

ATTACHMENTS

ATTACHMENT 9-A8-1

Progress Energy Public Involvement Process

Progress Energy Public Involvement Process

In June of 2007, Progress Energy (PEF) initiated a proactive process to inform the public and obtain public input on the planning for the electric transmission facilities associated with the proposed nuclear plant in Levy County. PEF created the Community Partnership for Energy Planning (CPEP) which is a partnership between PEF and a broad range of stakeholders designed to include all interests within the communities that may be impacted by new transmission facilities. Stakeholders involved in the process include local government, regional planners, land and property owners, environmentalists, agencies for environmental resource agencies, and business owners among others.

Initial Communications and Public Involvement - Early in the planning process, PEF began a broad communication effort to inform the public about the potential for significant new transmission lines within the state, as well as how they could get involved and provide input. Initially, PEF representatives informed respective government officials and staff of the identified counties of its planning process and communication plans. PEF also hired firms that specialize in meeting design and facilitation and have experience in electric utility issues. They assisted PEF in the design and implementation of its comprehensive public involvement process. The Utility Search Conference process, designed to allow an open dialogue between various stakeholders and public interest groups, was utilized as part of the community involvement process.

Leadership Teams of key community leaders were formed between July and September of 2007 in three regions representing Hillsborough, Pasco, Pinellas, Polk, Citrus, Hernando, Levy, Lake, Marion and Sumter Counties. These teams assisted PEF in designing and conducting public involvement activities in the three regions. This public involvement activity included two-day Utility Search Conferences that were conducted between September and November in each of the three regions. The leadership teams began a nomination process that identified approximately 80 to 100 potential participants for the two-day conferences. The leadership team selected the final participants for the conferences based on the nominations from the community.

Background Report – Members of the Leadership Team volunteered to participate on a Background Report Committee to oversee the development of a report that would provide objective information about the energy challenges facing Florida. The report was assembled

and has been provided to the participants of the CPEP as well as other community stakeholders and the media. It was also provided to all participants of the Utility Search Conferences in advance of the two-day meetings.

Utility Search Conferences - The conferences included approximately 40 participants during each session. The participants represented eight stakeholder groups including government, business, civic, environmental groups, agencies, utilities and various public interest groups. The participants in the conferences spent two days considering local community issues and the future of electric energy supply in the region. The meetings were open to the public. Public involvement activities involving local media outlets were conducted prior to the Utility Search Conferences.

PEF received recommendations from the participants at the Utility Search Conferences. These recommendations included specific, detailed input on the corridor options PEF was considering, their priorities for siting transmission (i.e. co-location, minimizing environmental impact, etc.) and other recommendations related to future energy planning. Below is the feedback given by each Utility Search Conference on their priorities for transmission line siting.

**Community Criteria for Transmission Infrastructure Siting
(Group A - Hillsborough, Pasco, Pinellas & Polk Counties)**

1. Co-location with other present and future parallel infrastructure
2. Costs: Life Cycle Cost (LCC), alternatives, land availability, distance, who pays?
3. Compatibility with existing and future growth plans and visions (hard and green infrastructure)
4. Coordinate planning, regulatory agency and public participation
5. Avoid environmentally sensitive areas
6. Safety
7. Meet customer demand
8. Easily approved

**Community Criteria for Transmission Infrastructure Siting
(Group B - Citrus, Hernando & Levy Counties)**

1. Co-location (existing transportation, utility easements) – create a “Super Corridor” of utility infrastructure
2. Minimize impacts on environmentally sensitive areas and on communities
3. Utilize best technology and underground where feasible

**Community Criteria for Transmission Infrastructure Siting
(Group C - Lake, Marion & Sumter Counties)**

1. Environmental impact
2. Public and political acceptance (including aesthetics, land use)
3. Constructability
4. Aesthetics
5. Co-location, maximize use of already impacted area
6. Safety – to local community, reliability
7. Cost of improvements
8. The participants felt that PEF should include following additional criteria - Respect for agricultural land/maintaining rural character

Community Working Groups - Subsequent to the Utility Search Conferences, Community Working Groups (CWGs) have been formed in all three regions. These CWGs consist of approximately 25 community representatives many who participated in the Search Conferences. These CWGs are working with PEF to refine the various recommendations from the Utility Search Conferences and plan additional and broad community outreach.

Open Houses - With the guidance of the CWGs, thirteen open houses were planned and conducted during February and March 2008, in all ten counties potentially impacted by the new transmission lines. These open houses were sponsored by the Community Partnership for Energy Planning and PEF. Corridor information evaluated at the Utility Search Conferences was made available at the open houses for review by the broader public. All property owners within these mile wide corridors study areas were invited to the open houses. In addition, government officials, regional planners, homeowners associations, agencies, media and other interested parties identified by the CWGs were invited to these forums. PEF provided approximately 40 subject matter experts at each open house to address community issues and concerns such as siting and acquisition of rights-of-way, construction, EMFs, regulation, community involvement, environmental issues, property values and other key issues.

13 Open Houses Conducted in February and March 2008

- **More than 107,000 letters to property owners**
- **Letters to all local governments identified along corridor study areas**
- **Letters to regional planning organizations, agencies and civic associations**
- **Advertisements ran in all local media outlets**
- **All members of the Community Partnership for Energy Planning were included – Leadership Teams, Utility Search Conference participants, Community Working Groups**

PEF documented public input on the corridor study areas at the open houses via questionnaires. All attendees were encouraged to complete a questionnaire and approximately 60 percent of attendees did so. As a portion of the questionnaire, participants were asked to rank the 12 criteria used to site transmission line corridors.

Open House Questionnaire Results

Questionnaire results from each open house were tabulated by the frequency of the ranks assigned to each criterion. In turn, the percentage of responses assigned to each rank was calculated. To determine the overall ranking for each criterion, a weighted percentage was also calculated. The table below illustrates the criteria which the participants ranked the most important in selecting the location of the proposed transmission line corridor.

All three open house groups surveyed identified the most important factors to consider when selecting the location of a proposed transmission line are: minimize the number of residences in the corridor; the maximum length should be located through an existing transmission line right-of-way (ROW), and the transmission line should be co-located along another linear facility.

OPEN HOUSES – CRITERIA RANKING			
SURVEY CRITERIA	RANKING OF IMPORTANCE		
	Group A	Group B	Group C
Minimum residences in corridor	1	1	1
Maximum length thru existing ROW	2	2	2
Maximum co-locate along other linear facility	3	3	3
Minimum schools in corridor	4	5	6
Minimum number or parcels crossed	5	4	5
Minimum length thru conservation lands	6	6	4
Minimum length thru cultural resources	7	7	8
Minimum length of forested wetlands	8	12	7
Minimum number of protected species	9	8	10
Minimum length of herbaceous wetlands	10	9	9
Minimum number of eagle nests	11	11	12
Minimum cost of construction	12	10	11

Other Outreach Activities - In addition to the open houses, PEF is conducting public meetings with local governments, homeowners associations and special interest groups within the ten counties. Information received from these efforts is being incorporated into the transmission corridor planning process.

ATTACHMENT 9-A8-2

County and Municipal Comprehensive Plans

POLK COUNTY FUTURE LAND USE CATEGORIES

POLICY 2.102-A10: URBAN SPRAWL CRITERIA *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]* - 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.

SECTION 2.103 DEVELOPMENT AREAS

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. Urban-Development Areas (UDA)
- 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 URBAN-DEVELOPMENT AREAS (UDA) *[Revised by CPA-96A-12 (Ord. 96-70); Adopted by BoCC 19 DEC 96]*

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 Urban Development Areas, and
- b. the establishment of policies to govern the development of land within the Urban Development Areas.

POLICY 2.104-A1: DESCRIPTION -- Urban-Development Areas shall meet the following criteria:

- a. Urban-Development Areas (UDA) shall be those areas within the County which, at a minimum, are currently served, or are planned within the applicable comprehensive plan capital improvement program and/or Polk County "Water and Wastewater Master Plan Update and Connection Fee Study," to be served within the first 10 years of the Planning period (December 1, 1990, to December 1, 2000) by County-owned, municipal, or County-franchised central sanitary-sewerage and potable-water systems.
- b. UDAs should also be supported by, or be programmed to be supported by, other urban services typically found to accompany urban development, to include, but not limited to: *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*
 1. public safety (law enforcement, fire, EMS, etc.);
 2. urban-road network; and
 3. developed parks.
 4. schools.

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

POLICY 2.104-A3: LAND USE CATEGORIES -- [Revised by CPA 2005B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005] [Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000] -- The following land use categories shall be permitted within UDAs:

- a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UDAs in accordance with applicable criteria.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UDAs 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 2.104-A4: OVERLAY DISTRICTS -- All overlay Districts shall be permitted within UDAs and UGAs in accordance with applicable criteria.

POLICY 2.104-A5: DEVELOPMENT CRITERIA -- [Revised by CPA-99B-03 (Ord. 99-64); Adopted by BoCC 15 DEC 99] -- Development within the Urban Development Areas shall conform to the following criteria:

- a. **NON-RESIDENTIAL DEVELOPMENT** -- All non-residential land uses developed after adoption of the Polk County Comprehensive Plan shall:
 1. be required to connect to the centralized water system.
 2. be required to connect to the centralized sewer system within one year of it becoming available;
 3. Prior to the availability of centralized sewer, the developer may extend the centralized sewer to the property at his or her cost without credit or reimbursement from the County unless previous approval has been granted through the Board of County Commissioners, and the project has been scheduled within the Capital Improvements Program, or construct temporary septic tanks or package treatment facilities pursuant to Policy 3.102-A2 of the Infrastructure Element provided:
 - (a) that the necessary on-site collection apparatus for the future centralized facility is provided via the construction of a dry-line system, by the developer, at the time the development is built.
 - (b) the costs of connection are guaranteed, pursuant to one of the following:
 - (1) a letter of credit, construction bond, or other similar instrument or guarantee at the time of development approval, or
 - (2) payment to the central utility by the owner at the time of building permit application. Should this option be exercised, it shall be the responsibility of the developer to inform the person purchasing the lot of this charge, or
 - (3) if it can be shown that the parcel proposed for development cannot, or will not, be served by public sewer within the County's 10-year Master Utility Plan, and the utility provider provides written verification that the extension of the centralized public sewer is not economically feasible from the public perspective, the total developable parcel may develop with septic tanks and without the installation of dry lines.
- b. **RESIDENTIAL DEVELOPMENT** -- All residential land uses developed after adoption of the Polk County Comprehensive Plan shall:

1. be required to connect to the centralized water system.
2. be required to connect to the centralized sewer system as it becomes available;
3. Prior to the availability of centralized sewer, the developer may extend the centralized sewer to the property at his or her cost, or construct temporary septic tanks or package treatment facilities provided:
 - (a) that the necessary on-site collection apparatus for the future centralized facility is provided via the construction of a dry-line system, by the developer, at the time the development is built.
 - (b) the costs of connection are guaranteed, pursuant to one of the following:
 - (1) a letter of credit, construction bond, or other similar instrument or guarantee at the time of development approval, or
 - (2) payment to the central utility by the owner at the time of building permit application. Should this option be exercised, it shall be the responsibility of the developer to inform the person purchasing the lot of this charge, or
 - (3) if it can be shown that the parcel proposed for development cannot, or will not, be served by public sewer within the County's 10-year Master Utility Plan, and the utility provider provides written verification that the extension of the centralized public sewer is not economically feasible from the public perspective, the total developable parcel may develop with septic tanks and without the installation of dry lines.
 - (c) "Dry-line system," as stated in Policies 2.104-A5.a.2. (a) and 2.104-A5.b.2. (a), shall mean the installation and acceptance by the respective utility provider of all necessary infrastructure required to provide a fully functional sanitary sewerage system for the development once sanitary sewer is available to the site. Such infrastructure shall include, at a minimum, installation, testing, and acceptance by the respective utility provider of:
 - (1) On-site improvements: All wastewater collection, pumping, transmission and apparatuses necessary to connect to the utility provider's regional system within a development.
 - (2) Off-site improvements: Lift stations and other infrastructure items necessary to make the development's sewerage system operational. A development shall be responsible for a pro-rata share of such improvements should several developments be required to use the same facilities.

SECTION 2.105 URBAN-GROWTH AREAS (UGA) *[Revised by CPA-96A-12 (Ord. 96-70); Adopted by BoCC 19 DEC 96]*

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 -- *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*
Urban-Growth Areas shall meet the following criteria:

- a. UGAs shall be those areas within the County which are not within the UDA and which:
 1. are currently predominately served by a County-owned, municipal or County-franchised central potable-water system;
 2. are contiguous to a UDA or municipality; and
 3. are being planned to be served by County-owned, municipal, or County franchised central sewer systems within years 11 through 20 of the December 1, 1991, Comprehensive Plan.
- b. UGA's should also be supported by, or shall be programmed to be supported by, other urban services typically found to accompany urban development, to include, but not limited to:
 1. public safety (law enforcement, fire, EMS, etc.)
 2. urban-road network
 3. developed parks
 4. schools.

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 *[Revised by CPA 2005B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005] [Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000]* -- 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 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, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

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 *[Revised by CPA-99B-03 (Ord. 99-64); Adopted by BoCC 15 DEC 99]* -- Development within the Urban Growth Areas shall conform with the following criteria:

- a. **NON-RESIDENTIAL DEVELOPMENT** -- All non-residential land uses developed after adoption of the Polk County Comprehensive Plan shall:
 1. be required to connect to the centralized water system.
 2. be required to connect to the centralized sewer system within one year of it becoming available;
 3. Prior to the availability of centralized sewer, the developer may extend the centralized sewer to the property at his or her cost without credit or reimbursement from the County Commissioners, and the project has been scheduled within the Capital Improvements

Program, or construct temporary septic tanks or package treatment facilities pursuant to Policy 3.102-A2 of the Infrastructure Element provided:

- (a) that the necessary on-site collection apparatus for the future centralized facility is provided via the construction of a dry-line system, by the developer, at the time the development is built.
 - (b) the costs of connection are guaranteed, pursuant to one of the following:
 - (1) a letter of credit, construction bond, or other similar instrument or guarantee at the time of development approval, or
 - (2) payment to the central utility by the owner at the time of building permit application. Should this option be exercised, it shall be the responsibility of the developer to inform the person purchasing the lot of this charge, or
 - (3) if it can be shown that the parcel proposed for development cannot, or will not, be served by public sewer within the 11 to 20 years of the adoption date of this Plan, and the utility provider provides written verification that the extension of the centralized public sewer is not economically feasible from the public perspective, the total developable parcel may develop with septic tanks and without the installation of dry lines.
- b. RESIDENTIAL DEVELOPMENT -- All residential land uses developed after adoption of the Polk County Comprehensive Plan shall:
- 1. be required to connect to the centralized water system.
 - 2. be required to connect to the centralized sewer system as it becomes available;
 - 3. Prior to the availability of centralized sewer, the developer may extend the centralized sewer to the property at his or her cost, or construct temporary septic tanks or package treatment facilities provided:
 - (a) that the necessary on-site collection apparatus for the future centralized facility is provided via the construction of a dry-line system, by the developer, at the time the development is built.
 - (b) the costs of connection are guaranteed, pursuant to one of the following:
 - (1) a letter of credit, construction bond, or other similar instrument or guarantee at the time of development approval, or
 - (2) payment to the central utility by the owner at the time of building permit application. Should this option be exercised, it shall be the responsibility of the developer to inform the person purchasing the lot of this charge, or
 - (3) if it can be shown that the parcel proposed for development cannot, or will not, be served by public sewer within the 11 to 20 years of the adoption date of this Plan, and the utility provider provides written verification that the extension of the centralized public sewer is not economically feasible from the public perspective, the total developable parcel may develop with septic tanks and without the installation of dry lines.
 - (c) "Dry-line system" within the UGA, as stated in Policies 2.105-A5.a.2.(a) and 2.105-A5.b.2.(a), shall have the same meaning as dry-line system within the UDA, as stated in Policy 2.104-A5.c.

POLICY 2.105-A6: SELECTED-AREA STUDIES REQUIRED By January 1, 1996, Polk County shall complete Selected-Area Studies pursuant to Policy 2.127-A5 for all Urban Growth Areas and shall adopt Selected-Area Plans where appropriate.

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 not located within an UDA or UGA and which have developed predominately in a suburban residential pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities. Other urban services typically found to accompany a suburban area include, but are not limited to: *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

- a. Public safety (law enforcement, fire, EMS, etc.)
- b. Urban-road network
- c. Developed parks
- d. schools

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 *[Revised by CPA 2005B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005] [Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000]* — 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.

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 be required to meet the more restrictive of either:

- a. the minimum development standards established by the Polk County Health Department; or
- b. the minimum development standards established within the Infrastructure Element of this Plan except that private package plants of any size shall be prohibited for residential developments.

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. *[Revised by CPA-95A-03 (Ord 95-32); Adopted by BoCC 17 OCT 95]*
[Revised by CPA-98A-05 (Ord 98-15); Adopted by BoCC 26 FEB 98]

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 any 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 large private 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 are not located within an UDA, UGA, or SDA and which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and small scale, public, or County-franchised centralized 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 Urban 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) *[Policy revised by CPA-95A-18 (Ord. 95-46); Adopted by the BoCC 17 OCT 95];*
- 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
[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]

- 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 [Revised by CPA 2005B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005] [Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000] — 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 [Revised by CPA-99B-03 (Ord. 99-64); Adopted by BoCC 15 DEC 99] — Development within UEAs shall conform to the following criteria:

- a. **NON-RESIDENTIAL DEVELOPMENT** — All non-residential land 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. **RESIDENTIAL DEVELOPMENT** — All residential land uses developed after adoption of the Polk County Comprehensive Plan shall meet the following criteria:
 - 1. Residential-Medium and Residential-High land uses 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 and other applicable regulations are met.
 - 2. Residential-Low land uses shall meet the more restrictive of either:
 - (a) the minimum standards established by the Polk County Health Department; or
 - (b) the minimum standards established within the Infrastructure Element of this Plan.

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 an Urban-Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area.

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 [Revised by CPA 2005B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005] [Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000] - 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:** Residential-Rural Districts 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.

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 — [Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] Development within RDAs shall conform to the detailed criteria listed for each land use category permitted within the Rural-Development Area. 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.

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 DCA 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 and Overlay Districts in order to promote the appropriate distribution of land uses with regard to compatibility, sufficient quantities for demand, public-facility impacts, and economic impacts.

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED [:[Revised by CPA CPA2007B-05 (Ord. 07-086); Adopted by BoCC 12/19/07]; Revised by CPA 2005B-05 (Ord. 05-085) Adopted by BoCC 07 DEC 2005; CPA2002B-15 (Ord. 02-106) Adopted by BoCC 18 DEC 02]— 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	1.0	0.25	0.25

	Map Symbol	Maximum Standard Residential Density(1)	Maximum Planned Development Density(2)	Standard Non-residential FAR(3)	Maximum Planned Development FAR(4)
3. Rural Cluster Center-Residential	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.

