and dry-line in compliance with the requirements of the Polk County Health Department and the County's Utility Codes;
- c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
- d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
- e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
- f. provide access to civic space, parks, green areas, and open space and other amenities;
- g. be supported by public safety (i.e., fire, EMS and law enforcement);
- h. have access to public schools;
- i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.
- j. encourage the inclusion of a variety of housing choices and mixed uses;
- k. if development is within the "Corridor and Center Overlay" (Section 2.124-A) additional standards supporting the transit system, such as no driveway or parking between the street and the structures, will be required provide transit oriented design, including adequate connectivity, access and amenities to support mass-transit services as established in Policy 2.124-A3;

POLICY 2.105-A6: CONNECTION TO CENTRALIZED POTABLE WATER -The Board may approve a temporary or permanent waiver to the requirement to connect to centralized potable water in the Urban Growth Areas in unique, limited circumstances that warrant such a waiver. The Board may grant a waiver to this requirement given consideration of the following factors:

- a. there are physical constraints, e.g., lack of rights-of-way or easements, which make the extension of central potable water impractical;

- b. the applicable utility provider does not intend to extend potable water to the subject parcel within the next 20 years;
- c. the provision of on-site potable water is part of a planned Conservation Development; and
- d. the waiver, if granted, will not significantly increase the cost of extending potable water to adjacent parcels in the UGA or will not jeopardize any utility provider's permits with the applicable water management district or functional equivalent.

A waiver granted under this policy does not constitute a waiver of any other applicable requirements for development or public safety requirements under the Life Safety code. This waiver policy does not apply to parcels within the Green Swamp Area of Critical State Concern.

SECTION 2.106 SUBURBAN-DEVELOPMENT AREAS (SDA)

OBJECTIVE 2.106-A: The Polk County Plan shall provide areas for the development of suburban-intensity growth through:

- a. the designation and mapping of Suburban-Development Areas (SDAs), and
- b. the establishment of policies to govern the development of land within SDAs.

POLICY 2.106-A1: DESCRIPTION - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services

POLICY 2.106-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map SDAs, for those areas of the County meeting the general characteristics of this Section 2.106.

POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:

- a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
- b. **RESIDENTIAL:** Residential-Suburban.
- c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.106-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within the SDA in accordance with applicable criteria.

POLICY 2.106-A5: DEVELOPMENT CRITERIA - All development within the Suburban Development Areas shall conform to the following guidelines:

- a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;
- b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;
- c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 – Community Design, of this element.
- d. provide access to civic space, parks, green areas, and open space and other amenities
- e. be supported by public safety (i.e., fire, EMS and law enforcement);
- f. have access to elementary schools, and
- g. Encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas.
- h. In order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.

POLICY 2.106-A6: SEWER EXTENSIONS - Sanitary sewer shall not be extended into the SDA, except as allowed by Policy 2.132-C10 or the Board deems it necessary given one of the following circumstances:

- a. It is in the interest of on site and/or nearby environmental features;
- b. It is in the interest of public health; or,
- c. The area has been designated a redevelopment district under Policy 2.124-F. Provided the development density of land served by the sewer lines does not exceed the amount allowed under the current land use designation.

POLICY 2.106-A7: TIMING OF DEVELOPMENT - When evaluating non-residential projects within the Suburban Development Area the relative timeliness of the proposal shall be considered. The following factors shall indicate whether a project is premature:

- a. there is not functional and proximate relationship between the proposed development and other development;
- b. there is considerable displacement of ongoing economically viable agricultural activities;
- c. there is a lack of urban services, including but not limited to police, fire, and EMS; and
- d. the condition and adequacy of the collector and arterial road network is deficient.

If a project is determined to be premature it shall not be approved.

SECTION 2.107 UTILITY-ENCLAVE AREAS (UEA)

OBJECTIVE 2.107-A: The Polk County Plan shall recognize existing isolated areas of urban development where centralized public, or franchised, or private potable water and sewer systems are in place through:

- a. the designation and mapping of Utility-Enclave Areas (UEAs), and
- b. the establishment of policies to govern the development of land within UEAs.

POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

- a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s)
- b. it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); and
- c. it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.

POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

- a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.
- c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.

POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria:

- a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.
- b. incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 – Community Design, of this element.
- c. provide access to parks, green areas, and open space and other amenities
- d. be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement); In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

SECTION 2.108 RURAL-DEVELOPMENT AREAS (RDA)

OBJECTIVE 2.108-A: The Polk County Plan shall provide areas for rural activities such as agricultural uses, mining activities, and rural residential uses, and for areas to be available for future long-range urban-expansion activities through:

- a. **the designation and mapping of Rural-Development Areas (RDAs), and**
- b. **the establishment of policies to govern the development of land within RDAs.**

POLICY 2.108-A1: DESCRIPTION - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

POLICY 2.108-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Rural-Development Area base areas for those areas of the County meeting the general characteristics of this Section.

POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas:

- a. **ACTIVITY CENTERS:** Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.
- b. **RESIDENTIAL:** Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.
- c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

POLICY 2.108-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within RDAs in accordance with applicable criteria.

POLICY 2.108-A5: DEVELOPMENT CRITERIA - Development within RDAs shall conform to

- a. the detailed criteria listed for each land use category permitted within the Rural-Development Area;
- b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County's Land Development Code; and
- c. be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).

POLICY 2.108-A6: MONITORING - The County shall monitor the amount and rate of development in the "Rural-Development Area." The Board of County Commissioners shall take action to amend the Comprehensive Plan to limit development in the Rural-Development Area should RMD development exceed 18 over a three year period. This evaluation shall occur once after the third year of Plan implementation and at every evaluation and appraisal report cycle. If the number of RMDs exceed 18 after the first three year period, or 6 for any year after the initial three year period, Polk County shall amend the Comprehensive Plan as follows:

- a. adopt a cap on the number of RRDs and RMDs that can occur in the Rural-Development Area in any given year;
- b. adopt locational and/or spacing criteria for RRDs and RMDs; or

- c. provide DEO with additional data and analysis to justify why development in the Rural-Development Area has exceeded historical trends.

SECTION 2.109 LAND USE CATEGORIES AND OVERLAY DISTRICTS

OBJECTIVE 2.109-A: The Polk County Plan shall establish land use categories in order to promote the appropriate distribution of land uses with regard to the existing population and the projected population; while considering issues of compatibility, sufficient quantities of land by type of land use concurrency management, and potential economic impacts.

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density(1)	Maximum Planned Development Density(2)	Standard Non-residential FAR(3)	Maximum Planned Development FAR(4)	
a Activity Centers						
1.	Rural-Cluster Centers	RCC	2.0	2.0	0.30	0.30
2.	Convenience Centers	CC	0.0	0.0	0.25	0.50
3.	Neighborhood Activity Centers	NAC	0.0	5.0	0.25	0.70
4.	Community Activity Centers	CAC	25.0	25.0	0.30	1.00
5.	Regional Activity Centers	RAC	25.0	25.0	0.35	1.50
6.	High-Impact Centers	HIC	0.0	0.0	0.50	0.50
7.	Tourism-Commercial Centers	TCC	0.0	0.0	0.50	1.00
b	Linear Commercial Corridor	LCC	0.0	0.0	0.35	0.35
c	Commercial Enclave	CE	0.0	0.0	0.35	0.35
d Industrial / Business Park Center/Office Center						
1.	Industrial	IND	0.0	0.0	0.75	1.50
2.	Business Park Center	BPC	15.0	15.0	0.75	1.50
3.	Office Center	OC	0.0	0.0	0.30	.30
e	Phosphate Mining	PM	0.0	0.0	0.75	0.75
f	Leisure/Recreation	L/R	10.0	10.0	0.25	0.25
g	Institutional	INST	0.0	15.0	0.75	0.75
h	Recreation and Open Space	ROS	0.0	0.0	0.25	0.25
i	Preservation Areas	PRESV	0.0	0.0	0.0001	0.0001
j Residential						
1.	Urban					
(a)	Residential-Suburban	RS	0.2	3.0	0.25	0.25
(b)	Residential-Low	RL	5.0	5.0	0.25	0.25
(c)	Residential-Medium	RM	7.0	10.0	0.25	0.25
(d)	Residential-High	RH	15.0	15.0	0.25	0.25
2.	Agricultural/Residential-Rural	A/RR	0.2	2.0	0.25	0.25
3.	Rural Cluster Center	RCC-R	2.0	2.0	0.25	0.25

- (1) Maximum Standard Residential Density is the highest number of dwelling units that may be achieved for residential development other than a Planned Development.
- (2) Maximum Planned Development Density is the highest number of dwelling units that may be achieved within a Planned Development.
- (3) Standard Non-residential FAR is the most intense floor to area ratio for non-residential buildings within development proposals that are not within a Planned Development.
- (4) Maximum Planned Development FAR is the most intense floor to area ratio for buildings within a Planned Development.

For properties within the Transit Supportive Development Areas (TSDA), higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

POLICY 2.109-A2: This policy 2.109-A2 has been moved to Section 2.122 (Special Area Overlay Districts and Areas) by CPA 10B-03.

POLICY 2.109-A3: Land Development Regulations adopted to implement this comprehensive plan shall be based on, and consistent with, the following standards for uses, densities and intensity of the land use districts as described in this section.

POLICY 2.109-A4: The purpose of the Agriculture/Residential-Rural (A/RR) land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.

Policy 2.109-A5: The purpose of the Business Park Center (BPC) land use district is to provide areas for office, business park development, and light-industrial activities. The BPC land use permits office, research and development parks, distribution centers, and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center

POLICY 2.109-A6: The purpose of the Commercial Enclave (CE) land use district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan.

POLICY 2.109-A7: The purpose of the Community Activity Center (CAC) land use district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities. A typical CAC is approximately twenty (20) to sixty (60) acres with approximately 150,000 to 500,000 square feet.

POLICY 2.109-A8: The purpose of the Convenience Centers (CC) land use district is to provide for the convenience shopping needs of residents within an immediate surrounding area. The CC district permits non-residential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities.

POLICY 2.109-A9: The purpose of the Employment Center (EC) land use district is to allow for the development of activity centers to facilitate light assembly, office and research parks, low impact commercial and other businesses. This land use classification may be available in areas that serve the post-secondary education campuses of Polk County. The EC land use is only available in the adopted Selected Area Plans.

POLICY 2.109-A10: The purpose of the High Impact Commercial Center (HIC) land use district is to provide areas for non-retail businesses and service establishments that may generate substantial truck traffic, noise, odor, and visual impacts to adjacent properties. The HIC district permits a range of non-residential service establishments and general retail uses to support the businesses and activities.

POLICY 2.109-A11: The purpose of the Industrial (IND) land use district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted.

POLICY 2.109-A12: The purpose of the Interchange Activity Center (IAC) land use is to delineate a coordinated development area which, due to proximity to and/or direct access to the Polk Parkway and impact on surrounding uses, can achieve a high intensity of development activity necessitating the need for coordinated access, signage and other special development controls. The IAC land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A13: The purpose of the Leisure/Recreation (L/R) land use district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.

POLICY 2.109-A14: The purpose of the Linear Commercial Center (LCC) land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. The LCC land use also allows for multi-family residential development on the second floor or higher of new or redeveloped buildings.

POLICY 2.109-A15: The Mixed Use land use district is intended to promote master planned developments of areas suited to a unified community including office, retail, and single family detached where minimum of two different uses have to be constructed rather than single use. The MU land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A16: The purpose of the Neighborhood Activity Center (NAC) land use district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores, banks and community facilities. A typical NAC is approximately five (5) to twenty (20) acres with approximately 20,000 to 150,000 square feet of retail space

POLICY 2.109-A17: The purpose of the Office Center (OC) land use district is to provide for areas for small, professional offices, other similar uses, and a small percentage of retail uses.

POLICY 2.109-A18: The purpose of the Phosphate Mining (PM) land use district is for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.

POLICY 2.109-A19: The purpose of the Preservation (PRESV) land use district is to provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.

POLICY 2.109-A20: Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. The PI land use, generally, is approximately ten (10) acres or more with a support population of more than 2,500 people. The PI land use is only available in the adopted Selected Area Plans.

POLICY 2.109-A21: The purpose of the Recreation and Open Space (ROS) land use district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors

POLICY 2.109-A22: The purpose of the Regional Activity Centers (RAC) land use district is to provide for the regional shopping needs of residents. The RAC land use permits special residential development, regional shopping centers, other regional attractors and community facilities. A typical RAC is approximately sixty (60) or more acres with approximately 500,000 to 2,000,000 square feet.

POLICY 2.109-A23: The purpose of the Residential-High (RH) land use district is to provide areas for high-density residential development within urban areas. The RH land use permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A24: The purpose of the Residential Low (RL) land use district is to provide areas for the low density residential development in the urban areas of unincorporated Polk County.

POLICY 2.109-A25: The purpose of the Residential-Medium (RM) is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A26: The purpose of the Residential-Suburban (RS) is to provide for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS land use permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.

POLICY 2.109-A27: The purpose of the Rural Cluster Center (RCC) land use district is to provide locations in the rural area for the placement of retail and service establishments to accommodate the daily shopping needs of rural residents. The RCC land use permits residential, commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities.

POLICY 2.109-A28: The purpose of the Tourism-Commercial Center (TCC) land use is to provide areas for tourism activities, recreation, and tourist-related commercial establishments. The TCC land use permits commercial amusement activities, lodging facilities, service stations, restaurants, gift shops, and ancillary non-residential uses to the tourism industry.

POLICY 2.109-A29: The purpose of the Town Center (TC) land use is to provide the citizens of unincorporated Polk County with an urban lifestyle through the promotion of mixed uses in a single structure or through a combination of clustered buildings with uniformed design characteristics and features that encourage pedestrian activity between uses. The TC land use is designed to allow dining, cafes, bars and pubs, retail, boutiques, music venues, professional office, and multi-family residential (i.e., townhomes, condominiums or apartments), parks, plazas and lakefront views. The TC land use is only available in the adopted Selected Area Plans.

OBJECTIVE 2.109-B: Polk County shall provide for the reduction and/or elimination of incompatible land uses, and shall further control land use intensities, through the establishment of revised land use regulations as a part of the Land Development Code the County under Section 163.3202(1), FS.

POLICY 2.109-B1: INCONSISTENCIES - Polk County shall encourage the elimination or reduction of uses inconsistent with the County's character and future land uses by implementing the provisions included in the "Implementation" section (2.129-A2.c.1).

POLICY 2.109-B2: LAND USE INTENSITIES -- Polk County adopted the Land Development Code, in accordance with Section 163.3202(1), FS, to further define intensities of land use for the various land use categories permitted within the County.

SECTION 2.110 ACTIVITY CENTERS

OBJECTIVE 2.110-A: The Polk County Plan shall manage higher-intensity land use activities by the designation and mapping of Activity Centers on the Future Land Use Map Series.

POLICY 2.110-A1: The Polk County Plan shall locate and establish "Activity Centers" using the following categories:

- a. Rural-Cluster Centers
- b. Convenience Centers
- c. Neighborhood Activity Centers
- d. Community Activity Centers
- e. Regional Activity Centers
- f. High-Impact Commercial Centers
- g. Tourism Commercial Centers

POLICY 2.110-A2: DESIGNATION AND MAPPING - Activity Centers shall be located as designated on the Future Land Use Map Series. Activity Centers shall be approved and designated on the Future Land Use Maps based on the efficient provision of urban services and such designation shall not create a "leap frog" development pattern.

POLICY 2.110-A3: ACTIVITY CENTERS CRITERIA - The characteristics, location criteria, and development criteria established within Section 2.110 shall be applicable to:

- a. the expansion of existing Activity Centers; and
- b. the development of new Activity Centers.

The size of an activity center, and the amount of gross leasable area (GLA) within a new Activity Center - or the expansion of an existing Activity Center - shall be proportionally related to that Activity Center's population support criteria.

POLICY 2.110-A4: DEVELOPMENT REVIEW - Development proposed within an Activity Center shall require review and approval through the County's development review procedures prior to the issuance of appropriate development orders.

POLICY 2.110-A5: BOUNDARY CRITERIA - The boundary of an Activity Center shall normally be placed so that a majority of the Center's area is located symmetrically around its center. The center of an Activity Center shall generally be considered to be the intersection point of the two major intersecting roads around which an Activity center is typically located. A center may be officially designated for an Activity Center on the Future land Use map Series accompanying the optional Activity Center Plan referred to in Section 2.110-L.

OBJECTIVE 2.110-B: RURAL-CLUSTER CENTERS - The Polk County Plan shall provide locations within the Rural-Development Area for the placement of retail and service establishments to accommodate the daily-shopping needs of rural residents through:

- a. the designation and mapping of Rural-Cluster Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Rural-Cluster Centers.

POLICY 2.110-B1: CHARACTERISTICS - A Rural-Cluster Center serves as a focus for the rural community and generally contains public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population.

POLICY 2.110-B2: DESIGNATION AND MAPPING - Rural-Cluster Centers shall be designated and mapped on the Future Land Use Map Series for those clusters of residential parcels located within the "Rural-Development Area" of the County, which also have a concentration of non-residential uses located within the immediate area. These centers shall be shown on the Future Land Use Map Series as "Rural-Cluster Center" (RCC).

POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs shall be located at the intersections of arterial and/or collector roads, and shall be guided by the criteria established within Section 2.110-K - Activity Center Establishment.

POLICY 2.110-B4: DEVELOPMENT CRITERIA - Development within Rural-Cluster Centers shall conform to the following standards:

- a. Residential development within the Rural-Cluster Center shall be permitted at a density of up to two dwelling units per acre (2 DU/AC).
- b. Non-residential development shall be permitted within a Rural Cluster as follows:
 1. Commercial uses shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services. Such determination should be based on the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers. The maximum floor area ratio shall not exceed 0.30.

2. Non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection.
 3. Typical non-residential uses are grocery, pharmacy, medical offices, and personal services.
 4. The amount of non-residential uses for any cluster shall be based on the location and minimum population support criteria established for the applicable Activity Center.
- c. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.

OBJECTIVE 2.110-C: CONVENIENCE CENTERS - The Polk County Plan shall provide for the convenience-shopping needs of residents through:

- a. the designation and mapping of Convenience Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Convenience Centers.

POLICY 2.110-C1: CHARACTERISTICS - Convenience Centers are intended to accommodate the convenience-shopping needs of residents living within the immediate surrounding area. General (approximate) characteristics of Convenience Centers are:

Usable Area	Up to 5 acres
Gross Leasable Area (GLA)	3,000 to 20,000 square feet
Minimum Population Support	2,500 to 5,000 people
Market-Area Radius	1 mile
Typical Leading Tenant	Convenience Store
Other Typical Tenants	Laundry, Dry Cleaning, Barber, Restaurant, Gas Station, Office.

POLICY 2.110-C2: DESIGNATION AND MAPPING - Convenience Centers shall be located within TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Convenience Center" (CC).

POLICY 2.110-C3: LOCATION CRITERIA - Convenience Centers shall be located at the intersections of arterial and/or collector roads, and of collector and local roads in Redevelopment Areas consistent with Section 2.124-F. There shall be the following traveling distance, on public roads, between the center of a Convenience Center and the center of any other Convenience Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same convenience-shopping needs:

- a. One (1) mile within the TSDA and UGA
- b. Two (2) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Convenience Center market-area radius, minimum population support is over 5,000 people.

POLICY 2.110-C4: DEVELOPMENT CRITERIA - Development within a Convenience Center shall conform to the following criteria:--

- a. Convenience Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Convenience 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. 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.
- e. Residential uses shall not be permitted in Convenience Centers.
- f. Offices uses shall not exceed 40 percent of the total area within the convenience center. Commercial uses may constitute 100 percent of the convenience center.
- g. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.
- h. Planned Developments within the Convenience Center may be permitted a maximum floor area ratio up to 0.50. Intensity increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. Such Planned Developments shall also be designed to be compact and require less land area than other alternatives. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

OBJECTIVE 2.110-D: NEIGHBORHOOD ACTIVITY CENTERS - The Polk County Plan shall provide for the local-shopping needs of residents through:

- a. the designation and mapping of Neighborhood Activity Centers on the Future Land Use Map Series; and

b. the establishment of criteria applicable to the location and development of land within Neighborhood Activity Centers.

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area	Over 5 acres to 20 acres
Gross Leasable Area (GLA)	20,000 to 150,000 square feet
Minimum Population Support	5,000 to 10,000 people
Market-Area Radius	1-1/2 miles
Typical Leading Tenant	Supermarket
Other Typical Leading Tenants	Drug Store, Restaurant, Bakery, Office, Convenience Store

POLICY 2.110-D2: DESIGNATION AND MAPPING – Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as “Neighborhood Activity Center” (NAC).

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

- a. Two (2) miles within the TSDA and UGA
- b. Four (4) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

- a. Neighborhood Activity Centers 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 or collector roadway.
- b. Different uses within a 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 in Neighborhood Activity Centers except as part of a mixed-use Planned Development.
- 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 unless developed as a Planned Development.
- g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-D5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

OBJECTIVE 2.110-E: COMMUNITY ACTIVITY CENTERS - The Polk County Plan shall provide for the community-shopping needs of residents through:

- a. the designation and mapping of Community Activity Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Community Activity Centers.

POLICY 2.110-E1: CHARACTERISTICS - Community Activity Centers are intended to accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. General (approximate) characteristics of Community Activity Centers are:

Usable Area	Over 20 acres to 60 acres
Gross Leasable Area (GLA)	150,000 to 500,000 square feet
Minimum Population Support	20,000 to 80,000 people
Market-Area Radius	2 miles or more
Typical Leading Tenant	Variety, Discount, or Department Store
Other Typical Tenants	Supermarket, Theater, Offices, Restaurant, Drug Store, Professional Services.

POLICY 2.110-E2: DESIGNATION AND MAPPING - Community Activity Centers shall be located within TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Community Activity Center" (CAC).

POLICY 2.110-E3: LOCATION CRITERIA - *Community* Activity Centers shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed-route mass-transit line. There shall be the following traveling distance, on public roads, between the center of a Community Activity Center and the center of any other Community Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same community-shopping needs:

- a. Four (4) miles within the TSDA and UGA
- b. Six (6) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Community Activity Center market-area radius, minimum population support is over 50,000 people.

POLICY 2.110-E4: DEVELOPMENT CRITERIA - Development within a Community Activity Center shall conform to the following criteria:

- a. Community Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Community 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. 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.
- e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the community activity center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.
- f. There shall be no limits on the mix of office and commercial uses within a Community Activity Center.
- g. The maximum floor area ratio shall not exceed 0.30 unless developed as a Planned Development.

- h. Planned Developments within the Community Activity Center may be permitted a maximum floor area ratio up to 1.0 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-E5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Community Activity Center may include the following uses: Office, Medium-Density Residential, Institutional, Open Space.

OBJECTIVE 2.110-F: REGIONAL ACTIVITY CENTERS - The Polk County Plan shall provide for the regional-shopping needs of residents through:

- a. the designation and mapping of Regional Activity Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Regional Activity Centers.

POLICY 2.110-F1: CHARACTERISTICS - Regional Activity Centers are intended to accommodate regional needs, and generally contain a regional shopping center, or other regional attractor, and other commercial and office uses within close proximity to compliment and take advantage of the regional nature of the center. General (approximate) characteristics of Regional Activity Centers are:

Usable Area	Over 60 acres
Gross Leasable Area (GLA)	500,000 to 2,000,000 square feet (40 or more stores)
Minimum Population Support	150,000 or more people
Market-Area Radius	20 miles or more
Typical Leading Tenant	One or more full-line department stores of at least 100,000 sq/ft
Other Typical Tenants	Same as Community Activity Center, with greater variety to include furniture and appliance stores, or other tenants with regional drawing capability or needs

POLICY 2.110-F2: DESIGNATION AND MAPPING - Regional Activity Centers shall be located within TSDAs and UGAs as designated on the Future Land Use Map Series as "Regional Activity Centers" (RAC).

POLICY 2.110-F3: LOCATION CRITERIA - Regional Activity Centers shall be located with consideration being given to regional transportation issues, and shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed-route mass-transit line.

POLICY 2.110-F4: DEVELOPMENT CRITERIA - Development within a Regional Activity Center shall conform to the following criteria:

- a. Regional Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Regional 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. 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.
- e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the Regional Activity Center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.
- f. There shall be no limits on the mix of office and commercial uses within a Regional Activity Center.
- g. The maximum floor area ratio shall not exceed 0.35.
- h. Planned Developments within the Regional Activity Center may be permitted a maximum floor area ratio up to 1.5 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

POLICY 2.110-F5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Regional Activity Center may include the following uses: Office, High-Density Residential, Institutional, and Recreation and Open Space.

OBJECTIONS 2.110-G - RESERVED

OBJECTIVE 2.110-H: HIGH-IMPACT COMMERCIAL CENTERS - The Polk County Plan shall provide for the clustered placement of a broad range of intensive, non-general retail and service establishments, including those generating substantial truck traffic, noise, odor, and visual impacts, by:

- a. the designation and mapping of High-Impact Commercial Centers on the Future Land Use Map Series; and

b. the establishment of criteria applicable to the location and development of land within High-Impact Commercial Centers.

POLICY 2.110-H1: CHARACTERISTICS - High-Impact Commercial Centers are intended to accommodate specific commercial needs that, because of their intensity and/or particular aspect of their operation, can be expected to have a measurable adverse impact upon adjacent and nearby properties. Generally, this land use category will include, but not be limited to, such uses as: new and used auto dealers, auto auctions, heavy machinery and equipment sales and services, storage yards, truck terminals, truck stops, freight yards, flea markets and welding shops. General (approximate) characteristics of High Impact Commercial areas are:

Usable Area	40 to 100 acres
Gross Leasable Area (GLA)	500,000 to 2,000,000 sq. ft.
Minimum Population Support	150,000 or more people
Market-Area Radius	50 miles
Typical Uses:	Sales and services of all types of vehicles and crafts, heavy machinery and equipment sales and services, outside storage yards, truck terminals, truck stops and freight yards, flea markets, welding shops.

POLICY 2.110-H2: DESIGNATION AND MAPPING - High-Impact Commercial Centers shall be located within TSDAs, UGAs, and SDAs as designated on the Future Land Use Map Series as "High-Impact Commercial Centers" (HIC).

POLICY 2.110-H3: LOCATION CRITERIA - High-Impact Commercial Centers shall be located in close proximity to existing industrial development so that an orderly "step-down" in uses can occur. Consideration shall be given to compatibility with surrounding land uses from development within the HIC and appropriate vehicle access.

POLICY 2.110-H4: DEVELOPMENT CRITERIA - Development within a High-Impact Commercial Center shall conform to the following criteria:

- a. High-Impact Commercial Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial roadway.
- b. Different uses within a High-Impact Commercial 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. 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, exterior storage yards, dumpsters,

utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

- e. No residential uses shall be permitted within a high-impact commercial center. General commercial uses shall be limited to those that support the workers within in the High-Impact Commercial Centers and under no circumstances shall general commercial uses be allowed to constitute over 5 percent of the gross acreage of the High-Impact Commercial Center.

POLICY 2.110-H5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a HIC may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

OBJECTIVE 2.110-I: TOURISM COMMERCIAL CENTERS - The Polk County Plan shall provide for the establishment of mixed-use centers where the primary uses and activities shall be tourism activities, recreation, and tourist-related commercial by:

- a. the designation and mapping of Tourism Commercial Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Tourism Commercial Centers.