POLICY 2.109-A2: SPECIAL-AREA OVERLAY DISTRICTS/AREAS ESTABLISHED The following Overlay Districts and Areas are hereby established for the Polk County Comprehensive Plan:

- a. Special-Area Overlay Districts/Areas
 - 1. Development-Limitation Areas
 - (a) Floodplain-Protection Areas
 - (b) Wetland-Protection Areas
 - (c) Aquifer-Protection Areas
 - (d) Kissimmee-River Flood-Protection Area
 - (e) Green-Swamp Protection Area
 - 2. Resource-Protection Districts
 - (a) Airport-Buffer Districts
 - (b) Mineral Resource-Protection Districts
 - (c) Wellfield-Protection Districts
 - (d) Green-Way Districts
 - (e) Redevelopment Districts
 - (f) Historic-Preservation Sites

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 adopted by the County under Section 163.3202(1), FS. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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: *[Revised by CPA 05B-05 (Ord 05-085) Adopted by BoCC 07 DEC 2005; CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99; CPA-2000A-10 (Ord. 00-42) Adopted by BoCC 20 JUN 2000]* 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 map 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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

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 roads, or arterial and collector roads, and shall be guided by the criteria established within Section 2.110-K — Activity Center Establishment.

POLICY 2.110-B4: DEVELOPMENT CRITERIA (*Revised FAR by CPA-99B-16 (Ord. 99-72); Adopted by BoCC 15 DEC 99*) — 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.

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: (*Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000*)

Usable Area	1 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 UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Convenience Center" (CC).

POLICY 2.110-C3: LOCATION CRITERIA *[Revised by CPA-99B-21 (Ord. 99-74); Adopted by BoCC 15 DEC 99]* — Convenience Centers shall be located at the intersections of arterial and/or collector roads. 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 UDA 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 -- *[Revised by CPA2002B-15 (Ord. 02-106); Adopted by BoCC 18 DEC 02]* — 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. *[Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]*
- 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 UDA 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	5 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-D3: LOCATION CRITERIA – *[Revised by CPA-99B-21 (Ord. 99-74); Adopted by BoCC 15 DEC 99]*
— Neighborhood Activity Centers shall be located at the intersections of arterial roads, arterial and collector roads, or at the intersection of major collectors. 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 UDA 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: Revised by CPA2002B-15 (Ord. 02-106) Adopted by BoCC 18 DEC 02]; [Revised by CPA2000A-13 (Ord. 00-43) Adopted by BoCC 20 JUN 2000]

- 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 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 UDA 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: [Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]

Usable Area	20 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 UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Community Activity Center" (CAC).

POLICY 2.110-E3: LOCATION CRITERIA — *[Revised by CPA-99B-21 (Ord. 99-74); Adopted by BoCC 15 DEC 99]* Community Activity Centers shall be located at the intersections of arterial 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 UDA 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 — *[Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]; [Revised by CPA2002B-15 (Ord. 02-106) Adopted by BoCC 18 DEC 02]* 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 roadway, or a frontage road or service drive which directly serves an arterial 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 UDA

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: *[Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]*

Usable Area	60 acres or more
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 UDAs 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 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: *[Revised by CPA 2002B-15 (Ord. 02-106) Adopted by BoCC 18 DEC 02]; [Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]*

- a. Regional Activity Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial 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 UDA 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 *[Removed and Reserved by CPA-05B-05 (Ord 05-085) Adopted by BoCC 07 DEC 2005]*

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 — *[Revised by CPA-99B-02 (Ord. 99-63); Adopted by BoCC 15 DEC 99]* — 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 UDAs, 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.

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 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. 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 *[Revised by CPA CPA2007B-05 (Ord. 07-086); Adopted by BoCC 12/19/07]* :

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:	Lodging facilities such as hotels and motels, 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 UDAs, UGAs, SDAs, UEAs, and RDAs as designated on the Future Land Use Map Series as "Tourism Commercial Center" (TCC) *[Policy revised by CPA-95A-18 (Ord. 95-46); Adopted by the BoCC 17 OCT 95]*.

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, governmental recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the location of Tourism Commercial Centers. *[Policy revised by CPA-95A-18 (Ord. 95-46); Adopted by the BoCC 17 OCT 95]*.

POLICY 2.110-I4: DEVELOPMENT CRITERIA — Development within a TCC shall conform to the following criteria *[Revised by CPA CPA2007B-05 (Ord. 07-086); Adopted by BoCC 12/19/07]* *[Revised by CPA CPA2007B-05 (Ord. 07-086); Adopted by BoCC 12/19/07]* *[Revised by CPA2002B-15 (Ord. 02-106) Adopted 18 DEC 02]*:

- a. TCCs shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. Tourism Commercial Centers shall incorporate the use of frontage roads and shared ingress/egress facilities wherever practical.
- b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities, and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

- d. 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 UDA 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. An individual tourist use such as including but not limited to a winery where the product is grown and/or produced, and then sold on site and marketed as a tourist attraction related to the nostalgia and experience of that industry may be permitted as an individual use.
- g. Activities associated with a uses such as but not including a main tourist attraction like a resort, historical structure(s), museum(s) may include but not be limited to:
 - 1. light industrial uses such as confectionery, canneries and wineries where the products are part of the overall attraction and are used for consumption by the user of the facility;
 - 2. Recreation based facility;
 - 3. equestrian facility; and/or
 - 4. non municipal airports for bringing tourists to the facilities

These uses shall only be reviewed with a Planned Development. These specific uses and the intensity at which the Planned Development shall be required shall be further defined in the Land Development Code.
- h. Residential development shall only be permitted for tourists and employee housing for employees of the tourist use. Examples include but are not limited to timeshares, short term rentals, employee housing, camp grounds, cabins, recreational vehicle spaces. Residential uses for employees of the TCC use shall only be considered as an accessory use as part of a master planned development per the Land Development Code. Housing for the owner and/or family of the owner shall be addressed as per the Land Development Code.

POLICY 2.110-I4: 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** *[Objective revised by CPA-95A-18 (Ord. 95-46); Adopted by the BoCC 17 Oct 95].*

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 Chapter 163.3184, FS. 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 County Engineering Division approval of:

1. a subdivision, commercial drainage plan (with building-permit application), or rental mobile home/RV park construction; or
2. a final PUD approval. If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, this requirement may be waived.
- 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.
- 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. *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*
- f. The Board of County Commissioners or the Planning 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. *[Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]*

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 *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95].*
- 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 Planning Director or his designee. *[Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]; [Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*

- 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 *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]. [Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]*

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, after adoption, be a part of the Future Land Use Map Series.

POLICY 2.110-L2: INITIATED BY THE COUNTY — *[Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]* — 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. 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.

POLICY 2.110-L4: PLAN REQUIRED — *[Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]* — 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 — *[Revised by CPA-99B-24 (Ord. 99-75); Adopted by BoCC 15 DEC 99]* 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 Planning 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 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.

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 *[Revised by CPA-95r-01 (Ord. 95-08); adopted by BoCC 02 MAY 95]*:

- 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.
- e. **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.
- f. **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.
- g. **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.

- h. 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: *[Revised by CPA-2000A-14 (Ord. 00-44); Adopted by BoCC 20 JUN 2000]*

- 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 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 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 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 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.

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.

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: *[Revised by CPA-2000A-14 (Ord. 00-44); Adopted by BoCC 20 JUN 2000]*

- 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 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

[Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]

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 Map classification. 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. *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*

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 Urban-Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area. *[Revised by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]*
- b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals. *[Revised by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]*
- c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.109-A10. *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*
- 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. *[Revised by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]**[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*

- 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 *[Added by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]*:
 - 1. arterial roads;
 - 2. collector roads, if the subject parcel is within ½ 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. *[Added by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]*

POLICY 2.113-A4: DEVELOPMENT CRITERIA —*[Revised by CPA-97B-07 (Ord 97-49); Adopted by BoCC 18 NOV 97]; [Revised by CPA-99B-02 (Ord. 99-63); Adopted by BoCC 15 DEC 99]; [Revised by CPA2002B-15 (Ord. 02-106) Adopted by BoCC 18 Dec 02]* 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. *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*
- 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 UDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development. *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*
- 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. *[Created by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*
- 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 UDA 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. *[Added by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06]*

POLICY 2.113-A5: ADJACENT DEVELOPMENT — *[Revised by CPA-06A-05 (Ord. 06-041); Adopted by BoCC 26 JUL 06] [Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]* 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 *[Revised by CPA-99B-19 (Ord. 99-73); Adopted by BoCC 15 DEC 99]* — **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 — *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]* 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 — *[Revised CPA 05B-15 (Ord. 05-092) Adopted by BoCC 07 DEC 2005]* 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:

- e. arterial roads;
- f. collector roads, if the subject parcel is within ½ mile of an intersecting arterial road; or
- g. 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;
 - 3. the road has a structural integrity and design characteristics suitable for truck traffic.

POLICY 2.113-B-4: DEVELOPMENT CRITERIA — *[Revised by CPA-97B-07 (Ord 97-49); Adopted by BoCC 18 NOV 97]; [Revised by CPA2002B-15(Ord. 02-106); Adopted by BoCC 18 DEC 02]; [Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]* Development within a Business-Park Center shall conform to the following criteria:

- a. Business-Park Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. Business-Park Centers 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 UDA, 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). *[Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000]*
- 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. *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*
- 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. *[Created by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*
- 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 UDA and UGA. The Land

Development Code shall establish development standards and criteria for Planned Developments within the BPC district. *[Created by CPA2002B-15(Ord. 02-106); Adopted by BoCC 18 DEC 02]*

POLICY 2.113-B-5: ADJACENT DEVELOPMENT — *[Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]* 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:** *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]*

- 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 — *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]* 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 — *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]* 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 — *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]* 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. Office Center locations shall be limited to frontage on collector or arterial roads and may include frontage on local roads by meeting the criteria of Policy 2.113-C4 below.

POLICY 2.113-C4: DEVELOPMENT CRITERIA — *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]* 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;
- 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;
- e. Retail uses within an Office Center shall not exceed ten (10) percent of the total area of the Office Center.

POLICY 2.113-C5: ADJACENT DEVELOPMENT — *[Created by CPA 05B-05 (Ord. 05-085); Adopted by BoCC 07 DEC 2005]* 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: *[Revised by CPA-97B-11 (Ord 97-52); Adopted by BoCC 18 NOV 97]* **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 Maps, 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 — *[Revised by CPA-97B-11 (Ord 97-52); Adopted by BoCC 18 NOV 97]* 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 Maps, 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: *[Revised by CPA-2000A-15 (Ord. 00-45); Adopted by BoCC 20 JUN 2000]*

- a. Phosphate mining and allied industries;
- b. Land reclamation;
- c. Agriculture;
- 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 — *[Revised by CPA-2001A-07 (Ord. 01-42); Adopted by BoCC 11 JUL 2001]* 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)

[Revised by CPA-99B-25 (Ord. 99-76); Adopted by BoCC 15 DEC 99]

OBJECTIVE 2.115-A: The Polk County Plan shall provide for the use and development of 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, commercial campgrounds, recreational-vehicle (RV) parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores. L/R areas are not intended for permanent residents.

POLICY 2.115-A2: DESIGNATION AND MAPPING — *[Revised by CPA-97B-09 (Ord 97-50); Adopted by BoCC 18 NOV 97]* -- Leisure/ Recreation lands shall be designated and mapped on the Future Land Use Map Series as "Leisure/Recreation" or "L/R"; and shall include existing leisure/recreation sites which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave. Fish camps less than twenty (20) acres in size that do not exceed the permitted density for the current land use category are not required to have the L/R designation and may be approved through the Conditional Use Permit (CUP), Planned Unit Development (PUD) process, or their functional equivalent provided commercial activities beyond the rental of cottages or the facilitation of private outings will be limited to a commissary to serve only guests.

POLICY 2.115-A3: LOCATION CRITERIA — Active recreation, leisure, and accessory 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. *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*

POLICY 2.115-A4: DEVELOPMENT CRITERIA — Development within a L/R area shall conform to the following criteria: *[Revised by CPA 2005B-04 (Ord 05-084) Adopted by BoCC 07 DEC 05]*

- a. Permitted uses include, but are not limited to: fish camps, commercial campgrounds, recreational-vehicle (RV) parks, golf courses, and accessory minor retail commercial uses necessary to support these facilities, such as bait shops and convenience stores. Permanent residential is not permitted in the L/R Land Use designation.
- 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 land uses and development intensities within the L/R are separated into three categories as follows:

Type A Leisure/Recreation - Permitted in all development areas limited to resource-based recreation and passive recreation including but not limited to golfing, horseback riding, water-sports, and fishing. Housing structures are limited to detached single dwelling family units and RVs. Housing 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. Event facilities may be permitted through the Conditional Use Permit (CUP) process or its functional equivalent.

Type B Leisure/Recreation - Permitted in UDA, UGA, UEA and SDA limited to all uses permitted in Type A facilities as well as non-lighted high intensity recreational facilities. Housing structures may not exceed four (4) dwelling units attached. Housing 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 three dwelling units per acre (3 du/ac.) if there is centralized community or public water provided. With central water and sewer, housing densities may reach six units per acre (6 du/ac.). Lighted facilities may be permitted through the Conditional Use Permit (CUP) process or its functional equivalent. A minimum of 25% open space is required within a Type B L/R development.

Type C Leisure/Recreation - Permitted only in UDA and UGA. General recreation and amusement facilities require the approval of a Conditional Use Permit (CUP) or its functional equivalent. Community or public central water and sanitary sewer connection is mandatory. All types of housing structures are permitted up to a maximum density of ten dwelling units per acre (10 du/ac.) A minimum of 20% open space is required within a Type C L/R development.
- e. Primitive camping is exempted from all density requirements in the L/R.
- f. Type C recreational facilities are not permitted in the Green Swamp Area of Critical State Concern.

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 [*Policy Number revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95*].

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 — *[Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]* 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 adopted by 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. *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*
- d. Proximity to similar and compatible uses providing opportunities for shared facilities. *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*
- e. Plans of the School Board and other public service agencies with jurisdiction in the County *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*.

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. *[Revised by CPA-95A-08 (Ord 95-37); Adopted by BoCC 17 OCT 95]*

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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

POLICY 2.116-A4: DEVELOPMENT CRITERIA — Institutional development shall conform to the following criteria: *[Revised by CPA2002B-15(Ord. 02-106); Adopted by BoCC 18 DEC 02]; [Revised by CPA-96B-07 (Ord. 96-75); Adopted by BoCC 19 DEC 96]*

- a. Permitted uses include, but are not limited to: private and public-service structures. These commonly include:
 1. public and private educational facilities;
 2. government-administration buildings;
 3. public-safety structures (e.g. police and fire);
 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);

5. health-care facilities [e.g. hospitals, medical centers, clinics, nursing homes, congregate-living facilities^{1,2} (but not family-care homes or group homes)]

¹ Where congregate-living facilities are developed in residential land use categories, the development density shall be comparable to the future land use density or provide buffering to meet the requirements of Policy 2.204-B2. 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 congregate living facility. To develop a facility with more beds, setbacks and/or adequate buffering will be required to mitigate dissimilar scales.

² Where congregate-living 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. At the time of development review, Institutional facilities, such as parks, libraries, and community centers, will be required to coordinate with the School Board in order to collocate, with existing or new educational facilities to the extent possible. *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*
- 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. *[Revised by CPA-95A-08 (Ord 95-37); Adopted by BoCC 17 OCT 95]*
- 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. *[Created by CPA2002B-15(Ord. 02-106); Adopted by BoCC 18 DEC 02]*

POLICY 2.116-A5: MISCELLANEOUS — Electric-Power Generating Facilities established for the purpose of implementing Polk County's Solid-Waste Management Plan, as adopted by 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 -- *[Revised by CPA-99B-26 (Ord. 99-77); Adopted by BoCC 15 DEC 99]* — 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. These commonly include County-owned or -maintained open spaces, community and regional parks, and the facilities and services associated with each respective park type.

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. Each proposed County-owned or -operated recreation or open space area also shall be shown on the Land Use Map Series through the mapping of a general "recreation-service-area boundary."

POLICY 2.117-A3: LOCATION CRITERIA – *[Revised by CPA-99B-26 (Ord. 99-77); Adopted by BoCC 15 DEC 99]* Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur only within designated recreation-service-area boundaries. The following factors shall be considered when determining the appropriateness of designating new Recreation and Open Space areas:

- a. meeting the recreation level-of-service standard (Policy 3.502-E2);
- b. satisfying resident and seasonal visitor/tourist recreation demand;
- c. fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);
- d. impacts of the proposed uses on public facilities and services;
- e. accessibility to arterial roadways, with special consideration given to regional transportation for community and regional sized public recreation areas, and otherwise accessibility to public recreation areas by the general public; and
- f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*
- g. High intensity recreation and general recreation and amusement shall be located in a manner as to minimize impacts to local neighborhoods.

POLICY 2.117-A4: DEVELOPMENT CRITERIA – *[Revised by CPA-99B-26 (Ord. 99-77); Adopted by BoCC 15 DEC 99]* Recreation and Open Space development shall conform to the following criteria:

- a. Permitted uses include, but are not limited to, facilities and services associated with County-owned or -maintained open spaces, community and regional parks.
- b. Development within a Recreation and Open Space area shall conform to the following criteria:
 - 1. provision of 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, dumpsters, utilities and air handling units, signage, etc. are examples of activities that may require special buffering provision; and
3. water and energy conserving techniques.
- c. High intensity recreation and general recreation and amusement uses will require a Conditional Use Permit or a functional equivalent.

SECTION 2.118 PRESERVATION AREAS

OBJECTIVE 2.118-A: The Polk County Plan shall provide for the use and preservation of publicly owned or privately purchased 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 — *[Revised by CPA-99B-27 (Ord. 99-78); Adopted by BoCC 15 DEC 99]* Preservation Areas are generally characterized by property publicly or privately purchased 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 public acquisition of properties for 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.

POLICY 2.118-A4: DEVELOPMENT CRITERIA — *[Revised by CPA-99B-27 (Ord. 99-78); Adopted by BoCC 15 DEC 99]* 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. Conservation and resource-based, non-motorized recreational uses which include:
 1. Non-motorized boating which does not require a paved boat ramp for 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: *[Revised by CPA2002B-15(Ord. 02-106); Adopted by BoCC 18 DEC 02]*

	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	1.00 du/a	0.25
Rural Cluster Center-Residential	RCC-R	2.00 du/a	2.00 du/a	0.25

POLICY 2.119-A2: LOCATION CRITERIA — *[Revised by CPA-99B-15 (Ord. 99-71); Adopted by BoCC 15 DEC 99]*
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 *[Revised by CPA-2007A-07 (Ord. 07-29)]*:

- 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 *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 Oct 95]*.