POLICY 2.110-I1: CHARACTERISTICS - Tourism Commercial Centers are intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Polk County, and also the residents of Polk County that accommodate large crowds and daily events. These include, but are not limited to: theme parks, resorts, hotels, motels, cultural centers, museums, and conference centers. 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 are:

Usable Area:	10 acres or more
Gross Leasable Area (GLA):	10,000 to 2,000,000 sq. ft.
Typical Leading Tenant:	Resorts, Museums, Historical Facilities, Theme park, Hotel, Motel, RV park.
Other Typical Tenants:	All lodging facilities, restaurants, service stations, gift shops, miniature golf, and 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.

POLICY 2.110-I2: DESIGNATION AND MAPPING - Tourism Commercial Centers shall be located within TSDAs, UGAs, SDAs, UEAs, and RDAs as designated on the Future Land Use Map Series as "Tourism Commercial Center" (TCC)

POLICY 2.110-I3: LOCATION CRITERIA - Tourism Commercial Centers shall be located at the intersections of arterial or major collectors, preferably with the capability to accommodate a fixed-route mass-transit line. The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the location of Tourism Commercial Centers.

POLICY 2.110-I4: DEVELOPMENT CRITERIA - Development within a TCC shall conform to the following criteria:

- a. TCCs shall have direct access to an arterial roadway or have sufficient network of multiple collector roads to distribute traffic during peak periods of activity. Tourism Commercial Centers 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, screening, and setbacks 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, screening, and setback provisions.
- d. The maximum floor area ratio shall be limited to 0.50 unless developed as part of a Planned Development and may be permitted to go to 1.0 per the requirements in the Land Development Code.
- e. Planned Developments within the TCC may be permitted a maximum floor area ratio up to 1.0 or an increase in square footage in order to promote attractive and economically viable tourist-oriented commercial development. Intensity increases shall only be available to parcels within the TSDA and 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.
- f. Tourism Commercial Center activities involving
 1. Manufacturing uses such as confectionery, canneries and wineries where the products are part of the overall attraction, and
 2. Non- municipal airports may be approved in through terms and conditions stipulated in the Land Development Code.
- g. 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, lodges and retreats, 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.

POLICY 2.110-I5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a TCC may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

OBJECTIVE 2.110-J: ACTIVITY-CENTER EXPANSIONS AND RECLASSIFICATIONS The Polk County Plan shall provide for the expansion of existing Activity Centers through the establishment of procedures for the expansion or reclassification of Activity Centers.

POLICY 2.110-J1 - Existing Activity Centers may be expanded to contiguous properties, subject to approval by the Board of County Commissioners, and approved as a Comprehensive Plan Amendment in compliance with state and local law. Expansions and reclassifications of Activity Centers shall be in accordance with the following criteria:

- a. Expansion of an existing Activity Center may occur when eighty percent (80%) or more of the usable area within the center is developed, or has received approval of:
 1. a final engineered construction plan (with building-permit application); or
 2. a final PUD/PD/CU approval.

If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, item 1 and 2 above may be waived by the Board.

- b. The expansion of an existing Activity Center shall generally be limited to the parameters established within the "general characteristics" for that class of Activity Center, unless it is being upgraded to the next classification.
- c. When the expansion of an existing Activity Center increases one or more of the "general characteristics" of the Center to those of the higher-level Activity Center classification, the expansion action may include reclassifying the Center to the next classification or consistent with Policy 2.110-J1,g.
- d. An existing Activity Center may be expanded, or reclassified, when it is demonstrated that there are adequate facilities to support the proposed expansion or reclassification, or adequate facilities will be provided by the time the new Center is developed.
- e. Expansion/reclassification review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- f. The Board of County Commissioners or the Land Development Director or his designee may require that a "Selected-Area Study" and/or a proposed "Activity-Center Plan" be submitted by the property owners requesting expansion or reclassification of a Center.
- 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:
 - 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.

OBJECTIVE 2.110-K: ACTIVITY CENTER ESTABLISHMENT - The Polk County Plan shall provide for the establishment of new Activity Centers to support the continued growth of the County's economic base through the establishment of procedures and criteria for the establishment and location of additional Activity Centers.

POLICY 2.110-K1 - Additional Activity Centers shall be established and mapped on the Future Land Use Map Series in accordance with the following criteria:

- a. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, through a comprehensive plan amendment when it is demonstrated that the proposed center will, at a minimum:
 1. meet the Activity Center "location criteria" for the applicable Development Area in which the property is located; and
 2. currently meet the "general characteristics" for the proposed classification, or will meet those attributes within the next five (5) years - particularly the minimum population support within the market-area/service-area radius.
- b. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, when it is demonstrated that there are adequate facilities to support the establishment of the proposed center, or adequate facilities will be provided concurrently with the center's development.
- c. Activity center establishment review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9; Policy 2.102-A10, and an Activity Center Plan required by the Land Development Director or his designee.

- d. The Board of County Commissioners may require that a "Selected-Area Study" be submitted by the property owners requesting the establishment of an additional Activity Center.

OBJECTIVE 2.110-L: ACTIVITY-CENTER PLANS - The Polk County Plan shall provide procedures for the preparation of Activity-Centers Plans in order to ensure that Activity Centers develop in a manner consistent with sound planning principles, and in accordance with development objectives of the County.

POLICY 2.110-L1: ACTIVITY-CENTER PLANS - An Activity-Center Plan (ACP) is a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.

POLICY 2.110-L2: INITIATED BY THE COUNTY - An Activity-Center Plan may be adopted for an Activity Center and become incorporated into the Future Land Use Element by a Comprehensive Plan Amendment for all new Activity Centers proposed. The ACP, shall at a minimum, include land use, traffic, and market studies, or other appropriate studies to support the requested ACP.

POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER - Property owners of property located within an Activity Center have the option of preparing and submitting an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment or as supporting documentation for an expansion or reclassification. The Board may require that such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.

POLICY 2.110-L4: PLAN REQUIRED - A developer shall be required to prepare and submit an ACP for the following:

- a. a Development of Regional Impact (DRI) within an Activity Center;
- b. a request to develop a residential development with a "Special Residential" classification (15 DU/AC or more) within an Activity Center; or
- c. any new Activity Center proposed.

POLICY 2.110-L5: PLAN REQUIREMENTS - ACPs, at a minimum, shall include a map, or maps, and policies which establish:

- a. Land uses designations for all property within the center;
- b. development criteria;
- c. development restrictions, if appropriate;
- d. a traffic circulation plan for the activity center; and

- e. special transportation restrictions, if appropriate.
- f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and
- g. any other information that the Land Development Director or his designee may request.

SECTION 2.111 LINEAR COMMERCIAL CORRIDORS (existing)

OBJECTIVE 2.111-A: Polk County shall recognize existing "Linear Commercial Corridors" (strip-commercial areas) by their designation and mapping on the Future Land Use Map Series as Linear Commercial Corridors (LCC), and shall promote the infilling of such areas in the TSDA with multi-family and mixed use buildings through the establishment of criteria for the development of lands within Linear Commercial Corridors.

POLICY 2.111-A1: CHARACTERISTICS - Linear Commercial Corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some Linear Commercial Corridors may contain existing industrial uses. For parcels with LCC land use designation in the TSDA and/or TCCO, development and redevelopment of areas may also include stand alone residential and mixed use structures.

POLICY 2.111-A2: DESIGNATION AND MAPPING - Existing linear commercial areas shall be designated and mapped on the Future Land Use Map Series as "Linear Commercial Corridors" (LCC).

POLICY 2.111-A3: LOCATION CRITERIA - Expansion of an LCC shall be limited to infill development. Infilling of an existing Linear Commercial Corridor shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development. The extension (along the road) or establishment of new LCC strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process:

- a. **USES OF THE LAND AND DEVELOPMENT OF THE PARCEL, AND SURROUNDING LAND, EXISTING AS OF APRIL 19, 1991:** The use of the land and existing development of the subject parcel and the surrounding area as of the adoption of the Plan would be taken into consideration when determining an error. Land that was vacant, or developed in some other manner than that of the claimed error, would be determined not to be an error.
- b. **ZONING OF THE PARCEL, AND SURROUNDING LAND, AS OF APRIL 19, 1991:** The existing zoning of a parcel and surrounding area, as of the Plan's adoption date, would be considered in determining an error. However, the property's zoning would not be a factor, in and of itself, when the subject property is vacant.
- c. **EXISTING PROPERTY LINES AS OF APRIL 19, 1991:** Parcels existing as of the adoption date of the Plan would be considered in determining an error. Lands added to a parcel, or parcels under one ownership, since the adoption would not be considered.

- d. **CONSISTENCY WITH THE PLAN:** Was the subject property consistent with the Plan's criteria for the claimed land use category at the time of Plan adoption? Is the claimed designation consistent with the Plan's overall objective to control urban sprawl and to not degrade the County's overall growth-management program? Isolated development and/or spot zonings would not be considered an error.
- e. **RECORDS OF THE COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE (CAC) FUTURE LAND USE SUBCOMMITTEE AND THE BoCC PRIOR TO APRIL 19, 1991:** Information contained in the minutes and other records indicating the intention of those bodies were different than what was actually adopted would be used in determining mapping errors.
- f. **REZONING ACTIONS APPROVED BY THE BoCC BETWEEN JANUARY 1, 1990, AND APRIL 19, 1991:** Rezoning actions approved by the BoCC after the initial staff mapping effort and the adoption of the Plan, which were not included in the final Plan map, would be considered in determining an error, whether the land was vacant or not.
- g. **OTHER FACTORS:** Environmental constraints, availability of infrastructure at acceptable levels of service, and the Plan's Capital Improvement Program (CIP) at the time of adoption would be considered.

POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:

- a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.
- b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
- c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive-use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
- d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.
- e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

- f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.
- g. 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 that may require special buffering provisions.
- h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

POLICY 2.111-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a LCC may include the following uses: Office, Residential, Institutional, or Open Space.

POLICY 2.111-A6: TRANSIT SUPPORTIVE DEVELOPMENT - for parcels with LCC land use designation in the TSDA or TCCO, development and redevelopment of these parcels may also include stand alone residential and residential development in mixed use projects according to the requirements of the Land Development Code. Stand alone residential development is limited to twenty five (25) percent of the site. The density and intensity shall be limited to the range provided in the Residential Medium (RM) land use designation described in Table 2.104.1 and Table 2.104.2 of this element. New development or redevelopment shall be encouraged to use energy-efficient building practices including site design and Florida friendly landscaping.

SECTION 2.112 COMMERCIAL ENCLAVES (existing)

OBJECTIVE 2.112-A: The Polk County Plan shall recognize existing isolated commercial/office areas that do not degrade the County's overall growth-management program by:

- a. their designation and mapping on the Future Land Use Map Series as Commercial Enclaves, and
- b. the establishment of criteria applicable to the development of land within Commercial Enclaves.

POLICY 2.112-A1: CHARACTERISTICS - Commercial Enclaves are those concentrations of commercial/office uses and zoning districts which are located outside of Activity Centers and/or Linear Commercial Corridors and whose future development or redevelopment will not degrade the County's growth-management program. These enclaves are the result of past actions by the County, which may or may not have been previously developed, but are recognized through their designation on the Future Land Use Map Series.

POLICY 2.112-A2: DESIGNATION AND MAPPING - Existing commercial/office developments and zoning districts located outside of Activity Centers and/or Linear Commercial Corridors shall be designated and mapped on the Future Land Use Map Series as "Commercial Enclaves" (CE).

POLICY 2.112-A3: LOCATION CRITERIA - The expansion or establishment of new commercial enclaves shall not be permitted, except to recognized legitimate errors made during the original mapping process, as determined using the error-evaluation criteria established in Policy 2.111-A3.

POLICY 2.112-A4: DEVELOPMENT CRITERIA - Development within a Commercial Enclave shall conform to the following criteria:

- a. Permitted uses include commercial, office, and institutional uses.
- b. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
- c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive-use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
- d. Commercial Enclaves uses shall have frontage on, or direct access to, a roadway, or a frontage road or service drive which directly serves a roadway.
- e. New development within, or the redevelopment of, a Commercial Enclave shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- f. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
- g. Where the CE abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.
- h. 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.
- i. The maximum floor area ratio shall not exceed 0.35.

POLICY 2.112-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a CE may include the following uses: Office, Medium-Density Residential, Institutional, or Open Space.

SECTION 2.113 INDUSTRIAL AND BUSINESS PARK CENTER

SECTION 2.113A INDUSTRIAL:

OBJECTIVE 2.113-A: The Polk County Plan shall provide for the development of industrial lands within the County through:

- a. the establishment of an "Industrial" land use classification,
- b. the designation of Industrial lands on the Future Land Use Map Series, and
- c. through the establishment of development criteria applicable to the development and location of Industrial lands within the County.

POLICY 2.113-A1: CHARACTERISTICS - Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.

POLICY 2.113-A2: DESIGNATION AND MAPPING - Industrial areas shall be designated and mapped on the Future Land Use Map Series as "Industrial" (IND); shall include all major existing industrial areas; and shall provide for the projected future industrial development needs of the County.

POLICY 2.113-A3: LOCATION CRITERIA - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas:

- a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area.
- b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.
- c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.
- e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code
- f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to:

1. arterial roads;
 2. collector roads, if the subject parcel is within 2 mile of an intersecting arterial road; or
 3. local commercial roads or private roads under the following conditions:
 - (a) the road has full median access onto to an arterial road;
 - (b) the road does not serve existing or expected future residential traffic from the surrounding area;
 - (c) the road has a structural integrity and design characteristics suitable for truck traffic.
- g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.

POLICY 2.113-A4: DEVELOPMENT CRITERIA –Development within an Industrial area shall conform to the following criteria:

- a. Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.
- b. Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.
- c. Industrial sites shall be designed to provide for:
 1. adequate parking to meet the demands of the use; and
 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.
- d. The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.
- e. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site

and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

- f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems.
- g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.
- h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.
- i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

POLICY 2.113-A5: ADJACENT DEVELOPMENT – Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to an Industrial may include the following uses: Office, Self-storage Facilities, Medium and High-Density Residential, Institutional, or Open Space.

SECTION 2.113B: BUSINESS PARK CENTER

OBJECTIVE 2.113-B: BUSINESS-PARK CENTERS -The Polk County Plan shall provide for the light-industrial, wholesale, and employment needs of residents through:

- a. the designation and mapping of Business-Park Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Business-Park Centers.

POLICY 2.113-B-1: CHARACTERISTICS - Business-Park Centers are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. 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 are:

Usable Area	10 acres or more
Gross Leasable Area (GLA)	500,000 to 2,000,000 sq. ft.
Minimum Population Support	150,000 or more people
Service-Area Radius	20 miles or more
Typical Leading Tenant	One or more light-assembly plants, or warehouse facilities
Other Typical Tenants	Offices, distribution centers, research and development firms, High-Density Residential (with proper buffering).

POLICY 2.113-B-2: DESIGNATION AND MAPPING - Business-Park Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Business-Park Centers" (BPC).

POLICY 2.113-B-3: LOCATION CRITERIA -Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:

- a. arterial roads;
- b. collector roads, if the proposed district is within 2 mile of an intersecting arterial road;
- c. local commercial roads or private roads under the following conditions:
 - 1. the road has full median access onto to an arterial road;
 - 2. the road does not serve existing or expected future residential traffic from the surrounding area; and
 - 3. the road has a structural integrity and design characteristics suitable for truck traffic.

- d. properties abutting an Industrial (IND) district or railroad line.

POLICY 2.113-B-4: DEVELOPMENT CRITERIA – Development within a Business-Park Center shall conform to the following criteria:

- a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or 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 to support activity within a Business Park Center 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 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.
- f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.
- g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).
- h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.
- i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic.
- j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land

Development Code shall establish development standards and criteria for Planned Developments within the BPC district.

- k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

POLICY 2.113-B-5: ADJACENT DEVELOPMENT – Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Business-Park Center may include the following uses: Office, Self-storage Facilities, Medium-density Residential, Institutional, and Recreation and Open Space.

OBJECTIVE 2.113-C: OFFICE CENTERS – The Polk County Plan shall provide for needs of residents through:

- a. the designation and mapping of Office Centers on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land within Office Centers.

POLICY 2.113-C1: CHARACTERISTICS – Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.

Usable Area	10 acres or less
Gross Leasable Area (GLA)	1,000 to 30,000 square feet
Minimum Population Support	2,500 people
Service-Area Radius	2 miles or more
Typical Leading Tenant	Professional offices
Other Typical Tenants	Medical offices.

POLICY 2.113-C2: DESIGNATION AND MAPPING – Office Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Office Centers" (OC).

POLICY 2.113-C3: LOCATION CRITERIA – the establishment of a new Office Center designation shall be located according to the following:

- a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads;
- b. along a collector or arterial roadway adjacent to an existing Activity Center that contains 10% or less in land area developed with professional offices;
- c. Policy 2.404-A1; and

- d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met:
 1. the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed with less than 10 percent (10%) of the land area developed as professional office uses; or
 2. the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building-permit application) or have a valid CU/PD approval; or
 3. when item b above is met.

When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1. Polk County shall seek to minimize the routing of office traffic through residential areas.

POLICY 2.113-C4: DEVELOPMENT CRITERIA – Development within an Office Center shall conform to the following criteria:

- a. Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;
- b. Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;
- 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. Buffering shall be provided where the effects of lighting, noise, 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; and,
- e. Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses.

POLICY 2.113-C5: ADJACENT DEVELOPMENT – Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Office Center may include the following

uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.

SECTION 2.114 PHOSPHATE MINING

OBJECTIVE 2.114-A: The Polk County Plan shall provide for the use and development of mining lands and non-reclaimed phosphate-mined areas within the County through:

- a. the establishment of a "Phosphate Mining" land use classification;
- b. the designation of Phosphate Mining lands on the Future Land Use Map Series; and
- c. through the establishment of development criteria applicable to the development and location of Phosphate Mining lands within the County.
- d. Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map, may develop their property residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 will be used. (Rural Mixed Use Developments).

POLICY 2.114-A1: CHARACTERISTICS – Phosphate Mining areas are generally characterized by existing or proposed phosphate-mining operations, phosphate-mining support facilities, and non-reclaimed phosphate-mined areas.

POLICY 2.114-A2: DESIGNATION AND MAPPING – Phosphate Mining areas shall be designated and mapped on the Future Land Use Map Series as "Phosphate Mining" (PM), and shall include:

- a. all existing phosphate-mining areas and support facilities for which a "Conceptual Mine Plan" has been accepted by the County, and
- b. any non-reclaimed inactive mining areas for which foreseeable development is unlikely, as of the adoption date of the Comprehensive Plan.

Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error.

POLICY 2.114-A3: PERMITTED ACTIVITIES – The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:

- a. Phosphate mining and allied industries;
- b. Land reclamation;
- c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.
- d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and
- e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use:
 1. Preservation
 2. Recreation and Open Space
 3. Leisure/Recreation
 4. Institutional
 5. Rural Cluster Centers
 6. Tourism Commercial Centers
 7. Business Park Centers
 8. Industrial
 9. Rural Mixed-Use Developments
 10. New Communities
 11. Agricultural/Residential Rural only

POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND – Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the “Phosphate Mining Review Group.” The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.

The “Phosphate Mining Review Group” will be composed of a representative from each of the following agencies:

Department of Environmental Protection, Bureau of Mine Reclamation
Central Florida Regional Planning Council
Phosphate Mining Industry
Florida Institute of Phosphate Mining Research
Florida Fish and Wildlife Conservation Commission
Polk County Planning
Polk County Natural Resources
Polk County Cooperative Extension Services, Soils Conservation

These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County.

SECTION 2.114-B PHOSPHATE MINING USES

POLICY 2.114-B1: DEVELOPMENT CRITERIA FOR PHOSPHATE MINING – Development within these districts shall conform to the following criteria:

- a. All activities within lands designated as PM shall be conducted in a manner that will minimize adverse effects upon water quality, fish and wildlife, and adjacent land uses.
- b. All mining activities shall require approval through the County's development review procedures. This review will require the approval of a "Conceptual Mine Plan," which shall include, at a minimum:
 1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features (e.g. topography, watersheds, and any endangered wildlife habitats);
 2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
 3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and
 4. an "Operations Plan" to include, at a minimum:
 - (a) phasing plans,
 - (b) an Impact Mitigation Plan, and
 - (c) a Traffic Circulation Plan showing major access routes to the mine site.
- c. Once extraction activities are completed, the site shall be reclaimed (where reclamation is required by Chapter 16C-16, FAC) in accordance with the approved Reclamation Plan. Lands mined prior to reclamation requirements may be developed (reclaimed) without having to file a "reclamation plan."

POLICY 2.114-B2: ADJACENT DEVELOPMENT - New mining activities shall be setback and/or buffered from existing subdivisions a minimum of 250 feet, and 500 feet from a residential structure ("Polk County Phosphate Mining Ordinance" - Ordinance 88-19), or as otherwise required by applicable law. New residential development on property adjacent to areas designated "PM" on the Future Land Use Map Series shall be required to provide appropriate buffering, if applicable.

SECTION 2.115 LEISURE/RECREATION (L/R)

OBJECTIVE 2.115-A: The Polk County Plan shall provide for the use and development of retirement, tourist and commercial recreation lands within the County through:

- a. the establishment of a "Leisure/Recreation" land use classification;

- b. the designation of Leisure/Recreation lands on the Future Land Use Map Series; and**
- c. through the establishment of development criteria applicable to the development and location of Leisure/Recreation lands within the County.**

POLICY 2.115-A1: CHARACTERISTICS – Leisure/Recreation (L/R) areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors to Polk County. These include, but are not limited to: fish camps, lodges and retreats, recreational-vehicle (RV) parks, retirement mobile home parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.

POLICY 2.115-A2: DESIGNATION AND MAPPING – Leisure/ Recreation lands shall be designated and mapped on the Future Land Use Map Series as "Leisure/Recreation" or "L/R"; and may include existing commercial recreation sites which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave. L/R shall also include recreation and retirement accommodations, resorts, and communities.

POLICY 2.115-A3: LOCATION CRITERIA – Retirement, recreation, leisure, and associated commercial development shall occur within designated L/R Areas. The following factors shall be taken into consideration when determining the appropriateness of establishing new L/R areas:

- a. Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/R developments supported by a regional or national market.
- b. 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.
- c. Economic issues, such as minimum population support and market area radius (where applicable).
- d. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

POLICY 2.115-A4: DEVELOPMENT CRITERIA – Development within a L/R area shall conform to the following criteria:

- a. Permitted uses include, but are not limited to: retirement communities, marinas, fish camps, lodges and retreats, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores.
- b. Minor retail commercial uses within a L/R 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/R area. No more than 7% of the net usable land within a specific L/R area shall be used for commercial uses.
- c. L/R sites shall be designed to provide:

1. Adequate parking to meet the present and future demands of the use and overflow parking designated and maintained for peak season events so as to prevent parking from encroaching upon public thoroughfares;
 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; and
 3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.
- d. Permitted lodging densities within the L/R are separated into three categories as follows:

Type A Leisure/Recreation - Permitted in all development areas, lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach two dwelling units per acre (2 du/ac.) if there is centralized community or public water provided. With central water and sewer, housing densities may reach four units per acre (4 du/ac.). A minimum of 50% open space is required within a Type A L/R development.

Type B Leisure/Recreation - Permitted in TSDA, UGA, UEA and SDA, lodging structures may not exceed four (4) dwelling units attached. Lodging densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Lodging densities may reach three dwelling units per acre (3 du/ac.) if there is centralized community or public water provided. With central water and sewer, lodging may reach six units per acre (6 du/ac.).

Type C Leisure/Recreation - Permitted only in TSDA and UGA. Community or public central water and sanitary sewer connection is mandatory. All types of lodging structures are permitted up to a maximum density of ten lodging units per acre (10 du/ac.) A minimum of 20% open space is required within a Type C L/R development. Type C recreational facilities are not permitted in the Green Swamp Area of Critical State Concern.

RV parks permitting stays in excess of 30 days shall count each RV space as a unit in accordance with the density limits established above. Camping facilities that incorporate RV spaces within them shall not be considered as units towards the density calculations provided stays in excess of 30 days are prohibited within them.

POLICY 2.115-A5: ADJACENT DEVELOPMENT – Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to an L/R may include the following uses: Residential, Institutional, or Open Space.

SECTION 2.116 INSTITUTIONAL

OBJECTIVE 2.116-A: The Polk County Plan shall provide for the use and development of institutional facilities and areas within the County through:

- a. the establishment of a "Institutional" land use classification;**
- b. the designation of Institutional lands on the Future Land Use Map Series; and**
- c. through the establishment of development criteria applicable to the development and location of Institutional lands within the County.**

POLICY 2.116-A1: CHARACTERISTICS – Institutional areas are primarily characterized by private and public-service structures.

POLICY 2.116-A2: DESIGNATION AND MAPPING – Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.

POLICY 2.116-A3: LOCATION CRITERIA – Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:

- a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.
- b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
- c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- d. Proximity to similar and compatible uses providing opportunities for shared facilities.
- e. Plans of the School Board and other public service agencies with jurisdiction in the County

The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

POLICY 2.116-A4: DEVELOPMENT CRITERIA – Institutional development shall conform to the following criteria:

- a. Institutional 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, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities ^{1,2}.

1 Where group living facilities, emergency shelters, and residential treatment facilities are developed in residential land use categories, the development density shall be comparable to the future land use density. To derive a comparable density, apply a ratio of 2.5 beds equals one dwelling unit. For Example, RL is five dwelling units per acre, this equates to 12.5 beds per acre. A four (4) acre parcel can accommodate a fifty (50) bed group living facility. These facilities shall require appropriate setbacks and buffering to mitigate dissimilar scales and to ensure compatibility to adjacent residential development per the Land Development Code and Policy 2.204-B2.

2 Where group living facilities, emergency shelters, and residential treatment facilities are developed in non-residential land use categories, the density shall be similar to RH (maximum 15 units per acre/ 37.5 beds per acre).

- b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
- c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
- d. Commercial uses within 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.
- e. 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 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. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:

1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution
- g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.

POLICY 2.116-A5: MISCELLANEOUS – Electric-Power Generating Facilities established for the purpose of implementing Polk County's Solid-Waste Management Plan, as the Polk County Board of County Commissioners, shall be specifically permitted in the Institutional land use category provided that all applicable federal, state, and local regulations, including Section 2.125-I are satisfied.

SECTION 2.117 RECREATION AND OPEN SPACE

OBJECTIVE 2.117-A: The Polk County Plan shall provide for the use and development of recreation and open space lands and areas within the County through:

- a. the establishment of a "Recreation and Open Space" land use classification;
- b. the designation of Recreation and Open Space lands on the Future Land Use Map Series; and
- c. through the establishment of development criteria applicable to the development and location of Recreation and Open Space lands within the County.

POLICY 2.117-A1: CHARACTERISTICS – Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.

POLICY 2.117-A2: DESIGNATION AND MAPPING – Recreation and open space areas shall be designated and mapped on the Future Land Use Map Series as "Recreation and Open Space" (ROS) and shall include all existing publicly accessible recreation and open space areas.

POLICY 2.117-A3: LOCATION CRITERIA – Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:

- a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);
- b. satisfying resident and seasonal visitor/tourist recreation demand;
- c. impacts of the proposed uses on public facilities and services;

- d. vehicle access relative to the size and planned intensity of a proposed ROS district;
- e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,
- f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

POLICY 2.117-A4: DEVELOPMENT CRITERIA – Recreation and Open Space development shall conform to the following criteria:

- a. provide for adequate parking to meet the present and future demands of the use;
- b. provide buffering, screening or setbacks where the effects of lighting, noise, odors, and other such factors may adversely affect adjacent land uses. Parking lots, dumpsters, utilities and air handling units, signage, etc. are examples of activities that may require special buffering, screening or setbacks provision: and
- c. incorporate water and energy conserving techniques.
- d. In the Rural Special Protection Area of the Green Swamp Area of Critical State Concern Recreation and Open Space may not include the following:
 - 1. Motorized Recreation except when providing access for disabled persons and boat access for non-competitive recreation;
 - 2. Recreation activities that produce large crowds (more than 250 people); or,
 - 3. Facilities with lighting that accommodates nighttime use.

SECTION 2.118 PRESERVATION AREAS

OBJECTIVE 2.118-A: The Polk County Plan shall provide for the use and preservation of publicly or privately owned or maintained preservation areas within the County through:

- a. the establishment of a "Preservation" land use classification;
- b. the designation of Preservation lands on the Future Land Use Map Series; and
- c. through the establishment of use and acquisition criteria applicable to the development and location of Preservation lands within the County.

POLICY 2.118-A1: CHARACTERISTICS – Preservation Areas are generally characterized by property publicly or privately owned or managed for long-term protective purposes; and

- a. sensitive and/or unique vegetative or animal habitats; or

- b. publicly-accessible property intended for low impact open space purposes.

POLICY 2.118-A2: DESIGNATION AND MAPPING – Preservation areas shall be designated and mapped on the Future Land Use Map Series as "Preservation" (PRESV) and shall include all existing major properties purchased for long-term protection or acquired or dedicated for use as publicly accessible open-space areas.

POLICY 2.118-A3: LOCATION CRITERIA - Future designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:

- a. the general public benefit to be gained;
- b. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;
- c. availability of the property for purchase;
- d. the environmental quality or uniqueness of the property;
- e. the amount of endangered or threatened plant or animal life found on the site; and
- f. the ability of the property to serve more than one public function.
- g. inclusion within the PolkGreen District.

POLICY 2.118-A4: DEVELOPMENT CRITERIA – Low impact development and uses permitted within a future or currently existing Preservation Area (PRESV) shall be restricted to the following:

- a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Preservation Areas or public safety;
- b. Building floor area ratio (FAR) shall be limited within each PRESV area to 0.0001 FAR;
- c. Environmentally non-damaging access points and trails;
- d. Resource-based, non-motorized recreational uses which include:
 - 1. Non-motorized boating access,
 - 2. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and
 - 3. Overnight primitive tent camping where permitted.

SECTION 2.119 RESIDENTIAL

OBJECTIVE 2.119-A: The Polk County Plan shall establish residential land use categories in order to promote the appropriate quantities and distribution of residential densities in accordance with land use compatibility, sufficient quantities for demand, and public-facility and services impacts.

POLICY 2.119-A1: The following residential land use categories are hereby established for Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density	Maximum Planned Development Density	Standard Non-residential FAR	
Urban					
(a)	Residential-Suburban	RS	0.20 du/a	3.00 du/a	0.25
(b)	Residential-Low	RL	5.00 du/a	5.00 du/a	0.25
(c)	Residential-Medium	RM	7.00 du/a	10.0 du/a	0.25
(d)	Residential-High	RH	15.0 du/a	15.0 du/a	0.25
Agricultural/Residential-Rural		A/RR	0.20 du/a	2.00 du/a	0.25
Rural Cluster Center		RCC	2.00 du/a	2.00 du/a	0.25

For parcels located in the Transit Supportive Development Area, the minimum and maximum density and intensity in Table 2.104.1 and Table 2.104.2 shall apply.

POLICY 2.119-A2: LOCATION CRITERIA – Residential land use categories shall be established throughout the County with consideration being given to the following criteria:

- a. Access to county-maintained roads or roads constructed to County standards.
- b. Proximity to Activity Centers.
- c. Adequacy of water and sewage disposal systems (public and private).
- d. Adequacy and response time for public safety services - fire, police, and emergency medical service.
- e. Adequacy of recreation facilities.
- f. Proximity of incompatible land uses.
- g. Development limitations, and,
- h. Urban Sprawl Criteria set forth in POLICY 2.102-A10.

POLICY 2.119-A3: DEVELOPMENT CRITERIA – Residential development shall conform to the following criteria:

- a. **BUFFERING:** Buffering, when provided to lessen the impact and friction between residential and non-residential land uses, may take the form of physical barriers, such as walls, fences, berms, landscaping, open spaces, or other similar design features.

- b. **DENSITY AND SCALE:** New residential development, immediately adjacent to existing residential areas, should be designed so as to minimize any potential adverse impacts due to dissimilar densities or building scale.
- c. **HOUSING TYPES:** Residential structures may include all various types, such as: conventionally built single-family dwelling units; attached or detached units; zero-lot-line structures; factory-built modular units; mobile homes; duplexes; townhouses; and apartment complexes, provided they meet appropriate location standards and meet adopted building codes and construction standards.
- d. **ACCESS TO STREETS:** New residential development should have direct access to local streets, as specified in Policy 2.128 – C3. Access to collector and arterial streets shall be provided by local streets at intervals meeting recognized safety standards. Private residential driveways should be discouraged on collector or arterial streets.
- e. **INTERNAL CIRCULATION:** Residential developments should be designed to provide for an efficient internal circulation system to include the provision of collector streets and adequate parking in accordance to the scale of the development.
- f. **DENSITY COMPUTATIONS:** Polk County shall use gross densities when determining residential densities. Gross density is determined by dividing the total number of dwelling units on the site by the total area of the residential site, exclusive of water bodies. The area for computing gross density shall include all public and institutional land uses (e.g. internal streets, sewer plants, schools, parks, etc.) located within the site, as well as one-half of the right-of-way area for perimeter "local" streets, and one-fourth of the right-of-way area for perimeter local street intersections, for those areas not already owned by the public.

SECTION 2.120: URBAN RESIDENTIAL

SECTION 2.120-A: RESIDENTIAL-SUBURBAN

OBJECTIVE 2.120-A: The Polk County Plan shall provide for the suburban-density residential needs of residents through:

- a. **the designation and mapping of Residential-Suburban on the Future Land Use Map Series; and**
- b. **the establishment of criteria applicable to the location and development of land designated Residential-Suburban.**

POLICY 2.120-A1: CHARACTERISTICS – Densities up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. The Residential-Suburban classification is characterized by single-family dwelling units and duplex units.

POLICY 2.120-A2: DESIGNATION AND MAPPING – Residential-Suburban districts shall be located within the SDA as designated on the Future Land Use Map Series as "RS."

POLICY 2.120-A3: LOCATION CRITERIA –Residential-Suburban areas shall be located only within the SDA and new Residential-Suburban development shall not be located within Activity Centers.

POLICY 2.120-A4: DEVELOPMENT CRITERIA – Development within designated RS areas shall be limited to:

- a. Residential development containing single-family dwelling units, duplex units, and family-care homes, at a density of up to, and including, one dwelling unit per five acres (1 DU/5 AC).
- b. the "permitted uses" of Suburban Planned Development (SPD), Rural-Residential Development (RRD), or Rural Mixed-Use Development (RMD). (See Sections 2.120-B, 2.121-B, and 2.121-C.)
- c. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (3 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:
 1. Connect to a centralized potable water supply, and
 2. Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.
- d. Community Facilities, in accordance with policies of this Plan and the provisions of the Land Development Code.
- e. Residential Infill Development (RID) that contains single-family or duplex-style development and is located amongst an existing residential community. (See Section 2.125-N).
- f. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acres.

NOTE: All SDA policies also apply.

SECTION 2.120-B: SUBURBAN PLANNED DEVELOPMENT (SPD)

POLICY:2.120-B1: SPD PERMITTED USE – Suburban Planned Development (SPD) is a "permitted use" allowed within the Residential-Suburban (RS) land use classification, subject to:

- a. receiving Planned Development (PD) approval, as specified within the County's Land Development Code and pursuant to Policy 2.125-M; and
- b. meeting the use approval conditions, development criteria, and development conditions of this section.

POLICY:2.120-B2: SPD USE APPROVAL CONDITIONS – A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects the following factors shall indicate whether it is premature:

- a. the condition and adequacy of the collector and arterial road network is deficient;
- b. there is a lack of urban services, including but not limited to, police, fire, and EMS;
- c. there is considerable displacement of ongoing economically viable agricultural activities; and
- d. the degree of existing development* surrounding the proposed SPD's boundary is less than:
 - 1. forty percent (40%) developed (of developable area**) within a one (1)-mile radius for parcels containing from 0.00 to 99.99 acres; and
 - 2. sixty percent (60%) developed (of developable area**) within a two (2)-mile radius for parcels containing 100.00 or more acres.

- * Existing development is the amount of area included within parcels which contain:
 - residential lots and/or parcels at densities of 1 DU/AC or greater, to also include subdivisions with lots of at least 1/AC which have been built out at least 50%;
 - non-residential structures, excluding agricultural related structures;
 - roads; - parks; and
 - other similar improvements

** Developable areas, for the purpose of this policy, excludes areas not suitable for development and/or areas where the Plan prohibits, or discourages development, e.g. ancient scrub, wetlands, floodplains, lakes, streams, rivers, and other water bodies.

POLICY 2.120-B3: SPD DEVELOPMENT CRITERIA – SPDs may contain single-family and duplex units at a gross density (on the entire site) of up to, and including, three dwelling units per acre (3 DU/AC).

POLICY 2.120-B4: SPD DEVELOPMENT CONDITIONS

- a. All SPDs shall:

1. be adjoining (touching) the right of way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of-service standards (collector or local roads must be linked to an arterial road by a paved road or roads to qualify);
 2. restrict access from the development onto County and state roads to appropriate locations in order to address the maintenance of levels of service and public safety issues; and
 3. submit a binding site plan and undergo the County's development review and approval process;
- b. SPD'S containing from 0.00 to 99.99 acres shall, in addition to a. above:
1. be connected to an adjacent existing public or franchised water system which meets LOS standards established within this Plan; and
 2. provide a minimum of 10% open space.
- c. SPDs containing 100.00 or more acres shall, in addition to a. above:
1. be connected to an adjacent existing public or franchised water system which meets LOS standards established within this Plan; and
 2. provide a minimum of 20% open space.

POLICY 2.120-B5: Land may not be developed as an SPD in an incremental fashion in order to avoid a stricter requirement of this Plan.

POLICY 2.120-B6: MONITORING -The County shall monitor the amount and rate of development (i.e. platted lots, site plans, and building permits) in the SDA and evaluate collected data once after the third year of Plan implementation and at every five-year evaluation and appraisal report cycle. If the evaluation indicates that development in the SDA exceeds 15% of the County's total growth then the County shall:

- a. amend the Comprehensive Plan to ensure that future development does not exceed 15% of the County's total growth; or
- b. justify the greater percentage of development with revised data and analysis.

SECTION 2.120-C: RESIDENTIAL-LOW

OBJECTIVE 2.120-C: The Polk County Plan shall provide for the low-density residential needs of residents through:

- a. the designation and mapping of Residential-Low on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land designated Residential-Low.

POLICY 2.120-C1: CHARACTERISTICS – Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

POLICY 2.120-C2: DESIGNATION AND MAPPING – Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."

POLICY 2.120-C3: LOCATION CRITERIA – Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-C4: DEVELOPMENT CRITERIA – Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

SECTION 2.120-D RESIDENTIAL-MEDIUM

OBJECTIVE 2.120-D: The Polk County Plan shall provide for the medium-density residential needs of residents through:

- a. the designation and mapping of Residential-Medium on the Future Land Use Map Series; and
- b. the establishment of criteria applicable to the location and development of land designated Residential-Medium.

POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."

POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

SECTION 2.120-E RESIDENTIAL-HIGH

OBJECTIVE 2.120-E: The Polk County Plan shall provide for the high-density residential needs of residents through:

- a. **the designation and mapping of Residential-High on the Future Land Use Map Series; and**
- b. **the establishment of criteria applicable to the location and development of land designated Residential-High.**

POLICY 2.120-E1: CHARACTERISTICS - Densities up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units.

POLICY 2.120-E2: DESIGNATION AND MAPPING - Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH."

POLICY 2.120-E3: LOCATION CRITERIA - Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2.

POLICY 2.120-E4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.

SECTION 2.121: RURAL RESIDENTIAL

SECTION 2.121-A: AGRICULTURE/RESIDENTIAL-RURAL

OBJECTIVE 2.121-A: Polk County recognizes the importance of the agriculture industry as a healthy and competitive force in the national and international marketplace and, therefore, shall encourage the continuation of productive agricultural uses and provide for the placement of low-density residential development within unincorporated rural areas through:

- a. **the establishment and mapping of Agriculture/Residential-Rural (A/RR), and**
- b. **the establishment of policies to govern the development of land within the A/RR land use category.**

POLICY 2.121-A1: DESIGNATION AND MAPPING – Agriculture/Residential-Rural may be located throughout Rural-Development Areas of the County and is designated on the Future Land Use Map Series as "A/RR."

POLICY 2.121-A2: DEVELOPMENT CRITERIA - Development within designated A/RR areas shall conform to:

- a. Residential density of one dwelling unit per five acres (1 DU/5 AC).
- b. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed sixteen (16) workers per acre.

- c. Utility structures for the storage of farm equipment and to conduct normal farm operations, to include on-site packing and other on-site agricultural-support activities typical of those uses listed in Policy 2.125-L1.a-d, provided that such activity is subordinate and accessory to the principal agricultural use. (Agricultural equipment may be used off-site.)
- d. Structures for the sale of agricultural products grown or raised on the premises, provided that such sales activity is subordinate and accessory to the principal agricultural use.
- e. The permitted uses of:
 - 1. Rural Residential Development (RRD), and
 - 2. Rural Mixed-Use Development (RMD).
- f. Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County's Land Development Code.
- g. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (2 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:
 - 1. Connect to a centralized potable water supply, and
 - 2. Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.

POLICY:2.121-A3: RRD & RMD PERMITTED USES - The permitted uses of RRD and RMD shall meet the development criteria and conditions of Sections 1.121-B and 1.121-C and receive development approval as specified within the County's land-development regulations which shall include the following guidelines for consideration of such approval:

- a. When approving an RRD or RMD permitted use consideration shall be given to all relevant facts and circumstances, including, but not limited to:
 - 1. the functional and proximate relationship between the proposed development and other development,
 - 2. the compatibility of the development with existing agricultural activities,
 - 3. the displacement of on-going economically viable agricultural activities,

4. whether the development is premature, and
 5. consistency with the goals and objectives of this Comprehensive Plan.
- b. The County shall encourage design standards for RRDs and RMDs which promote development consistent with the rural character of the area.
 - c. RRD and RMD developments shall comply with the following:
 1. The maximum number of dwelling units to be approved for a RRD/RMD project shall be calculated based upon the entire RRD/RMD site area (including the minimum 50% reservation area) with the total permitted dwelling units to be clustered on the non-reservation portion of the site.
 2. RRD/RMD dwelling unit calculations shall not be affected by wetlands, or other lands having similar special-density designations, and therefore, special non-RRD/RMD on-site density transfers (such as for wetlands) shall not be permitted within an RRD/RMD project since the entire RRD/RMD concept is already based upon on-site density transfers to preserve no less than one-half of the project site.
 3. The RRD/RMD binding site plan, approved through the development-review process specified in Policies 2.121-B3.b and 2.121-C3.d, shall first include in the reservation area environmentally sensitive lands, such as wetlands and scrub or other endangered habitats, before setting aside lands for other reasons such as open space or continued agricultural uses.

POLICY 2.121-A4: AGRICULTURE - The following Agricultural policies shall apply within Polk County:

- a. Agricultural uses, unless further restricted by development regulations, shall be permitted within any future land use category, and a future land use designation shall not be grounds for denial of a "greenbelt" tax exemption claim if the property is used primarily for bona fide agricultural purposes in accordance with Section 193.461, FS.
- b. Agricultural activities within an A/RR classification shall not be deemed inconsistent or incompatible with, or a nuisance to, development.
- c. All development within an A/RR classification shall be designed in a manner compatible with adjacent agricultural activities, including the provision of adequate buffering.
- d. Agricultural activities shall be given priority when making land use decisions within A/RR areas.
- e. Polk County shall not duplicate the regulation of those aspects of agricultural activities that are adequately regulated by other governmental agencies, as determined by the Board of County Commissioners.
- f. Land within areas designated as A/RR or Residential-Suburban (RS) may be used by family members of the property owner for use as a permanent residence at densities higher than that permitted by the A/RR or RS land use classification, upon approval by the Board of County Commissioners - but not to

exceed a density of one dwelling unit per acre (1 DU/AC) and the minimum lot size shall be one acre. This provision is intended to promote the perpetuation of the family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses.

- g. In furtherance of Policy 2.402-A4, and to address the agricultural land use issues created by the devastating December 1989 freeze, the Polk County Land Development Division, and the Economic Development Council, shall work with organizations representing the commercial agricultural industry in Polk County, including, but not limited to, Florida Citrus Mutual, Florida Cattlemen's Association (Polk County), and Florida Farm Bureau Federation (Polk County) in order to coordinate the future land use needs of that industry.

SECTION 2.121-B RURAL-RESIDENTIAL DEVELOPMENT (RRD)

POLICY 2.121-B1: PERMITTED USE - "Rural-Residential Development" (RRD) is a permitted use allowed within the A/RR land use classification upon approval by Planning Commission, as specified within the County's Land Development Code and pursuant to Policy 2.125-M.

POLICY 2.121-B2: DEVELOPMENT CRITERIA - RRDs may contain single-family dwelling units, duplexes, and limited low-intensity multi-family dwellings at a sliding-scale gross density (on the entire site) of one dwelling unit per 2.5 acres (1 DU/2.5 AC) up to, and including, one dwelling unit per acre (1 DU/AC), as determined by appropriate location and development criteria. Locational criteria include:

- a. proximity to rural clusters, business parks, linear commercial corridors, commercial enclaves, and municipalities;
- b. proximity to isolated sewer systems.
- c. vehicular access to arterial, paved collector, and paved County-maintained local roads;
- d. level of public-safety protection, to include: fire and emergency medical service (EMS); and
- e. proximity to schools.

POLICY 2.121-B3: DEVELOPMENT CONDITIONS - A RRD shall:

- a. be served by public potable water supply, provided by the property owner or developer;
- b. submit a binding site plan and undergo the development review and approval process;
- c. reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection;
- d. not exceed 160 acres.
- e. Limit points of access onto collector and arterial roads to no more than the minimum required for public safety purposes,

- f. Incorporate methods and site development features that promote sustainable development,
- g. Incorporate topographical features and scenic vistas into design of the development; and
- h. Provided amenities that create a sense of place and community within the development.

POLICY 2.121-B4: DEVELOPMENT REGULATIONS - Polk County shall implement land development standards adopted in the Land Development Code which further define the RRD Point System implementation policies and procedures.

SECTION 2.121-B5: "RURAL RESIDENTIAL DEVELOPMENT" DENSITY SCHEDULE

SECTION 2.121-B6: RRD DENSITY-CONVERSION TABLE

SECTION 2.121-C: RURAL MIXED-USE DEVELOPMENT (RMD)

POLICY 2.121-C1: PERMITTED USE - "Rural Mixed-Use Development" (RMD) is a permitted use within the A/RR land use classification upon approval by the Planning Commission, and subject to the policies within the County's Land Development Code and pursuant to Policy 2.125-M.

POLICY 2.121-C2: DEVELOPMENT CRITERIA - RMDs may contain single-family, duplex, and limited low-intensity multi-family dwelling units at a sliding-scale gross density (on the entire site) of one dwelling unit per two acres (1 DU/2 AC) up to, and including, two dwelling units per acre (2 DU/AC).

POLICY 2.121-C3: DEVELOPMENT CONDITIONS - A RMD shall:

- a. contain 160 acres, or more;
- b. be served by public sanitary sewerage system and potable water supply, provided by the property owner or developer and meeting LOS standards established in this Plan;
- c. be adjacent to, or front on, a paved, public collector or arterial road;
- d. submit a binding site plan and undergo the development review and approval process;
- e. reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism, no less than 50 percent of the development site as the pre-existing agricultural land use, open space, or habitat protection; and
- f. provide for increased transportation internal capture by providing non-residential support uses meeting the general characteristics of a comparable Activity Center or Isolated Convenience Store, including, without limitation, minimum population support and market-area radius criteria.
- g. restrict access from the development onto County and state roads to appropriate locations in order to address the maintenance of levels of service and public safety issues; and
- h. meet the provisions and intent of Section 2.125-H.

- i. Limit points of access onto collector and arterial roads to no more than the minimum required for public safety purposes,
- j. Incorporate methods and site development features that promote sustainable development,
- k. Incorporate topographical features and scenic vistas into design of the development; and
- l. Provided amenities that create a sense of place and community within the development.

POLICY 2.121-C4: DEVELOPMENT REGULATIONS - Polk County shall implement land development standards adopted in the Land Development Code which further define the RMD implementation policies and procedures.

POLICY 2.121-C5: RMDs AS DEVELOPMENTS OF REGIONAL IMPACTS (DRIs) - All RMDs that are of sufficient size to qualify as DRIs shall also be required to meet the provisions of the New Communities Section, 2.126.

SECTION 2.122 SPECIAL-AREA OVERLAY DISTRICTS AND AREAS

OBJECTIVE 2.122-A: The Polk County Plan shall establish and utilize overlay districts or areas for the purpose of regulating development intensity where environmentally sensitive lands may be subject to adverse impacts of development, or where a specific natural or man-made feature, structure, or area requires protection.

POLICY 2.122-A1: DISTRICTS ESTABLISHED - The following "Special-Area Overlay Districts and Areas" land use classifications are hereby established:

- a. Development-Limitation Areas: The Polk County Plan shall define those areas of the County that are subject to natural development limitations through the establishment and mapping of development – Limitation Areas as part of the Future Land Use Map Series and described in Policy 2.123.
 - 1. CHARACTERISTICS – Development-Limitation Areas are areas which contain natural or environmentally based development constraints, including, but not limited to:
 - a.) areas subject to 100 year flooding;
 - b.) environmentally sensitive lands;
 - c.) areas with on-site sewage disposal system restrictions due to severe percolation limitations, and/or
 - d.) areas requiring protection for the public’s health, safety, and welfare
 - 2. DESIGNATION AND MAPPING – The Future Land Use Map Series shall designate and map Development-Limitation Area overlays. These overlay areas are generally shown on the Future Land Use Map Series. In most cases, the specific boundaries of these overlay areas may not be

determined until site-specific field inspections are conducted to verify those boundaries. It shall be the responsibility of the owner and/or developer to submit documentation (Exhibits, studies, etc.), for the purpose of establishing that properties should not be included within a Development-Limitation Area overlay when the adopted Future Land Use Map Series indicate that the property is within such an area. These areas shall include:

- a.) Floodplain-Protection Areas
 - b.) Wetland-Protection Areas
 - c.) Aquifer-Protection Areas
 - d.) Green Swamp Protection Areas
 - e.) Local Hazard Mitigation Strategy
- b. Resource-Protection Districts: The Polk County Plan shall define those areas of the County that require special care in order to maintain, develop, or enhance an existing resource(s) through the establishment and mapping of Resource-Protection Districts as part of the Future Land Use Map Series and described in Policy 2.124.
- 1. CHARACTERISTICS - Resource-Protection Districts are characterized by areas which contain a man-made or natural resource which requires protection due to general public value.
 - 2. DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map the boundaries for the following Resource-Protection Districts (if currently applicable):
 - a Transit corridors and Centers Overlay
 - b. Airport-Impact Districts
 - c. Mineral Resource-Protection Districts
 - d. Wellhead-Protection Districts
 - e. PolkGreen Districts
 - f. Redevelopment Districts
 - g. Historic-Preservation Sites
 - h. SR 17 Ridge Scenic Highway

POLICY 2.122-A2: DEVELOPMENT CRITERIA - When an area is included within more than one special-area overlay district or area, the most restrictive policies of the applicable special-area overlay district(s) or areas shall apply to any development within that area. Any development occurring on or within an area which

is within a special-area overlay district or area shall be reviewed by the Land Development Division for compliance with the policies of that district or area, and the Land Development Code regulations

SECTION 2.123: DEVELOPMENT-LIMITATION AREAS

OBJECTIVE 2.123-A: The previous Objective and Policies for 2.123-A (Development Limitation Areas) was moved to section 2.122 by CPA 10B-003 (Ord. 11-038) Adopted by BoCC 12-8-11.

SECTION 2.123-B FLOODPLAIN-PROTECTION AREAS

OBJECTIVE 2.123-B: The Polk County Plan shall limit development and redevelopment within areas subject to flooding, as designated in the Floodplain Protection Areas overlay, to development activities and intensities which will not enlarge the off-site floodplain, alter the natural function of the floodplain and for which the risk of loss of property and life is minimal by:

- a. the designation and mapping of a Floodplain-Protection Area overlay;
- b. the establishment of density-transfer provisions; and
- c. the establishment of criteria applicable to the development of lands within the Floodplain-Protection Areas.

POLICY 2.123-B1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Floodplain-Protection Area" overlay the Special Flood Hazard Areas and Regulatory Floodways identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for Polk County, originally dated January 19, 1983, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by the reference and declared to be a part of this ordinance.

POLICY 2.123-B2: DEVELOPMENT CRITERIA - Development within a "Floodplain-Protection Area" shall conform to the following criteria:

- a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.
- b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:
 1. enlarge the off-site floodplain;
 2. alter the natural function of the floodplain; nor
 3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.

POLICY 2.123-B3: LAND-DEVELOPMENT REGULATIONS - Polk County shall implement the land development standards adopted in the Land Development Code for establishing standards and procedures to:

- a. provide for construction techniques which protect the planned and existing development from flood hazards, and maintain the floodplain's natural flow functions;
- b. control unnecessary project-related site alteration, erosion, sedimentation, and storm-water runoff;
- c. prohibit development activities that are incompatible with the Special Flood Hazard Area unless acceptable mitigation techniques are utilized, which may include utilizing FDEP's Florida Development Manual or the applicable water management district's mitigation standards;
- d. require that all permits for an agency with jurisdiction (i.e. U. S. Corps of Engineers, Water Management Districts, Florida Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order; and
- e. provide development criteria for riverine, lake and other floodplains to specifically address encroachment and buffering

POLICY 2.123-B4: TRANSFER OF DEVELOPMENT RIGHTS - The County shall investigate techniques - such as transfer of development rights THAT:

- a. target the Floodplain Protection Areas as a “sending area” for the transfer of density or intensity to off-site locations, and/or
- b. target the transfer of density or intensity to on-site locations further removed from the floodplain.

POLICY 2.123-B5: KISSIMMEE RIVER FLOOD-PROTECTION AREA – Polk County shall coordinate the development of specific land-development regulations for this area with Osceola County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

SECTION 2.123-C WETLAND-PROTECTION AREAS

OBJECTIVE 2.123-C: The Polk County Plan shall limit development and redevelopment within wetlands areas, as generally designated in the Wetland-Protection Areas overlay, to development activities and intensities which will have minimal impact upon the natural functions of the County's wetland areas by:

- a. the designation and mapping of a Wetland-Protection Area overlay,
- b. the establishment of density transfer provisions;
- c. the establishment of criteria applicable to the development of lands within the Wetland Protection Areas; and
- d. the establishment of cooperative arrangements with regulatory agencies to assist in wetlands protection and ensure the enforcement of permit terms and conditions.

POLICY 2.123-C1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as "Wetland-Protection-Area" overlay those areas generally described as wetlands by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and/or as determined to be jurisdictional by appropriate regulatory agencies. These agencies include the Water Management Districts, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and Polk County.