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, or RMD. 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. Community Facilities, in accordance with policies of this Plan and the provisions of the Land Development Code. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*
- d. 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). *[Revised by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]*

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: *[Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]*

- 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 — *[Revised by CPA-99B-04 (Ord. 99-65); Adopted by BoCC 15 DEC 99]* 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 — *[Revised by CPA-99B-04 (Ord. 99-65); Adopted by BoCC 15 DEC 99]*

- 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) *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95];*
 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 UDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL" *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]*.

POLICY 2.120-C3: LOCATION CRITERIA — Residential-Low areas shall be located only within the UDAs, 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 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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

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 UDAs, 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 UDAs, 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 single-family dwelling units, duplex units, multi-family units, and group-living facilities, 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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

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 UDAs, 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 UDAs, 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 single-family dwelling units, duplex units, multi-family units, and group-living facilities, 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. *[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]*

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 — 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 be limited to:

- a. Single-family homes at a density of one dwelling unit per five acres (1 DU/5 AC).
- b. Associated farm labor residential uses to allow for the provision of housing for farm workers in conformance with HRS rules and regulations, and upon approval of a special-use permit, or its functional equivalent, by the County.
- 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. Elementary, middle and high schools and other 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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007]*
[Revised by CPA-99C-02 (Ord. 99-36); Adopted by BoCC 02 NOV 99]

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 Planning 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. *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]; [Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]*

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: *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]*

- 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: *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]*

- 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 adopt, as a part of the Land Development Code to be adopted by the County in accordance with Section 163.3202(1), FS, development regulations which further define the RRD Point System implementation policies and procedures. *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]; [Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

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

[Deleted by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]

SECTION 2.121-B6: RRD DENSITY-CONVERSION TABLE

[Deleted by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]

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. *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]; [Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]*

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). *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]*

POLICY 2.121-C3: DEVELOPMENT CONDITIONS — A RMD shall: *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]*

- 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 adopt, as a part of the Land Development Code to be adopted by the County in accordance with Section 163.3202(1), FS, development regulations which further define the RMD implementation policies and procedures. *[Revised by CPA-2001B-14 (Ord. 01-105); Adopted by BoCC 19 DEC 2001]; [Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

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
 1. Floodplain-Protection Areas
 2. Wetland-Protection Areas
 3. Aquifer-Protection Areas
 4. Kissimmee River Floodplain-Protection Area
 5. Green Swamp Protection Area
- b. Resource-Protection Districts
 1. Airport-Buffer Districts
 2. Mineral Resource-Protection Districts
 3. Wellfield-Protection Districts
 4. Green-Way Districts
 5. Redevelopment Districts
 6. Historic-Preservation Sites

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 Planning Division for compliance with the policies of that district or area, and the Land Development Code regulations. *[Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]*

SECTION 2.123: DEVELOPMENT-LIMITATION AREAS

OBJECTIVE 2.123-A: 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.

POLICY 2.123-A1: CHARACTERISTICS — Development-Limitation Areas are areas which contain natural or environmentally based development constraints, including:

- 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.

POLICY 2.123-A2: DESIGNATION AND MAPPING — The Polk County Future Land Use Map Series shall designate and map floodplains, wetlands, aquifer-protection areas, the Kissimmee River Floodplain, and the Green Swamp as 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 land use maps indicate that the property is within such an area.

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 those areas classified by the Federal Emergency Management Agency (FEMA) as within the 100-year floodplain. The "Floodplain Areas" shall be amended, at least annually, to include or exclude any areas added or removed from the official FEMA floodplain area maps.

POLICY 2.123-B2: DEVELOPMENT CRITERIA — *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]* 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, under the same ownership, within the same platted subdivision, provided such transfer does 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 floodplain area).

- 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 40C, 40D, and 40E, F.A.C.
- c. Development and redevelopment shall meet the requirements of the Polk County Land Development Code and as specified below:
 - 1. Riverine Floodplains: Encroachments into the Floodplain, including fill material or structures, shall not be located within a distance of the center of the watercourse equal to .25 times the width of the area of special flood hazard or 50 feet each side from the center of the stream, whichever is greater, unless certification by a registered professional engineer is provided demonstrating (with supporting technical data) that such encroachments shall not result in any increase in flood levels during the occurrence of the 100-year base-flood discharge. An undisturbed 100-foot-wide wildlife habitat buffer shall be maintained from the ordinary high-water line. This buffer may be disturbed, to the extent necessary, and as approved by DEP, to provide reasonable access to a water body, to include the construction of boat ramps, docks, and walkways.
 - 2. Lake Floodplains: Encroachment, including fill, new construction, substantial improvements, and other development, shall be prohibited from the floodplain unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the 100-year base-flood discharge. An undisturbed 25-foot-wide wildlife habitat buffer shall be maintained from the ordinary high-water line. This buffer may be disturbed, to the extent necessary, and as approved by DEP, to provide reasonable access to a lake, to include the construction of boat ramps, docks, and walkways.
 - 3. All Other Floodplains: Development shall meet the requirements of the Polk County Land Development Code.

POLICY 2.123-B3: LAND-DEVELOPMENT REGULATIONS —[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001] Polk County adopted the Land Development Code, in accordance with Section 163.3202(1), FS, 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 100-year floodplain unless acceptable mitigation techniques are utilized, which may include utilizing DEP's Florida Development Manual or the applicable water management district's mitigation standards; and
- d. require that all permits for an agency with jurisdiction (i.e. U. S. Corps of Engineers, Water Management District, Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order.

POLICY 2.123-B4: The County shall investigate techniques — such as transfer of development rights (TDRs) that would promote and encourage:

- a. the transfer of density or intensity to off-site locations, and/or

- b. the transfer of density or intensity to on-site locations further removed from the floodplain.

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: and
- c. the establishment of criteria applicable to the development of lands within the Wetland Protection Areas.

POLICY 2.123-C1: DESIGNATION AND MAPPING *[Revised by CPA-99B-28 (Ord. 99-79); Adopted by BoCC 15 DEC 99]; [Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]* — The Future Land Use Map Series shall designate and map as "Wetland-Protection-Area" overlay those areas delineated as wetlands by the National Wetlands Inventory and/or as determined to be jurisdictional by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated (e.g., water management districts, the Department of Environmental Protection, the Army Corps of Engineers, Polk County). The Wetland-Protection Area overlay shall be amended, when necessary, to include or exclude any areas added or removed from the National Wetlands Inventory and/or determined to be jurisdictional by the above agencies.

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. all permits for an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.
- b. Wetland impacts shall first be avoided. Secondly, where they cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Wetland impacts, where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:
 - 1. access to the site;
 - 2. internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;
 - 3. utility transmission and collection lines;
 - 4. pre-treated storm-water management;
 - 5. mining that meets state and federal regulations; or
 - 6. for the purpose of preventing all beneficial use the property from being precluded, as provided by Policy 2.123-C2.d.
- c. Commercial and industrial development shall locate on the non-wetland portion of a development site.
- d. If the site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop 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 following *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*:
 - 1. 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.
 - 2. 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.
 - 3. All such transfers of density shall: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*:
 - (a) be to contiguous property under the same ownership or control;
 - (b) only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;
 - (c) 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
 - (d) be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.

POLICY 2.123-C3: LAND-DEVELOPMENT REGULATIONS — Polk County adopted the Land Development Code, in accordance with Section 163.3202(1), FS, for establishing standards and procedures to: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*:

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

POLICY 2.123-C4: 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. *[Revised by CPA-2000B-05 (Ord. 00-81); Adopted by BoCC 12 DEC 2000]*

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 — *[Revised by CPA-99B-14 (Ord. 99-70); Adopted by BoCC 15 DEC 99]* The Polk County Plan establishes the overlay-area category of "Aquifer-Protection Area" for those areas classified as being "high recharge areas" (above 12 inches of recharge per year) on the Recharge Areas of the Floridan Aquifer Map.

POLICY 2.123-D2: DEVELOPMENT CRITERIA — *[Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]* Development and redevelopment within Aquifer-Protection Areas shall conform to the Land Development Code, adopted by the County in accordance with Section 163.3202(1), FS. These regulations 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 DEP. 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 Florida Department of Environmental Protection.
- 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 *[Revised by CPA-99B-14 (Ord. 99-70); Adopted by BoCC 15 DEC 99]* — 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: KISSIMMEE RIVER FLOODPLAIN-PROTECTION DISTRICT

OBJECTIVE 2.123-E: The Polk County Plan shall limit development and redevelopment within the Kissimmee River floodplain, as designated in the Kissimmee River Floodplain-Protection Area overlay, to development activities and intensities which will not enlarge the off-site floodplain and/or alter the natural function of the floodplain by:

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

POLICY 2.123-E1: DESIGNATION AND MAPPING — The Future Land Use Map Series shall designate and map as the "Kissimmee River Flood-Protection Area" overlay those areas within the Kissimmee

River 100-year floodplain south of Lake Kissimmee, as determined by the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins (dated 21 AUG 85).

POLICY 2.123-E2: DEVELOPMENT CRITERIA — Development within the "Kissimmee River Floodplain-Protection Area" shall conform to the following development criteria:

- a. "Floodplain-Protection Areas" under Policy 2.123-B2 *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]*.
- b. In addition, 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.

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 Section 2.132 — "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. *[Revised by CPA-2000A-06 (Ord. 00-41); Adopted by BoCC 20 JUN 2000]*

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. *[Revised by CPA-2000A-06 (Ord. 00-41); Adopted by BoCC 20 JUN 2000]*

SECTION 2.124: RESOURCE-PROTECTION DISTRICTS

OBJECTIVE 2.124-A: 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.

POLICY 2.124-A1: CHARACTERISTICS — Resource-Protection Districts are characterized by areas which contain a man-made or natural resource which requires protection due to general public value.

POLICY 2.124-A2: DESIGNATION AND MAPPING — The Future Land Use Map Series shall designate and map the specific boundaries for the following Resource-Protection Districts (if currently applicable): *[Revised by CPA-2001B-01 (Ord. 01-94); Adopted by BoCC 19 DEC 2001]*

- a. Airport-Impact Districts
- b. Mineral-Resource Protection Districts

- c. Wellfield-Protection Districts
- d. Green-way Districts
- e. Redevelopment Districts
- f. Historic-Preservation Sites

SECTION 2.124-B AIRPORT-IMPACT DISTRICTS *[Revised policy numbering by CPA-95-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]; [Revised by CPA-2001B-01 (Ord. 01-94); Adopted by BoCC 19 DEC 2001]*

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. *[Revised by CPA-2001B-01 (Ord. 01-94); Adopted by BoCC 19 DEC 2001]*

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. All mining activities shall require 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,
 - (a) any phasing plans,
 - (b) an Impact Mitigation Plan, and
 - (c) a Traffic Circulation Plan showing major access routes to the mine site.
- e. Mineral extraction activities shall not be conducted so as to make the mined 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 2.124-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 WELLFIELD-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 Wellfield-Protection District overlay; and
- b. the establishment of criteria applicable to development of lands within the Wellfield-Protection District(s).

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

POLICY 2.124-D2: DESIGNATION AND MAPPING — The Future Land Use Map Series shall designate and map the overlay-district category of "Wellfield-Protection District" and shall designate this overlay district for wellfields which service existing public and private water supply systems which have 15 or more connections or service a minimum of 25 people. The County shall, through a comprehensive plan amendment, upon the completion of "cones-of-influence" studies to be conducted by applicable water management districts as required by Section 373.0391, FS, also map known cones of influence, and future well fields.

POLICY 2.124-D3: DEVELOPMENT CRITERIA — Development and redevelopment within Wellfield-Protection Districts shall conform to Chapters 62-521 and 62-555, F.A.C. and the Land Development Code adopted by the County in accordance with Section 163.3202(1), FS, which shall implement the following requirements: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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 Wellfield-Protection Districts.
- b. Consistent with applicable law, all development or redevelopment occurring within Wellfield-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 Wellfield-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.

POLICY 2.124-D4: EXISTING USES — Existing land uses within Wellfield-Protection Districts shall be reviewed by the County, no later than December 31, 1992, for possible impact on the potable water supply and, as necessary or appropriate, remedial action shall be taken if it is determined that such existing land use, existing structures, or existing activities pose a substantial risk of contamination to potable-water supplies.

POLICY 2.124-D5: PLAN AMENDMENT AND LAND-DEVELOPMENT CODE REVISIONS — *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]* Polk County shall transmit a Comprehensive Plan amendment within nine months of the County receiving from applicable water management districts the results of their "cones-of-influence" studies, recommended regulations for protecting those areas, and other information required by Section 373.0391, FS, and shall amend its Land Development Code within six months of the adoption of the transmitted Plan amendment.

SECTION 2.124-E GREEN-WAY DISTRICTS

OBJECTIVE 2.124-E: The Polk County Plan shall designate areas that due to natural development constraints are desirable for future acquisition for the creation of open spaces, habitat protection, linear parkways, and conservation areas by:

- a. the designation and mapping of a Green-Way District overlay; and
- b. the establishment of review requirements and criteria applicable to development of lands within the Green-Way District(s).

POLICY 2.124-E1: PURPOSE — The Green-Way District overlay is established for the purpose of designating lands, that due to their natural development constraints, are desirable for future acquisition, or other property-rights acquisition measures, in order to provide for preservation of open space, habitat protection, linear parkways, and recreation areas.

POLICY 2.124-E2: DESIGNATION AND MAPPING — The Future Land Use Map Series shall designate and map as "Green-Way Districts":

- a. properties designated by the County as desirable for open space/recreation acquisition, or other property-rights acquisition measures,
- b. properties pending acquisition under Florida's "Conservation and Recreation Lands" (CARL) and "Save Our Rivers" (SOR) programs, and
- c. properties identified at the 1989 Archbold Biological Station Scrub Conference as worthy of public acquisition.

POLICY 2.124-E3: DEVELOPMENT CRITERIA — Proposed development within a Green-Way district shall be reviewed under the County's development review procedures. This review procedure will provide for review of proposed development as well as providing the County with advance notice of proposed development so that the County may have an opportunity to work with the property owner in acquiring the property, if warranted, prior to development.

POLICY 2.124-E4: ANCIENT SCRUB *[Revised by CPA-2002A-01 (Ord. 02-38); Adopted by BoCC 10 JUL 2002]* — Those properties identified as Greenway which were included due to the designation of worthy of public acquisition by Archbold Biological Station shall comply with the following requirements:

- a. Land uses shall be regulated, and development shall be clustered and designed, to ensure that the smallest possible area of scrub be utilized to allow no net loss of density.
- b. Development shall be required to locate on the non-scrub portions of a development site unless such requirement would result in a net loss of density. Residential densities shall be transferred from scrub areas to contiguous non-scrub areas within the same subdivision, subject to the following:
 1. Residential densities shall be transferred from scrub areas to non-scrub 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 the scrub (except for the purpose of access and/or internal circulation within the site when such disturbance is unavoidable). Portions of lots may be platted into scrub areas and shall not be construed as having disturbed scrub 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 scrub areas.
 2. All such transfers of density shall:
 - (a) be to contiguous property under the same ownership or control;
 - (b) only be permitted within a subdivision platted and developed in accordance to the County's land development regulations;
 - (c) be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.
- c. Commercial and industrial development shall locate on the non-scrub portion of a development site.

- d. Polk County shall notify DEP, Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, and the Archbold Biological Station of proposed development which affect Green-way designated scrub areas.

POLICY 2.124-E5: DEVELOPMENT REVIEW — The County shall, upon receiving a request for approval of a development order for a proposed development within a Green-Way District, have 60 days in which to make a determination as to its desire to acquire the property (or exercise other property-rights acquisition measures). A determination by the County to pursue acquisition of the property, or property rights, shall proceed concurrently with the normal review. If a determination is made by the County to purchase the property, or property rights, the County shall have an additional 60 days (120 days total) in which to come to an agreement with the property owner for that acquisition. If an agreement is not reached within that time period, issuance of development orders shall proceed as per a normal review.

POLICY 2.124-E6: MAP AMENDMENT — The County shall include in future Comprehensive Plan Amendment Transmittal(s) to the Department of Community Affairs (DCA) a Future Land Use Map Series amendment(s) to re-designate any Green-Way District properties acquired by a government to either the "Recreation and Open Space" or the "Preservation" land use classification *[Revised by CPA-95-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]*.

POLICY 2.124-E7: IMPLEMENTATION — Polk County shall implement the Green-Way Districts overlay by:

- a. amending its land development regulations as necessary or appropriate to provide for a development-review procedure to evaluate the potential to connect lands set aside for open space; and
- b. completing the Selected-Area Study for "Green-Way Districts," pursuant to Policy 2.127-A5, by September 30, 1995.

SECTION 2.124-F REDEVELOPMENT DISTRICTS *[Revised by CPA-95A-07 (Ord 95-36); Adopted by BoCC 17 OCT 95]*

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 MAPPING — 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-model 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 *[Revised by CPA-97B-06 (Ord 97-48); Adopted by BoCC 18 NOV 97]; [Revised by CPA-2000A-32 (Ord. 00-54); Adopted by BoCC 20 JUN 2000]* -- 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 *[Revised by CPA-97B-06 (Ord 97-48); Adopted by BoCC 18 NOV 97]* -- The County shall develop a "Redevelopment District Revitalization Plan" for each designated "Redevelopment District," according to the following schedule as outlined in the Consolidated Plan for Use of the Community Development Block grant, HOME Investment Partnership Program and the emergency Shelter Grant:

Year 1 (FY 1995-96): Eloise, Northwest Lake Wales
 Year 2 (FY 1996-97): Waverly, Davenport
 Year 3 (FY 1997-98): Wahneta, Babson park

Year 4 (FY 1998-99): Eaton Park, Kathleen

Year 5 (FY 1999-00): Nichols, Frostproof

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: *[Policy revised by CPA-96A-16 (Ord. 96-58); Adopted by BoCC 03 DEC 96]*

- 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
- 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. The Redevelopment District Revitalization Plan shall ensure that gross densities of the residential portions of the revitalization area do not exceed the densities permitted for the residential district within which the revitalization area is located. Appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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 2.125 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]; [Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]; [Revised by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]*

- 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

POLICY 2.125-A2: PERMITTED LAND USE CATEGORIES FOR SPECIALIZED USES — The land use classifications within which the identified specialized uses shall be permitted, subject to the approval of Polk County, are: *[Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]; [Revised by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]*

SPECIALIZED USE	AUTHORIZED LAND USE LOCATION*
Isolated Convenience Stores	All Residential
Transitional Areas	All**
Utilities	All
Community Facilities	All**
Special Residential	CACs and RACs
Non-Phosphate Mining	All**

SPECIALIZED USE	AUTHORIZED LAND USE LOCATION*
Residentially Based Mixed-Use Developments	All Residential except A/RR
Non-Certified Electric-Power Generation Facilities	All Non-Residential**
Certified Electric-Power Generation Facilities	PM
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

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

* Authorized Land Use Locations are subject to qualifications and limitations 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.

SECTION 2.125-B ISOLATED CONVENIENCE STORES AND VILLAGE STORES

[Revised by CPA 98A-08 (Ord 98-18); Adopted by BoCC 26 FEB 98]

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: *[Revised by CPA 95A-13 (Ord 95-41); Adopted by BoCC 17 OCT 95]*
 1. One (1) mile within an UDA 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

POLICY 2.125-B2: APPLICABILITY OF ICS DEVELOPMENT CONTROLS: *[Added by CPA-95A-13 (Ord 95-41); Adopted by BoCC 17 OCT 95]*

- 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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: *[Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]*

- a. Transitional Areas shall be permitted in all land use categories within the UDA, 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; and
 4. Industrial.
- 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: *[Revised by CPA-2000A-13 (Ord. 00-43); Adopted by BoCC 20 JUN 2000] [Revised by CPA2002A-02 (Ord. 02-90); Adopted by BoCC 18 DEC 02]*

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	
Office	X	X		
Special Residential	X			
High-Density Residential	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.

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);
[Revised by CPA-2001A-02 (Ord. 01-38);Adopted by BoCC 11 JUL 2001]
- 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. 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, 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.
[Revised by CPA-2001A-02 (Ord. 01-38);Adopted by BoCC 11 JUL 2001]

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 — [Revised by CPA-97A-20 (Ord 97-33); Adopted by BoCC 9 SEPT 97] Community Facilities shall consist of three types:

- a. Type A facilities are governmental facilities necessary to support existing and proposed development, and shall include, but are not limited to: [Revised by CPA-99C-02 (Ord. 99-36);Adopted by BoCC 02 NOV 99]
 - 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;
 - 5. private lodges and retreats; and

- 6. religious/institutional campgrounds.
- 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.*
- d. Type D facilities are elementary, middle and high schools, both public and private. *[Added by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007]*

Each community facility type may be allowed in all land use classifications, subject to Policy 2.125-E2 development controls, the Land Development Code adopted by the County in accordance with Section 163.3201(1), FS. Type A, B and C facilities will be subject to County approval through a Conditional Use Permit, or its functional equivalent. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007] [Revised by CPA-2000B-10 (Ord. 00-84); Adopted by BoCC 12 DEC 2000]; [Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

(Note: The 2.125-E1.b.6. Community Facilities category is intended to include non-profit campgrounds (e.g. Boy Scouts, church, etc.) and fraternal lodges/retreats, and does not include Leisure/Recreation (L/R) land uses, such as commercial RV parks.)

- * asphalt and concrete mixing plants are prohibited within the Green Swamp Area of Critical State Concern.

POLICY 2.125-E2: COMMUNITY FACILITIES' DEVELOPMENT CONTROLS

Type A facilities shall 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. 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, 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 Type A Community Facilities. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

Type B facilities shall 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

Type C facilities shall 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.
- e. 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. *[Revised by CPA-07SCH-01 (Ord. 07-079); Adopted by BoCC 20 NOV 2007]*

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 *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- e. County approval of an Activity Center Plan (ACP) as per Policy 2.110-L4 *[Policy revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95]*.

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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- 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 adopted the Land Development Code, in accordance with Section 163.3202(1), FS, to further define the evaluation criteria for determining when non-phosphate mining is compatible with existing land uses and proposed land use classifications. At a minimum, these criteria shall include the following standards: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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 adopted the Land Development Code in accordance with Section 163.3202(1), FS, to 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]; [Revised by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]*

- 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 — *[Revised by CPA-2002A-06 (Ord. 02-42); Adopted by BoCC 10 JUL 2002]* 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 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
- b. High-Impact Non-Certified Electric-Power Generating Facilities shall be permitted 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: Within the time frame provided by Section 163.3202(1), FS, Polk County shall adopt land development regulations establishing 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.

POLICY 2.125-I5: *[Revised/Deleted by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]; [Revised by CPA-2002A-06 (Ord. 02-42); Adopted by BoCC 10 JUL 2002]*

- 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: *[Revised by CPA-2002A-06 (Ord. 02-42); Adopted by BoCC 10 JUL 2002]*
 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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: DEVELOPMENT APPROVAL CRITERIA — 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
 - 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 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; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- 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; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- 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.; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- 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 revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95];[Revised by CPA-2001A-02 (Ord. 01-38);Adopted by BoCC 11 JUL 2001]*

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: *[Revised by CPA-2001A-02 (Ord. 01-38);Adopted by BoCC 11 JUL 2001]*

- 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. *[Revised by CPA-2001A-02 (Ord. 01-38);Adopted by BoCC 11 JUL 2001]*

SECTION 2.125-L: AGRICULTURAL-SUPPORT ACTIVITIES *[Section created by 94A-09 (Ord 94-80); Adopted by BoCC Nov 8 94] [Further revised by 95R-03 (Ord 95-11); Adopted by BoCC May 2 95]*

POLICY 2.125-L1 — DESCRIPTION -- Agricultural-Support Activities are facilities and operations which are located other than at the agricultural-production site for which they provide services. These activities support, or are supported by, to agricultural areas is beneficial to their operation 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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) — *[Created by CPA-2001B-16 (Ord. 01-107); Adopted by BoCC 19 DEC 2001]* 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 *[Created by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]*

- 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 *[Created by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]* 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 — *[Created by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]*

- 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 — *[Created by CPA2002B-11 (Ord. 02-103); Adopted by BoCC 18 DEC 02]* The Land Development Code shall establish development regulations for Residential Infill Developments. The LDC shall establish rules and procedures for their review.

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:

1. includes employment, shopping, institutional, and recreational opportunities for the residents of the community;
2. incorporates a mix of housing densities, ownership patterns, and building types;
3. 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;
4. utilizes design commitments which establish pleasant and inviting public spaces along streets within the New Community;
5. 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;
6. is developed so that buildings are more directly accessible from pedestrian pathways along streets and in other locations;

7. 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
8. 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. An SAP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the SAP.

- a. Adoption: 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. Interpretation: An 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 Planning Division shall conduct, with public input from those areas affected, the following non-prioritized Selected-Area Studies:

- a. I-4 corridor;
- b. US 17 corridor from Winter Haven to Bartow;
- c. US 27 corridor from Haines City to Lake County line;
- d. US 92 corridor from Lakeland to Auburndale;
- e. US 98 corridor from Lakeland to Pasco County Line;
- f. US 98 corridor from Lakeland to Bartow;
- g. SR 37 corridor from Lakeland to Mulberry;
- h. SR 60 corridor from Bartow to Lake Wales;
- i. the proposed Polk County (Imperial) Parkway corridor;
- j. County Line Road (west)
- k. all Urban-Growth Areas (UGAs)
- l. potential area(s) suitable for designation as "Green-Way Districts" in accordance with the Policy 2.121-F2 (Green-Way Districts Designation and Mapping) to include investigating the possibility of creating a linear parkway which may connect various existing and potential state and local open spaces, recreation areas, rails-to-trails facilities, and waterbodies;
- m. "Bok Tower Gardens View-Shed SAS" for the three major vistas viewed from Bok Tower Gardens for the purpose of determining the potential and merits of the County adopting an overlay district for the purpose of adopting special development regulations for any, or all, of the three major view sheds, at a time when the expense-sharing policy established in Policy 2.127-A2 is met; and
- n. those areas designated as "Phosphate Mining" on the Future Land Use Map Series.

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 as "Development of Regional Impacts" (DRI) or "Pre DRI-Scale Projects" (PRE-DRI). [See Appendixes 2.130 for specific DRI and PRE-DRI SAPs.][*Policy revised by CPA-96A-15 (Ord. 96-57); Adopted by BoCC 03 DEC 96*]

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 adopted the Land Development Code in accordance with Section 163.3202(1), FS, to control signs based on legibility, functionality, safety, and proper location of signs. [*Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001*]

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 adopted the Land Development Code in accordance with Section 163.3202(1), FS, to address the drainage and stormwater-management requirements established within the Infrastructure Element. [*Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001*]

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 adopted the Land Development Code in accordance with Section 163.3202(1), FS, 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

POLICY 2.128-C2 — The County adopted the Land Development Code, which incorporated the subdivision regulations, and this code will apply to the division of all land for the purpose, whether immediate or future, of transfer of ownership, for any division of land where: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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: *[Revised by CPA-2007A-07 (Ord. 07-29); Adopted by BoCC 20 JUN 2007; Revised by CPA-2000B-20 (Ord. 00-88); Adopted by BoCC 12 DEC 2000]*

- 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. *[Revised by CPA-2000B-20 (Ord. 00-88); Adopted by BoCC 12 DEC 2000]*

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 *[Revised by CPA-2007A-07 (Ord. 07-29); Adopted by BoCC 20 JUN 2007];*

- a. have its minimum-frontage requirement, as specified in the County's Land Development Code, on a paved road meeting county standards; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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: *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

- 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. *[Revised by CPA-2007A-07 (Ord. 07-29); Adopted by BoCC 20 JUN 2007]*

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) *[Revised by CPA-95A-18 (Ord 95-46); Adopted by BoCC 17 OCT 95].*

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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

POLICY 2.128-C9 — *[Policy revised by CPA-97A-14 (Ord. 97-31); Adopted by BoCC 09 SEP 97]* 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. *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
- 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 "flag lots." *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*

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 — *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]* 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; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
 - 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; *[Revised by CPA-2001A-02 (Ord. 01-38); Adopted by BoCC 11 JUL 2001]*
 - 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 Planning 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 Plan maps 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, to include a first review-and-coordination report to be produced no later than October 1, 1992; and
- d. preparation and submittal, by the Local Planning Agency (LPA) to the Board of County Commissioners, of an "Evaluation and Appraisal Report" (EAR) for submittal by the County to the Florida Department of Community Affairs (DCA) no less than frequently than once every five years in accordance with Section 163.3191, FS.

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 Florida Department of Community Affairs; 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

See APPENDIX 2.130 at the end of Article I

SECTION 2.131 — ADOPTED SELECTED-AREA PLANS

See APPENDIXES 2.131 and 2.132 at the end of Article I

HILLSBOROUGH COUNTY FUTURE LAND USE CATEGORIES

VI. LAND USE PLAN CATEGORIES **FUTURE OF HILLSBOROUGH** **RURAL-AGRICULTURE LAND USE CLASSIFICATION** **Agricultural/Mining -1/20 (AM-1/20^{lxxviii})**

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling unit per 20 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Mining and related activities, farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, and industrial uses related to agricultural uses. Neighborhood serving commercial uses shall meet established locational criteria for specific land use.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character, or those areas currently involved in agricultural and mining productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

**FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION**
Agricultural - 1/10 (A-1/10)^{lxxix}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling unit per 10 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. *Adoption/Child Caring Communities may be located in this land use category subject to the criteria discussed in Section V – Implementation.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character, or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural/Rural - 1/5 (AR-1/5)^{lxxx}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling units per 5 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. *Adoption/Child Caring Communities may be located in this land use category subject to the criteria discussed in Section V – Implementation.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character, or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

**FUTURE OF HILLSBOROUGH
RURAL-RESIDENTIAL LAND USE CLASSIFICATION**

Agricultural Estate-1/2.5^{lxxxi}(AE-1/2.5)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling units per 2.5 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. *Adoption/Child Caring Communities may be located in this land use category subject to the criteria discussed in Section V – Implementation.	Rural scale neighborhood commercial, office or multi-purpose projects limited to 20,000 sq. ft. or .25 FAR. whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are best suited for agricultural development, usually defined as located on Short -Term Agricultural Lands, and for compatible rural residential uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION**

PLANNED ENVIRONMENTAL COMMUNITY – 1/2 (PEC 1/2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
1.0 dwelling unit per 2.0 gross acres, provided that the development meets the criteria below and enhances publicly-owned parks/natural resource areas which have a common boundary with the property. The enhancement shall occur through the expansion and/or buffering of large natural resource areas and by implementing development requirements that are above current regulatory criteria. A project qualifying for this category must share a common boundary with a Regional Resource. Any development must be the subject of a Planned Development (PD) zoning category which includes and implements the Special Development considerations for this classification as outlined in the Implementation section of this Plan. A project qualifying for this category must be included within a local government water and wastewater utility service area. Septic tanks and potable water wells are prohibited.	Agriculture, residential, suburban scale neighborhood and community commercial, office uses, activity-based recreation, and mixed use projects. Mining, feed lots, and industrial uses are prohibited.	Suburban scale neighborhood commercial, office or multipurpose projects are limited to 45,000 sq. ft. or .25 FAR, whichever is less intense. Development supporting activity-based recreation shall be limited to .25 FAR. In addition, mixed use projects utilizing the Planned Environmental Community concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses.	Designate areas located within a local government water and wastewater utility service area to provide transitional land uses and to expand Regional Resource protections on privately owned property. Regional Resources as used in this category include large environmentally significant publicly-owned parks/natural resource areas (i.e. ELAPP lands, rivers, streams, bays, and lakes) as defined in this Plan. The category further encourages enhanced buffering, open space, wildlife corridors, public access, enhanced water quality protection of Regional Resources and the protection of parks, natural resources, and public drinking water from adverse impacts.

**FUTURE OF HILLSBOROUGH
RURAL-RESIDENTIAL LAND USE CLASSIFICATION
Residential-1 (RES-1)^{lxxxii}**

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Rural scale neighborhood commercial, office multi-purpose projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas for rural residential uses, compatible with short-term Agricultural Uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**

Residential-2 (RES-2)^{lxxxiii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 2.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Some areas, because of environmental or soil conditions, would be appropriate for only public water and sewer in this designation. In addition, suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use.

**FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION**

Residential Planned-2 (RP-2)

RESIDENTIAL GROSS DENSITY

Up to 2.0 dwelling units per gross acre, provided that the development demonstrates a Planned Village Concept, on at least 160 acres. Otherwise the gross residential density may not exceed 1 dwelling units per 5 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

Clustering and Mixed Use are required to obtain the maximum gross density per acre. Mixed use for the purposes of this category must demonstrate integration, scale, diversity and internal relationships of uses on site as well as provide shopping and job opportunities, significant internal trip capture and appropriately scaled residential uses. Land development regulations shall specify the thresholds for shopping, job creation and trip capture rates for developments appropriate to the scale of the project. Clustering for the purposes of this category will be demonstrated through higher than typical residential net densities. Land development regulations shall provide thresholds for net densities required relative to project size and location, and will be used to determine allowable gross density.

TYPICAL USES

Agriculture, Residential, suburban scale neighborhood and community commercial, office uses, multi-purpose and clustered mixed use projects. Non-residential uses shall meet locational criteria for specific land use.

**MAXIMUM FLOOR AREA RATIO OR
SQUARE FEET**

Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual space footage limit is dependent on classification of roadway intersection where project is located.

Mixed use projects utilizing the Planned Village Concept are not limited by square footages but may develop up to .35 FAR. Square footages will be limited by the scale relationship within the project.

In addition, mixed use projects utilizing the Planned Village Concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses. Mixed use projects shall demonstrate internal relationships and pedestrian integration among uses.

SPECIFIC INTENT OF CATEGORY

To designate areas that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for planned villages as described in this plan, in order to avoid a pattern of single dimensional developments that could create urban sprawl. Other uses including rural scale neighborhood and community commercial, office, clustered mixed use, and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION**

Wimauma Village Residential-2 (WVR-2)

RESIDENTIAL GROSS DENSITY

Up to 2.0 dwelling units per gross acre provided that the development is clustered at a minimum of 3.5 dwelling units per net acre on at least 10.0 acres. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering is required to obtain the maximum gross density of 2 dwelling units per gross acre. When calculating clustering ratios of 3.5 dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. In no event shall contiguous open space constitute less than 40% of the gross site acreage.

Allow for the transfer of up to 2 dwelling units per gross acre densities between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The *designated sending area* shall be inside the limits of the WVR-2 category. The *designated receiving areas* shall be inside the WVR-2 category or inside the Urban Service Area portion of the Wimauma Village Plan. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.

TYPICAL USES

Agriculture, residential uses, multi-purpose and clustered projects. To satisfy locational criteria requirements for non-residential uses, the required non-residential square footage shall be contained in the Wimauma Village Downtown, the West End Commercial District, and the Wimauma Village Light-Industrial and Office District.

To satisfy the employment and shopping requirements of the Plan, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square-footage requirements shall be contained in the West End Commercial District and the Wimauma Village Light Industrial and Office District.

The employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County's Annual Planned Development Review.

TDR tracking shall be via file-permanent deed restriction.

Approvals shall be tracked as part of the County's Annual Planned Development Review.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Employment and shopping opportunities shall be centered in the Wimauma Village Downtown where existing future land uses determine FAR. Allow a maximum .25 FAR in the segment of the category identified as Wimauma Village Light Industrial and Office District.

All approvals shall be through a planned unit development, requiring, at a minimum, an integrated site plan controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended.

Developments within the WVR-2 land use plan category that request approval to achieve densities in excess of 1 dwelling unit per 5 gross acres under the Wimauma Village Plan concept shall be on a central public water and sewer system. All capital costs associated with the provision of infrastructure, including, but not limited to, public water, wastewater, parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

SPECIFIC INTENT OF CATEGORY

In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate areas inside the boundaries of the Wimauma Village Plan, that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.

Open Space (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of this category. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connectivity to other open spaces or conservation areas.

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**

Neighborhood Mixed Use-4 (3)(NMU-4(3))^{lxxxiv}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
^{lxxxv}Up to 4.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Some areas have been further limited in density to 3 dwelling units per acre and have been identified on the FLUM as such. ^{lxxxvi}Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands. Rezoning ^{lxxxvii}shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.	Suburban scale neighborhood commercial limited to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. For free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located. ^{lxxxviii}Office uses, research corporate park uses, multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following^{lxxxix} requirements. ^{xc}Rezoning shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.	^{xci}The NMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services, necessary to support these intensities and densities, are made available. Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. . The NMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a NMU project may be required to preserve up to fifty percent open space within the project.

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**
Residential-4 (RES-4) xcii

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 4.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state left in a natural state. See related policies regarding clustering.	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**
Residential-6 (RES-6) xciii

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 6.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**

Suburban Mixed Use-6 (SMU-6) ^{xciv}

RESIDENTIAL GROSS DENSITY

^{xcv}Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Projects utilizing this option must meet the requirements specified below.

^{xcvi}Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.

Rezoning ^{xcvii}shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.

Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.

Actual square footage is dependent on the classification of the roadway intersection where a project is located.

Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. light industrial uses may achieve an FAR up to 0.50. ^{xcviii}

Rezoning ^{xcix}shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.