POLICY 2.123-C2: DEVELOPMENT CRITERIA - Development within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:

- a. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.
- b. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:
 1. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;
 2. access to the site;
 3. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;
 4. utility transmission and collection lines;
 5. pre-treated storm-water management;
 6. mining that meets state and federal regulations; or
 7. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.
- c. Commercial and industrial development shall locate on the non-wetland portion of a development site.
- d. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows:
 1. a maximum of one dwelling unit per Lot of Record; or
 2. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.

- e. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.
- f. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation amounts to the applicable federal, state or regional permitting agency.
- g. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.
- h. Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.

POLICY 2.123-C3: TRANSFER OF RESIDENTIAL DENSITIES - Residential densities may be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:

- a. Residential densities shall be transferred from the wetland areas to non-wetland areas based on the wetland density of one unit per ten acres (1 DU/10 AC) where any development occurs within the wetland area of the project.
- b. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per acre (1 DU/AC), or at the underlying land use density if the underlying density is less than 1 DU/AC, only when there has been no disturbance to wetlands. Portions of lots may be platted into wetland areas and shall not be construed as having disturbed wetland areas for this density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within wetland areas.
- c. All such transfers of density shall:
 - 1. be to contiguous property under the same ownership or control;
 - 2. only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;
 - 3. not result in lot sizes, or areas per dwelling unit, less than 65% of that required by the County's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area); and
 - 4. be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.

POLICY 2.123-C4: LAND-DEVELOPMENT REGULATIONS: - Polk County shall implement land development standards adopted in the Land Development Code, for establishing standards and procedures to:

- a. provide for the transfer of residential and non-residential densities from the Wetland-Protection Area, pursuant to Policies 2.123-C2.and 2.123-C3.;
- b. provide for construction techniques which will not alter the natural retention and filtering capacities of the wetland; and
- c. require that all permits from an agency with jurisdiction (i.e. U. S. Corp of Engineers, Water Management District, Florida Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order.

POLICY 2.123-C5: - The County shall implement, through the land development regulations, the transfer of development rights which allows the transfer of density to off-site and on-site locations outside the wetland areas, and shall continue to investigate other techniques that promote and encourage the preservation of wetlands.

POLICY 2.123-C6: - The County shall partner with resource and permitting agencies, other local governments, and the private sector to identify opportunities and evaluate the feasibility of establishing wetland mitigation banks within Polk County. These efforts shall include the evaluation of opportunities to establish mitigation banks to implement the Water Resource Sustainability Plan for the Peace Creek Watershed; to complement the Habitat Conservation Plan and the PolkGreen District; and protection of drainage basins of special concerns.

SECTION 2.123-D AQUIFER-PROTECTION AREAS

OBJECTIVE 2.123-D: The Polk County Plan shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by:

- a. the future designation and mapping of a Aquifer-Protection Area overlay areas; and
- b. the establishment of criteria applicable to the development of lands within Aquifer-Protection Areas.

POLICY 2.123-D1: DESIGNATION AND MAPPING - The Polk County Plan establishes the overlay-area category of "Aquifer-Protection Area" for those areas classified by Florida Department of Environmental Protection (FDEP) as being "high recharge areas" (above 12 inches of recharge per year) within the Florida Aquifer Vulnerability Assessment (FAVA) data model.

POLICY 2.123-D2: DEVELOPMENT CRITERIA - Development and redevelopment within Aquifer-Protection Areas shall conform to the Land Development Code and shall implement the following requirements:

- a. Land uses shall be regulated so as to minimize the threat of contamination to the Floridan Aquifer, or other potable-water supplies, through restrictions on the storage, generation, and/or use of hazardous materials (as defined by applicable Federal or state regulations) within Aquifer-Protection Areas.

- b. Aquifer recharge volumes shall be protected by requiring that post-development runoff volumes not exceed pre-development runoff volumes for a design storm at least as stringent as those determined by the applicable water management district and/or FDEP. Pervious ground cover shall be encouraged.
- c. All surface waters and storm-water runoff shall be treated as required by the applicable water management district and the FDEP.
- d. All new development and redevelopment within a "high recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate pre-development natural conditions.

POLICY 2.123-D3: PLAN AMENDMENT AND LAND-DEVELOPMENT REGULATIONS REVISIONS

- Polk County shall transmit a Comprehensive Plan amendment if the applicable water management districts provide new delineation of prime recharge areas, recommended regulations for protecting those areas, and other information required by Section 373.0391, FS, and shall amend its development regulations after the adoption of the transmitted Plan amendment.

SECTION 2.123-E: RESERVED

OBJECTIVE 2.123-F: GREEN SWAMP PROTECTION AREA: The Polk County Plan shall limit development and redevelopment within Green Swamp Area of Critical State Concern, as designated in the Green Swamp Protection Area overlay, to development activities and intensities which will not alter the natural function of its wetlands and aquifer-recharge areas by:

- a. the designation and mapping of a Green Swamp Protection Area overlay;
- b. the establishment of density transfer provisions; and
- c. the establishment of criteria applicable to the development of lands within the Green Swamp Protection Areas.

POLICY 2.123-F1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Green-Swamp Protection Area" those areas located within the unincorporated portions of Polk County, which are within the "Green Swamp Area" as defined by Chapter 28-26, FAC.

POLICY 2.123-F2: DEVELOPMENT CRITERIA - Development within the "Green-Swamp Protection Area" shall conform to the following requirements:

- a. "Floodplain-Protection Areas" requirements under Policy 2.123-B2, where applicable;
- b. "Wetland-Protection Areas" requirements under Policy 2.123-C2 where applicable; and
- c. All development, as defined in Section 380.04, FS, shall be reviewed for consistency with the following objectives:
 - 1. Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood-detention areas.

2. Protect or improve the normal quantity, quality and flow of ground water and surface water which are necessary for the protection of resources of state and regional concern.
 3. Protect or improve the water available for aquifer recharge.
 4. Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.
 5. Protect or improve the normal supply of ground and surface water
 6. Prevent further salt-water intrusion into the Floridan Aquifer.
 7. Protect or improve existing ground and surface-water quality.
 8. Protect or improve the water-retention capabilities of wetlands.
 9. Protect or improve the biological-filtering capabilities of wetlands.
 10. Protect or improve the natural flow regime of drainage basins.
 11. Protect or improve the design capacity of flood-detention areas and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.
- d. All development applications (except individual single-family residential units) in the Area of Critical State Concern (ACSC) must submit a written impact statement that demonstrates that the policies of this section are met. Non-residential developments, and residential developments of 50 lots or more, shall also include certification (with supporting data) by a registered Professional Engineer that the requirements of the Green Swamp Overlay District are met.
- e. Phosphate and peat mining shall not be allowed in the ACSC. All other mining must submit a written impact statement that demonstrates that the policies of the Comprehensive Plan are met and include a certification (with supporting data) by a registered engineer that the requirements of the Green Swamp Overlay District are met.
- f. All development shall comply with the requirements and standards of - "Critical Area Resource Management Plan" (located at the end of Article I in Appendix 2.132) which is hereby incorporated by reference and made a part of this Comprehensive Plan as though fully set forth herein.

POLICY 2.123-F3: INTERGOVERNMENTAL COORDINATION - In addition, Polk County shall coordinate the development of specific land-development regulations for this area with Lake County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

SECTION 2.123-G: LOCAL HAZARD MITIGATION STRATEGY

OBJECTIVE 2.123-G: Polk County shall coordinate future land use designations to eliminate or reduce inconsistencies with the goals, objectives, and recommendations of the adopted Local Mitigation Strategy.

POLICY 2.123-G1: The County, through the implementation of its land development regulation, will ensure that development approvals are consistent with the objectives and policies of the Local Mitigation Strategy. If the site is such that all beneficial use of the property is precluded due to the hazard identification/determination, then the County will consider purchasing the property for preservation purposes through the use of moneys from environmental lands preservation programs, grants or other similar sources of funding.

SECTION 2.124: RESOURCE-PROTECTION DISTRICTS

The previous Objective and Policies for 2.124-A (Resource Protection Districts) was moved to section 2.122 by CPA 10B-003 (Ord. 11-038) Adopted by BoCC 12-8-11.

SECTION 2.124-A: TRANSIT CORRIDORS AND CENTERS OVERLAY

OBJECTIVE 2.124-A: Polk county shall promote and support community investment in transit by:

- a. the designation and mapping of a Transit Corridors and Centers Overlay;
- b. the establishment of transit-supportive incentives and design standards applicable to development within the overlay;
- c. the establishment of mobility strategies within corridors and centers; and
- d. the coordinated implementation of design standards and mobility strategies consistent with other jurisdictions within the respective transit corridors.

POLICY 2.124-A1: PURPOSE – Core Transit Corridors and Centers, as identified in the Transportation Planning Organization’s (TPO) 2060 Transportation Vision Plan, provide the basis for the Transit Corridor and Centers Overlay. The overlay will provide a framework for land use policies and mobility strategies that:

- a. Connect our city centers;
- b. Improve access to transit services including high speed rail service;
- c. Improve transit access to/from rural areas;
- d. Promote compact, mixed-use development;
- e. Improve travel connections and access between land uses;
- f. Provide a pedestrian-scale built environment and encourage pedestrian activity;
- g. Promote the provision of public spaces and improved access to public spaces;
- h. Implement reduced or flexible parking standards;

- i. Increase travel options as part of a multi-modal transportation system;
- j. Reduce reliance on single-occupant vehicles (SOV) and vehicle miles traveled; and
- k. Reduce energy consumption and greenhouse gas emissions.

POLICY 2.124-A2: DESIGNATION AND MAPPING – The Transit Corridors and Centers (TCC) Overlay shall be shown on the Future Land Use Map Series to include three separate components as follows:

- a. Transit Corridor – an area within ¼ mile of fixed route transit service;
- b. Transit Center – an area within a one mile radius of the point of access for transit services; and
- c. Transit Center Core – an area within ¼ mile of the point of access for transit services.

POLICY 2.124-A3: DESIGN PRINCIPLES – Polk County shall implement site design principles in the form of development incentives and standards. These design principles shall address:

- a. Convenient, direct and safe pedestrian connections to building entrances, existing and planned transit stops, parking facilities, mixed land uses and public spaces;
- b. Pedestrian-scale blocks and interconnected street networks to promote pedestrian mobility;
- c. Architecture and streetscape features, such as awnings, articulated facades, pedestrian lighting, sidewalk furniture, street trees and store front display windows to create a human-scale or pedestrian-focused environment;
- d. Orientation of buildings and entrances towards streets or public spaces to encourage and support pedestrian activity;
- e. Discouragement of auto-dependent uses in close proximity to transit hubs;
- f. Provision of complete streets to increase mobility for transportation system users;
- g. Provision of parks, plazas and greenways to create community gathering places;
- h. Provision of bicycle parking;
- i. Incorporation of transit facilities and amenities into site design, e.g., shelters, benches, and lighting;
- j. Provision of structured parking as part of mixed land uses; and
- k. Reduced or shared parking.

POLICY 2.124-A4: OVERLAY WITHIN TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) – The TSDA is an area where infrastructure and community services are available or planned to support higher

densities and intensities of development. In areas where the TCC Overlay coincides with the TSDA, Polk County shall provide incentives for compact, mixed-use development. These incentives may include:

- a. Project approval through an administrative and technical review process;
- b. Expedited permit reviews;
- c. Reduced impact or permitting fees.

POLICY 2.124-A5: OVERLAY IN OTHER DEVELOPMENT AREAS – Outside of the TSDA, Polk County shall implement site design principles and mobility strategies within the TCC Overlay to maximize access to existing or future transit services and promote the development of transit service and centers. The Transit Centers are intended to support transit ridership and service development and to improve transit access to/from rural areas.

POLICY 2.124-A6: CO-LOCATION OF CIVIC OR COMMUNITY USES – Polk County shall identify and promote opportunities to co-locate civic or community uses within the Transit Corridors and Centers Overlay including:

- a. urban parks;
- b. community recreation centers;
- c. schools;
- d. child care facilities;
- e. libraries and medical facilities;
- f. governmental buildings; and
- g. Police, Fire and EMS facilities.

Buildings in these areas should be sited to form a green space or public common for community use. Site planning, building orientation, architectural design and landscaping should reflect the character of the community.

POLICY 2.124-A7: DEVELOPMENT STANDARDS – Polk County shall require, through the Land Development Code, transit-supportive standards to be applied to development within the Transit Corridors and Centers Overlay. These standards may include, but will not be limited to:

- a. Provision of pedestrian infrastructure;
- b. Provision of transit facilities and passenger amenities;
- c. Building orientation, e.g. orientation towards a street or public space; and

- d. Maximum parking requirements.

POLICY 2.124-A8: COMPATIBILITY – The Land Development Code shall include appropriate design standards and other measures to ensure that new development within Transit Corridors and Centers is compatible with existing neighborhoods and uses.

POLICY 2.124-A9: MOBILITY STRATEGIES – Polk County shall implement mobility strategies within the TCC Overlay to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These strategies will be incorporated in the Multi-Modal Transportation Level of Service Standards and may include, but will not be limited to:

- a. Provision of an extensive pedestrian system;
- b. Elimination of gaps in sidewalk network;
- c. Complete street treatment including improved pedestrian and bicycle crossings;
- d. Provision of transit facilities and passenger amenities;
- e. Provision of bicycle parking; and
- f. Shared, reduced or maximum parking requirements.

POLICY 2.124-A10: COMMUNITY INVESTMENT – Polk County shall consider funding improvements as part of the annual update of the Capital Improvement Element to support the provision of complete streets, continuous sidewalk networks, transit facilities and passenger amenities, and public spaces. Candidate projects within the Transit Corridors and Centers Overlay shall receive priority consideration.

POLICY 2.124-A11: PUBLIC-PRIVATE PARTNERSHIPS - The County shall support the merging of public and private interests and resources for the purposes of facilitating transit-oriented development with the overlay. Particularly in Transit Centers or Hubs, public-private partnerships may be used to leverage transit enhancements and infrastructure, create mixed uses inclusive of civic and community spaces, and establishes redevelopment strategies.

POLICY 2.124-A12: REDEVELOPMENT STRATEGIES – Polk County shall establish strategies and incentives within the Land Development Code to facilitate the redevelopment of sites with mixed uses and pedestrian-oriented features.

POLICY 2.124-A13: BROWNFIELD REDEVELOPMENT – Polk County shall identify and map candidate brownfield sites within the Transit Corridors and Centers Overlay to promote the redevelopment of sites in close proximity to transit and other community services.

POLICY 2.124-A14: AFFORDABLE AND WORKFORCE HOUSING – Polk County shall identify and map existing and candidate sites for affordable and workforce housing within the Transit Corridors and Centers Overlay as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

POLICY 2.124-A15: SEAMLESS TRANSPORTATION SYSTEM – The Transit Corridors and Centers Overlay includes transit corridors that extend into and through municipal jurisdictions. To ensure a seamless transportation system, Polk County will coordinate with the cities to encourage the implementation of consistent land use policies and mobility strategies within these corridors.

POLICY 2.124-A16: NEW TRANSIT CENTERS – Property owners that seek to establish a new Transit Center shall consult with the Polk Transportation Planning Organization and the Growth Management Department to determine the appropriate data and analysis needed to support a Comprehensive Plan Map Amendment. The consideration of a new center shall address land use trends and plans for transit service development.

POLICY 2.124-A17: Development in parcels that are located in the TSDA and inside the boundary of an adopted Selected Area Plan (SAP), may obtain higher densities or intensities as allowed by the TSDA-TCCO where applicable. Development must be otherwise consistent with the development criteria of the adopted SAP.

SECTION 2.124-B AIRPORT-IMPACT DISTRICTS

OBJECTIVE 2.124-B: The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.

SECTION 2.124-C MINERAL-RESOURCE PROTECTION DISTRICT

OBJECTIVE 2.124-C: The Polk County Plan shall protect and manage mineral resources for the purpose of insuring their continued availability of these resources by through:

- a. the establishment and mapping of a Mineral-Resource Protection District overlay; and
- b. the establishment of development criteria for protecting known deposits from encroachment by land uses incompatible with excavation and associated mining operations.

POLICY 2.124-C1: PURPOSE - The Mineral-Resource Protection District (MRPD) overlay is established for the purpose of protecting for future mining those known deposits of minerals and soils that are in appropriate locations so as not to have adverse impacts on existing development.

POLICY 2.124-C2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Mineral-Resource Protection District" the general location of known commercially viable mineral and soil deposits, including:

- a. lime rock
- b. sand
- c. peat

d. clay

The decision as to whether to protect a mineral deposit by inclusion in an MRPD overlay shall include, but not be limited to, an evaluation of:

1. the deposit's compatibility with existing land uses within, and surrounding, the MRPD designation; and,
2. the ability to mitigate adverse impacts from the mining of the deposit, including: noise, visual, airborne and waterborne pollutants, and traffic impacts.

POLICY 2.124-C3: DEVELOPMENT CRITERIA - Development within the MRPD shall conform to the following criteria:

- a. Land uses which are compatible with the extraction and processing of mineral resources shall be permitted as a use within Mineral Resource-Protection.
- b. Land uses which may not be compatible, or which may cause future conflicts, with mineral excavation activities may be permitted within the MRPD through the issuance of a special limited-use permit such as a temporary-use permit.
- c. Mineral extraction activities should be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses.
- d. any mining activities shall comply with Section 2.124-C and the land Development Code.

POLICY 2.124-C4: ADJACENT DEVELOPMENT - Development on property adjacent to a designated MRPD shall be required to provide proper buffering, if applicable.

POLICY 2.124-C5: RECLASSIFICATION - Owners of property located within a Mineral Resource-Protection District may apply to the Board of County Commissioners for removal of the overlay classification once proper reclamation of the property is completed. Removal of the property from the MRPD would allow the property to be developed in accordance to the land use policies applicable to the underlying land use district(s) designated for the property by the Future Land Use Map Series, or those policies applicable to any new land use district(s), or those policies applicable to any new land use classification established as a result of an approval of a Plan amendment that is processed at the request of the property owner in conjunction with the Mineral Resource-Protection District designation removal.

SECTION 2.124-D WELLHEAD-PROTECTION DISTRICTS

OBJECTIVE 2.124-D: The Polk County Plan shall manage land use and development to protect public water supplies from direct contamination by:

- a. the designation and mapping of a Wellhead-Protection District overlay; and
- b. the establishment of criteria applicable to development of lands within the Wellhead-Protection District(s).

POLICY 2.124-D1: PURPOSE - The "Wellhead-Protection District" overlay is established for the purpose of protecting existing and future potable water wellheads and well fields from sources of ground water contamination.

POLICY 2.124-D2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map the overlay-district category of "Wellhead Protection District" and shall designate this overlay district for all Potable Water Supply System (PWS). The Wellhead Protection District shall include a minimum 500 foot buffer for all PWS. Additional areas shall be included based on best available data or industry standards.

POLICY 2.124-D3: DEVELOPMENT CRITERIA - Development and redevelopment within Wellhead Protection Districts shall conform to Chapters 62-521 and 62-555, F.A.C. and the Land Development Code which shall implement the following requirements:

- a. Land uses shall be regulated so as to prevent or minimize the threat of contamination of the potable-water supply through restrictions on the storage, generation, or use of hazardous materials (as defined by applicable Federal or state regulations) within areas designated as Wellhead-Protection Districts.
- b. Consistent with applicable law, all development or redevelopment occurring within Wellhead Protection Districts shall be processed through the County's development-review process.
- c. Land uses shall be regulated so as to prohibit the handling or storage of hazardous wastes within the Wellhead Protection District.
- d. All hazardous waste handling and storage within high-recharge areas shall meet all applicable federal and state requirements prior to issuance of any development orders.

SECTION 2.124-E POLKGREEN DISTRICTS

OBJECTIVE 2.124-E: The Polk County Plan shall promote and integrate public and private investments in green infrastructure (interconnected network of open spaces, natural areas and agricultural lands) by:

- a. the designation and mapping of a PolkGreen District overlay; and**
- b. the establishment of incentives and standards applicable to the development of lands within the PolkGreen.**

POLICY 2.124-E1: PURPOSE —The PolkGreen District overlay is established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands. The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;

- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

POLICY 2.124-E2: DESIGNATION AND MAPPING— The PolkGreen shall be generally shown on the Future Land Use Map Series. It shall be based on best available data and at a minimum shall include, but not limited to:

- a. parcels designated as Preservation or Recreation Open Space on the Future Land Use Map Series;
- b. properties purchased under Polk County’s Environmental Lands Program;
- c. properties identified in the Polk County Habitat Conservation Plan;
- d. properties acquired or pending acquisition under a Florida conservation or recreation land program such as Florida Forever and Save our Rivers;
- e. properties identified at the latest Archbold Biological Station Scrub Conference as worthy of public acquisition;
- f. the Florida Department of Environmental Protection’s Integrated Habitat Network;
- g. Florida’s Statewide Trail and Ecological Greenway Network Opportunity Maps;
- h. State, County and municipal parks and recreational facilities;
- i. “greenway corridors” established within a Development of Regional Impact (Appendix 2.130), Selected Area Plan (Appendix 2.131), or the Critical Area Resource Management Plan (Appendix 2.132);
- j. existing and proposed municipal greenway systems;
- k. existing and proposed multi-use trails as identified in the Polk Transportation Planning Organization’s (TPO) Long Range Transportation Plan; and
- l. potential network connections and corridors between the open spaces, natural areas, and agricultural lands listed in this policy.

POLICY 2.124-E3: IMPEMENTATION COORDINATION— Polk County shall coordinate with public and private agencies, municipalities, property owners of lands within PolkGreen and adjacent areas, and surrounding counties to establish a process for the maintenance and update of the PolkGreen overlay, as well

as, the development and implementation of policies to acquire, conserve, manage or construct green infrastructure.

POLICY 2.124-E4: GREEN INFRASTRUCTURE ON PRIVATE PROPERTY — Polk County shall provide incentives to encourage conservation of green infrastructure assets located on private property in order to promote a network of public and privately-held open space and natural areas.

POLICY 2.124-E5: SENDING AREAS FOR TRANSFER OF DEVELOPMENT RIGHTS — The PolkGreen shall provide a basis for the identification of “sending areas” under existing and future provisions for the transfer of development rights.

POLICY 2.124-E6: CONSERVATION DEVELOPMENT — Polk County shall provide incentives to encourage the use of conservation planning principles in the development of land within the PolkGreen overlay. The Conservation Development Program established under Objective 2.1251-C shall include special incentives for parcels contiguous to existing environmental lands in order to promote an interconnected network of open space and to reduce fragmentation of wildlife habitat.

POLICY 2.124-E7: ANCIENT SCRUB - The Land Development Code shall include provisions to protect ancient scrub resources as identified by the Archbold Biological Station. These regulations shall require development to be clustered and located on the non-scrub portions of a site.

POLICY 2.124-E8: TOURISM — Polk County shall coordinate with the Central Florida Development Council to identify and implement incentives to promote the development of tourism and related activities within the PolkGreen overlay.

OBJECTIVE 2.124-E2: Polk County shall expand the PolkGreen network by 20,000 acres by the year 2030.

POLICY 2.124-E9: DEDICATION OF LAND — Conservation of lands intended to expand the PolkGreen network may be accomplished by either fee simple (sale) or less than fee simple (transfer of development rights and conservation easements) transfers of rights and/or ownership interests. In order to be included as part of the network, the follow shall apply:

- 1) The land to be dedicated shall be suitable for the intended purpose;
- 2) The dedication shall ensure the perpetual conservation of the lands;
- 3) Fee simple ownership, conservation easements, purchase of development rights, and transfer of development rights are suitable legal instruments and mechanisms to ensure the long term conservation;
- 4) Public access of lands within the PolkGreen is preferred, but not required;
- 5) Dedications shall be consistent with the Habitat Conservation Plan;
- 6) Allowable uses within less than fee simple transactions shall contain a clause which permanently restricts the land from future development or subdivision.

- 7) All dedications to the PolkGreen shall be consistent with the PolkGreen policies and standards, the Habitat Conservation Plan, and mitigation bank standards.
- 8) If listed endangered or threatened species are found on site, a mitigation plan shall accompany the proposed conservation easement;

POLICY 2.124-E10: MULTI-USE TRAILS— On an annual basis, Polk County shall provide the Polk TPO a prioritized list for the funding and construction of multi-use trails within the PolkGreen overlay. Special consideration will be given to multi-use trails that connect population centers to natural areas. The design of multi-use trails shall be consistent with State regulations as well as the Polk TPO long range transportation plan or “Transportation Improvement Plan” as amended. Motorized vehicles shall be prohibited on any multi-use trails within the Green Swamp Area of Critical State Concern except for necessary maintenance purposes.

SECTION 2.124-F REDEVELOPMENT DISTRICTS

OBJECTIVE 2.124-F: The Polk County Plan shall address areas in need of revitalization within the County through the following:

- a. the designation and mapping of "Redevelopment District" overlay areas, and
- b. the development of "Redevelopment District Revitalization Plans" to preserve, rehabilitate, revitalize, and/or redevelop designated "Redevelopment Districts."

POLICY 2.124-F1: DESIGNATION AND PURPOSE - Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:

- a. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;
- b. involve neighborhood residents in every phase of the planning process;
- c. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;
- d. promote an enhanced living environment for the community, and a higher quality of life for community residents;
- e. promote the economic vitality of the community through the development of employment and business opportunities for community residents;
- f. encourage multi-modal transportation options, particularly pedestrian and bicycle travel; and
- g. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."

POLICY 2.124-F2: DESIGNATION AND MAPPING -- The Future Land Use Map Series shall designate and map as "Redevelopment District" overlay those areas with a revitalization plan as approved or accepted by the Board. These areas are identified as being low to moderate income as defined by the United States Department of Housing and Urban Development income standards and the County. The non-prioritized "Redevelopment District" overlays include but are not limited to the following:

Adams Grove	Lakeview Park
Babson Park/Highland Park	Lakewood Park
Bradley Junction	Mammoth Grove
Crystal Lake	Maxi-Quarters
Davenport	Medulla
Eaton Park	Mullinsville
Echo Terrace	Nichols
Eloise	North Florida Heights
Florence Villa	Old Polk City Road
Fuller Heights	Loughman
Fussells Corner (Carters)	Lynchburg
Griffin Quarters	Rolling Hills
Highland City	Wabash
Highland Park Manor	Wahneta
Inwood	Washington Park
Jamestown	Waverly
K-Ville	Winston
Kathleen	

The "Redevelopment District" overlay shall be reviewed, at least annually, and amended, if necessary, to include any additional predominantly low and moderate income areas determined by the United States Department of Housing and Urban Development income standards and the County to be disproportionately in need of social and/or community services, infrastructure, transportation, economic development assistance, law enforcement, and/or affordable housing, based on an analysis of demographics, land use, crime, housing, infrastructure, and other physical and social conditions.

POLICY 2.124-F3: REDEVELOPMENT DISTRICT REVITALIZATION PLANS -- The County shall develop a "Redevelopment District Revitalization Plan" in accordance with the goals and objectives of the programs described the Polk County Consolidated Plan and Five Year Strategy Plan, for designated "Redevelopment District," to guide implementation of the Community Development Block grant, HOME Investment Partnership Program and the emergency Shelter Grant. The Redevelopment Plans will be prioritized based on a variety of factors that include but are not limited: funding availability, need, physical and economic conditions, level of neighborhood district revitalization plans will be coordinated with other planning initiatives.

The Redevelopment District Revitalization Plans shall contain strategies developed with public input from those areas affected to preserve, rehabilitate, revitalize, and/or redevelop those areas. These strategies shall include, but not be limited to:

- a. targeting housing rehabilitation and code enforcement activities within designated Redevelopment Districts;
- b. removing dilapidated structures to create space for infill development;

- c. coordinating infrastructure improvements with rehabilitation and redevelopment activities;
- d. providing economic opportunities and neighborhood support services to encourage economic independence and self-sufficiency of residents;
- e. implementing programs to facilitate the development of affordable housing;
- f. developing special incentives, provisions, restrictions, or requirements in order to ensure that redevelopment and revitalization activities occur in accordance with sound planning principles and local community objectives;
- g. encouraging design features which promote public safety, create inviting streetscapes along public roadways, and emphasize a pedestrian-oriented environment;
- h. developing or providing incentives for development of needed community facilities such as neighborhood centers, day care centers, churches, schools, and community-oriented policing substations; and
- i. most importantly, empowering residents so as to rekindle community pride and developing lasting partnerships between government and the community.

POLICY 2.124-F4: REDEVELOPMENT ACTIVITIES -- Redevelopment District Revitalization Plans shall implement the purpose and intent of Policy 2.124-F1 and shall conform to the following requirements:

- a. **PERMITTED USES:** In keeping with the purpose and intent of this section, the following uses may be permitted within a Redevelopment District Revitalization Plan:
 - 1. Residential (single-family and multi-family)
 - 2. Commercial
 - 3. Institutional
 - 4. Recreation and Open Space
 - 5. Preservation
 - 6. Specialized Uses, subject to the provisions of Section 2.125
 - 7. Housing for workers (agricultural, industrial, construction and hospitality trades)
- b. **DEVELOPMENT CRITERIA:**
 - 1. Non-residential uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. Where permitted by the Redevelopment District Revitalization Plan, non-residential uses may include, but are not limited to, grocery stores, personal service shops, gas stations, restaurants, specialized and general retail, medical and professional offices, and community facilities such as

neighborhood centers, churches, schools, community-oriented policing substations, and day care centers.

2. Non-residential uses should be centrally located within the community and within comfortable walking distance for a majority of the area's residents.
3. Non-residential uses shall have direct access to a collector or arterial roadway.
4. Appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development. Development incentives shall be provided to encourage and stimulate workforce housing, affordable housing and housing for special needs groups. Such incentives shall include, but not be limited to:
 - (a) Density and intensity increases up to 150% of the district standards,
 - (b) Expedited permitting; and
 - (c) Design flexibility, additionally
 - (d) may include special impact fee consideration in such circumstances as adopted and codified by the BoCC.

Such incentives shall be linked directly to the provision of affordable, workforce or special needs housing on a case by case basis, and require that the housing remain dedicated to the particular housing type for which the incentive was awarded for a minimum of twenty years through a deed restriction or similar measure. Furthermore, no increase in density or intensity can occur unless adequate water, sewer, roadway and public school capacity exists or are planned to be available to meet the need of the additional development.

5. Commercial & office uses shall be permitted in Redevelopment District Revitalization Plans. Redevelopment District Revitalization Plans may include up to 10% of the total area of redevelopment district for commercial and office uses. Designation of an area exceeding the additional 10% shall require a Comprehensive Plan amendment.
6. It is fundamental to all revitalization plans that commercial uses, if included in the land use design, shall be oriented toward the historically established town center, main street, or placed in isolated neighborhood market sites that are restricted to a very limited scale of commercial activity and located only at the intersection of major collector roads. Linear commercial development shall not be allowed, unless it is clearly evident that it is consistent with the traditional development pattern of the community.
7. Appropriate buffering shall be provided between non-residential uses and residential uses.

POLICY 2.124-F5: ADOPTION OF REDEVELOPMENT DISTRICT REVITALIZATION PLANS - Upon completion of a "Redevelopment District Revitalization Plan," as defined in Policy 2.124-F3, and upon its approval by the Board of County Commissioners, such plan shall become the official revitalization plan for the designated Redevelopment District.

SECTION 2.124-G HISTORIC-PRESERVATION SITES

OBJECTIVE 2.124-G: The Polk County Plan shall identify and protect historically significant resources by:

- a. the designation and mapping of identified historic sites, and
- b. the establishment of development review criteria to protect designated historic sites from encroachment by incompatible land uses.

POLICY 2.124-G1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall identify, designate, and map as "Historic-Preservation Sites" those historic properties listed on the National Register of Historic Places and the Florida Master Site File. The Future Land Use Map Series shall be amended, at least annually, to include or exclude any properties added to or removed from these listings.

POLICY 2.124-G2: DEVELOPMENT-REVIEW CRITERIA - Polk County shall review new development or redevelopment projects which may impact designated "Historic-Preservation Sites" by:

1. establishing development guidelines within its Land Development Code, which shall encourage the preservation and rehabilitation of these resources in accordance with state and federal historic-preservation guidelines.
2. including a historic preservation evaluation within its development review process to ensure that development projects occur in a manner which minimizes impacts to historic resources; and
3. cooperating in enforcing state and federal historic preservation legislation by fulfilling preservation requirements in the impact review of federal grant projects.

SECTION 2.124-H SR 17 RIDGE SCENIC HIGHWAY

The SR 17 Ridge Scenic Highway overlay recognizes the importance of protecting and enhancing a key community asset of scenic, environmental, historic and archeological importance.

OBJECTIVE 2.124-H: The Polk County Plan shall identify, protect and enhance the scenic environmental, historic and archeological character of the SR 17 Ridge Scenic Highway through:

- a. the designation and mapping of the general location of the Ridge Scenic Highway overlay boundary,
- b. the establishment of development criteria to protect the Ridge Scenic Highway from encroachment by incompatible land uses,
- c. the establishment of quality design standards beyond those required countywide that unify development along the highway aesthetically and help enhance its unique characteristics, and,

- d. **the establishment of incentives to encourage increased open space abutting the SR 17 Ridge Scenic Highway, the construction of a multi-modal trail along the length of SR 17 Ridge Scenic Highway and the construction of scenic pull-off areas in appropriate locations along Ridge Scenic Highway.**

POLICY 2.124-H1: DESIGNATION AND MAPPING — The SR 17 Ridge Scenic Highway Resource Protection overlay shall be generally shown on the Future Land Use Map Series. The SR 17 Ridge Scenic Highway Resource Protection overlay applies to parcels and proposed development abutting the SR 17 Ridge Scenic Highway.

POLICY 2.124-H2: QUALITY DEVELOPMENT STANDARDS — Polk County shall establish quality development standards within its Land Development Code that protect and enhance the scenic, environmental, historic and archeological character of the SR 17 Ridge Scenic Highway. These standards shall include provisions that address roadway and development landscaping, screening, open space, street lighting, walls and fences, building height, location and orientation, signage, non-compatible uses or other development features that will help protect and enhance the SR 17 Ridge Scenic Highway.

POLICY 2.124-H3: INCENTIVES — Polk County shall establish incentives within its Land Development Code to encourage increased open space abutting the SR 17 Ridge Scenic Highway and in areas identified as scenic vistas or viewsheds through properties, the construction of a multi-modal trail along the length of SR 17 Ridge Scenic Highway and the construction of scenic pull-off areas in appropriate locations along SR 17 Ridge Scenic Highway. These incentives may include an expedited review process, increased densities and/or intensities up to the maximum allowed in each land use category as a permitted use without requiring a public hearing (in accordance with the policies established for the Scenic Highways within each land use district and the regulations with the Land Development Code), and modified dimensional regulations to encourage the protection and enhancement of key community asset of scenic, environmental, historic and archeological importance.

POLICY 2.124-H4: INTERGOVERNMENTAL COORDINATION — Polk County shall continue to coordinate with the municipalities (Frostproof, Hillcrest Heights, Highland Park, Lake Wales, Dundee, Lake Hamilton and Haines City) and other established communities within the Ridge Scenic Highway Overlay to coordinate the implementation of the quality development standards and recreational opportunities along the SR 17 Ridge Scenic Highway to ensure the continued protection and enhancement of key community asset of scenic, environmental, historic and archeological importance.

SECTION 2.124-I: AVON PARK AIRFORCE RANGE MILITARY COMPATIBILITY ZONE

OBJECTIVE 2.124-I: In compliance with Chapter 163.3177(6)(a) F.S., Polk County shall support the role of Avon Park Air Force Range (APAFR) by ensuring that adjacent future development is compatible with and will not negatively impact range operations.

POLICY 2.124-I1: PURPOSE AND DESIGNATION – In compliance with Florida Statutes and the recommendations of the APAFR Joint Land Use Study (JLUS), Polk County establishes the APAFR Military Compatibility Zone Overlay (MCZ) of the Comprehensive Plan Map Series, to identify those areas where compatibility criteria will be implemented to ensure development in this area and the military operations of the APAFR are compatible. The County will address public health and safety issues by minimizing conflicts between Range operations and surrounding land uses. All development within the MCZ shall be in

conformance with standards as established in the Polk County Land Development Code as per the compatibility criteria pursuant to this Section.

POLICY 2.124-I2: In compliance with section 163.3175(5), F.S., Polk County shall continue to coordinate with range representatives and the Central Florida Regional Planning Council (CFRPC) to adopt and implement development standards and guidelines that minimize impacts of development on the operations of the military installation. The Land Development Code shall address land use, lighting, height, noise, and communication frequency spectrums in defining the criteria for compatibility within the MCZ.

POLICY 2.124-I3: Compatibility criteria applied within the MCZ, shall consider the safety and noise standards contained in any APAFR Air Installation Compatible Use Zone Study (AICUZ), Range Installation Compatible Use Zone Study (RAICUZ), or Noise Study, and the recommendations of the APAFR JLUS.

POLICY 2.124-I4: Polk County shall coordinate with the CFRPC and the APAFR to find effective disclosure procedures making current and potential land owners aware of the APAFR and potential compatibility conflicts.

POLICY 2.124-I5: Polk County shall protect the viability of the APAFR by continuing the coordination and communication between the range commanding officer or his designee and the Development Review Committee (DRC). The DRC will provide the range commanding officer or his designee information on proposed changes to the County's Comprehensive Plan and Land Development Code which, if approved, would affect the density, intensity, or use on land within the MCZ or proposed changes to the compatibility criteria. Additionally, the DRC will forward applications for development orders requesting a variance or waiver from height or lighting standards within the MCZ to APAFR representatives for review and comment as such development applications may potentially generate uses that could hinder range operations.

POLICY 2.124-I6: Polk County shall maintain an ex-officio position, for the APAFR range commanding officer or designee, to serve on the Planning Commission.

POLICY 2.124-I7: Polk County shall coordinate with the Central Florida Regional Planning Council and other agencies to support the efforts to protect and preserve environmentally sensitive areas located adjacent to the military installation. These strategies may include programs to purchase conservation lands, establishment of conservation or agricultural easements and encourage the use of transfer or purchase of development rights as part of the Development Review process, among others.

POLICY 2.124-I8: Polk County shall continue to coordinate with the other affected local governments (the cities of Frostproof, Avon Park and Sebring, and Highlands, Okeechobee and Osceola Counties), the CFRPC and the APAFR to implement the guidelines and standards as established in this section of the Comprehensive Plan and the Land Development Code.

SECTION 2.125 SPECIALIZED USES

OBJECTIVE 2.125-A: The Polk County Plan shall provide for additional controls applicable to certain identified and specialized types of development through:

- a. the identification of certain specialized uses requiring development controls;**
- b. the establishment of the land use classifications within which such specialized uses may be located pursuant to the Plan; and**
- c. the establishment of specific development controls tailored to address the needs of the identified specialized uses.**

POLICY 2.125-A1: IDENTIFICATION OF SPECIALIZED USES - The Polk County Plan hereby identifies the following specialized uses, which are to be developed in accordance with the Land Development Code:

- a. isolated convenience stores
- b. transitional areas
- c. utilities
- d. community facilities
- e. special residential uses (greater than 15 DU/AC)
- f. non-phosphate mining
- g. residentially based mixed-use developments
- h. non-certified electric-power generating facilities
- i. certified electric-power generation facilities
- j. hazardous-waste treatment facilities
- k. agricultural-support activities
- l. Planned Development (PD)
- m. residential infill development
- n. solar electric-power generation facilities
- o. solid waste management facilities

POLICY 2.125-A2: PERMITTED LAND USE CATEGORIES FOR SPECIALIZED USES - The land use classifications within which the identified specialized uses may be permitted, subject to the approval of Polk County, are:

SPECIALIZED USE	AUTHORIZED LAND USE LOCATION*
Isolated Convenience Stores	All Residential
Transitional Areas	All**
Utilities	All
Community Facilities	Type A, B, C, and D in all except Preservation; Type E in all
Special Residential	CACs and RACs
Non-Phosphate Mining	All**
Residentially Based Mixed-Use Developments	All Residential except A/RR
Non-Certified Electric-Power Generation Facilities	Low Impact – IND, BPC, INST, PM, & HIC High Impact – PM, IND, and INST
Certified Electric-Power Generation Facilities	PM, IND and INST
Hazardous-waste Treatment Facilities	PM
Agricultural-Support Activities	A/RR, RS, and RL within the UGA
Planned Development	All***
Residential Infill Developments	RS and RL
Solar Electric-Power Generation Facility	A/RR, RCC, RS, HIC, BPC, IND, PM, and INST
Solid Waste Management Facilities	INST*****

Approved sites for these stated uses (in the table) shall not be specifically designated nor mapped on the Future Land Use Map Series.

* Authorized Land Use Locations are subject to conformance with other policies as expressed elsewhere in this Plan. Authorized Land Use Locations include all land uses within SAPs, unless specifically excluded by the SAP.

** Except Preservation Areas

***Must be a permitted use, conditional use or accessory use to that district.

****Must be a conditional use

SECTION 2.125-B ISOLATED CONVENIENCE STORES AND VILLAGE STORES

POLICY 2.125-B1: ISOLATED CONVENIENCE STORE DEVELOPMENT CONTROLS - Isolated convenience stores (ICS) shall be permitted in all residential land use categories, subject to County approval, and subject to meeting the following locational and development criteria:

- a. ICSs shall generally be located on parcels up to two (2) acres in size and shall generally contain no more than 4,000 square feet of gross leasable area (GLA).
- b. ICSs shall be located on a collector or arterial street, with preference given to locations at the intersection of such streets, and shall be located no closer to another ICS, Activity Center, Linear Commercial Corridor, or Commercial Enclave, providing for similar convenience-shopping needs as the proposed ICS, than the following distances along a public, vehicular right-of-way:
 1. One (1) mile within an TSDA or UGA
 2. Two (2) miles within an SDA or UEA
 3. Three (3) miles within an RDA
- c. ICSs shall be permitted, subject to County Approval, at locations that have no less than a support population of 1,500 within a market-area radius of one (1) mile.
- d. ICSs shall conform to the following development criteria:
 1. Points of ingress and egress for ICSs shall be designed to minimize traffic hazards and decreases in highway capacity; provide adequate parking with safe internal traffic circulation; and provide safe bicycle and pedestrian access.
 2. 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.
 3. The Land Development Code defines location and development criteria for ICSs

POLICY 2.125-B2: APPLICABILITY OF ICS DEVELOPMENT CONTROLS:

- a. All legally established convenience stores in existence at the time of the Comprehensive Plan's initial effective date of May 1, 1991, which are located within a residential land use district, are recognized as Isolated Convenience Stores.
- b. The development controls specified in Policy 2.125-B1 shall be applicable to:
 1. The expansion of existing ICSs (except for distance separation criteria), and
 2. The development of new ICSs.

POLICY 2.125-B3: VILLAGE STORE DEVELOPMENT CONTROLS - Village stores (VS) shall be permitted in only Agricultural/Residential Rural (A/RR) and Residential Suburban (RS) residential land use categories, subject to County approval, and subject to meeting the following locational and development criteria:

- a. VSs shall generally be located on parcels no larger than one (1) acre in size and shall generally contain no more than 3,000 square feet of gross leasable area (GLA).
- b. VSs shall be located on a collector or arterial street, adjacent to a non-residential use(s), with preference given to locations at the intersection of such streets, and shall be located no closer to another VS, ICS, Activity Center, Linear Commercial Corridor, or Commercial Enclave, providing for similar convenience-shopping needs as the proposed VS, than the following distances along a public, vehicular right-of-way:
 1. Two (2) miles within an SDA
 2. Three (3) miles within an RDA
- c. VSs shall be permitted, subject to County Approval, at locations that have no less than a support population of 500 persons within a market-area radius of one (1) mile.
- d. VSs shall conform to the following development criteria:
 1. Points of ingress and egress for VSs shall be designed to minimize traffic hazards and decreases in highway capacity; provide adequate parking with safe internal traffic circulation; and provide safe bicycle and pedestrian access.
 2. 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 that may require special buffering provisions.
 3. The Land Development Code defines location and development criteria for VSs.

POLICY 2.125-B4: APPLICABILITY OF VS DEVELOPMENT CONTROLS:

- a. All legally established village stores in existence at the time of the Comprehensive Plan's initial effective date of May 1, 1991, which are located within an A/RR or RS land use district, are recognized as Village Stores.
- b. The development controls specified in Policy 2.125-B3 shall be applicable to:
 1. The expansion of existing VSs (except for distance separation criteria), and
 2. The development of new VSs.

SECTION 2.125-C TRANSITIONAL AREAS

POLICY 2.125-C1: TRANSITIONAL AREA LOCATIONAL CONTROLS - Transitional Areas are non-mapped areas to provide for the lessening of impacts between dissimilar uses by providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses, subject to the following controls:

- a. Transitional Areas shall be permitted in all land use categories within the TSDA, UGA, and SDA (except as prohibited herein), subject to County approval, adjacent to the following intensive-use land use categories:
 1. All Activity Centers, except Convenience Centers and Rural Clusters;
 2. Linear Commercial Corridors;
 3. Commercial Enclaves, except in the SDA;
 4. Industrial; and
 5. Utilities as defined in Section 2.125-D
- b. Transitional Areas shall only be located on that portion of the vacant, undeveloped residentially designated tract immediately adjacent to the higher-intensity use (not to exceed 660 feet from the property line of that use).
- c. Transitional Areas shall be contiguous to an intensive-use land use, and cannot be separated from that use by an arterial road, or a natural or man-made barrier which makes the Transitional Area unnecessary.
- d. Transitional Areas may not be established until such time as the adjacent intensive-use area is developed with a use for which transitioning is needed. However, a transitional area may be established concurrently with the adjacent intensive-use area when both areas are under the control of one developer.

- e. Transitional Areas shall be established through the approval of a Planned Development (PD), pursuant to Policy 2.125-M.
- f. Transitional Areas shall not intrude into developed areas of existing residential neighborhoods, except where such Transitional Area is made a part of a Redevelopment District Plan, as provided for in Policy 2.124-F2 and F3.
- g. Transitional Areas shall not be permitted within RDAs, UEAs, and the Green Swamp Area of Critical State Concern.

POLICY 2.125-C2: TRANSITIONAL AREA USE LIMITATIONS - Transitional Areas shall be limited to the following uses:

LAND USE WITHIN THE INTENSIVE-USE AREA **	MAXIMUM PERMITTED TRANSITIONAL LAND USE			
	RES.* MEDIUM	RES.* HIGH	OFFICE	SELF-STORAGE
Industrial (including BPC)	X	X	X	X
Commercial	X	X	X	X
Office	X	X		
Special Residential	X			
High-Density Residential	X			
Utilities			X	X

where: X = permitted Transitional Use

* Residential uses shall only be permitted next to intensive non-residential uses with proper buffering between the non-residential use and the transitioning residential use. Residential densities - for this policy only - shall be based upon "net" densities (computed by dividing the total number of dwelling units on a site by only the area devoted solely to residential uses).

NOTE: When the adjacent residential use is Residential-Low, or lower, the highest residential use the Transitional Area can contain is Residential-Medium.

** See Policy 2.125-C1.a for intensive-use land use area categories

POLICY 2.125-C3: TRANSITIONAL AREA DEVELOPMENT CONTROLS - Transitional Areas shall be limited to the following:

- a. Transitional Areas shall generally have the following attributes:
 1. normal-business hours (Monday-Saturday, 7 a.m. to 6 p.m.);

2. low-traffic generation (40 trips per 1000 square feet per day, or less); and
 3. non- or low-external lighting glare, noise, odors, etc.
- b. Development within a Transitional Area shall be responsible for providing appropriate buffering from the less-intensive use and shall meet, at a minimum, the development criteria applicable to the intensive-use area for which the Transitional Area is being established. Also, other Plan policies, such as Policies 2.102-A1, 2.119-A3.a., and 2.119-A3.b. still are applicable to Transitional Areas.
 - c. FAR may be increased in RL, RM and RH with an approved Planned Development associated with a Self-Storage Facility.

SECTION 2.125-D UTILITIES

POLICY 2.125-D1: UTILITIES PERMITTED USES - The following utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development:

- a. water and sewer transmission and treatment facilities, including, without limitation, collection and distribution mains, water and sewerage-treatment facilities, and pumping facilities;
- b. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;
- c. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the County's Land Development Code);
- d. public potable wells and temporary or permanent package treatment plants, and
- e. natural-gas and liquefied-fuel pipelines.

POLICY 2.125-D2: UTILITIES' DEVELOPMENT CONTROLS - Utility facilities shall be subject to the following criteria:

- a. Utility facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map Series. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.
- b. The provisions of Policy 2.125-D2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide utilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.
- c. The development of utility facilities shall be permitted in the Rural-Development Area, as designated on the Future Land Use Map Series, only when such developments provides regional services, or is

incompatible with urban uses, or services the existing needs of the immediate area in which it is located.

- d. Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for utilities.

POLICY 2.125-D3: PRIVATE UTILITY COORDINATION - The County shall require applicants/developers to submit plans and plats to the power companies at the same time plans are submitted to the county for review to assist in the planning and programming of utility service.

SECTION 2.125-E COMMUNITY FACILITIES

POLICY 2.125-E1: COMMUNITY FACILITIES' PERMITTED USES - Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan, as a conditional use subject to the location and development controls established in Policy 2.125-E2 and as further regulated by the Land Development Code. The types of community facilities are as follows:

- a. Type A facilities are governmental facilities necessary to support existing and proposed development, and shall include, but are not limited to:
 - 1. police, fire, and emergency medical facilities,
 - 2. cultural facilities, and libraries; and
 - 3. government-owned cemeteries.
- b. Type B facilities are non-governmental facilities which provide needed public services, and shall include, but are not limited to:
 - 1. churches, cemeteries, and related facilities;
 - 2. residential-treatment facilities and emergency shelters;
 - 3. convents and monasteries;
 - 4. day care and other child-care facilities; and,
 - 5. lodges and retreats;
- c. Type C facilities are temporary facilities necessary to the improvement of public facilities by private contractors and shall include but are not limited to:
 - 1. temporary asphalt or concrete mixing plants limited to less than a nine (9) month operation (Note: Asphalt and concrete mixing plants are prohibited within the Green Swamp Area of Critical State Concern).
- d. Type D facilities are elementary, middle and high schools, both public and private.

- e. Type E facilities are all types of recreation activities and associated infrastructure.

POLICY 2.125-E2: COMMUNITY FACILITIES' DEVELOPMENT CONTROLS – Community Facilities shall be subject to the following criteria:

Type A facilities may be permitted pursuant to the following:

- a. Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map Series. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.
- b. The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.
- c. The development of type A community facilities shall be permitted in the Rural areas, as designated on the Future Land Use Map Series, only when such developments provides regional services, or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.
- d. Polk County shall implement the locational and site criteria for Type A Community Facilities as established in the Land Development Code pursuant to this section of the plan.

Type B facilities may be permitted in all areas of Polk County in accordance with the policies of this Plan and in accordance with the Land Development Code adopted by the County in accordance with Section 163.3201(1), FS.

Type C facilities may be permitted provided the applicant can demonstrate the following:

- a. There are no suitable sites located within an Industrial (IND) land use designation that is available in closer proximity to the public work project than the site proposed;
- b. Adequate mitigation measures will be implemented to buffer the site from any existing residential land uses in the area of the proposed site;
- c. There is suitable infrastructure in place to support the level of activity generated by the Type C facility; and,
- d. Adequate mitigation measures will be implemented to protect existing infrastructure from premature deterioration or restitution may be granted to the County to remedy such premature deterioration.
- f. The use/activity is setback, at a minimum, five hundred feet (500') away from any environmentally sensitive land feature or existing residential land use.

Type D facilities shall be permitted in all areas of Polk County in accordance with the policies of this Plan and the Land Development Code adopted by the County in accordance with Section 163.3201(1), FS.

Type E facilities may be permitted in all Future Land Use designations in accordance with the policies of this plan and the Land Development Code in accordance with Section 163.3201(1), F.S.

SECTION 2.125-F SPECIAL RESIDENTIAL

POLICY 2.125-F1: SPECIAL RESIDENTIAL PERMITTED USES -- Special Residential Uses are residential developments with densities in excess of 15 DU/AC, but no greater than 25 DU/AC. Special Residential Uses shall be permitted within CACs and RACs subject to:

- a. meeting residential-compatibility requirements,
- b. locations where there are appropriate support services,
- c. not adversely impacting public-facilities and services,
- d. County approval via a special-use permit or its functional equivalent, and
- e. County approval of an Activity Center Plan (ACP) as per Policy 2.110-L4 .

POLICY 2.125-F2 SPECIAL RESIDENTIAL DEVELOPMENT CRITERIA - Special Residential Uses may contain multi-story, multi-family units, and group-living facilities, at densities of 15 DU/AC up to and including 25 DU/AC. Structures may also contain non-residential uses.

SECTION 2.125-G NON-PHOSPHATE MINING

POLICY 2.125-G1: NON-PHOSPHATE MINING PERMITTED USES - Mining of the following minerals shall be permitted throughout the County in all land use classifications, subject to County approval:

- a. lime rock
- b. sand
- c. peat
- d. clay
- e. soil

POLICY 2.125-G2: NON-PHOSPHATE MINING ACTIVITY DEVELOPMENT CRITERIA Non-phosphate mining shall be subject to the following criteria:

- a. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses. Non-phosphate mining shall be permitted only where compatible with existing land uses and Future Land Use designation.

- b. All mining activities shall require Board approval through the County's development review procedures. This review will require the approval of a "Mine Plan" which shall include, at a minimum:
 - 1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features to include topography, watersheds, and any endangered wildlife habitats;
 - 2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
 - 3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and
 - 4. an "Operations Plan" to include, at a minimum, any phasing plans, an Impact Mitigation Plan, and a Traffic Circulation Plan showing major access routes to the mine site.
- c. The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses; and the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts.
- d. Mineral extraction activities shall not be conducted so as to make the property impractical or impossible for other future uses. Once extraction activities are completed, the site shall be reclaimed in accordance with the approved Reclamation Plan.

POLICY 2.125-G3: DEVELOPMENT REGULATIONS - Polk County shall implement the evaluation criteria for determining when non-phosphate mining is compatible with existing land uses and proposed land use classifications as established within the Land Development Code. At a minimum, these criteria shall include the following standards:

- a. minimize adverse impact on environmentally sensitive lands;
- b. maximize the ability to restore or mitigate environmentally sensitive lands;
- c. minimize the adverse impacts of truck and heavy machinery traffic on residential streets; and
- d. minimize the extent of adverse external impacts, such as noise, dust, and visual impacts on non-industrial areas.