Neighborhood Commercial uses shall meet locational criteria or be part of a larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.^c

SPECIFIC INTENT OF CATEGORY

^{civ}The SMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.

FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION
Residential - 9 (RES-9)^{cii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 9.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies, and applicable development regulations are being complied with, especially those regarding compatibility of proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Residential -12 (RES-12)^{ciii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 12.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum, residential density is provided only as a limit for application in situations in which all Goals, Objectives and Policies, and applicable development regulations are being complied with especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Urban scale neighborhood commercial, office multi-purpose or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Community Mixed Use -12 (CMU-12)^{civ}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 12.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	An intensity up to 0.5 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. The retail commercial component of a project cannot exceed 650,000 square feet. Allowable density shall be up to twelve (12) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.	The CMU area shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation a public facility services necessary to support these intensities and densities are made available. Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited. Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION
Residential -16 (RES-16)^{cv}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 16.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum, residential density is provided only as a limit for application in situations in which all Goals, Objectives and Policies, and applicable development regulations are being complied with especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Urban scale neighborhood commercial, office multi-purpose or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limits are dependent on the classification of roadway intersection where the project is located.	To designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**
Residential-20(RES-20) cvi

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.75 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.

SPECIFIC INTENT OF CATEGORY

To designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Office Commercial-20 (OC-20) cvii

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to a maximum of 20.0 dwelling units per gross acre. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies, and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved and with regard to the adequacy and availability of public facilities. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail.	To recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Urban Mixed Use - 20 (UMU-20) cviii

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. The maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 1.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to twenty (20) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

SPECIFIC INTENT OF CATEGORY

The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Regional Mixed Use-35 (RMU-35) cix

RESIDENTIAL GROSS DENSITY

Up to a maximum of 35 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.. See related policies regarding clustering.

TYPICAL USES

Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

**MAXIMUM FLOOR AREA RATIO OR
SQUARE FEET**

An intensity up to 2.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to thirty five (35) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

SPECIFIC INTENT OF CATEGORY

The RMU category shall form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

The RMU category should be surrounded by other urban level plan categories and be located at high level transit lines. Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Research/Corporate Park (RCP)^{CX}

RESIDENTIAL GROSS DENSITY

No residential development is allowed except for projects designed under the Mixed Use-Residential Option as a Traditional Neighborhood or Town Center Development, pursuant to the Hillsborough County Traditional Neighborhood Development Code (TND) and the applicable policies of the Community Design Component, Future Land Use Element regarding traditional neighborhood development.

Mixed use-Residential Option is required to utilize the TND provisions to obtain residential density, which cannot to exceed 30 du/ga and neighborhood commercial uses that are not vertically integrated shall not exceed .30 f.a.r. Residential units shall convert from permitted RCP floor area ratio. Mixed use-residential option shall only be permitted within the Urban Service Area and must demonstrate a pattern of compact, livable and walkable neighborhoods, and centers, and be supported by locally oriented employment, goods and services. Traditional Neighborhood Development for the purposes of this option must be designed to provide for integration of uses, compatible scale, residential diversity and variety, internal relationship of uses and linkages as well as to provide shopping and job opportunities.

TYPICAL USES

Research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and rural scale retail establishments. Rural-Residential scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Mixed use-residential projects would include a residential, neighborhood commercial and employment center component (excluding light industrial uses) and shall have no single-use (residential, neighborhood commercial, or employment center) which can exceed 35% of the land area of the project. In order to provide meaningful contribution to the mixed use-residential project each representative land use must occupy at least 15% of the project's land area and at least 15% of the project's land area must be devoted to vertically integrated structures or civic uses or public spaces.

**MAXIMUM FLOOR AREA RATIO OR
SQUARE FEET**

1.0 FAR

Mixed use-residential projects: The conversion of permitted floor area ratio to residential units shall utilize ITE manual trip generation calculations

SPECIFIC INTENT OF CATEGORY

To provide opportunity for research and high technology and similar manufacturing and light warehousing uses to serve Hillsborough County and the Tampa Bay region. Development in this category has integrated internal and external design requirements including heavy buffering and landscaping, high visibility linear footage on arterials, interstates, and expressways, and locations adjacent to employment markets. Research/Corporate Parks will be permitted to be developed throughout the County provided they meet the requirements of the Goals, Objectives, and Policies of the Land Use Element, and applicable development regulations.

Proposed developments at locations not shown on the Land Use Plan Map may be considered through the Plan Amendment process. Support neighborhood commercial uses may be permitted for up to 20% of the total land area. The development of the neighborhood commercial uses shall be integrated and appropriately scaled to other project uses.

All development in this category shall require a planned zoning district. Mixed use-residential option shall specify within the planned development zoning the TND design standards for building heights, setbacks, placement, facades, streets and sidewalks which should follow the TND design guidelines as adopted by Hillsborough County in the TND Code.(if no Code is in place, standards deemed acceptable by Hillsborough County that comply with professionally acceptable TND concepts shall be utilized)

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Light Industrial Planned (LI-P)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
No residential allowed. Except limited accessory residential (e.g. on-site security guard).	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	.5 FAR	This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas in the County potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to insure land use compatibility. The planned industrial category offers flexibility in permitted uses and in creativity for design of the required site plan to ensure that the proposed industrial operation creates minimal degree of impact on the surrounding environment. This land use plan category will be used in transportation routes, in areas where there is not a concentration of industrial uses and in areas where various concerns and impact to adjacent development can be addressed through site planning. The site plan required in this category requires, at a minimum, integrated site plan controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Light Industrial (LI)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
No residential allowed. Except limited accessory residential (e.g. on-site security guard)	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, rural scale retail establishments, and recreational facilities. Rural scale neighborhood commercial uses pursuant to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	.5 FAR	This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas of concentrated industrial development that involve processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor. Development in these areas is subject to the Goals, Objectives, and Policies and land use category descriptions related to industrial activities. Convenience commercial uses shall be limited to same criteria of size and location as rural scale neighborhood commercial.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**
Heavy Industrial (HI)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
No residential allowed. Except limited accessory residential (e.g. on-site security guard)	Permissible uses may be: light and heavy industrial uses including the processing, manufacturing and assembly of materials with associated storage as well as existing electric generation plants and expansions thereof. Typical uses include phosphate/nitrate fertilizer manufacturing (excluding phospho-gypsum stack systems), explosive storage and or manufacturing facility, biohazardous waste incinerator and bulk solvent chemical storage and or processing. Heavy industrial uses shall be defined as any facility which emits at least one of the following: 1) 600 pounds or more per year of lead or lead compounds, or; 2) 100 tons or more per year of any other air pollutant subject to regulation under Chapter 403 F.S. or; 3) 10 tons or more per year of any one hazardous air pollutant as defined by the Hillsborough County Environmental Protection Commission, or 4) 25 tons or more per year of any combination of hazardous air pollutant as defined by the Hillsborough County Environmental Protection Commission. Rural scale neighborhood commercial uses pursuant to the locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	.5 FAR. FAR's not to be applied to processing, storage and other uses characterized by outdoor storage.	This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas of industrial development that have a potential to produce the most intense objectionable accompanying effects. The industrial development's normal operation may have an adverse impact to the surrounding environment, however, these effects are reasonably controlled and operated through applicable regulations. The adverse impact could be a result of noise, dust fallout or air quality/odor. Since heavy Industrial uses include the largest and most toxic sources of air pollutant they would not be compatible with residential uses and shall not be permitted in the Mixed Use categories in the Plan.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Electrical Power Generating Facility (EPGF)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
1 dwelling unit per 5 gross acres.	All new Electrical Power Generating Facilities and related uses and all uses allowed in the Agriculture/Rural 1/5 (A/R) land use plan classification.	0.5 FAR. FAR's not to be applied to processing, storage and other uses characterized by outdoor storage. Development permitted in this designation is subject to the Goals, Objectives and Policies of the comprehensive plan, applicable development regulations and established locational criteria for specific land uses.	This land use category is used to designate geographically on the Future Land Use Map and textually in the Future Land Use Element those areas that are potentially suitable for the construction and operation of future electric power generating facilities consistent with the infrastructure needs of the population and subject to the requirements of the Future of Hillsborough Comprehensive Plan and all other Federal, State and Local Laws, policies and permits. The uses authorized in the Agricultural/Rural - 1/5 (A/R) land use plan category are also authorized. New development of uses associated with an electrical power generating facility shall be approved through a planned unit development rezoning process. An application to rezone land for an Electrical Power Generating Facility may only be filed after submission of an application to the State under the Power Plant Siting Act. If the Siting Board denies the Siting, then the zoning shall revert to the underlying Zoning in existence at the time of application.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Public/Quasi-Public (P)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Major existing and programmed government-owned facilities, and other public uses. This category also accommodates quasi-public uses such as private establishments generally available to the public for use; for example, churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, and utility and transportation facilities. The Land Use Plan Map generally shows major existing or programmed facilities.	Public facilities and uses are located throughout the county. Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to insure compatibility with surrounding development.	To recognize areas where, public facilities, public structures or grounds, regional, district or community recreation uses or facilities and other private establishments generally available to the public are located.

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Environmentally Sensitive Areas (E)

RESIDENTIAL DENSITY	GROSS	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable		Conservation	Not Applicable	To generally identify those lands which may be environmentally sensitive. These areas include Conservation or Preservation Areas as defined in the Conservation and Aquifer Recharge Element. Conservation Areas and Preservation Areas include environmentally sensitive uplands and wetlands. Development in these areas may be restricted by federal, state, and/or local environmental regulations. Development in these areas is subject to the Goals, Objectives and Policies of the Future of Hillsborough, applicable land development regulations, and established locational criteria for specific land use. The use of Environmentally Sensitive Areas for residential density credits is described in the Future Land Use Element. The Environmentally Sensitive Area designation on the Land Use Plan Map identifies and depicts areas which may be environmentally sensitive and which require on-site evaluation to determine their existence, type and extent on a given parcel. Certain E-designated areas on the Future Land Use Map are depicted as Significant Wildlife Habitat (Conservation Area), as defined in the Conservation and Aquifer Recharge Element

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**
Natural Preservation (N)

RESIDENTIAL DENSITY	GROSS	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable		Open space or passive nature parks	Not Applicable	To recognize public or privately owned lands of significant environmental importance set aside primarily for conservation purposes. If land is privately owned, the owner(s) and all other persons having an interest in such lands shall execute an easement, declaration of restrictions or similar instrument restricting the uses of such land to those which are consistent with this land use category. The applicable instrument shall be recorded in the Public Records of Hillsborough County, Florida. No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational or environmental property. All other development is prohibited in these areas except for compatible recreational/educational development. Educational uses should be limited to those which utilize the natural amenities found on the site i.e. the study of flora, fauna or wildlife.

FUTURE OF HILLSBOROUGH

DESIGNATION

Scenic Corridor (S)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Not Applicable	Not Applicable	A designation applied to road corridors within Hillsborough County which will be determined to have scenic qualities of local or countywide significance. The purpose of this designation is to preserve and enhance the function and aesthetic appearance of such facilities with concern for related open space, abundant landscaping constrained access, and limitation of non-residential uses.

PINELLAS COUNTY FUTURE LAND USE CATEGORIES

PINELLAS COUNTY COMPREHENSIVE PLAN

FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS AND RULES

February 17, 1998
(Amended 03/16/99)
(Amended 10/19/99)
(Amended 05/16/00)
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(Amended 12/12/06)

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PINELLAS COUNTY COMPREHENSIVE PLAN

FUTURE LAND USE (FLUM) CATEGORY DESCRIPTIONS & RULES

The Future Land Use Map (FLUM) categories establish the maximum densities and intensities, the locational and use characteristics of each category, and additional standards and criteria necessary to assist in managing the development of land in the unincorporated areas of Pinellas County. The purpose of the attached category descriptions and rules is to aid decision makers and the general public in understanding what the appropriate uses are in each category, where they should be located, and how intensively a parcel of land can be developed.

For each FLUM category, the compatible zoning districts in the Pinellas County Land Development Code are identified. For a specific parcel of land, however, an additional zoning district may be determined by the Pinellas County Local Planning Agency (LPA) to be compatible with a particular FLUM category based on findings of the LPA for that particular situation. Such findings would not have general applications throughout the unincorporated areas of Pinellas County and would be determined on a case-by-case basis.

The Future Land Use Map was adopted as part of the Pinellas County Comprehensive Plan. Planning Department staff have automated the production of the FLUM using the Pinellas County Geographic Information System (GIS). This project was completed in November of 1995. The GIS now contains the digital spatial and attribute information for the FLUM, and includes all amendments that have been made to the FLUM since August 1989. As new amendments occur, they will be added to the GIS database and new Future Land Use Maps will be printed as needed. Copies of the unincorporated FLUM are available at the Pinellas County Planning Department, 600 Cleveland St., Suite 750, Clearwater, Florida 33755 (727-464-8200). Information and Future Land Use Maps may also be obtained at the Pinellas County Department of Development Review Services, 310 Court Street, Clearwater, Florida 33756 (727-464-3888).

TABLE 4

PART I - RESIDENTIAL CLASSIFICATIONS

Category/Symbol – Residential Rural (RR)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resource features of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Agricultural.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain.

Standards – Shall include the following:

- Residential Use – Shall not exceed one-half (0.5) dwelling unit per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 0.5 dwelling unit per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) .60.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Residential Rural (RR)** land use category:

A-E	Agricultural Estate Residential District
RPD-0.5	Residential Planned Development District

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Estate (RE)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Agricultural.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate in areas where use and development characteristics are estate residential in nature; in areas serving as a transition between more rural and more urban residential areas; in environmentally-sensitive areas where the prohibition of development is not required to protect the natural resource; and in the 100 year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

Standards – Shall include the following:

- Residential Use – Shall not exceed one (1.0 dwelling unit per gross acre.
- Residential Equivalent Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ration (ISR) of .60.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- See ‘Additional Standards’ Section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Residential Estate (RE)** land use category:

A-E	Agricultural Estate Residential District
E-1	Estate Residential District
RM-1	Residential Multiple Family District
RPD-1	Residential Planned Development District
All RPD and RM zoning districts that allow less than 1 unit per gross acre.	

RESIDENTIAL CLASSIFICATION – (cont’d)

Category/Symbol – Residential Suburban (RS)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a suburban, low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate in areas where use and development characteristics are suburban residential in nature; in areas serving as a transition between more rural and more urban residential areas; and in areas within the 100 year floodplain (where preservation, open space/restricted, or recreation/open space are feasible).

Standards – Shall include the following:

- Residential Use – Shall not exceed two and one-half (2.5) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 2.5 dwelling units per gross acre.
- Non-residential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Suburban (RS)** land use category:

A-E	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District [00-38]
RM -2.5	Residential, Multiple Family District
RPD-2.5	Residential Planned Development District
All RPD and RM zoning districts that allow less than 2.5 units per gross acre.	

DCA 99-2
[ORD.99-92] 10/19/99

DCA 00-1
[ORD.00-38] 05/16/00

RESIDENTIAL CLASSIFICATION – (cont’d)

Category/Symbol – Residential Low (RL)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics – those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent, Institutional; Transportation/Utility, Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

- Residential Use – Shall not exceed five (5) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Low (RL)** land use category:

AE	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District [99-24]
R-3	Single Family Residential District [99-24]
R-4	One, Two, or Three Family Residential District
RM-5	Residential, Multiple Family District
RPD-5	Residential Planned Development District
All RPD and RM zoning districts that allow less than 5.0 units per gross acre.	

DCA 98-2/99-1
[ORD. 99-24] 03/16/99

DCA 99-2
[ORD. 99-92] 10/19/99

RESIDENTIAL CLASSIFICATION – (cont’d)

Category/Symbol – Residential Urban – (RU)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.

Standards – Shall include the following:

- Residential Use – Shall not exceed seven and one-half (7.5) acre dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Residential Urban (RU)** land use category:

AE	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
R-6	Mobile Home Parks and Subdivision Districts
RM-7.5	Residential, Multiple Family District
RPD-7.5	Residential Planned Development District
All RPD and RM zoning districts that allow less than 7.5 units per gross acre.	

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Low Medium (RLM)

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low density and high density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

Standards – Shall include the following:

- Residential Use – Shall not exceed ten (10) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Low Medium (RLM)** land use category:

AE	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
R-6	Mobile Home Parks and Subdivisions District
RM-10	Residential, Multiple Family District
RPD-10	Residential Planned Development District
All RPD and RM zoning districts that allow less than 10.0 units per gross acre.	

DCA 99-2
[ORD. 99-92] 10/19/99

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Medium (RM)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are medium density residential in nature; in areas serving as a transition between less urban and more urban residential and mixed use areas; and in areas served by a complete range of urban services with particular emphasis on transit service and recreation/open space facilities. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Standards – Shall include the following:

- Residential Use – Shall not exceed fifteen (15) dwelling units per gross acre.
- Residential Equivalent Use – shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Medium (RM)** land use category:

A-E	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
RM- 12.5	Residential, Multiple Family District
RPD-12.5	Residential Planned Development District
All RPD and RM zoning districts that allow less than 12.5 units per gross acre.	

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential High (RH)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are high density residential in nature; and in areas served by a complete range of urban services with particular emphasis on the availability of mass transit and recreation/open space facilities. These areas are typically in close proximity to, and may have direct access from, the arterial and thoroughfare highway network, and are served by mass transit in a manner that provides an alternative to individual automobile use.

Standards – Shall include the following:

- Residential Use – Shall not exceed thirty (30) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .60 nor an impervious surface ratio (ISR) of 0.85.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential High (RH)** land use category.

None applicable.

MIXED-USE CLASSIFICATION

Category/Symbol – Community Redevelopment District – Activity Center (CRD – AC)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, as dynamic areas of mixed use that serve as community focal points of commerce, employment, and housing; and to recognize such areas so that they retain and enhance a community’s distinctive characteristics, are compatible with natural resource features, and do not adversely affect public services and facilities.

Use Characteristics – Those uses appropriate to and consistent with this category shall include:

- Residential; Commercial; Office; and Institutional uses as enumerated in the adopted Pinellas County Land Development Code. The Pinellas County Land Development Code may place restrictions on specific uses normally included within this generalized list of appropriate uses in order to ensure that the Community Redevelopment District-Activity Center designation as applied to a specific area provides for mixed use development that is compatible with the surrounding community, and supports the community vision or plan for its future that has been developed through a local public participation process.

Locational Characteristics – this category is generally appropriate to those locations that have historically served, or are appropriate to serve, as community commercial centers where a more concentrated and integrated mixed use development pattern is compatible with the surrounding community, the availability of public services and facilities, and, where applicable, the area’s historic resources. This category may be utilized to promote development that will create a strong sense of community identity for a specific area as express in a community vision or local plan developed through a local public participation process.

Standards – The applicable standards for this category shall be specified in the Pinellas County Land Development Code. These standards shall not exceed the following:

- Residential Use – Shall not exceed ten (10) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per gross acre.
- Transient Accommodation Use – Shall not exceed ten (10) transient accommodation units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.60, nor an impervious surface ratio of 0.90.

Special Note – The above standards represent the maximum development density and intensity permitted within the Community Redevelopment District-Activity Center category. The Pinellas County Land Development Code may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area’s natural and cultural resources.

DCA 02-01
[ORD. 02-37] 05/07/02

**Category/Symbol – Community Redevelopment District-Activity Center (CRD-AC)
(cont'd)**

Zoning Compatibility

Generally, utilization of the Community Redevelopment District-Activity Center designation will require development of a specific Zoning District for each location where it is designated on the Future Land Use Map.

MIXED USE CLASSIFICATION – (cont'd)

Category/Symbol – Residential/Office Limited (R/OL)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a residential and/or limited office use; and to recognize such areas as well-suited for residential and limited office use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Residential Equivalent; Office.
- Secondary Uses – Institutional; Transportation/Utility; Ancillary Nonresidential; [99-92] Personal Service/Office Support Use. [01-60]

Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential use to low density residential or less intensive public/semi-public use; in areas where office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood scale conversion; and along major transportation facilities where maintaining the traffic-carrying capacity is of paramount importance (e.g., scenic/noncommercial corridors). These areas are typically in close proximity to and served by the collector and arterial highway network.

Standards – Shall include the following:

- Residential Use-Shall not exceed seven and one-half (7.5) dwelling units per gross acre, except on scenic/non-commercial corridors designated by the Board of County Commissioners, where residential use shall not exceed five (5.0) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per gross acre, except on scenic/non-commercial corridors designated by the Board of County Commissioners, where residential equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5.0 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .20, nor an impervious surface ratio (ISR) of .75.
- Mixed Use-Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.

Category/Symbol – Residential/Office Limited (R/OL) - (cont'd)

- Personal Service/Office Support Use – Such use shall not exceed a maximum floor area of three thousand six hundred (3,600) square feet, or any combination of such uses in any single multi-tenant building, or in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall not exceed ten (10) percent of the total floor area of said buildings, whichever is greater. [01-60]
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – The following zoning district is compatible with the
Residential/Office Limited (R/OL) land use category:

P-1A Limited Office District

Residential zoning districts allowing up to 7.5 units per gross acre, except on scenic/non-commercial corridors designated by the Board of County Commissioners where residential zoning districts permitting up to 5.0 units per gross acre are compatible.

MIXED USE CLASSIFICATIONS – (cont’d)

Category/Symbol – Residential/Office General – (R/OG)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential and/or office use; and to recognize such areas as primarily well-suited for a mixed-use of a residential/office character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Residential Equivalent; Office.
- Secondary Uses – Institutional; Transportation/Utility; Ancillary Nonresidential; [99-92]
Personal Service/Office Support Use. [01-60]

Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from a high intensity activity center (such as a major traffic corridor) or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office use is appropriate to free standing office. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.

Standards – Shall include the following:

- Residential Use – Shall not exceed ten (10.0) dwelling units per gross acre. The actual dwelling unit density allowed within this density range will be determined, in part, by the characteristics and density of neighboring residential areas.
- Residential Equivalent Use - Shall not exceed an equivalent 3.0 beds per permitted dwelling unit at 10.0 dwelling units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.40, nor an impervious surface ratio (ISR) of .75.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- Personal Service/Office Support Use – Such use shall not exceed a maximum floor area of five thousand (5,000) square feet, or any combination of such uses in any single multi-tenant building or, in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall not exceed ten (10) percent of the total floor area of said buildings, whichever is greater. [01-60]
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Residential/Office General (R/OG)** land use category:

P-1 General Professional Office District

P-1A Limited Office District

Residential zoning districts permitting up to 10.0 units per gross acre.

DCA 99-2
[ORD. 99-92] 10/19/99

DCA 01-01
[ORD.01-60] 08/07/01

MIXED USE CLASSIFICATION

Category/Symbol – Residential/Office/Retail (R/O/R)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed use of a residential/office/retail character consistent with the surrounding uses, transportation facilities, and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Residential Equivalent; Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodation. [01-60]
- Secondary Uses – Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential uses to residential, office or public/semi-public use; and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network where mixed use development allows interaction between uses and encourages mass transit and not-vehicular trips.

Standards – Shall include the following:

- Residential Use – Shall not exceed ten (10) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per gross acre.
- Transient Accommodation Use – Shall not exceed thirty (30) units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.20 for commercial uses and 0.30 for office uses. At major intersections on U.S. Highway 19 from State Road 60 to State Road 586, the FAR shall not exceed 0.30 for commercial uses and 0.40 for office uses. Shall not exceed an impervious surface ratio (ISR) of 0.75.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential/Office/Retail (R/O/R)** land use category:

CP-1	Commercial Parkway District
CP-2	Limited Office District
P-1	General Professional Office District
C-2	General Retail Commercial and Limited Services District (with limited FAR and no residential).

Residential zoning districts permitting up to 10.0 dwelling units per gross acre.

DCA 99-2
[ORD. 99-92] 10/19/99

DCA 01-01
[ORD.01-60] 08/07/01

MIXED-USE CLASSIFICATION – (cont’d)

Category/Symbol – Resort Facilities Overlay-Permanent (RFO-P)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential and permanent transient accommodation use; and to recognize such areas as well-suited for the combination of residential and permanent transient accommodation use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Permanent Transient Accommodations.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics - This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small scale permanent transient accommodation use in and adjacent to the resort areas of the county; in locations where unique recreational assets warrant the combination of permanent accommodations in close proximity to and served by the arterial and major thoroughfare network.

Standards – Shall include the following:

- Residential Use – Shall not exceed the maximum number of dwelling units per gross acre dwelling unit at the underlying residential density.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- Permanent Transient Accommodation Use – Shall not exceed a ratio of 1.0 permanent transient accommodation unit to the permitted number of underlying residential units.
- Non-residential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Resort Facilities Overlay – Permanent (RFO-P)** land use category:

All PRR Zoning.

MIXED USE CLASSIFICATION – (cont-d)

Category/Symbol – Resort Facilities Overlay-Temporary (RFO-T)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential and temporary transient accommodation use; and to recognize such areas as well suited for the combination of residential and temporary transient accommodation use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Temporary Transient Accommodations.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential. [99-92]

Locational Characteristics – This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small scale temporary transient recreational assets warrant the combination of temporary accommodations in close proximity to and served by the arterial and major thoroughfare network.

Standards – Shall include the following:

- Residential Use – Shall not exceed the maximum number of dwelling units per gross acre determined by the underlying residential plan category.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- Temporary Transient Accommodation Use – Shall not exceed a ratio of 1.0 temporary transient accommodation unit to the permitted number of underlying residential units.
- Nonresidential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Resort Facilities Overlay Temporary (RFO-T)** land use category:

CR Commercial Recreation District

COMMERCIAL CLASSIFICATION

Category/Symbol – Commercial Neighborhood (CN)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner to provide local, neighborhood scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Office, Personal Service/Office Support; Retail Commercial; Commercial/Business Service as appropriate for neighborhood-scale activity. [01-60]
- Secondary Uses – Institutional; Transportation/Utility. [99-92]

Locational Characteristics – This category is generally appropriate to locations adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially-designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

Standards – Shall include the following:

- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .80.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Commercial Neighborhood (CN)** land use category:

C-1	Neighborhood Commercial District
P-1	General Professional Office District
P-1A	Limited Office District

DCA 99-2
[ORD. 99-92] 10/19/99

DCA 01-01
[ORD.01-60] 08/07/01

COMMERCIAL CLASSIFICATION – (cont'd)

Category/Symbol – Commercial Recreation (CR)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide commercial recreation activities; and to recognize such areas as primarily well-suited for commercial recreation consistent with the need, scale, and character of adjoining areas which they serve.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Commercial Recreation including Waterfront/Marina Facilities, Sports Stadium; Race Track/Para-mutual Facility; other similar recreation facilities.
- Secondary Uses – Transient Accommodation; Institutional; Transportation/Utility; Accessory Residential Dwellings. [99-92]

Locational Characteristics – This category is generally appropriate to locations adjacent to major employment centers, community and regional shopping centers, and other areas designated for commercial use; in water-dependent locations for marina and boat service use; and with good access to major transportation facilities so as to serve the commercial recreation and major sports facility needs of the resident and tourist population of the County.

Standards – Shall include the following:

- Transient Accommodation Use – Shall not exceed ten (10) units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.35, nor an impervious surface ratio (ISR) or .90.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See 'Additional Standards' section of this table.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See 'Additional Standards' Section of this table.

Zoning Compatibility - The following zoning district is compatible with the **Commercial Recreation (CR)** land use category:

CR Commercial Recreation District

COMMERCIAL CLASSIFICATION – (cont'd)

Category/Symbol – Commercial General (CG)

Purpose – It is the purposes of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide community and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

Uses Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Transient Accommodation; Wholesale/Distribution; Storage/Warehouse. [01-60]
- Secondary Uses – Commercial Recreation; Residential Equivalent; Institutional; Transportation/Utility; Accessory Residential Dwellings. [99-92]

Locational Characteristics – This category is generally appropriate to locations in and adjacent to major employment centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit. General commercial uses should not be located on road segments between two sequential intersections of traffic facilities, shown on the MPO Long Range Highway Plan, unless more than 50 percent of the total road frontage is developed as existing permanent commercial development.

Standards – Shall include the following:

- Residential Equivalent Use – Shall not exceed a density of 50 beds per gross acre.
- Transient Accommodation Use – Shall not exceed forty (40) units per gross acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .35; for appropriate storage/warehouse uses as defined by the Zoning Regulations, the FAR shall not exceed 0.50; shall not exceed a maximum impervious surface ratio (ISR) of .90.
- See 'Additional Standards' section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Commercial General (CG)** land use category:

C-1	Neighborhood Commercial District
C-2	General Retail Commercial and Limited Services District
C-3	Commercial, Wholesale and Warehousing District
P-1	General Professional Office District
P-1A	Limited Office District
CP-1	Commercial Parkway District
CP-2	Commercial Parkway District

DCA 99-2
[ORD. 99-92] 10/19/99

DCA 01-01
[ORD.01-60] 08/07/01

INDUSTRIAL CLASSIFICATION

Category/Symbol – Industrial Limited (IL)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a limited industrial manner; and so to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Research/Development; Light Manufacturing/Assembly, Wholesale/Distribution; Storage/Warehouse. [99-92]
- Secondary Uses – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodations within Permanent Structures; Institutional; Transportation/Utility. [99-92];[01-60].

Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

Standards – Shall include the following:

- Transient Accommodation Use – Shall not exceed forty (40) units per gross acre.
- All Other Uses – Shall not exceed a floor area (FAR) of 0.50, nor an impervious surface ratio (ISR) of .85. When a project is located in an area where more intensive development is appropriate, the maximum FAR may be increased to 0.60 and have a maximum building coverage of fifty (50) percent.
- Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land development regulations shall be provided in and between the Industrial Limited category and an adjoining Residential classification.
- Planned Industrial/Mixed Use Project that constitute a Development of Regional Impact (DRI) or that comprise not less than fifty (50) acres.
 - a. The planned Industrial/Mixed Use project shall be developed under a unity of title, and shall be subject to an overall development plan for the entire project.

Category/Symbol – Industrial Limited (IL) – (cont’d)

- b. Retail Commercial, Personal Service/Office Support, and Commercial/Business Service uses and Transient Accommodations shall be integral to, oriented within and function as part of the mixed use project as distinct from free-standing, unrelated out-parcel type uses. [01-60]
 - c. For projects that are subject to Development Regional Impact (DRI) review, Institutional, Transportation/Utility, Retail Commercial, Personal Service/Office Support, and Commercial Business Service uses and Transient Accommodations or their combination shall not exceed 25 percent of the total permitted floor area of the project. [01-60]
 - d. For planned Industrial/Mixed Use projects not subject to DRI review and comprising not less than 50 acres in size, Institutional, Transportation/Utility, and Retail Commercial/Business Service uses and Transient Accommodations or their combination shall not exceed ten (10 acres). [99-92]; [01-60]
 - e. The above conditions in ‘c’ and ‘d’ do not apply if an Institutional, or Transportation/Utility, use is also considered a primary use within the Industrial Limited category. [99-92]; [01-60]
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning districts are compatible with the Industrial Limited (IL) land use category:

M-1	Light Manufacturing and Industry District
C-3	Commercial, Wholesale and Warehousing District. [99-24]
IPD	Industrial Planned Development District.

DCA 98-2/99-1
[ORD.99-24] 3/16/99

DCA 99-2
[ORD.99-92] 10/19/99

DCA 01-01
[ORD. 01-60] 08/07/01

INDUSTRIAL CLASSIFICATION – (cont'd)

Category/Symbol – Industrial General (IG)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a general industrial manner, and so as to encourage the reservation and uses of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Research/Development; Heavy Manufacturing/Assembly; Wholesale/Distribution; Storage/Warehouse; Agricultural Processing; Vehicular Salvage.
- Secondary Uses – Institutional; Transportation/Utility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Electric Power Generation Plant. [99-92]

Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with good access to transportation and utility facilities such as the arterial and thoroughfare highway network, rail facilities, mass transit, airports, and water transport facilities.

Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of 0.50, nor an impervious surface ratio (ISR) of 0.95. When a project is located in an area where more intensive development is appropriate, the maximum FAR may be increased to 0.70 and have a maximum building coverage of fifty (50) percent.
- Office; Retail Commercial; Personal/Business Service; and Commercial/Business Service – Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.
- Industrial; Other Use – An appropriate buffer shall be provided in and between the Industrial General category and an adjoining plan classification other than Industrial or Transportation/Utility.
- See ‘Additional Standards’ section of this table.

Zoning Compatibility – the following zoning districts are compatible with the **Industrial General (IG)** land use category:

M-1 Light Manufacturing and Industry District
M-2 Heavy Manufacturing and Industry District
IPD Industrial Planned Development District

URBAN SUPPORT CLASSIFICATION

Category/Symbol – Preservation (P)

Purpose – It is the purpose of this category to depict those areas of the County that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Open and undeveloped consistent with the following natural resource features and considerations: Tidal Wetlands and Non-tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25- year Floodplains; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Beach and Dune Systems; Habitat for endangered or threatened species; and such additional areas determined to have environmental significance and recognized in the Pinellas County Comprehensive Plan.

Locational Characteristics – This category is generally appropriate to areas of major ecological functions, as described in the Natural, Historic and Cultural Resources Element; and in areas where environmental features preserved in their natural state greatly lessen the need for governmental urban support facility expenditures. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories. [99-24]

Standards – Shall include the following:

- Preservation areas shall remain in essentially their natural condition with no development being permitted in these areas.
- Transfer of development rights shall be allowed consistent with Part II of Table 4. [99-24]
- Where the mapped delineation of these areas is inconclusive due to the scale of the FLUM or the nature of the environmental feature, mapping of the actual boundary at an appropriate scale will depend upon a field determination during the specific project review.

Zoning Compatibility – The following zoning districts are compatible with the **Preservation (P)** land use category:

AL Aquatic Lands District
P/C Preservation/Conservation District
All RPD zoning districts.

URBAN SUPPORT CLASSIFICATION – (cont’d)

Category/Symbol – Preservation – Resource Management (P-RM)

Purpose – It is the purpose of this category to depict those areas of the County where passive recreational uses are compatible with the conservation and management of important natural resources, and to recognize functional open space areas essential to the health, safety, and welfare of the County’s residents.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Primary Uses – Wellfield Protection/Recharge Areas; Wellfield Development; Passive Recreation, Conservation, Environmental Education, Natural Resource Management, Watershed Management, Aesthetic, or other related Functional Open Space uses that are predominantly undeveloped permeable land; site alterations that further and are compatible with natural resource management, watershed management, environmental education and passive recreational uses.
- Secondary Uses – Public/Semi-public uses and facilities needed in support of the primary uses appropriate to the Preservation-Resource Management category.

Locational Characteristics – This category is generally appropriate to those environmentally important open space areas where passive recreational uses are compatible with protection and management of the natural resource.

Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10.
- Transfer of development rights shall be allowed consistent with Part II of Table 4. [99-24]
- See ‘Additional Standards’ section of this table.

Zoning Compatibility - The following zoning district is compatible with the **Preservation-Resource Management (P-RM)** land use category:

P-RM Preservation-Resource Management

URBAN SUPPORT CLASSIFICATION – (cont'd)

Category/Symbol – Recreation/Open Space (R/OS)

Purpose – It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse.

Locational Characteristics – this category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man made conditions which contribute to the active and passive open space character and recreation use of such locations.

Standards – Shall include the following:

- No use shall exceed a floor ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with Part II of Table 4. [99-24]

Zoning Compatibility - The following zoning districts are compatible with the **Recreation/Open Space (R/OS)** land use category:

P/C Preservation/Conservation District
All RPD zoning districts.

URBAN SUPPORT CLASSIFICATION – (cont’d)

Category/Symbol – Institutional (I)

Purpose – It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for public/semipublic institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Public/private Schools, Colleges, Hospital, Medical Clinic; Church, Religious Institution, Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building, Courthouse; Library; Public Safety Facility, emergency Medical Service Building; Convention Center.
- Secondary Uses – Residential; Residential Equivalent.

Locational Characteristics – This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Standards – Shall include the following:

- Residential Use – Shall not exceed twelve and one-half (12.5) dwelling units per gross acre.
- Residential Equivalent Use – Shall not exceed a maximum density of 25 beds per gross acre.
- All Other Uses – Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.

Zoning Compatibility - The following zoning districts are compatible with the **Institutional (I)** land use category:

PSP Public/Semi-Public District

IL Institutional, Limited

Residential zoning districts permitting up to 12.5 dwelling units per gross acre.

URBAN SUPPORT CLASSIFICATION – (cont'd)

Category/Symbol – **Institutional Overlay – Community Center (IO-CC)**
 Institutional Overlay – Church (IO-CR)
 Institutional Overlay – Daycare Center (IO-DC)
 Institutional Overlay – Private School (IO-PS)

Purpose – It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for a specific institutional purpose while retaining the otherwise applicable provisions of the underlying principal plan category; and to recognize such areas and specific institutional uses so as not to adversely affect the surrounding community, transportation facilities, and natural resource features. Application of this overlay category shall require that a proposed institutional use consistent with the use characteristics below be approved through a local public hearing and review process that may establish and require additional safeguarding to ensure proper operation of the use and compatibility with the surrounding community.

Use Characteristics – those uses appropriate to and consistent with this category include:

- Primary Uses -

IO-CC Community Center.