SECTION 2.125-H RESIDENTIALLY BASED, MIXED-USE DEVELOPMENTS

POLICY 2.125-H1: RESIDENTIALLY BASED, MIXED-USE DEVELOPMENT PERMITTED USES -

The use of residentially based, mixed-use developments are permitted in all residential land use categories, subject to County approval, and shall be encouraged in accordance with the following policies:

- a. appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development;
- b. commercial and office uses shall be permitted provided:
 1. appropriate buffering is provided between the non-residential use and residential uses; and
 2. one of the following situations are met:
 - (a) if the commercial is intended to serve the proposed development only, then it shall be sized according to the population standard parameters established for the various commercial activity center in Sections 2.110-C through 2.110-E, or
 - (b) if the commercial is intended to serve other customers than contained in the residential portion of the development, it must meet the minimum population support, market area radius, and spacing criteria for the type of activity center that it most closely represents but in no instances shall non-residential uses exceed the size of a Neighborhood Activity Center.
 3. Office and commercial uses may be located anywhere within the residentially based, mixed-use development. However, if these uses are located at the entrance or along the perimeter, the developer must provide design features which visually and functionally integrate the residential and nonresidential uses.
- c. mixed-use developments should be designed to provide, where appropriate, an integrated, multi-modal (vehicular, pedestrian, and bicycle) transportation system between the non-residential and residential areas; and
- d. the gross densities of the residential portion(s) of mixed-use developments shall not exceed the densities permitted for the residential district within which the property is located, unless allowed through a County-approved density-transfer or density-bonus program.

POLICY 2.125-H2: RESIDENTIALLY BASED, MIXED-USE LAND DEVELOPMENT REGULATIONS -

Polk County shall implement the Land Development Code regulations that encourage innovative land development through the use of Planned Development (PD) pursuant to Policy 2.125-M, or other similar mixed-use planning techniques, that:

- a. incorporate a mix of land uses and housing densities, ownership patterns, and building types;
- b. include specific public uses as an integral part of the projects design;

- c. utilize design commitments which establish pleasant, safe, and inviting public spaces along streets within the Mixed-Use Development:
- d. incorporate design features that enhance the use of non-motorized travel for routine trips between various land uses;
- e. are designed so that buildings are more directly accessible from non-motorized pathways along streets and in other locations;
- f. employ a network of on-site roadways that reduce travel time and increase the potential for local streets to handle vehicular movement between all uses and consequently reduces the need for traffic generated by the development to use or cross the major collector and arterial streets in the vicinity; and
- g. provide visual amenities that use a range of techniques, including landscapes and streetscapes.

SECTION 2.125-I NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITIES

POLICY 2.125-I1: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY LOCATIONAL QUALIFICATIONS - The location of Non-certified Electric-Power Generating Facilities shall be qualified as follows:

- a. Low-Impact Non-Certified Electric-Power Generating Facilities shall be permitted as a conditional use in land-use categories that allow the thermal host facility and also in the following land-use categories:
 - 1. Industrial
 - 2. Business-Park Center
 - 3. Institutional
 - 4. Phosphate Mining
 - 5. High Impact Commercial
- b. High-Impact Non-Certified Electric-Power Generating Facilities shall be permitted as a conditional use in:
 - 1. Phosphate Mining; and
 - 2. Industrial, and Institutional where it can be demonstrated that there exists a significant public benefit for the project.

POLICY 2.125-I2: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY ENVIRONMENTAL CRITERIA - All Non-certified Electric-Power Generating Facilities shall meet the following environmental criteria:

- a. Environmentally sensitive areas shall be specifically detailed on the submitted site plan.
- b. Non-Certified Electric-Power Generating Facilities shall protect environmentally sensitive areas through buffering and/or other mitigating techniques imposed pursuant to Sections 403.501 - 403.518, FS (1990).
- c. The location of all Non-Certified Electric-Power Generating Facilities shall comply with all applicable environmental, federal, state, and local laws, rules, and regulations pertaining to the site, certification, permitting and operation, and maintenance requirements.

POLICY 2.125-I3: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITY DEVELOPMENT CRITERIA - Polk County recognizes that the locational criteria are not exhaustive, therefore, Polk County shall require proposed Non-Certified Electric-Power Generating Facilities to obtain site approval by the Board of County Commissioners prior to the commencement of construction of the facility which approval shall demonstrate compliance with all applicable County ordinances and these policies. Specific review criteria for assessing the appropriateness of the facility for the proposed site shall include, but is not limited to:

- a. that the delivery, and storage of the fuel source will not threaten the safety or health of residents;
- b. that the combustion of the fuel will not significantly degrade the surrounding air quality; and
- c. that height, bulk, noise, and other factors associated with the facility are compatible with other land uses in the area.

POLICY 2.125-I4: Polk County shall implement land development regulations outlining approval procedures and standards for Non-Certified Electric-Power Generating Facilities that will at a minimum require Non-certified Electric-Power Generating Facilities to be in compliance with the applicable laws and regulations. For Non-certified Electric-Power Generating Facilities, the right to operate shall be conditioned on verification of compliance, with whichever of the laws, rules or regulations are applicable, before a final development order or operating permit is issued.

SECTION 2.125-J CERTIFIED ELECTRIC-POWER GENERATION FACILITIES

POLICY 2.125-J1: LOCATION CRITERIA FOR CERTIFIED ELECTRIC-POWER GENERATION FACILITIES - The construction, operation, and maintenance of Certified Electric-Power Generating facilities consistent with the requirements of the Polk County Comprehensive Plan, Polk County Land Development Code and approved by the County via a conditional-use permit, shall occur within designated IND, INST, and PM areas. The following factors shall be taken into consideration when determining the appropriateness of a location for a Certified Electric-Power Generating Facility within the Industrial, Institutional, and Phosphate Mining area:

- a. The location of Certified Electric-Power Generating Facilities shall comply with all federal, state, and local laws, rules, and regulations pertaining to the siting, certification, permitting, and environmental requirements attendant thereto.

- b. The power block and fuel storage facilities that are part of a Certified Electric-Power Generating Facility in IND or INST districts shall be located:
 - 1. Where the effects of power plant noise can be adequately minimized through a combination of preserving existing vegetation ,distance from property boundaries or within the physical plant design;
 - 2. Where visual impacts can be minimized through existing topography, vegetation, power plant design or distance from property boundaries;
 - 3. Where adverse impacts can be optimally minimized to natural resources such as waterbodies and natural ecosystem communities;
 - 4. Where it can be sufficiently demonstrated that the proposed fuel types used in the facility will not significantly degrade the air quality in the immediate vicinity and the County as a whole;
 - 5. Where there are multiple water sources available for plant operation or it can be demonstrated that the demand for ground water will be significantly less than typically needed by power plant facilities currently in operation within the County;
 - 6. Where connection to the existing power grid can be accomplished in the most effective manner considering existing infrastructure;
 - 7. Where there is an existing fuel transportation and delivery system available within relatively close proximity such that impacts to adjacent properties en route are minimized; and,
 - 8. Where residential development is relatively sparse to other feasible locations in the County and it can be demonstrated that there is adequate separation between the power block and fuel storage facilities and existing residential units.
- c. Certified Electric-Power Generating Facilities shall be served by existing or new transportation systems comprised of collector or arterial roads of sufficient size so as to insure that no degradation to the level of service of the road network below the adopted standard will occur.
- d. The power block and fuel-storage facilities that are part of a Certified Electric-Power Generating Facility shall not be located within 500 feet of the one-hundred year floodplain of the Peace River, the Alafia River or any "Outstanding Florida Waters" listed in Section 403.061(27) (b), FS (1990) and Chapter 62-302, F.A.C., as of the date of initial application for the conditional-use permit.

POLICY 2.125-J2: ENVIRONMENTAL CRITERIA - Development of Certified Electric-Power Generating Facilities within Phosphate Mining Districts shall conform to the following environmental criteria:

- a. Environmentally sensitive areas shall be specifically detailed on the "Conceptual Electric-Power Generating Facility Site Plan" submitted as part of the conditional-use permit process.
- b. Certified Electric-Power Generating Facilities shall protect environmentally sensitive areas through buffering and/or other mitigating techniques imposed pursuant to Sections 403.501 - 403.518, FS.

- c. The location of all Certified Electric-Power Generating Facilities shall comply with all applicable environmental, federal, state, and local laws, rules, and regulations pertaining to the site, certification, permitting, and operation and maintenance requirements.

POLICY 2.125-J3: CERTIFIED ELECTRIC-POWER GENERATION FACILITIES DEVELOPMENT APPROVAL CRITERIA - All Certified Electric-Power Generation Facilities shall meet the development approval criteria as established within the Polk County Land Development Code. At a minimum the following development approval criteria shall apply:

- a. Polk County recognizes that the locational criteria are not exhaustive, therefore, Polk County shall require proposed Certified Electric-Power Generating Facilities to obtain approval as a Conditional Use Permit, or its functional equivalent, prior to the commencement of construction of the facility which approval shall demonstrate compliance with the County's Land Development Code and these policies. Additional review criteria shall include, but not be limited to, the following:
 - 1. that the delivery, and storage of the fuel source will not threaten the safety or health of residents;
 - 2. that height, bulk, and noise factors associated with the facility are compatible with other land uses in the area.
- b. Notwithstanding the Condition Use Permitting process, Polk County shall, at its sole discretion, remain a party to the Electrical Power-Plant Siting Act certification process.

POLICY 2.125-J4: ADJACENT DEVELOPMENT - Certified Electric-Power Generating Facilities shall be set back and/or buffered from existing adjacent residential areas. Subsequent residential development on property designated as "PM" on the Future Land Use Map Series shall be required to provide appropriate buffering, if applicable.

SECTION 2.125-K: HAZARDOUS-WASTE TREATMENT FACILITIES

OBJECTIVE 2.125-K: In an effort to reduce illegal disposal of hazardous wastes in Polk County and to induce an improvement in the County's overall management of hazardous wastes, Polk County will carefully balance the need for commercial facilities to treat hazardous wastes regulated by the Resource Conservation and Recovery Act (RCRA) against the need to protect the health, safety and welfare of the citizens and the environment of the County by applying the following siting criteria policies when considering applications to construct Commercial Hazardous-Waste Treatment Facilities (Facilities) in the County.

POLICY 2.125-K1 - Disposal facilities, as defined by RCRA, shall be prohibited, and facilities which generate and/or store RCRA regulated wastes shall be subject to industrial/commercial requirements, as regulated by Section 2.310 of this Plan.

POLICY 2.125-K2 - Polk County shall require a minimum parcel size of at least 200% of the size of the development envelope to permit setbacks, to avoid flood prone areas, and to allow proper stormwater management, building separation, internal buffers, and ingress/egress design.

POLICY 2.125-K3 - Polk County shall prohibit the siting, development, and/or expansion of Facilities:

- a. which have a development envelope within 1,000 feet of surface waters of the State of Florida;
- b. located within 2,500 feet of an Outstanding Florida Water; Class I Waters of the State; lands acquired under the Save Our Rivers/Save Our Lakes, Conservation and Recreation, and Environmentally Endangered Lands Programs; areas designated as Recreation/Open Space and Conservation land uses in the Polk County Comprehensive Plan; and areas designated as Critical wildlife areas as provided for by Chapter 39-1, FAC;
- c. located within one mile of a recorded or unrecorded sub-division, hospital or school;
- d. located within five (5) miles of an incorporated municipality;
- e. located within one (1) mile of a potable or livestock water-supply well. This does not pertain to development or use of on-site wells to support the treatment process or supply potable water or to off-site wells which the applicant elects to purchase and either use for its own purposes or properly abandon in accordance with applicable water management district regulations;
- f. located within the 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA). Applicants shall be allowed to petition FEMA to revise the Flood Insurance Rate Maps and if a revision is granted and the 100-year floodplain is revised before issuance of Final PUD Approval (or its functional equivalent), development will not be prohibited on that basis;
- g. located on wetlands as defined by the Florida Department of Environmental Protection, the applicable Water Management District and/or the US Army Corps of Engineers, unless the applicant obtains a permit or variance, or is allowed to mitigate the wetlands in accordance with the rules and regulations of each of the above referenced agencies;
- h. on lands where the recharge rate to the Floridan Aquifer exceeds 10 inches per year as determined by the applicable Water Management District;
- i. located on lands where the land surface is less than two feet above the seasonal high groundwater level. Applicants shall be allowed to mitigate this criteria by supplying plans to import low-permeability fill materials;
- j. located on land where the soil percolation rate exceeds 20 inches per hour as determined by percolation test methods (ASTM Method D3385-75) performed on a site-specific basis;
- k. within hydric or wetland soils associations as defined by Polk County Land Development Code, the Florida Department of Environmental Protection, the applicable water management agency and/or the US Army Corps of Engineers, unless the applicant obtains a permit or variance, or is allowed to mitigate the wetlands in accordance with the rules and regulations of each of the above referenced agencies;
- l. located on land where the Floridan Aquifer is present at depths of less than 50 feet below the surface of the land;

- m. located on lands identified as having a high potential for groundwater pollution of the Floridan Aquifer (Categories 3-11) as illustrated by the map series 87-88-1 published by the Florida Sinkhole Research Institute. Site specific hydrogeological investigations will be required to confirm or rebut the data found on the Sinkhole Research Institute's "screening map";
- n. located where the distance to an Interstate Highway or Arterial Road exceeds five road miles;
- o. located on, or at the end of, a dead end road, or where there exists less than two (2) paved access routes to/from residential properties within a one (1) mile radius of the proposed site
- p. located within non-attainment areas for particulate matter and/or ozone;
- q. located within five (5) miles of PSD Class I area, as designated by the Florida Department of Environmental Protection in Chapter 62-600, F.A.C.;
- r. within 1,500 feet of lands containing endangered species listed by the US Fish and Wildlife Service or Florida Game and Freshwater Fish Commission where it is determined by that agency that the impact on the endangered species cannot be satisfactorily mitigated or where the permanent loss of critical habitat occurs.
- s. located on lands possessing a known site of historical significance or a unique finding of archeological significance without having first mitigating the sites to the satisfaction of the State Historical Preservation Officer;
- t. if the Board of County Commissioners determines the proposed use is inconsistent or incompatible with the existing or planned contiguous land uses;
- u. if more than 100 dwelling units exist within a one (1) mile radius of the proposed site;
- v. where the primary ingress/egress is to roadways with an existing or projected, upon build out of all other approved developments, Level of Service "C" or lower as defined by the Florida Department of Transportation. Applicants shall be permitted to fund transportation improvements prior to operation of a proposed Facility to mitigate this criteria;
- w. which will not be accessible by rail at the time of completion of construction of the Facility;
- x. if ingress/egress points are located within one mile of an intersection, rail crossing, or stretch of roadway which ranks in the top 15 percentile of County accident frequency as measured by the number of annual accidents divided by the average daily vehicle traffic counts. Applicants shall be permitted to fund transportation improvements prior to the operation of the proposed Facility to mitigate this criteria. However, if the Facility is located such that there are no intersections of arterial or collector roads within one mile of the site, then this criteria shall apply to the closest intersections in each direction, proposed as primary transport routes to and from the Facility; or
- y. in areas where there are known sinkholes or where sinkhole probability is high.

POLICY 2.125-K4 - Locational criteria contained in policy 2.125-K3 a, b, c, d, e, p, q, u, v, and x shall be evaluated at the time of the application for Future Land Use, if necessary for subdistricts within the Future Land Use classification.

POLICY 2.125-K5 - Polk County recognizes that these locational criteria are not exhaustive, therefore, Polk County shall require proposed Facilities to obtain approval as a Planned Unit Development, or its functional equivalent, prior to the commencement of construction of Facilities, which approval shall demonstrate compliance with the County's Land Development Code and these policies. Additional review criteria shall include, but is not limited to:

- a. the primary ingress/egress points of the Facility shall not create vehicular or rail access safety hazards according to generally accepted engineering standards and practices,
- b. the existence of multiple paved entrances to the proposed Facility to insure adequate emergency ingress/egress, and
- c. a determination by the Florida Department of Environmental Protection in the Florida Capacity Assurance Plan, or other appropriate submittals to the Environmental Protection Agency, that sufficient commercial capacity does not exist within Florida for the types of hazardous waste treatment proposed by the Facility.

SECTION 2.125-L: AGRICULTURAL-SUPPORT ACTIVITIES

POLICY 2.125-L1 - DESCRIPTION -- Agricultural-Support Activities are facilities and operations which are located on areas other than at the agricultural-production site for which they provide services (often referred to as "agricultural support activities, off-site"). These support activities are beneficial to these agricultural operations and/or the farmer. Typical agricultural-support facilities include, but are not limited to:

- a. Specialized agricultural service establishments performing: storage and maintenance of grove equipment and farm machinery (not to include sales), fertilizer application, grove installation and service, and farm-management services.
- b. Specialized animal service establishments performing breeding, sheltering, training, and veterinary care of horses, cattle, and other farm animals.
- c. Agricultural bulk products collection, weighing, storage, and/or transfer facilities, such as citrus scalehouses. (This does **not** include manufacturing, processing, or canning facilities.)
- d. Specialized forestry-related facilities such as sawmills, mulching operations, and firewood sales.

NOTE: Policy 2.121-A2.c. addresses agricultural-support uses which are accessory to a principal on-site agricultural use.

POLICY 2.125-L2 - PERMITTED -- Agricultural-Support Activities shall be permitted, subject to County approval through a Conditional Use Permit (CUP), or its functional equivalent, and as limited by this Section, in the following land use categories:

- a. Agricultural/Residential-Rural (A/RR).
- b. Residential-Suburban (RS)*.
- c. Residential-Low (RL) within the Urban Growth Area (UGA)*.

* Agricultural-Support Activity approval within RS shall not exceed a 10-year time period, and within RL shall not exceed a 5-year time period; however, this approval may be renewed via the processing of another CUP, or its functional equivalent. Such renewal shall comply with the standards in Policies 2.125-L3 and 2.125-L4.

POLICY 2.125-L3: APPROVAL CONDITIONS WITHIN THE RS AND RL LAND USE CATEGORIES -

A proposed Agricultural-Support Activity within the RS and RL land use categories shall be approved only if it is determined not to impede the normal and orderly development of the surrounding area for residential uses. Such determination shall be based on the following:

- a. There shall be a minimum distance of two miles between two agricultural-support facilities, measured at the closest points from property line to property line.
- b. Agricultural-support facilities shall not be permitted abutting a platted single-family subdivision.
- c. Agricultural-support facilities shall not be permitted in areas characterized by residential development. An area shall be considered residential if at least 40% of the developable area within a one-mile radius of a proposed agricultural-support site is residentially developed or has had a final development order issued for residential development.

POLICY 2.125-L4: DEVELOPMENT STANDARDS - Agricultural-Support Activities approved pursuant to this Section shall conform to the following standards:

- a. The area approved for the agricultural-support facilities and operations may **not** exceed 5 acres within the RS and RL land use categories.
- b. The maximum floor area ratio for agricultural-support facilities shall not exceed 0.25. Within the RS and RL land use categories, building coverage may **not** exceed 10,000 square feet.
- c. The agricultural-support activity may **not** generate more than 100 daily vehicle trips.
- d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses.
- e. Agricultural-Support Activities within the RS and RL land use categories shall have frontage on, or direct access to, an arterial or collector roadway. Agricultural-Support Activities within the A/RR land use category shall meet Policy 2.128-C3.

POLICY 2.125-L5: APPROVAL CRITERIA - Polk County adopted the Land Development Code to review requests for Agricultural-Support Activities, using, at a minimum, the following criteria for determining when Agricultural-Support Activities are appropriate as a Specialized Use:

- a. **COMPATIBILITY:** Compatibility of the proposed use and facilities with surrounding land uses, to include, but not be limited to, adverse impacts on adjacent properties such as noise, vibration, odor, glare, and physical incompatibilities, such as size and scale of structure.
- b. **ENVIRONMENT:** Effects of the proposed use on water, air, soil, wildlife habitat, and other natural resources.
- c. **NEED:** The need for the use to be located in the proposed area, and the availability of alternative locations which would allow the proposed use without it being approved as a Specialized Use. The relation of the size and scale of proposed Agricultural-Support facilities and operations to the agricultural-generated need within the general support service area.

SECTION 2.125-M: PLANNED DEVELOPMENT (PD) - The Polk County Comprehensive Plan establishes the Planned Development as a mechanism for increasing densities and intensities that may be permitted under certain circumstances, or using innovative design techniques, or providing a mixture of land uses. Planned Development may also be used to gain project design flexibility and to attach conditions where warranted. Planned Development shall comply with density bonus points as outlined in the Land Development Code. Planned Development also exists under different names in certain districts for different purposes such as:

- a. Suburban Planned Development (SPD) in the Residential Suburban Land Use designation pursuant to Policy 2.120-B;
- b. Rural-Residential Development (RRD) in the Agricultural/Residential-Rural (A/RR) Land Use designation pursuant to Policy 2.121-B;
- c. Rural Mixed-Use Development (RMD) in the Agricultural/Residential-Rural (A/RR) Land Use designation pursuant to Policy 2.121-C;
- d. Transitional Areas, pursuant to Policy 2.125-C; and
- e. Residentially Based, Mixed-Use Developments pursuant to Policy 2.125-H.

SECTION 2.125 N: RESIDENTIAL INFILL DEVELOPMENT

POLICY 2.125-N1: RESIDENTIAL INFILL DEVELOPMENT DEFINED

- a. The development and/or subdivision of land that recognizes the current land development patterns within the immediate vicinity. This land development and/or subdivision may be below the minimum dimensional requirements of the land use district in which they are located. Developments shall not exceed the maximum allowable density as established by the Comprehensive Plan.

- b. A Residential Infill Development is a mechanism for promoting redevelopment and revitalization within the County by relaxing the dimensional requirements of the land use district(s) and expediting the government review process.
- c. Residential Infill Developments are not intended to promote the premature subdivision of land that exceeds the average densities and produces excessively smaller lots than those found on surrounding parcels or tracts.
- d. Residential Infill Developments are not intended for areas with public service deficiencies or to increase the urban service burden upon nearby municipalities.
- e. A Residential Infill Development is intended to be located within the Residential Suburban and Residential Low land use districts where favorable conditions exist.

POLICY 2.125-N2: RESIDENTIAL INFILL DEVELOPMENT LOCATION CRITERIA - Residential Infill Developments shall be consistent with the following locational standards

- a. Developments shall be located in areas with a defined development pattern.
- b. Developments shall be located within one or more of the following land use districts:
 - 1. Residential Suburban
 - 2. Residential Low
- c. Developments shall be located in areas with sufficient services and will not result in public service deficiencies. Proposals shall consider availability of schools, public water, public sewer, road capacities, sheriff protection, County fire protection and EMS service. Proposals shall consider reasonable proximity to public parks.

POLICY 2.125-N3: COMPATIBILITY

- a. Residential Infill Developments may be allowed on parcels that are adjacent to similar development.
- b. Lots within a Residential Infill Development shall be equal to or greater than the average lot size in the immediate vicinity.
- c. Building setbacks may be greater than or equal to the average building setback found on abutting parcels. Building setbacks may also be consistent with the dimensional requirements of the land use district as specified in the Land Development Code.
- d. Roads shall continue the existing roadway pattern in the immediate vicinity. Where the parcel abuts roadway stub outs, new roadways shall provide connections to existing developments.
- e. Stormwater retention facilities may not be constructed in a manner that will degrade or adversely affect the existing character of the immediate vicinity.

POLICY 2.125-N4: DEVELOPMENT REGULATIONS - The Land Development Code shall establish development regulations for Residential Infill Developments. The LDC shall establish rules and procedures for their review.

SECTION 2.125-O: SOLAR ELECTRIC-POWER GENERATION FACILITIES

POLICY 2.125-O1: LOCATION – The construction, operation, and maintenance of Solar Electric-Power Generation Facilities, consistent with the requirements of the Polk County Comprehensive Plan and Polk County Land Development Code, may be approved via a conditional-use approval as outlined in the Land Development Code in the following land use designations:

- a. Agricultural-Residential/Rural
- b. Residential Suburban
- c. Rural Cluster Center
- d. High Impact Commercial
- e. Business Park Center
- f. Industrial
- g. Institutional
- h. Phosphate Mining

POLICY 2.125-O2: LOCATION CRITERIA – The following factors shall be taken into consideration when determining the appropriateness of the location for a Solar Electric-Power Generation Facility:

- a. The overall size of the property shall be of sufficient size to accommodate the number of solar panels being proposed.
- b. Appropriate height and setbacks as determined by the Land Development Code shall be provided.
- c. The property characteristics (i.e. configuration, topography, size, etc.) shall be taken in consideration when evaluating Solar Electric-Power Generation Facilities in an effort to minimize visual impacts of solar energy systems, panels, etc., and to reduce the potential for nuisance to adjacent properties. Considerations such as the height of the solar energy systems and setbacks shall be considered.

POLICY 2.125-O3: OTHER REGULATIONS – Solar Electric-Power Generation Facilities shall comply with the Florida Electrical Power Plant Siting Act when determined to be a Certified Electric-Power Generation Facility pursuant to Florida Statutes. Additionally, all other state and federal laws pertaining to electric-power generation facilities specific to solar power shall be met.

SECTION 2.125-P SOLID WASTE MANAGEMENT FACILITIES

POLICY 2.125-P1: SOLID WASTE MANAGEMENT FACILITIES PERMITTED USES – Solid Waste Management Facilities including the following uses shall only be permitted in the Institutional Future Land Use designation per the standards in the Land Development Code, subject to County approval:

- a. solid waste disposal facility;
- b. solid waste transfer station;
- c. materials recovery facility; and
- d. volume reduction facility.

POLICY 2.125-P2: SOLID WASTE MANAGEMENT FACILITIES DEVELOPMENT CRITERIA – In order for proposed solid waste management facilities to address compatibility with surrounding uses and mitigate off-site impacts, the Land Development Code shall include regulations that allow for conditions of approval to mitigate the impacts of the proposed facility and minimize off site impacts.

POLICY 2.125-P3: GREENSWAMP AREA OF CRITICAL STATE CONCERN – Solid Waste Management Facilities shall be prohibited in any areas within the Green Swamp Area of Critical State Concern.

SECTION 2.1251 COMMUNITY DESIGN

Goal: To support healthy, sustainable communities and implement development practices that conserve land and natural resources, reduce energy use, water consumption and waste generation.

OBJECTIVE 2.1251.-A: SUSTAINABLE DEVELOPMENT PROGRAM – Polk County shall establish a Sustainable Development Program to encourage “green building” and sustainable development practices and establish land development regulations to incentivize these practices.

POLICY 2.1251-A1: PURPOSE AND INTENT - The purpose of the Sustainable Development Program is to establish policies, procedures and incentives to assist Polk County in becoming a more sustainable community and satisfy the requirements of Florida Statutes. This program shall include policies and procedures to recognize and reward “green building” practices that meet standards established by third-party organizations as specified in the Land Development Code.

POLICY 2.1251-A2: GOVERNMENT LEADERSHIP - In order to demonstrate its program commitment, Polk County shall continue to implement economic and environmentally-sound practices in the design, construction, operation and deconstruction of County-owned and leased building and facilities. Polk County shall meet or exceed the requirements of Florida Statutes for sustainable building practices.

POLICY 2.1251-A3: PUBLIC/PRIVATE PARTNERSHIPS – Polk County shall partner with appropriate trade organizations to promote community awareness and education regarding “green building” and sustainable development practices.

POLICY 2.1251-A4: PROGRAM APPLICABILITY – The Sustainable Development Program established herein and within the Land Development Code shall be incentive-based and voluntary. It shall be applicable to the following:

- a. New residential construction;
- b. Residential retrofitting/remodeling;
- c. New commercial/non-residential construction,
- d. Existing Commercial/non-residential construction
- e. Land developments

POLICY 2.1251-A5: BUILDING STANDARDS – In addition to the minimum requirements of the Florida Building Code, the Sustainable Development Program shall incorporate regional and nationally-recognized building standards and certification programs as the basis for program incentives. This may include standards or certifications established by U.S. Green Building Council, the National Association of Home Builders or the Florida Green Building Coalition.

POLICY 2.1251-A6: LOW IMPACT DEVELOPMENT STANDARDS – Polk County shall incentivize the use of Low Impact Development practices for stormwater to:

- a. promote economically efficient provision of infrastructure;
- b. manage stormwater as close to its source as possible in a manner that treats stormwater as a resource rather than a waste product;
- c. reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed; and
- d. restore hydrologic and ecological functions of watersheds.

POLICY 2.1251-A7: PROGRAM INCENTIVES – The Sustainable Development Program shall include incentives to reduce the impact of development on the natural and built environment. These incentives may include:

- a. Expedited permit reviews;
- b. Reduced impact or permitting fees; and
- c. Community Recognition and Awards.

OBJECTIVE 2.1251-B: HEALTHY COMMUNITIES INITIATIVE – Polk County shall partner with the Polk County Health Department on Healthy Communities Initiative to improve public health and implement “healthy community design” in order to achieve the purpose and intent stated in Policy 2.1251-B1.

POLICY 2.1251-B1: PURPOSE AND INTENT – Community design impacts the public health, quality of life, and sustainability of our cities, towns, suburbs, and countryside. The purpose of this initiative is to introduce a comprehensive, formal, and systemic integration of local public health considerations into the community design and development review processes in order to protect and enhance the health of the citizens of Polk County. This initiative shall include policies and procedures to recognize and reward development practices to support “healthy community design” and increases in physical activity, social interaction, air quality, water quality, access to fresh fruits and vegetables, public safety, and multimodal accessibility.

POLICY 2.1251-B2: COORDINATION WITH HEALTH DEPARTMENT – Polk County shall work with the Polk County Health Department to improve health indicators for Polk County. Under the Healthy Communities Initiative, Polk County will:

- a. Coordinate with the Polk County Health Department to identify key health indicators which require attention and improvement;
- b. Meet at least biannually with the Polk County Health Department to determine if the indicators, priorities, or strategies to achieve the objectives of this section should change;
- c. Partner with the Polk County Health Department to develop a “Healthy Community Design” Standard; and
- d. Incorporate a “Healthy Community Design” Standard into the Land Development Code to include incentives and minimum standards for healthier design.

POLICY 2.1251-B3: COORDINATION WITH THE POLK COUNTY SCHOOL BOARD – Polk County shall coordinate with the Polk County School Board to increase public access to programs and facilities which allow for increased physical activity within the community. At a minimum, Polk County shall:

- a. Continue to pursue joint use agreements with School Board to maximize of the availability of recreational facilities; and
- b. Coordinate with the School Board to ensure the siting, design, construction and renovation of public schools will allow safe access for pedestrians, bicyclists, motorists, and transit riders.

POLICY 2.1251-B4: INCREASED ACCESS TO FRESH PRODUCE – Polk County shall establish incentives and guidelines which encourage the availability of fresh produce and vegetables. This shall include allowing farm-to-market produce stands to be permitted in all land use designations.

POLICY 2.1251-B5: COMMUNITY GARDENS – Polk County recognizes the value of community gardens as a recreation activity that can contribute to community development, environmental awareness, positive social interaction, and community education. Polk County shall coordinate with other local governments and community stakeholders to identify and establish incentives, guidelines and potential funding for the development of community gardens.

POLICY 2.1251-B6: COMPLETE STREETS – Polk County shall consider “Complete Street” principles in the construction, maintenance and reconstruction of arterial and collector roads to ensure safe access and

travel for roadway users – pedestrians, bicyclists, motorists and transit riders of all ages and abilities. At a minimum, Polk County shall:

- a. Define and identify “Complete Street Corridors” to include collector roads with high levels of population and employment.
- b. Evaluate existing “Complete Street Corridors” to identify candidate projects that will improve:
 1. motor vehicle safety
 2. pedestrian and bicycle safety;
 3. non-motorized access to mixed land uses, schools, community parks and multi-use trails; and,
 4. access to transit services
- c. Consider funding “Complete Street Corridor” improvements as part of the annual update to its Capital Improvement Element.

POLICY 2.1251-B7: HEALTHY COMMUNITY DESIGN INCENTIVES - Polk County shall establish incentives to encourage development to meet or exceed the Healthy Community Design standard. These incentives may include:

1. Expedited permit reviews;
2. Reduced impact or permitting fees; and
3. Community Recognition and Awards.

OBJECTIVE 2.1251-C: CONSERVATION DEVELOPMENT PROGRAM – Polk County shall establish a Conservation Development Program to encourage the efficient use of land, conserve natural resources and agricultural lands, and reduce the cost of providing infrastructure.

POLICY 2.1251-C1: PURPOSE AND INTENT -- The purpose of the Conservation Development Program is to conserve land and natural resources by establishing policies that incentivize and result in:

- a. the preservation of natural and historic resources;
- b. the continued viability of agricultural lands;
- c. the clustering of development to permanently preserve and integrate open space into neighborhoods;
- d. the provision of habitat corridors through linked open space networks;
- e. the creation of usable, accessible open space and passive recreational areas; and
- f. the more efficient use of land, streets and utilities.

POLICY 2.1251-C2: PROGRAM APPLICABILITY - The Conservation Development Program established herein and within the Land Development Code shall be incentive-based and voluntary. It shall be applicable to new residential construction and limited commercial uses as may be needed to serve the residents of a Conservation Development or surrounding agriculture.

POLICY 2.1251-C3: PROGRAM REQUIREMENTS –The Conservation Development Program shall incorporate conservation planning principles to include, at a minimum, the following requirements:

- a. the permanent preservation of at least 50% of the land area as open space (natural resource or conservation-compatible agricultural land) which may be provided as part of a separate non contiguous parcel subject to the requirements of the Land Development Code;
- b. a collaborative process for the applicant, County staff and adjacent property owners to identify potential conservation areas and areas most suitable for development; and
- c. the submission of a Site Analysis Map; binding site plan and Conservation Management Plan.

POLICY 2.1251-C4: SITE ANALYSIS MAP – At a minimum, a Site Analysis Map prepared under the Conservation Development Program shall identify property and parcel boundaries in relation to and include data on:

- a. wetlands, floodplains, and existing water bodies;
- b. known land cover, habitat or ecological linkages;
- c. adjacent agricultural lands;
- d. species listed for protection by the United States Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission;
- e. historic sites listed on the State Master Site Files;
- f. the location of significant attractive features such as scenic views or potential linkages to open space or multi-use trail networks; and
- g. the PolkGreen established pursuant to Objective 2.124-E

POLICY 2.1251-C5: PROJECT OPEN SPACE – Permanently preserved open space may be set-aside for wildlife habitat, agriculture, passive recreational uses, historic preservation, or civic uses.

POLICY 2.1251-C6: MANAGEMENT PLAN – The Management Plan for a Conservation Development, at a minimum, shall address the following:

- a. project features that will support the objectives and policies established for the PolkGreen;
- b. the protection of the natural and cultural resources delineated on the Site Analysis Map;

- c. the ownership, use, development and maintenance of the land to be set-aside or conserved.

POLICY 2.1251-C7: PARCELS CONTIGUOUS TO ENVIRONMENTAL LANDS – The Conservation Development Program shall include incentives to encourage the use of conservation planning principles on parcels contiguous to public or privately-owned environmental lands. It shall provide an attractive alternative to large lot subdivisions in order to minimize fragmentation of wildlife habitat. The program incentives shall also encourage the use of other sustainable development practices such as Low Impact Development, Dark Skies, WaterStar and Firewise.

POLICY 2.1251-C8: POLKGREEN – The Conservation Development Program shall include incentives to encourage the use of conservation planning principles in order to promote the formation of linked open space networks consistent with the objectives and policies established for the PolkGreen.

POLICY 2.1251-C9: PROGRAM INCENTIVES – The Conservation Development Program shall include incentives as provided in the Land Development Code. These incentives will reflect the benefits enumerated in Policy 2.1251-C1. These incentives may include, but will not be limited to, the following:

- a. Project approval through an administrative and technical review process;
- b. Expedited permit reviews;
- c. Reduced impact or permitting fees; and
- d. Community Recognition and Awards.

POLICY 2.1251-C10: FLEXIBLE DESIGN STANDARDS – The Land Development Code shall include flexible design standards to further the objective of the Conservation Development Program. These standards shall promote Low Impact Development practices and at a minimum address:

- a. the elimination or reduction of minimum lot sizes and setbacks;
- b. roadway design and drainage; and
- c. stormwater facilities.

POLICY 2.1251-C11: DENSITY NEUTRAL PLANNED DEVELOPMENTS – Conservation Developments shall qualify as Planned Developments under Section 2.125-M and shall be eligible to receive the densities allowed under Policy 2.119-A1 for the listed residential land use categories subject to the other development criteria and conditions in Section 2.119.

POLICY 2.1251-C12: RURAL-RESIDENTIAL DEVELOPMENT – Rural-Residential Development meeting the development criteria and conditions of Section 2.121-B1 may be approved through an administrative and technical review process if it meets the program requirements for a Conservation Development.

POLICY 2.1251-C13: RURAL MIXED-USE DEVELOPMENT – Rural Mixed-Use Development meeting the development criteria and conditions of Section 2.121-C1, may be approved through an administrative and

technical review process if it meets the program requirements for a Conservation Development. Projects may meet the requirements for non-residential support uses under Policy 2.121-C3 if deemed to be located within a 1 mile radius of an existing Rural-Cluster Center as measured from the outside boundary of the center.

OBJECTIVE 2.1251-D: ENERGY CONSERVATION AND EFFICIENCY – Through enabling state law, Polk County shall encourage the use of renewable energy devices and energy management programs that promote energy conservation and efficiency, energy security and the reduction of greenhouse gases.

POLICY 2.1251-D1: ENERGY DEVICES BASED ON RENEWABLE RESOURCES – In accordance with Section 163.04 F.S., Polk County shall permit the installation of solar panels, solar energy systems, or other energy devices based upon renewable resources as accessory structures or uses. These devices shall be allowed on all types of structures, lots, or parcels in accordance with the provisions outlined in the Land Development Code. This policy does not include Solar Electric-Power Generation Facilities as defined in this Plan.

POLICY 2.1251-D2: PROPERTY ASSESSED CLEAN ENERGY IMPROVEMENTS – In accordance with Section 163.08 F.S., Polk County shall evaluate the use of Property Assessed Clean Energy (PACE) improvements to existing properties through the levy of non-ad valorem assessments to assist property owners in funding renewable energy improvements.

SECTION 2.126 NEW COMMUNITIES

OBJECTIVE 2.126-A: Polk County shall permit the establishment of new communities at locations where appropriate infrastructure and services can be economically provided and maintained, and where impacts of such new community establishments can be demonstrated not to adversely impact existing communities or neighborhoods.

POLICY 2.126-A1 - The establishment of a New Community shall require the amendment of the Polk County Future Land Use Map Series to designate an SAP for the project. Such amendment shall be considered only in conjunction with the sufficiency of an "Application for Development Approval" (ADA) for a Development of Regional Impact (DRI) or Florida Quality Development (FQD) in accordance with Sections 380.06 and 380.061, FS.

POLICY 2.126-A2 - New communities shall meet the following requirements:

- a. New communities shall include a well-balanced variety of land uses, which may include urban residential, commercial, industrial, recreational, and institutional in quantities appropriate to meet the expected population;
- b. New Communities shall provide, as necessary, infrastructure and service systems, to include, but not limited to:
 1. central sanitary-sewer and potable-water systems;
 2. public-safety facilities meeting or exceeding adopted level of service for law enforcement, fire, EMS, etc;

3. an appropriate internal circulation system to meet the multi-modal needs of the community; and
 4. other public facilities, such as developed parks, school sites, etc. to meet the public demands created by the community.
- c. Since New Communities exhibit design features which reduce many of the impacts associated with "urban sprawl," they may be proposed and approved within any area of Polk County, including those areas shown as either Suburban-Development Area or Rural-Development Area base districts on the Future Land Use Map Series, provided that the necessary infrastructure is available, or is programmed to be available, to handle both internal and external impacts generated by the project.

POLICY 2.126-A3 - New Communities shall be designed and developed as reasonably self-contained communities to reduce automobile dependency and other adverse impacts of conventional-suburban development. New Communities which use design features that include neighborhoods using a "traditional-town" design and function shall be encouraged. It shall be determined that a proposed New Community meets this policy when it:

- a.. includes employment, shopping, institutional, and recreational opportunities for the residents of the community;
- b. incorporates a mix of housing densities, ownership patterns, and building types;
- c. includes specific public uses as an integral part of the project's design, with inclusion of public uses in each phase of the project's development. Public uses may include: pedestrian plazas, town halls or community buildings, and non-commercial recreation facilities and libraries;
- d. utilizes design commitments which establish pleasant and inviting public spaces along streets within the New Community;
- e. incorporates design features that enhance the use of pedestrian travel for routine trips between various land uses within, and external to, the New Community. These may include the intermingling of uses and the limiting of each neighborhood's size so that uses at the fringe of each neighborhood are within convenient walking distance of each use in the neighborhood;
- f. is developed so that buildings are more directly accessible from pedestrian pathways along streets and in other locations;
- g. employs a network of on-site roadways that reduces travel time and increases the potential for local streets to handle vehicular movement between all uses within the New Community, and consequently reduces the need for traffic generated by the New Community to use or cross the major collector and arterial streets within the vicinity; and
- h. is designed using a range of techniques to provide visually interesting landscapes and streetscapes to pedestrians.

SECTION 2.127 SELECTED AREAS - STUDIES AND PLANS

OBJECTIVE 2.127-A: SELECTED AREAS - An area undergoing rapid development and/or land use transition, or which exhibits other characteristics that indicates that the area warrants special review or consideration due to unusual conditions or events, may be subject to special study, plan adoption, and growth-management policies.

POLICY 2.127-A1: SELECTED-AREAS STUDIES (SAS) - A Selected-Area Study to analyze a portion of the County may be conducted by the County if directed by the Board of County Commissioners. These studies may be as small as an intersection, or as large as a planning area. These studies shall evaluate those issues which the Board of County Commissioners deem necessary for making prudent growth-management and land use decisions.

POLICY 2.127-A2: SAS EXPENSE RESPONSIBILITY - If the need to conduct a SAS is the result of a Comprehensive Plan Amendment (CPA) request by a private property owner(s) (or agent), or the result of a request to conduct an SAS by a private property owner(s) (or agent), a pro-rata portion, or less, of the SAS expense may be incurred, at the discretion of the Board of County Commissioners, by the party who's request is causing the study to be conducted. Such pro-rata portion shall be based upon the size of the proposed CPA impact area or requesting party's "benefit area" in relation to the entire study area.

POLICY 2.127-A3: SELECTED-AREA PLANS (SAP) - A Selected-Area Plan (SAP) is a special, detailed land use plan for a specific area that provides special conditions, restrictions, or requirements for activities within the SAP in accordance with the following:

- a. The Board of County Commissioners may choose, upon completion of a SAS, to amend the Comprehensive Plan, in accordance with Section 163.3187, FS, to include within the Land Use Element a "Selected-Area Plan," with accompanying policies, for the study area, or a portion of the study area. Such adopted SAPs shall be a part of the Future Land Use Element and Future Land Use Map Series. See APPENDIX 2.131: "Adopted Selected-Area Plans," for specific SAPs.
- b. A SAP is a more specific provision of the Comprehensive Plan, and, therefore, in accordance with Section 1.107.J., shall be followed in lieu of more general provisions of the Plan that may be more lenient than, or in conflict with, the SAP.

POLICY 2.127-A4: SAP NOTICE - When a SAS results in the processing of a Comprehensive Plan Amendment (CPA) in the form of a SAP, the affected property owners shall be notified in accordance to the notice requirements stated in Section 125.66(5), FS. The expenses resulting from the SAS-notice procedure shall be considered a part of the SAS expense noted within Policy 2.127-A2.

POLICY 2.127-A5: FUTURE SELECTED-AREA STUDIES - The County shall coordinate future Selected Area Studies (SAS) with input from those areas affected, with input from nearby cities, and other public and private agencies and stake holder according to the best management planning practices. To aide in identifying potential SASs areas, the County may use the following strategies:

- a. a multi-location study designed to allocate land uses for economic development within targeted cluster industries;

- b. implementation of the Polk Green Overlay;
- c. community concerns;
- d. scenic view sheds; and
- e. infrastructure provisions

POLICY 2.127-A6: DRIs - All approved non-mining mixed-use DRI plans - and the Poinciana New Township and Indian Lake Estates pre-DRI PUDs - shall be recognized as specially designated SAPs, and noted on the Future Land Use Map Series as "Development of Regional Impacts" (DRI) or "Pre DRI-Scale Projects" (PRE-DRI). See Appendixes 2.130 for specific DRI and PRE-DRI SAPs.

SECTION 2.128 MISCELLANEOUS

OBJECTIVE: 2.128-A SIGNAGE - Polk County shall regulate the placement and appearance of signs in order to protect the safety and welfare of its citizens.

POLICY 2.128-A1 - Polk County shall implement the Land Development Code to regulate the placement of signs based on legibility, functionality, safety, and proper location of signs.

OBJECTIVE: 2.128-B SURFACE-WATER MANAGEMENT - Polk County shall provide for the appropriate management of drainage and stormwater for all development.

POLICY 2.128-B1 - Polk County shall implement the Land Development Code to address the drainage and stormwater-management requirements established within the Infrastructure Element.

OBJECTIVE 2.128-C SUBDIVISION OF LAND - Polk County shall manage the subdivision of land to provide for the orderly implementation of the Comprehensive Plan.

POLICY 2.128-C1: STANDARDS - Polk County shall implement the Land Development to further specify platting requirements and to improve construction and design standards for the subdivision of land, including, but not limited to: compatibility, timing, and the provision of urban services.

POLICY 2.128-C2 - The County shall implement the Land Development Code to regulate the division of all land for the purpose, whether immediate or future, of transfer of ownership, for any division of land where:

- a. the property is being subdivided for residential purposes; and
- b. the division of a parent parcel of land, defined as existing as of May 1, 1991, whether improved or unimproved, results in the creation of three (3) or more lots or parcels. The remaining parent parcel, if vacant, shall be excluded from platting requirements if a deed restriction is recorded which prohibits the placement of a new dwelling unit on that remnant parent parcel until such time that it is platted.

POLICY 2.128-C3: All tracts of land, to be subdivided for residential purposes, and all created lots therein, and any non-residential development (regardless as to whether it is subdivided or not), generating 27 or more vehicle trips per day shall have at a minimum:

- a. legal access to a paved public road; and
- b. direct frontage on a paved road meeting county standards or, in the case of multi-family residential (including small-scale multi-family) developments or plats, direct frontage on common spaces or areas that provide direct access to a paved road meeting county standards.. For the purpose of interpreting this policy, a paved road meeting county standards includes:
 - 1) roads that are dedicated to the public, and accepted by the County, via the recording of a plat or other legal instrument as approved by the County Attorney;
 - 2) for residential developments, platted private roads, constructed to county standards, which provide access to a paved county road, and whose maintenance and upkeep are provided for by a homeowners' association,-property-owners' association, or other similar organization; or
 - 3) for non-residential, and multi-family developments, county-approved paved private internal service roads, and/or other ingress/egress facilities, which provide access to a paved county road, and whose maintenance and upkeep are provided for by a maintenance agreement, easement agreement, or other similar agreement as required by the Land Development Code.

The impact of development will be measured cumulatively for the purposes of implementing this policy.

POLICY 2.128-C4 - To comply with the direct-frontage requirement in Policy 2.128-C3, above, each residential platted lot, except for multi-family, shall:

- a. have its minimum-frontage requirement, as specified in the County's Land Development Code, on a paved road meeting county standards;
- b. be linked to an arterial road by a paved road or roads; and
- c. not have access provided to a paved road meeting County standards solely via an easement(s).

POLICY 2.128-C5 Polk County's Land Development Code, adopted in accordance with Section 163.3202(1), FS, shall include, at a minimum, the subdivision standards contained in this section, and provide that lots with multiple access points may only receive County driveway permits for access to paved roads meeting County standards. Exceptions to the paved-road requirements stated above in Policies 2.128-C3 and 2.128-C4 may be granted by the Board of County Commissioners for non-residential development where:

- a. the paving of a road would not be in the County's best interest, or
- b. in cases where the rural nature and limited use of an activity or land use, such as a small fish camp, youth camp, isolated retreat facilities, etc., will have limited adverse impact upon the road and may, in the judgment of the BoCC, not warrant the paving of a road.

POLICY 2.128-C6 Except for multiple-family structures, either under one ownership or as a condominium or plat, there shall be no more than one dwelling unit permitted per parcel or lot.

POLICY 2.128-C7 The platting of land shall not create "landlocked" parcels (parcels which do not meet the requirements of Policy 2.128-C3 and C4).

POLICY 2.128-C8 Where the policies and platting requirements of this section in the Plan conflict with the County's Land Development Code, the more demanding platting requirements shall apply.

POLICY 2.128-C9 Land may be subdivided consistent with Section 163.3179, FS, for the purpose of allowing a parcel of property to be subdivided and used solely as a homestead, regardless of the density assigned to the property by the Comprehensive Plan, provided:

- a. the recipient of a subsequent parcel is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual pursuant to Section 163.3179, FS;
- b. the individual receiving the subdivided parcel for a homestead had not previously been the recipient of a parcel created under this same homestead provision;
- c. all resulting parcels created under this provision must meet all other provisions of the Plan and the Land Development Code.
- d. Homestead parcels created that front an unimproved County maintained road located in the Suburban or Rural Development Areas are exempt from Policy 2.128-C3 and 2.128-C4. This does not exempt homesteads from Policy 2.128-C7 regarding the creation of landlocked parcels unless there is equal ownership* of the parent parcel.

The parent parcel of a homestead must have a minimum of fifty (50) feet of frontage on a county maintained road. All subsequent lots created through the homestead provision must have a minimum of twenty five (25) feet of frontage on a county maintained road and meet the requirements of the flag lot provisions as per the County land development regulations** or must have equal ownership* of the parent parcel; and

- e. The parent parcel and subsequent parcels shall be encouraged to have one shared point of ingress and egress.

* Equal ownership implies that the names of all parties involved in the homestead are equally represented on each deed of the homestead including the parent parcel as well as share in equal ownership of all parcels in the homestead.

** The County's Land Development Code regarding land development or functional equivalent referring to the development of Aflag lots.

OBJECTIVE 2.128-D: The previous text of Objective and Policies for 2.128-D, Military Compatibility, was moved to section 2.124-I by CPA 12A-03 (Ord. 12-018) 6/5/12;

SECTION 2.129 IMPLEMENTATION

OBJECTIVE 2.129-A: Polk County shall implement the policies and objectives of the Future Land Use Element through all appropriate techniques and mechanisms. Polk County shall implement adopted objectives and policies by:

- a. designating responsible County agencies or departments to execute appropriate strategies and programs;**
- b. adopting and enforcing applicable development regulations;**
- c. evaluating all development proposals for conformance to policies and compliance with regulations; and**
- d. considering all objectives and policies when making growth management decisions.**

POLICY 2.129-A1: The Board of County Commissioners shall be responsible for implementing the Future Land Use Element through legislative processes and procedures. The County Administrator, or designee(s), shall be responsible for implementing the Future Land Use Element through administrative processes and procedures.

POLICY 2.129-A2: Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to consolidate all existing development regulations into a unified development code. The Land Development Code shall implement the policies and requirements of this Element, as well as all of the other elements of the Polk County Comprehensive Plan, and shall incorporate regulations, procedures, and standards which include:

- a. procedures for the review of development, to include, at a minimum:
 1. Future Land Use Element compliance determination;
 2. level-of-service determination (concurrency management system); and
 3. the review of the subdivision of land;
- b. standards for the review of development, to include:
 1. performance standards and/or zoning districts to implement the Future Land Use classifications of this Plan;
 2. standards for the regulation of the subdividing of land;
 3. standards for the regulation of on-site development, to include, but not limited to:
 - (a) structure size;
 - (b) setbacks, buffer requirements between adjacent incompatible land uses;

- (c) internal circulation and parking requirements;
 - (d) access;
 - (e) signage;
 - (f) lighting;
 - (g) fencing; and
 - (h) exterior storage of materials;
4. standards for the regulation of off-site development, to include, but not limited to:
 - (a) acceleration and deceleration lanes, and
 - (b) the placement of off-site signs;
 5. enabling regulations to encourage the use of innovative development and construction techniques to benefit Polk County to include, but not limited to:
 - (a) water-use reduction techniques, to include the use of xeriscape plant materials;
 - (b) construction techniques to reduce the amount of on-site soil loss through water and wind erosion; and
 - (c) innovative techniques for the short and long term protection of environmentally sensitive lands, desirable open spaces, and bona fide agricultural areas, to include on-site density transfers and off-site transfer of development rights (TDR), if determined to be appropriate by the Board of County Commissioners.
- c. Regulations and procedures to address existing development and potential development, to include, but not limited to:
 1. existing non-conformities, including: uses, lots, structures, and site characteristics (parking, signage, access, etc.). Such regulations shall include provisions for the elimination or reduction of such non-conformities through abandoned or destroyed "grandfathered" discontinuance provisions and through the elimination of non-conforming zoning districts; and
 2. recognition of legal non-conformities to include: rebuilding rights; expansion rights; and use changes.
 - d. Regulations and administrative procedures to address:
 1. variances and appeals;

2. development and performance agreements;
3. interpretation of the Comprehensive Plan and Land Development Code and;
4. field confirmation of "development-limitation areas."

POLICY 2.129-A3: When property is affected by several conflicting land use policies - due to differences in standards or requirements of land use classification, special-area overlay district, and/or other policy requirements - the more restrictive policy, standard, or requirement shall apply.

POLICY 2.129-A4: When the Future Land Use Map Series comes in conflict with policies within the Comprehensive Plan, the provisions of Section 1.107.I and J shall apply.

POLICY 2.129-A5: The County shall ensure that development meets the locally established level-of-service standards, and facilities and services are available concurrently with the impacts of development, or that development orders are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized;

POLICY 2.129-A6: A compendium of goals, objectives, and policies (GOP) shall be distributed to all County agencies participating in the Future Land Use Element implementation. County agencies shall incorporate GOP's under their authority into their annual work programs and to request appropriations for operations and capital facilities necessary to implement the GOP's during the annual operating and capital-programming process of the Polk County Office of Management and Budget (OMB).

POLICY 2.129-A7: The Future Land Use Element shall be monitored on a continuous basis, and shall include:

- a. continuous monitoring, by the Land Development Division, of the data and analysis on which the goals, objectives, and policies (GOP's) and maps are based; with recommendations being presented to the Board of County Commissioners, no less frequently than once every two years, to amend and/or add new GOP's and maps to reflect needed modifications due to changing County conditions;
- b. continuous monitoring of the Future Land Use Element and Future Land Use Map Series to ensure that they are consistent with every other Plan component - specifically the Capital Improvements Element (CIE) and Program (CIP);
- c. continuous coordination of Element objectives, policies, and maps with other affected local governments; and
- d. preparation and submittal to the Planning Commission (PC) and the Board of County Commissioners, of an "Evaluation and Appraisal Report" (EAR) for submittal by the County to the Department of Economic Opportunity (DEO) as required by Florida Statutes.

POLICY 2.129-A8: When a property's municipal-incorporated status changes due to a de-annexation or disincorporation, it shall be recognized as having the Polk County land use designation(s) as that most closely

corresponding to the classification it had under its former municipality's plan until such time as its classification can be reviewed and amended through a Comprehensive Plan Amendment.