IO-CR Church or place of religious worship and approved related activities. (Any related activities associated with a church or place of religious worship must be approved through a local public hearing and review process.)

IO-DC Daycare Center.

IO-PS Private School.

Those primary uses listed in the underlying principal Plan category are also permitted.

- Secondary Uses – Those secondary uses appropriate to and consistent with the underlying principal Plan category.

Locational Characteristics – This category is generally appropriate to those locations where places of religious worship and related activities, private schools, daycare centers, and community centers are required to serve the community; and to recognize the important relationship that these institutional uses have with the surrounding community, public facilities, and the natural environment. In order to ensure that a specific institutional use is compatible with the surrounding community, additional requirements affecting the use of property with this overlay designation may be imposed through a local public hearing and review process.

Category/Symbol – Institutional Overlay – (cont’d)

Standards – Shall include the following:

- Residential Use – Shall not exceed the maximum density of the underlying principal Plan category.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- Non residential Use – Shall not exceed the floor area ratio (FAR) and impervious surface ratio (ISR) of the underlying principal Plan category.
- See ‘Additional Standards’ section of this table for the underlying principal Plan category.

Zoning Compatibility – The following zoning districts are compatible with the **Institutional Overlay (IO)** land use category:

IL Institutional, Limited

Those zoning districts that are compatible with the underlying principal Plan category.

URBAN SUPPORT CLASSIFICATION – (cont’d)

Category/Symbol – Transportation/Utility (T/U)

Purpose – It is the purpose of this category to depict those areas of the County that are now used, for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource features.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Airport, Seaport, Marina; Coast Guard, Customs Facility; Electric Power Generation Plant; Utility Transmission Line; Municipal Water Supply; Wastewater Disposal Facility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station.
- Secondary Uses – Storage/Warehouse.

Locational Characteristics – This category is generally appropriate to those air and sea transport terminals, utility installations, major transmission lines, refuse disposal and public works facilities serving the County; and to reflect the unique siting requirements and consideration of adjoining uses required in the placement of these facilities.

Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .70, nor an impervious surface ratio (ISR) of .90.
- An appropriate buffer shall be provided within and between the Transportation/Utility category and any other adjoining plan classification, other than Industrial.
- Where a utility transmission line otherwise included within this category is located in an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category. [03-31]

Zoning Compatibility - The following zoning districts are compatible with the **Transportation/Utility (T/U)** land use category:

PSP	Public/Semi-Public District
M-1	Light Manufacturing and Industry District

URBAN SUPPORT CLASSIFICATION – (cont'd)

Category/Symbol – Public/Semi-Public (P/SP) *Deleted in its entirety. [ORD. 03-31]

DCA 03-01
[ORD. 03-31] 05/06/03

**PLANT CITY (HILLSBOROUGH COUNTY) FUTURE LAND USE
CATEGORIES**

PLAN CATEGORIES⁵

The following land use categories appear on the city's future land use map. The land use category descriptions are intended to provide a narrative and standards to guide land use through the overall planning period. Any plan map amendments will require that amended areas conform to the standards prescribed by the plan categories. Table 9 provides the land use category totals by acreage for the planning period through the year 2015.

TABLE 9. PLANT CITY FUTURE LAND USE PLAN CATEGORY TOTALS.

2015 Land Use Plan Category	Acreage	% of Land
Residential - 4	2272	15.7%
Residential - 6	2510	17.4%
Residential - 12	1397	9.7%
Residential - 20	242	1.7%
Commercial	1408	9.7%
Downtown Core	85	0.6%
Industrial	4385	30.2%
Public/Semi-Public	467	3.2%
Parks, Recreation and Open Space	252	1.7%
Environmentally Sensitive	<u>1433</u>	<u>9.9%</u>
Totals	14,452	100.00%

Source: Planning Commission, February, 1989.

RESIDENTIAL - 4⁶

Description:

These areas should offer safe, quiet and attractive environments for people to live. An important aim in suburban density residential areas is to allow individuals to enjoy personal space and time with greater opportunities to control their exposure to people and activities outside their home. These areas are located at the core of residential neighborhoods and are the least intensely developed residential areas of the city.

Single family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at suburban densities. Suburban densities in Plant City will be no more than four (4) units per gross acre. Neighborhood parks, scenic open space, and certain small scale institutional uses (e.g. churches) and public facilities serving neighborhood residents are often integral parts of these residential areas. Agricultural uses are supported in accordance with the goals, objectives, and

policies of the Future Land Use Element and applicable land development regulations.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.
- Work, trade and community service activities should be readily accessible via collector and arterial streets. Arterials, however, should be at or beyond the edge of a suburban density area, and collectors in suburban density areas should have suburban density uses as primary destinations in at least one direction of flow.
- Local street systems in suburban density areas should be designed to discourage through traffic.

Relationship to Facilities and Services:

- Public water and sewer service available or programmed for the area.
- In fire protection, police and EMS service area.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and associated daycare facilities integrated into area and accessible via collector streets.

Relationship to Natural Resources and Features:

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential neighborhood.

RESIDENTIAL - 6⁷

Description:

These areas should offer safe, quiet and attractive environments for people to live. An important aim in low density residential areas is to allow individuals to enjoy personal space and time with greater opportunities to control their exposure to people and activities outside their home.

Single-family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at lower densities. Low densities in Plant City will be no more than six (6) units

per gross acre. Neighborhood parks, scenic open space, institutional uses (e.g. churches) and public facilities serving neighborhood residents are often integral parts of these residential areas. Convenience commercial establishments can also be accommodated under controlled conditions that protect the basic quality of the residential environment. Mixed use residential developments that are planned projects designed to serve the local residents may be considered in accordance with the goals, objectives, and policies of the Future Land Use Element and applicable land development regulations. Agricultural uses are supported in accordance with the goals, objectives, and policies of the Future Land Use Element and applicable land development regulations.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.
- Work, trade and community service activities should be readily accessible via collector and arterial streets. Arterials, however, should be at or beyond the edge of a low density area, and collectors in low density areas should have low density uses as primary destinations in at least one direction of flow.
- Local street systems in low density areas should be designed to discourage through traffic.
- Convenience commercial uses shall be located only at intersections of arterials or adjacent to arterials with major collectors and developed at a maximum intensity of 0.25 FAR in accordance with locational criteria and development standards of the Future Land Use Element and applicable land development regulations.

Relationship to Facilities and Services:

- Public water and sewer service available or programmed for the area.
- In fire, police and EMS service area.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and home daycare facilities integrated into area and accessible via collector streets.

Relationship to Natural Resources and Features:

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential neighborhood.

RESIDENTIAL -12⁸

Description:

These areas should offer safe, quiet and attractive environments for people to live. An important aim in medium density residential areas is to allow individuals to enjoy personal space and time in a cohesive neighborhood setting.

Single family attached and detached homes on individual lots and multi-family (duplexes, townhouses, patio homes, and garden apartments) dwellings are the predominant uses in these areas, although other housing and development approaches can also be integrated at medium densities. Medium densities in Plant City will be no more than twelve (12) units per gross acre. Neighborhood parks, scenic open space, and certain institutional uses serving neighborhood residents are often integral parts of these residential areas. Limited neighborhood commercial uses and public facilities (e.g., adult congregate living facilities and day care centers integrated into the character of the neighborhood) can also be accommodated under controlled conditions that protect the basic quality of the residential environment. Mixed use residential developments that are planned projects designed to serve the local residents may be considered in accordance with the goals, objectives, and policies of the Future Land Use Element and applicable land development regulations. Existing agricultural uses are supported in accordance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable land development regulations.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.
- Major work, trade and community service activities should be readily accessible via collector and arterial streets.
- Local street systems in medium density areas should be designed to discourage through traffic.
- Neighborhood office/commercial and semi-public uses may be developed at intensities up to 0.35 FAR in appropriate locations in accordance with

locational criteria and development standards of the Future Land Use Element and applicable land development regulations.

Relationship to Facilities and Services:

- Public water and sewer service available or programmed for the area.
- In fire, police and EMS service area.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and home daycare facilities integrated into area and accessible via collector streets.

Relationship to Natural Resources and Features:

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential neighborhood.

RESIDENTIAL - 20⁹

Description:

These areas should offer safe, quiet and attractive environments for people to live. In exchange for less personal space, the area should offer benefits such as more immediate accessibility to work and shopping areas, more common recreational facilities and open space, and housing cost savings.

Housing types are typically townhouses or multi-family dwellings although single family dwellings can also be permitted or may require lesser densities. High densities in Plant City will be no more than twenty (20) units per gross acre. Some types of neighborhood commercial, institutional and public uses, (e.g., adult congregate living facilities and day care centers), when limited so as not to distract from the area's primary function and use for residences, can also be accommodated. Mixed use residential developments that are planned projects designed to serve the local residents may be considered in accordance with the goals, objectives, and policies of the Future Land Use Element and applicable land development regulations. Existing agricultural uses are supported in accordance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable land development regulations.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.

- High density areas should border on or be near arterial streets and should be in close proximity to major community trade and service activities. They should not be located where their traffic would flow along collectors that pass through low density areas leading to trade and service activities.
- Local street systems in high density areas should be designed to discourage through traffic. Points of access from the area's local street system to collectors or arterials should be limited.
- Neighborhood office/commercial and semi-public uses developed at intensities up to 0.35 F.A.R. may be allowed in appropriate locations in accordance with locational criteria and development standards of the Future Land Use Element and applicable land development regulations.

Relationship to Facilities and Services:

- Public water and sewer available or programmed for the area.
- In fire, police and EMS service area.
- Schools, neighborhood recreation and public/semi-public uses accessed via collector or arterial streets. Open space in individual developments should provide some recreational facilities to meet resident needs.

Relationship to Natural Resources and Features:

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential area.

DOWNTOWN CORE

Description

This area shall be the center for financial, governmental, retail, office and institutional uses within the City of Plant City. Housing opportunities shall be provided and promoted within the downtown core. The area shall be urban in character, including intensity and density of land use to encourage pedestrian movement within the downtown core. Developments within the downtown core shall be coordinated with the objectives of the Community Redevelopment Plan of the City and the Main Street Program.

Relationship to Other Areas of Use and the Street System:

- Non-downtown core traffic should be directed away from the core.
- Adjacent neighborhoods should be integrated into the downtown activities.
- No FAR nor density limitations.

Relationship to Facilities and Services:

- Water and sewer service available or programmed for the area.
- Fire protection available and adequate.
- Public spaces should be provided for leisure opportunities and integrated into overall design.

Relationship to Natural Resources and Features:

- Landscaping and streetscape shall be provided by both public and private interests as part of an overall design concept.
- Soils shall be capable of handling structural intensities.

LIGHT COMMERCIAL/OFFICE¹⁰**Description:**

The Light-Commercial/Office land-use category is intended for areas of the city where limited, less-intensive commercial/office uses are more appropriate than all of the uses permitted in the basic “Commercial” land-use category due to the area’s proximity to residential, institutional, and/or recreational areas. Such designation may be appropriate in areas of existing, established light commercial/office development, and where single-family residential uses are not anticipated or appropriate. New light commercial/office uses should be considered based on the proposed development’s physical attributes, such as bulk and scale compared to surrounding non-commercial uses, level of off-site impacts, including traffic impacts, lighting levels, general noise generation, and/or hours of operation. Parking requirements must be minimal and transportation trip generation limited.

Non-residential uses are limited to a floor-area ratio (FAR) of 0.35. Development should have access via arterial or collector roadways, or shall be accessible from arterial or collector streets via connecting local streets that do not pass through residential areas. Where possible joint and/or cross-access agreements between parcels should be made part of the development approval. When multiple uses are proposed they shall be developed as cohesive units. All

new development in this designation, which are not already commercially zoned and, therefore, requires rezoning action, shall be rezoned planned unit developments (currently designated as “Community Units” in Plant City’s development regulations).

Light Commercial/Office uses are community- or neighborhood-serving uses, such as personal service, small office, low-intensity retail, where manufacturing, wholesale distribution, warehousing and mini-storage, outside storage, or other visible signs of intensive-commercial enterprise will not be permitted. Examples of Light-Commercial/Office uses include:

- Professional business offices for low-traffic professions, such as attorneys, accountants, Professional Engineers, mental-health professionals, small-practice medical offices (not multiple medical-discipline clinics), etc.
- Low-traffic personal-service establishments, such as barber and beauty shops, nail salons, photography studios, dry cleaners, mortgage companies, insurance agents, interior decorators, electronic-equipment repair, shoe repair, daycare centers, etc.
- Low-volume retail stores, such as florists, quick-print shops, cell-phone outlets, bicycle shops, locksmiths, etc.
- Small-scale, limited-seating restaurants and sandwich shops (not fast food and/or drive-through-service establishments).
- Worship-only small churches and synagogues (not multi-building religious centers).

Relationship to Other Areas

- Does not allow General Highway or intense Commercial Uses.
- Perimeters should be buffered from adjacent residential, institutional, and recreational areas.
- Non-residential uses shall be limited to 0.35 FAR or
- Residential densities may be consider up to a maximum of 10 DU/GA.
- For vacant parcels over five acres in size, a residential component (20% minimum to 50% maximum) shall be integrated with these compatible non-residential uses to create a mixed use environment.

Relationship to the Street System

- Uses shall be limited to Light Commercial or Office uses which have limited transportation trip-generation attributes and parking requirements, and that have negligible impact on adjacent non-commercial uses.
- Light Commercial/Office areas shall have direct frontage on arterial or collector streets, or shall be accessible from arterial or collector streets via connecting local streets that do not pass through residential areas.
- Subject to Access-Management Criteria.

Relationship to Facilities/Services/Natural Resources and Features

- Available Public Facilities.
- Protects Environmental Areas.
- Adheres to all land-development regulations.

COMMERCIAL¹¹**Description:**

These areas contain activities that offer goods and services for residents and businesses of the urban area. Uses can range from individual retail/wholesale sales and office uses to more intense uses such as office complexes, shopping centers, auto dealerships, mixed use developments as well as governmental and public uses. Existing agricultural uses as interim uses are provided for and allowed to expand.

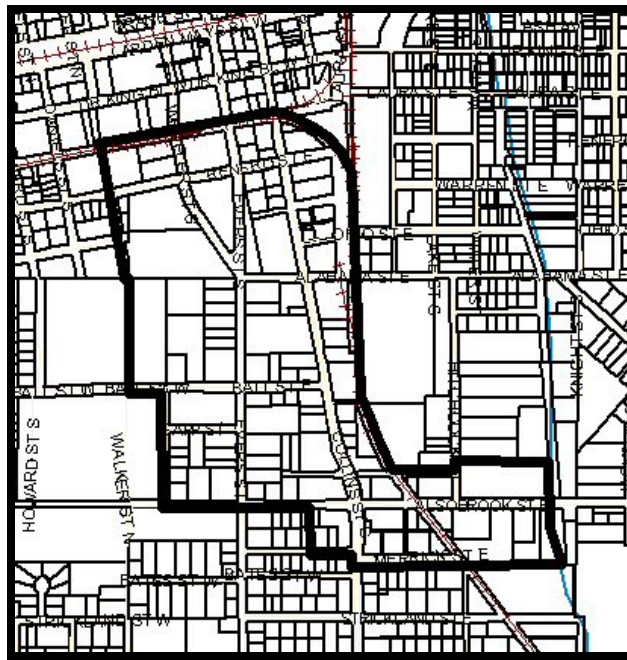
Commercial areas should be developed as cohesive units that offer safe and convenient movement from one activity to another. Residential uses may be included as a secondary component of planned developments that provide convenience or specialty retail goods and services for the residents within the project and/or the immediate area.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from residential and institutional areas by open space, streets and/or visual screening techniques used in site planning.
- Commercial areas shall be accessed from collectors and/or arterials.

- Larger commercial centers offering goods and services for the daily needs of the residents should be in close proximity to medium and high density residential areas to facilitate direct access.
- General commercial uses at intensities up to 0.35 FAR may be allowed in appropriate locations in accordance with locational criteria and development standards of the Future Land Use Element and applicable land development regulations.
- General commercial and highway commercial uses at intensities up to 1.0 FAR may be allowed in appropriate locations (intersections of Interstate 4 with arterials) in accordance with locational criteria and development standards of the Future Land Use Element and applicable land development regulations.
- Residential densities up to a maximum of 16 du/ga are allowed, except for those commercial areas located within the Midtown Redevelopment District, where up to a maximum of 20 du/ga may be allowed through the use of a Community Unit (CU) rezoning. The Midtown Redevelopment District is shown below.

Midtown Redevelopment District



- A proposed development cannot be exclusively residential, but must contain predominantly commercial uses. Non-residential uses must comprise at least 80% of the overall development. (Parcels that don't meet this criterion,

but were developed or permitted prior to the adoption of this provision will be considered in compliance with the Comprehensive Plan for the City of Plant City.)

- Projects that incorporate a residential component must be developed under a Community Unit (CU) Zoning.
- If residential uses are proposed, a detailed site plan shall be developed that promotes their integration into the overall project, not separation. Compatibility shall be addressed by providing effective alternatives to buffering, such as (but not limited to) building scale and orientation, street alignment, screening, pedestrian connectivity, building articulation, building heights at the edge of the project and controlled window views.
- Residential uses may be incorporated vertically on the second or third floors without impacting the project's overall floor area ratio (FAR) or affecting the overall calculations for meeting the mix of commercial (80%) to residential (20%).

Relationship to Facilities and Services:

- Public water and sewer available or programmed for the area.
- In fire, EMS and police service area.
- Separated from schools and recreation areas by other uses or extensive open space.

Relationship to Natural Resources and Features:

- Well drained areas where soils are suitable for structures, streets and parking.
- Urban runoff must be adequately handled by development.
- Tree cover and scenic views must be considered in commercial areas and maximum retention of these features must be considered.

INDUSTRIAL¹²

Description:

This category is for the provision of areas suitable for industrial activities, and other compatible uses through site plan review that create a minimal degree of impact to the surrounding environment, particularly in terms of non-objectionable levels of noise, vibration, dust and/or odor. New residential

development is not allowed to occur within the Industrial Land Use Plan Category.

However, as long as it is in effect, new homes are permitted and existing homes may be maintained and improved within the Robinson Road Neighborhood Protection Overlay District.