POLICY 2.129-A9: Notwithstanding the requirements of Policy 2.129-A6 above, and during the period commencing with the adoption of the Comprehensive Plan and concluding September 1, 1991, it shall be the policy of the Polk County Board of County Commissioners to consider final development approval and permitting of a Development of Regional Impact (DRI) which has undergone the extensive expenditures and rigor of development review pursuant to Section 380.06, FS, without subjecting the development to subsequent concurrency review, if the DRI development meets the following three criteria:

- a. An Application for Development Approval shall have been received by Polk County prior to adoption of the Comprehensive Plan;
- b. Prior to adoption of a concurrency-management system the developer of a DRI shall have submitted public-facility and public-service impact analysis and proposed mitigation sufficient for final review pursuant to Section 380.06, FS, using methodologies approved by Polk County and the Central Florida Regional Planning Council (CFRPC), and the methodologies shall have been applied in accordance with the policies of the County, the CFRPC and the Department of Economic Opportunity (DEO); and
- c. A DRI development order of approval, with conditions, shall have been issued prior to September 1, 1991.

If, at any time after comprehensive plan adoption, a DRI development approved pursuant to the above three criteria is found to be in violation of an approved development order or any proposed change in development has been determined to be a substantial deviation, in regard to public-facility or public-service impact/mitigation, pursuant to Section 380.06(19), FS, the DRI development shall then be subject to all applicable laws, rules, and regulations, including Policy 2.129-A6 and any concurrency management system in effect at the time the development-order violation or substantial deviation was determined.

SECTION 2.130 - DRI & PRE-DRI SELECTED-AREA PLANS

SECTION 2.131 - ADOPTED SELECTED-AREA PLANS

Revision History Division 2.100 Future Land Use Element	
SECTION 2.101 INTRODUCTION	CPA 12A-01 (Ord. 12-016) 06/05/12; CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 08A-07 (Ord. 08-026) 6/18/08; CPA 05B-05 (Ord. 05-085) 12/7/05; CPA 01A-02 (Ord. 01-38) 7/11/01; CPA 00A-10 (Ord. 00-42) 6/20/00; CPA 99B-19 (Ord. 99-73) 12/15/99; CPA 96A-12 (Ord. 96-70) 12/19/96;
SECTION 2.101A	CPA 10B-01 (Ord. 10-039) 8/4/10;
OBJECTIVE 2.101-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A2	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A3	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A4	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A5	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.101A-A6	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 10B-01 (Ord. 10-039) 8/4/10;
Section 2.101B "Community Facilities"	CPA 14A-05 (Ord. 14-058) 09/16/14
POLICY 2.102-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;

Revision History Division 2.100 Future Land Use Element

POLICY 2.102-A2	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A3	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A3	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A5	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A6	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A7	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.102-A8	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.102-A9	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.102-A10	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A11	CPA 99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.102-A12	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A13	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A14	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.102-A15	CPA 10B-01 (Ord. 10-039) 8/4/10;
SECTION 2.103	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.103-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
SECTION 2.104	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-96A-12 (Ord. 96-70) 12/19/96;
OBJECTIVE 2.104-A	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A2	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.104-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.104-A4	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A5	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-99B-03 (Ord. 99-64) 12/15/99;
POLICY 2.104-A6	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A7	CPA 11B-05 (Ord. 11-037) 12/6/11; CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A8	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.104-A9	CPA 10B-01 (Ord. 10-039) 8/4/10;
SECTION 2.105	CPA-96A-12 (Ord. 96-70); 12/19/96;
POLICY 2.105-A1	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-99C-02 (Ord. 99-36) 11/2/99;
POLICY 2.105-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 2005B-05 (Ord. 05-085) 12/7/05; CPA-2000A-10 (Ord. 00-42) 6/20/00; CPA-99B-19 (Ord. 99-73) 12/15/99;
POLICY 2.105-A5	CPA 11A-04 (Ord. 11-015) 7/12/11; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 99B-03 (Ord. 99-64) 12/15/99;
POLICY 2.105-A6	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.106-A1	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-99C-02 (Ord. 99-36); 11/2/99;
POLICY 2.106-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 05B-05 (Ord. 05-085) 12/7/05; CPA 00A-10 (Ord. 00-42) 6/20/00; CPA-99B-19 (Ord. 99-73) 12/15/99
POLICY 2.106-A5	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.106-A6	CPA-98A-05 (Ord. 98-15) 2/26/98; CPA-95A-03 (Ord. 95-32)10/17/95;
POLICY 2.106-A7	CPA 10B-01 (Ord. 10-039) 8/4/10;
OBJECTIVE 2.107-A	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.107-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.107-A2	CPA-99B-15 (Ord. 99-71) 12/15/99; CPA-95A-18 (Ord. 95-46) 10/17/95;
POLICY 2.107-A3	CPA 2005B-05 (Ord. 05-085) 12/7/05; CPA-2000A-10 (Ord. 00-42) 6/20/00; CPA-99B-19 (Ord. 99-73) 12/15/99;
POLICY 2.107-A5	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 99B-03 (Ord. 99-64) 12/15/99;
POLICY 2.108-A1	CPA 10B-01 (Ord 10-039) 8/4/10;
POLICY 2.108-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 05B-05 (Ord. 05-085) 12/7/05; CPA 00A-10 (Ord. 00-42) 6/20/00; CPA-99B-19 (Ord. 99-73) 12/15/99
POLICY 2.108-A5	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07SCH-01 (Ord. 07-079) 11/20/07;
OBJECTIVE 2.109-A	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A1	CPA 12A-06 (Ord. 12-010) 4/17/12; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07B-05 (Ord. 07-086) 12/19/07; CPA 05B-05 (Ord. 05-085) 12/7/05; CPA 02B-15 (Ord. 02-106) 2/18/02
POLICY 2.109-A2	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A3	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A4	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A5	CPA 10B-01 (Ord. 10-039) 8/4/10;

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POLICY 2.109-A6	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A7	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A8	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A9	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A10	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A11	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A12	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A13	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A14	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A15	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A16	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A17	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A18	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A19	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A20	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A21	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A22	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A23	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A24	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A25	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A27	CPA 12A-06 (Ord. 12-010) 4/17/12; CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A28	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.109-A29	CPA 10B-01 (Ord. 10-039) 8/4/10;
OBJECTIVE 2.109-B	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.109-B2	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.110-AI	CPA 05B-05 (Ord. 05-085) 12/7/05; CPA 00A-10 (Ord. 00-42) 6/20/00; CPA-99B-19 (Ord. 99-73) 12/15/99;
POLICY 2.110-A2	CPA 11B-06 (Ord. 11-038) 12/8/11;
POLICY 2.110-A5	CPA 11B-06 (Ord. 11-038) 12/8/11;
POLICY 2.110-B1	CPA-07SCH-01 (Ord. 07-079) 11/20/07; CPA-99C-02 (Ord. 99-36) 11/2/99;
Policy 2.110-B3	CPA 15B-04 (Ord. 15-032) 08/15
POLICY 2.110-B4	CPA 09A-07 (Ord. 09-032) 6/17/09; CPA-99B-16 (Ord. 99-72) 12/15/99;
POLICY 2.110-C1	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 00A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-C2	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.110-C3	CPA 15B-04 (Ord. 15-032) 8/2015; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 99B-21 (Ord. 99-74) 12/15/99;
POLICY 2.110-C4	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA 00A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-D1	CPA 15B-04 (Ord. 15-032) 6/2/15
POLICY 2.110-D2	06/24/2015 – Replaced per C. Bennett
POLICY 2.110-D3	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-99B-21 (Ord. 99-74) 12/15/99;
POLICY 2.110-D4	CPA 15B-04 (Ord. 15-032; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA 00A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-E1	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 00A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-E2	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.110-E3	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-99B-21 (Ord. 99-74) 12/15/99;
POLICY 2.110-E4	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 11A-06 (Ord. 11-016) 7/12/11; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA 00A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-F1	CPA 15B-04 (Ord. 15-032) 08/2015; CPA-2000A-13 (Ord. 00-43) 6/20/00;
POLICY 2.110-F2	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.110-F3	CPA 15B-04 (Ord. 15-032) 6/2/15
POLICY 2.110-F4	CPA 15B-04 (Ord. 15-032) 08/2015; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA 00A-13 (Ord. 00-43) 6/20/00;
OBJECTIONS 2.110-G	Removed and Reserved by CPA-05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.110-H1	CPA-99B-02 (Ord. 99-63) 12/15/99;

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POLICY 2.110-H2	CPA 10B-01 (Ord.10-039) 8/4/10
POLICY 2.110-H3	CPA 15B-04 (Ord. 15-032) 6/2/2015;
POLICY 2.110-H4	CPA 15B-04 (Ord. 15-032) 6/2/2015;
POLICY 2.110-I1	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 07B-05 (Ord. 07-086) 12/19/07; ;
POLICY 2.110-I2	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-95A-18 (Ord. 95-46) 10/17/95;
POLICY 2.110-I3	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA-95A-18 (Ord. 95-46) 10/17/95; .
POLICY 2.110-I4	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 07B-05 (Ord. 07-086) 12/19/07; CPA 02B-15 (Ord. 02-106) 12/18/02;
OBJECTIVE 2.110-J	CPA-95A-18 (Ord. 95-46 10/17/95;
POLICY 2.110-J1	CPA 12A-03 (Ord. 12-018) 6/5/12; CPA-99B-24 (Ord. 99-75) 12/15/99; CPA-99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.110-K1	CPA-99B-24 (Ord. 99-75) 12/15/99; CPA-99B-15 (Ord. 99-71) 12/15/99; CPA-95A-18 (Ord. 95-46) 10/17/95;
POLICY 2.110-L1	CPA 12A-03 (Ord. 12-018) 6/5/12;
POLICY 2.110-L2	CPA-99B-24 (Ord. 99-75) 12/15/99;
POLICY 2.110-L3	CPA 12A-03 (Ord. 12-018) 6/5/12;
POLICY 2.110-L4	CPA-99B-24 (Ord. 99-75) 12/15/99;
POLICY 2.110-L5	CPA-99B-24 (Ord. 99-75) 12/15/99;
OBJECTIVE 2.111-A	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.111-A1	CPA 10B-01 (Ord. 10-039) 8/4/10;
POLICY 2.111-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-95R-01 (Ord. 95-08) 5/2/95;
POLICY 2.111-A4	CPA 15B-04 (Ord. 15-032) 6/2/2015; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA-2000A-14 (Ord. 00-44) 6/20/00;
POLICY 2.111-A6	CPA 10B-01 (Ord. 10-039) 8/4/10
POLICY 2.112-A4	CPA 15B-04 (Ord. 15-032) 6/2/2015; CPA-2000A-14 (Ord. 00-44) 6/20/00;
SECTION 2.113	CPA-99B-19 (Ord. 99-73) 12/15/99;
POLICY 2.113-A1	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA2002A-02 (Ord. 02-90) 12/18/02;
POLICY 2.113-A3	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 10B-04 (Ord. 10-043) 8/4/10; CPA 06A-05 (Ord. 06-041) 7/26/06; CPA 02A-02 (Ord. 02-90) 12/18/02; CPA 99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.113-A4	CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 09A-07 (Ord. 09-032) 6/17/09; CPA-06A-05 (Ord. 06-041) 7/26/06; CPA 02A-02 (Ord. 02-90) 12/18/02; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA-99B-02 (Ord. 99-63) 12/15/99; CPA-97B-07 (Ord. 97-49) 11/18/97
POLICY 2.113-A5	CPA 06A-05 (Ord. 06-041) 7/26/06; CPA 02A-02 (Ord. 02-90) 12/18/02;
OBJECTIVE 2.113-B	CPA 99B-19 (Ord. 99-73) 12/15/99;
POLICY 2.113-B-1	CPA 02A-02 (Ord. 02-90) 12/18/02;
POLICY 2.113-B-3	CPA 10B-14 (Ord. 10-056) 8/4/10; CPA 05B-15 (Ord. 05-092) 12/7/05;
POLICY 2.113-B-4	CPA 10B-14 (Ord. 10-056) 8/4/10; CPA 10B-01 (Ord. 10-039) 8/4/10; CPA 09A-07 (Ord. 09-032) 6/17/09; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA 02A-02 (Ord. 02-90) 12/18/02; CPA 00A-13 (Ord. 00-43) 6/20/00; CPA-97B-07 (Ord. 97-49) 11/18/97;
POLICY 2.113-B-5	CPA 02A-02 (Ord. 02-90) 12/18/02;
OBJECTIVE 2.113-C	CPA 05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.113-C1	CPA 05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.113-C2	CPA 05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.113-C3	CPA 12A-03 (Ord. 12-018) 6/5/12; CPA 05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.113-C4	CPA 12A-03 (Ord. 12-018) 6/5/12; CPA 05B-05 (Ord. 05-085) 12/7/05;
POLICY 2.113-C5:	CPA 05B-05 (Ord. 05-085) 12/7/05;
OBJECTIVE 2.114-A	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA-97B-11 (Ord. 97-52) 11/18/97;
POLICY 2.114-A2	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA-97B-11 (Ord. 97-52) 11/18/97;
POLICY 2.114-A3	CPA 09A-07 (Ord. 09-032) 6/17/09; CPA-00A-15 (Ord. 00-45) 6/20/00;
POLICY 2.114-A4	CPA 01A-07 (Ord. 01-42) 7/11/01;
SECTION 2.115	CPA-99B-25 (Ord. 99-76) 12/15/99;
OBJECTIVE 2.115-A	CPA 14A-05 (Ord. 14-058) 09/16/14
POLICY 2.115-A1	CPA 14A-05 (Ord. 14-058) 09/16/14
POLICY 2.115-A2	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA-97B-09 (Ord. 97-50) 11/18/97;

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POLICY 2.115-A3	CPA-99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.115-A4	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 11A-06 (ORD. 11-016) 7/12/11; CPA 2005B-04 (Ord. 05-084) 12/7/05;
POLICY 2.115-A5	CPA 95A-18 (Ord. 95-46) 10/17/95; .
POLICY 2.116-A3	CPA 07SCH-01 (Ord. 07-079) 11/20/07; CPA 02A-01 (Ord. 02-38) 7/10/02; CPA 99B-15 (Ord. 99-71) 12/15/99; CPA 99C-02 (Ord. 99-36) 11/2/99; CPA 95A-08 (Ord. 95-37) 10/17/95;
POLICY 2.116-A4	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 09B-13 (Ord. 09-072) 12/1/10; CPA 02B-15 (Ord. 02-106) 12/18/02; CPA-99C-02 (Ord. 99-36) 11/2/99; CPA-96B-07 (Ord. 96-75) 12/19/96; CPA-95A-08 (Ord. 95-37) 10/17/95;
POLICY 2.117-A1	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA-99B-26 (Ord. 99-77) 12/15/99;
POLICY 2.117-A2	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.117-A3	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA-99B-26 (Ord. 99-77) 12/15/99; CPA-99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.117-A4	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 10B-03 (Ord. 10-042) 9/1/10;
OBJECTIVE 2.118-A	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.118-A1	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA-99B-27 (Ord. 99-78) 12/15/99;
POLICY 2.118-A3	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.118-A4	CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA-99B-27 (Ord. 99-78) 12/15/99;
POLICY 2.119-A1	CPA 12A-06 (Ord. 12-010) 4/17/12; CPA 10B-01 (Ord 10-039) 8/4/10; CPA 02B-15 (Ord. 02-106) 12/18/02;
POLICY 2.119-A2	CPA 99B-15 (Ord. 99-71) 12/15/99;
POLICY 2.119-A3	CPA 07A-07 (Ord. 07-29) 6/20/07; CPA-95A-18 (Ord 95-46) 10/17/95;
POLICY 2.120-A1	CPA 11B-07 (Ord. 11-039) 12/6/11;
POLICY 2.120-A4	CPA 11B-07 (Ord. 11-039) 12/6/11; CPA-07SCH-01 (Ord. 07-079) 11/20/07; CPA 2B-11 (Ord. 02-103) 12/18/02; CPA-99C-02 (Ord. 99-36) 11/2/99; CPA 09A-07 (Ord. 09-032) 6/17/09;
POLICY:2.120-B1	CPA 01B-16 (Ord. 01-107) 12/19/01; CPA 99B-04 (Ord. 99-65) 12/15/99;
POLICY 2.120-B4	CPA 99B-04 (Ord. 99-65) 12/15/99; Policy CPA 95A-18 (Ord 95-46) 10/17/95; ;
POLICY 2.120-C2	CPA 11A-06 (ORD. 11-016) 7/12/11; CPA-95A-18 (Ord 95-46) 10/17/95;
POLICY 2.120-C3	CPA 11A-06 (ORD. 11-016) 7/12/11;
POLICY 2.120-C4	CPA 11B-05 (Ord. 11-037) 12/6/11; CPA-07SCH-01 (Ord. 07-079) 11/20/07; CPA 99C-02 (Ord. 99-36) 11/2/99;
POLICY 2.120-D2	CPA 11A-06 (ORD. 11-016) 7/12/11;
POLICY 2.120-D3	CPA 11A-06 (ORD. 11-016) 7/12/11;
POLICY 2.120-D4	CPA 11B-05 (Ord. 11-037) 12/6/11; CPA-07SCH-01 (Ord. 07-079) 11/20/07; CPA 99C-02 (Ord. 99-36) 11/2/99;
POLICY 2.120-E2	CPA 11A-06 (ORD. 11-016) 7/12/11;
POLICY 2.120-E4	CPA 11B-05 (Ord. 11-037) 12/6/11; CPA 99C-02 (Ord. 99-36) 11/2/99;
POLICY 2.121-A2	CPA 11B-07 (Ord. 11-039) 12/6/11; CPA 09A-07 (Ord. 09-032) 6/17/09; CPA-07SCH-01 (Ord. 07-079) 11/20/07; CPA-99C-02 (Ord. 99-36) 11/2/99;
POLICY 2.121-B1	CPA 01B-16 (Ord. 01-107) 12/19/01; CPA 01B-14 (Ord. 01-105) 12/19/01;
POLICY 2.121-B2:	CPA-01B-14 (Ord. 01-105) BoCC 19 DEC 2001
POLICY 2.121-B3	CPA-01B-14 (Ord. 01-105) BoCC 19 DEC 2001
POLICY 2.121-B4	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA-02A-01 (Ord. 02-38) 7/10/02; CPA-01B-14 (Ord. 01-105) 12/19/01;
SECTION 2.121-B5	Deleted by CPA-01B-14 (Ord. 01-105) 12/19/01
SECTION 2.121-B6	Deleted by CPA-01B-14 (Ord. 01-105) 12/19/01
POLICY 2.121-C1	CPA 01B-14 (Ord. 01-105) 12/19/01; CPA 01B-16 (Ord. 01-107) 12/19/01
POLICY 2.121-C2	CPA 01B-14 (Ord. 01-105) 12/19/01;
POLICY 2.121-C3	CPA 01B-14 (Ord. 01-105) 12/19/01;
POLICY 2.121-C4	CPA 10B-04 (Ord. 10-043) 8/4/10; CPA 02A-01 (Ord. 02-38) 7/10/02; CPA 01B-14 (Ord. 01-105) 12/19/01
POLICY 2.122-A1	CPA 12A-01 (Ord. 12-016) 06/05/12; CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 08A-07 (Ord. 08-026) 6/18/08
POLICY 2.122-A2	CPA 02A-01 (Ord. 02-38) 7/10/02;

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SECTION 2.123	CPA 10B-03 (Ord. 10-042) 9/1/10;
OBJECTIVE 2.123-A	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.123-A1	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.123-A2	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.123-B1	CPA 12A-02 (Ord. 12-017) 6/5/12; CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.123-B2	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.123-B3	CPA 12A-02 (Ord. 12-017) 6/5/12; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.123-B4	CPA 10B-03 (Ord. 10-042) 9/1/10;
POLICY 2.123-B5	CPA 10B-03 (Ord. 10-042) 9/1/10
OBJECTIVE 2.123-C	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.123-C1	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01; CPA 99B-28 (Ord. 99-79) 2/15/99
POLICY 2.123-C2	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.123-C3	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.123-C4	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.123-C5	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 00B-05 (Ord. 00-81) 12/12/00
POLICY 2.123-C6	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.123-D1	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 99B-14 (Ord. 99-70) 12/15/99;
POLICY 2.123-D2	CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 02A-01 (Ord. 02-38) 7/10/02;
POLICY 2.123-D3	CPA-99B-14 (Ord. 99-70) 12/15/99;
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OBJECTIVE 2.123	CPA 00A-06 (Ord. 00-41) 6/20/00;
POLICY 2.123-G1	CPA 00A-06 (Ord. 00-41) 6/20/00;
SECTION 2.124	CPA 10B-01 (Ord 10-039) 8/4/10;
SECTION 2.124-B	CPA 01B-01 (Ord. 01-94) 12/19/01; CPA-95-18 (Ord 95-46) 10/17/95;
OBJECTIVE 2.124-A	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A1	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A2	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A3	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A4	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A5	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A6	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A7	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A8	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A9	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A10	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A11	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A12	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A13	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A14	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A15	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A16	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-A17	CPA 10B-01 (Ord 10-039) 8/4/10; CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.124-C3	CPA 10B-03 (Ord. 10-042) 9/1/10
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OBJECTIVE 2.124-D	CPA 12A-01 (Ord. 12-016) 06/05/12;
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POLICY 2.124-D2	CPA 12A-01 (Ord. 12-016) 06/05/12;
POLICY 2.124-D3	CPA 12A-01 (Ord. 12-016) 06/05/12; CPA 10B-03 (Ord. 10-042) 9/1/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.124-D4	Deleted by CPA 12A-01 (Ord. 12-016) 06/05/12;
POLICY 2.124-D5	Deleted by CPA 12A-01 (Ord. 12-016) 06/05/12; CPA 01A-02 (Ord. 01-38) 7/11/01;
SECTION 2.124-E	CPA 10B-03 (Ord. 10-042) 9/1/10

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POLICY 2.124-E4	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.124-E5	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.124-E6	CPA 10B-03 (Ord. 10-042) 9/1/10
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POLICY 2.124-F1	CPA 10B-04 (Ord. 10-043) 8/4/10;
POLICY 2.124-F2	CPA 00A-32 (Ord. 00-54) 6/20/00; CPA 97B-06 (Ord. 97-48 11/18/97;
POLICY 2.124-F3	CPA 10B-04 (Ord. 10-043) 8/4/10; CPA 97B-06 (Ord. 97-48) 11/18/97;
POLICY 2.124-F4	CPA 09A-07 (Ord. 09-032) 6/17/09; CPA-96A-16 (Ord. 96-58) 12/3/96
POLICY 2.124-G2	CPA 01A-02 (Ord. 01-38) 7/11/01;
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POLICY 2.125-A2	CPA 14C-05 (Ord. 14-024) 5/20/14; CPA 11B-03 (Ord. 11-34) 12/6/11; CPA 01B-16 (Ord. 01-107)12/19/01; CPA 02B-11 (Ord. 02-103) 12/18/02;
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POLICY 2.125-B1	CPA 11A-06 (ORD. 11-016) 7/12/11; CPA 01A-02 (Ord. 01-38) 7/11/01; CPA 95A-13 (Ord. 95-41) 10/17/95;
POLICY 2.125-B2	CPA 95A-13 (Ord. 95-41) 10/17/95;
POLICY 2.125-B3	CPA 01A-02 (Ord. 01-38) 7/11/01;
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POLICY 2.125-C2	CPA 16B-07 (Ord. 16-019); CPA 02A-02 (Ord. 02-90) 12/18/02; CPA-2000A-13 (Ord. 00-43) 6/20/00;
POLICY 2.125-C3	CPA 16B-07 (Ord. 16-019)
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POLICY 2.125-F1	CPA 01A-02 (Ord. 01-38) 7/11/01; CPA-95A-18 (Ord. 95-46) 10/17/95;
POLICY 2.125-G2	CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.125-G3	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA 01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.125-H2	CPA 10B-04 (Ord. 10-043) 8/4/10; CPA 01B-16 (Ord. 01-107) 12/19/01; CPA 01A-

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POLICY 2.125-J3	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA-01A-02 (Ord. 01-38) 7/11/01;
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POLICY 2.125-K4	CPA-01A-02 (Ord. 01-38) 7/11/01; CPA-95A-18 (Ord. 95-46) 10/17/95;
POLICY 2.125-K5	CPA-01A-02 (Ord. 01-38) 7/11/01;
SECTION 2.125-L	CPA-94A-09 (Ord. 94-80) 11/8/94; CPA 95R-03 (Ord. 95-11) 5/2/95
POLICY 2.125-L1	CPA-10B-04 (Ord. 10-043) 8/4/10;
POLICY 2.125-L5	CPA-01A-02 (Ord. 01-38) 7/11/01;
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POLICY 2.125-O3	CPA 11B-03 (Ord. 11-34) 12/6/11;
Policy 2.125-P	CPA 14C-05 (Ord. 14-024) 05/20/14
SECTION 2.1251	CPA 10B-01 (Ord. 10-039) 8/4/10
OBJECTIVE 2.1251-A	CPA 10B-03 (Ord. 10-042) 9/1/10
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POLICY 2.1251-A7	CPA 10B-03 (Ord. 10-042) 9/1/10
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POLICY 2.1251-A9	CPA 10B-03 (Ord. 10-042) 9/1/10
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POLICY 2.1251-A11	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.1251-A12	CPA 10B-03 (Ord. 10-042) 9/1/10
POLICY 2.1251-A13	CPA 10B-03 (Ord. 10-042) 9/1/10
OBJECTIVE 2.1251-B	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B1	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B2	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B3	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B4	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B5	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B6	CPA 01B-01 (Ord. 01-94) 12/19/01;
POLICY 2.1251-B7	CPA 01B-01 (Ord. 01-94) 12/19/01;
OBJECTIVE 2.1251-D	CPA 11B-03 (Ord. 11-34) 12/6/11;
POLICY 2.1251-D1	CPA 11B-03 (Ord. 11-34) 12/6/11;
POLICY 2.1251-D2	CPA 11B-03 (Ord. 11-34) 12/6/11;
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POLICY 2.127-A5	CPA10B-01 (Ord. 10-039) 8/4/10
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POLICY 2.128-A1	CPA-10B-04 (Ord. 10-043)8/4/10; CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.128-B1	CPA-10B-04 (Ord. 10-043)8/4/10; CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.128-C1	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.128-C2	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.128-C3	CPA-07A-07 (Ord. 07-29) 6/20/07; CPA-00B-20 (Ord. 00-88) 12/12/00;
POLICY 2.128-C4	CPA-07A-07 (Ord. 07-29) 6/20/07; CPA-01A-02 (Ord. 01-38) 7/11/01;

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POLICY 2.128-C8	CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.128-C9	CPA-01A-02 (Ord. 01-38) 7/11/01; CPA-97A-14 (Ord. 97-31) 9/9/97;
OBJECTIVE 2.128-D	CPA 12A-04 (Ord. 12-019) 6/5/12; CPA-10B-04 (Ord. 10-043) 8/4/10;
POLICY 2.128-D1	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.128-D2	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.128-D3	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.128-D4	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.128-D5	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.128-D6	CPA 12A-04 (Ord. 12-019) 6/5/12;
POLICY 2.129-A2	CPA-01A-02 (Ord. 01-38) 7/11/01;
POLICY 2.129-A7	CPA 11B-06 (Ord. 11-038) 12/8/11;
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POLICY 2.108-A6	CPA 12E.02 (Ord. 12-038) 12/18/2012
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POLICY 2.110-K1	CPA 12E-02 (Ord. 12-038) 12/18/2012
POLICY 2.110-L5	CPA 12E-02(Ord. 12-038) 12/18/2012
POLICY 2-121-A4	CPA 12E-02(Ord. 12-038) 12/18/2012
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POLICY 2.129-A9	CPA 12E-02(Ord. 12-038) 12/18/2012
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