Uses allowed within the Industrial Land Use Plan Category, subject to meeting the standards established within the City's Land Development Regulations, would include:

1. Light Industrial Businesses: Manufacturing, warehouse/distribution, processing, or product assembly facilities where the use does not create any nuisance, including unreasonable dust, odors, noise, vibration, or glare.
2. Business Park Facilities: Large-site facilities where a campus-type site layout is desirable. Included as typical uses under this subcategory would be scientific laboratories, research-and-development enterprises, warehouse showrooms with associated sales, corporate headquarters, and technical and medical services establishments and related educational facilities.
3. Site Intensive Commercial Businesses: Commercial uses which have a propensity to need outside storage for materials and/or products, such as heavy-equipment sales or parking of large-vehicles.
4. Service Oriented Non-On-Site Customer Businesses: Businesses whose main activity is to provide a service at a site other than where the business is located, and which do not have any, or very few, customers or clients coming to the business site. Such businesses include construction and product-servicing businesses, and product-delivery services.
5. Support Commercial Uses: Limited amounts of convenience commercial uses and business-service commercial uses can be incorporated into these areas when they are developed as an integrated, internalized and accessory portion of a large-scale project.
6. Agricultural Uses: Existing agricultural uses are supported in accordance with the goals, objectives, and policies of the Future Land Use Element and applicable Land Development Regulations.

7. Industrially Related Support Uses: Educational facilities, union halls, and other industrial support-businesses and facilities that provide support and services to industrial businesses.

Relationship to Other Areas of Use and the Street System:

- Industrial areas should be located in proximity to residential areas to provide close proximity to workforce and to provide employment opportunities.
- Perimeters should be buffered from residential and commercial areas by open space, streets, visual screening, or other effective techniques.
- Located on or have direct access to arterials or collector roadways. Access to industrial areas shall not be through existing or planned residential areas.
- Maximum FAR of .5 for industrial uses; convenience commercial limited to maximum 10% of planned development square footage in accordance with locational criteria and development standards of the Future Land Use Element and applicable land development regulations.

Relationship to Facilities and Services:

- Public water and sewer must be available or programmed for the area.
- Must be in fire, EMS and Police Service Areas.
- Separated from schools and recreation areas by other uses or an extensive open space buffer.

Relationship to Natural Resources and Features:

- Well drained areas where soils are suitable for structures, streets and parking.
- Runoff must be adequately handled by development.
- Tree cover and scenic views must be considered and maximum retention of these features must be considered.

Relationship to the Robinson Road Neighborhood Protection Overlay District¹³

Description:

The Robinson Road Neighborhood Protection Overlay District is established and delineated on the Future Land Use Map for the purpose of protecting an existing, viable neighborhood, and allowing it to continue to thrive and prosper, until such time as the entire area is someday acquired and redeveloped in accordance to the underlying "Industrial" Land Use Plan Category. Therefore, until such time as Plant City City Commission takes legislative action to remove the overlay district, the following shall apply:

Development Criteria:

Development shall be in accordance with the existing land use pattern of one home per existing parcel (approximately one dwelling unit per acre [1du/ac]). This overlay district provision is intended to allow for the expansion of existing dwelling units, and for the placement of new dwelling units on existing vacant parcels, so long as any and all new development complies with the requirements of one home per existing parcel (approximately 1du/ac) and applicable Land Development Regulations (LDR's). New industrial development is prohibited and Robinson Road is to be considered a "residential" local street, and non-residential traffic shall not be allowed to access neighboring non-residential parcels via this street.

Future Industrial Development:

The Robinson Road Neighborhood Protection Overlay District will remain in place until such time as legislative action to remove the overlay district, though a comprehensive plan amendment, is taken by the Plant City City Commission.

PUBLIC/SEMI-PUBLIC

Description:

These are activities that provide major community service functions and vary greatly in character and locational need. A primary consideration in locating these uses is to place each where its intended function for the developed area can be most efficiently and economically accomplished.

Relationship to Other Areas of Use and the Street System:

- Each use will be integrated into an area with locational needs and use characteristics which most closely correspond to that of the public/semi-public use, e.g., hospitals, schools (elementary, junior high, senior high), community college, major public assembly areas (stadium/baseball spring training grounds) located in relation to efficient road network, city facilities (cemeteries, sewer treatment plant) located in least intensive populated areas. The maximum Floor Area Ratio (FAR) shall not exceed .35 (FAR).¹⁴

Relationship to Facilities and Services:

- Educational and civic buildings should be within fire, EMS, and police service area and be on a regular police patrol route.
- Utilities or maintenance facilities that may create noise, odors or glare should be effectively buffered from all other uses.

Relationship to Natural Resources and Features:

- Public and semi-public buildings should be located in well drained areas where soils are suitable for structures, streets and parking and will not negatively effect the environment.

PARKS, RECREATION AND OPEN SPACE

Description:

These are areas that contain existing and proposed parks and recreational facilities available for public use. Neighborhood and community parks which are existing or proposed are located in proximity to residential areas.

Relationship to Other Areas of Use and the Street System:

- Each park or open space area should be located in relation to its scale so as to most efficiently serve Plant City's community and neighborhood level recreation and open space needs.
- Parks with active recreational facilities should be adjacent to arterial or collector streets and accessed primarily from them.
- The maximum Floor Area Ratio (FAR) shall not exceed .25 (FAR).¹⁵

Relationship to Facilities and Services:

- Recreation buildings and facilities should be within fire, police and EMS response area.

Relationship to Natural Resources and Features:

- Poorly drained areas can be effectively used as passive recreational space.

Additionally Allowed Uses for Privately Owned Lands¹⁶

Lands designated as “Parks, Recreation and Open Space” on the Future Land Use map, which are not owned by the City or by another governmental entity, in addition to the other uses permitted in this category, may be considered for a motor coach park (MCP) via a site-specific development approval. Such

approval may be via what is currently referred by the City as a Community Unit (CU) zoning district, or another site-specific approval as allowed by the City's land-development regulations. The City shall adopt land-development regulations to implement this section within one year of its adoption.

A site shall contain at least five acres to be considered for an MCP. The maximum gross density of a MCP shall be 12 motor-coach (MC) sites per gross acre. Use of MC sites by non-motor coaches shall not be allowed, and camping in other than motor coaches shall be prohibited. A transportation-impact analysis, as described in the City's land-development regulations for CU zoning applications, shall be required to be prepared by a City-selected consultant, at the expense of the applicant, for any proposed MCP creating 100 or more motor coach sites.

An application for an MCP shall include, if not addressed in the City's land-development regulations, a detailed site plan and accompanying proposed development conditions which shall address, at a minimum, the following:

1. Methods to manage the MCP so that it is used only for the temporary lodging of tourists and travelers and is not used for the permanent housing of residents or for the long-term parking or storage of any type of motor vehicle, boat, or travel trailer. Temporary storage of motor coaches may be approved for a limited area of a MCP, or prohibited from certain areas or the entire MCP, as part of the site-plan review and approval process as established by implementing land-development regulations to be adopted by the City. Management methods may include, but shall not be limited to, restrictive covenants, declarations, and/or deed restrictions for the benefit of the city as well as for the owners of property within the MCP.
2. Buffering, setback distances, glare-and-noise control features, and other strategies to address the mitigation of compatibility impacts for other uses adjacent to the MCP.
3. Transportation issues, to include at a minimum, off-site transportation impacts and an on-site circulation plan to ensure the safe movement of vehicles and pedestrians.
4. A minimum of 15% of the MCP's total area must be provided for outdoor recreational uses (excluding motor coach sites).

In addition to a detailed site plan and accompanying development conditions, the application shall include a contamination-control plan which addresses, at a minimum, the prevention and monitoring of potential land and groundwater contamination due to motor coaches, recreational uses of the site, etc. The

contamination-control plan shall include a description of how motor-coach on-board waste will be disposed. The MCP shall be subject to the approval of the South Florida Water Management District, Florida Department of Environmental Protection, and other agencies which have jurisdiction within the City of Plant City.

A MCP shall be required to connect to municipal utility services, including potable water, sanitary sewer, and reuse water. Vehicular access to an MCP shall be via a road with no less than 12'-wide travel lanes – preferably an arterial or collector road. MCPs shall be subject to all the applicable provisions of the *Comprehensive Plan for the City of Plant City* and Plant City's Code of Ordinances.

For purposes of this section, a "motor coach" is defined as a "Class A" motor home at least 24 feet in length. A motor coach is a self-propelled, completely self-contained vehicle designed to serve as temporary living quarters for travelers and vacationers containing cooking, sleeping, and integrated sanitation facilities, and which the driving compartment is directly accessible in a walking position from the living quarters. Mobile homes, manufactured homes, and travel trailers, as defined in Section 320.01, FS, are not motor coaches.

NATURAL PRESERVATION (N)¹⁷:

Description:

To recognize public or privately owned lands of significant environmental importance set aside primarily for conservation purposes. No development is permitted except for facilities determined necessary to serve a caretaker/property manager or compatible passive recreational/educational development. Educational uses may be limited to those which utilize the natural amenities found on the site (i.e. the study of flora, fauna or wildlife). Natural Preservation (N) designations are very generalized, may represent only major systems, are not exhaustive and on-site evaluation will be required for specific project review to determine actual extent of these Environmentally Sensitive Areas.

Relationship to Other Areas of Uses

- On-site delineation and evaluation prior to development and site design review will ensure protection of the natural systems of the City of Plant City.
- It is not the intent of this policy to impose additional restrictions on environmentally sensitive lands above what is required by the Hillsborough County Environmental Protection Commission, Florida Department of Environmental Protection, South Florida Water Management District, U.S

Army Corps of Engineers and other environmental agencies which have jurisdiction within Plant City.

Relationship to Natural Resources and Features

- These areas can effectively be used as open space buffers.

MIXED USE GATEWAY LAND USE PLAN CATEGORY¹⁸

- 1. Intent** – The intent of the Mixed Use Gateway Land Use Plan Category is to support economic development, reinforce a sense of entry, promote transportation efficiency, and provide a specific location where a mixing of working, shopping, office, lodging and residential uses can occur. The gateway is intended primarily to be more urban in character, with a supportive mix of uses, creating a sense of place and identity. The gateway has regional and local significance, but it is not intended for large volume buildings and strip commercial uses.
- 2. General Characteristics** – The general characteristics of the Mixed Use Gateway Land Use Plan Category are:
 - a. Mixed use projects are required, and there shall be a minimum of two (2) types of uses, but three (3) or more uses are preferred and encouraged. For clarification, the two uses may include retail and office uses. If a building has more than two stories, the area above the second floor shall be designated for residential or office use, but residential uses may occur on any floor. No single use shall exceed 80% of the total project. For example a site could develop at 80% commercial and 20% residential or 80% residential and 20% commercial; however the total of these percentages cannot exceed 100%.
 - b. Further, it is the intent of this land use plan category to promote a sense of community quality and character.
 - c. Compatibility shall be established between uses in a mixed use development. The intent of mixed use is to promote an integration of land uses, not to require separation. Compatibility shall be addressed by providing effective alternatives to buffering, such as building/street alignment and orientation, screening, pedestrian continuity, building articulation, building heights at the edge of the project and controlled window views.

- d. Mixed use projects shall be developed using the Community Unit (CU) Zoning, and applicants shall submit a detailed site plan to demonstrate the design concept in response to the intent of the Mixed Use Gateway Land Use Plan Category.

3. Primary Uses – The following uses are allowed within this land use plan category:

- a. Civic Uses - Meeting halls, libraries, post offices, parks, schools, playgrounds, child care centers, clubhouses, religious buildings, higher education, museums, cultural societies, visual and performance arts buildings, and municipal buildings.
- b. Commercial – Retail, services, restaurants, clubs and limited lodging. All commercial uses shall be encouraged to be built on a neighborhood scale and character.
- c. Multi-Family Housing – Triplexes, townhouses and small apartment buildings. Heights are limited to three (3) stories for townhouses and small apartments. Buildings for residential use may have limited office and retail use, cafes, limited lodging and live-work uses. All building area above the second floor shall be designated for residential use, but residential uses may occur on any floor.
- d. Workplace – Offices, live-work, household and business services as part of mixed use buildings. Such uses shall have no outdoor storage or off-site impacts.

4. General Development Standards – The general development standards for uses within the Mixed Use Gateway are:

- a. The maximum density for the land use plan category is sixteen (16) units per acre. The residential units shall be integrated with compatible non-residential uses to create a mixed use environment.
- b. Maximum height for buildings shall be three (3) stories or forty-five (45) feet. Architectural features (such as Church Steeples) are allowed to be higher than forty-five feet, based on the approval of the Plant City City Commission.
- c. The maximum floor area ratio for non-residential uses is 0.35, but as a bonus residential uses may be incorporated vertically on the second or third floors without impacting the projects overall FAR. The maximum impervious surface ratio is .85.

- d. To create an urban edge, projects shall be constructed to a 20-foot build-to line when right-of-way beyond the edge of pavement is available. When right-of-way beyond the edge of pavement is not available, the build-to line shall be negotiated during the Community Unit zoning process.
- e. The scale, height and uses of projects shall be compatible with abutting neighborhood uses. Building heights at a project's edge shall be limited to two (2) stories or thirty (30) feet when abutting single family residential areas.
- f. Limited lodging means an inn or bed and breakfast of no more than twenty-five (25) rooms and can include full services, such as a supporting restaurant use. The building shall be of residential character, unless the use is integrated as part of a larger, mixed use complex.
- g. Properties or projects within the Mixed Use Gateway shall, whenever practicable and feasible, be interconnected with abutting uses and streets to promote automotive and pedestrian linkages.
- h. Strip commercial development shall be prohibited.

5. Ingress, Egress and Parking – Coordinated access, parking and on-site circulation are essential to the success of mixed use land use plan category. Elements are:

- a. Ingress and Egress shall be consistent with Access Management requirements of the Zoning Code, Florida Statutes, and the Florida Administrative Code.
- b. Shared Parking is allowed and encouraged. The most current edition of the Urban Land Institute's shared parking methodology shall be utilized in calculating the total shared parking supply.
- c. Off-street parking shall be to the side and/or rear of the structures, which front onto major public thoroughfares, such as James L. Redman Parkway (SR 39). Off-street parking may be considered in the front of buildings that are internal to the development, which do not directly front onto a public roadway. If 50% of the parking is in the rear, there shall be a 20% reduction in the overall parking requirements, but the total number of spaces shall not be less than the total required, per 5b, above. If requested, very limited off-street parking may be allowed adjacent to recognized major thoroughfares; however the request must be reviewed by the Plant City Planning Board and require the approval of the Plant City City Commission.
- d. If parking structures are used, 65% of the ground level facing the front street shall be non-residential uses. To the extent possible, ingress and egress to parking structures is from side streets or the rear.

6. Access Management Plan For Mixed Use Gateway – This segment of SR 39, from Charlie Griffin Road to Trapnell Road, has a character that is decidedly rural, and it will likely feel pressure in the future from development pushing south in the future. The following Access Management Plan recommendations for new development shall assist in maintaining the operational and safety aspects of this segment.

- a. **Traffic Signals** – New traffic signal installations shall concur with Florida Administrative Code (FAC) Rule Chapter 14-97, and shall meet warrants for traffic signal installation published in the Manual of Uniform Traffic Control Devices (MUTCD) by the Federal Highway Administration (FHWA). All traffic signal installations and modification shall be approved by FDOT District 7 Traffic Operations.

b. **Median Openings**

- 1) New median openings to serve large developments (over 20 acres) should be directional, only allowing left turns into a development parcel.
- 2) Each new directional median opening shall be constructed concurrent with the closure of the closest adjacent full median opening in this segment. This provision means that the median spacing shall continue to comply with FDOT Rule Chapter 14-97, and shall be subject to individual approval by the Median Committee of FDOT District 7 Access Management.

c. **Parcel Access**

- 1) New access driveways on SR 39 should be right-in/right-out only, eliminating the need for new median openings. This provision shall enhance safety on SR 39.
- 2) New developments shall only be permitted to construct one (1) driveway connection to SR 39 per ownership, except for corner parcels. Corner parcels shall have two access points, one on SR 39 and the other from the side street.
- 3) Access to SR 39 shall require FDOT permitting and shall meet the requirements of FAC Rule Chapters 14-96 and 14-97.

d. **Road Widening** – Property owners shall be allowed the option of widening roadways and improving intersections to meet concurrency requirements. Easements or right-of-way may be donated for SR 39 widening and/or provision of infrastructures delivery, due to constrained right-of-way widths.

e. **Supporting Network** – As development occurs, the City shall encourage the provision of a local supporting roadway network, allowing SR 39 to carry regional traffic and fostering land uses changes. Development agreements may be utilized to assist in creating this network. By enhancing the local roadway network, the City can minimize the number of local trips forced to use SR 39, thereby eliminating unnecessary traffic. This also maximizes the flexibility of the emerging urban fabric by adapting to changing market conditions.

7. Coordinated Implementation – Intergovernmental coordination and infrastructure provision issues need to be addressed. Portions of the unincorporated Hillsborough County are along SR 39, therefore coordination of compatible land use policies between the City and County is required. Restricted right-of-way along SR 39 south of Charlie Griffin Road inhibits delivery of infrastructure to the area. These factors reinforce the need to:

- a. Jointly work with the County to evaluate Future Land Use Map compatibility, in terms of density, intensity, and mix of uses, for the abutting unincorporated areas.
- b. Jointly work with the County to identify unfunded capital improvement needs.
- c. Seek alternative funding sources to advance implementation of infrastructure delivery.
- d. Encourage development agreements between the City and private property owners or between property owners to provide for infrastructure delivery and supporting local road networks through the use of:
 - 1) Easements
 - 2) Donations
 - 3) Special Districts/Benefit Units
 - 4) Impact Fees
 - 5) Shared Funding Formulas
 - 6) Other Non-Traditional Funding Sources.
- e. Lawful uses, lots, structures, characteristics of land densities in existence at the time of the application of the Mixed Use Gateway Land Use Plan Category shall not be required to be removed or modified to conform to these requirements, except if the site is being proposed for an expansion or redevelopment of more than 75%. Existing or proposed single-family homes (on recognized individual lots at the time of the plan amendment) are exempt from the provisions of the Mixed Use Gateway Land Use Plan Category.
- f. Jointly work with the FDOT in the development review process for those developments on the State Road System.¹⁹

MIXED USE – RESIDENTIAL/COMMERCIAL (MU-RC)²⁰

Description:

This category is intended to encourage and provide for mixed-use planned developments within areas determined to be appropriate for a suitable mix of uses due to existing development patterns, the availability of adequate public facilities, and market demands.

The MU-RC area is generally urban in intensity and density of uses, with development concurring with the provision and timing of transportation and public facility services necessary to support these intensities and densities.

a. Permitted Uses:

Uses permitted within this district are residential, retail commercial, office uses, research and corporate-park uses, and agriculture. Non-residential land uses must be compatible with residential uses through established techniques of transitioning, buffering, and/or separation of incompatible uses.

b. Residential Density:

A density of up to 12 dwelling units per acre (12 DU/AC) is permitted. Clustering of dwelling units may be considered for approval to achieve a mixture of housing types and to preserve open spaces left in a natural state.

Density bonuses and credits may be considered in this category as described elsewhere in the Plan. The residential density allowed is limited further by Goals, Objectives, and Policies and applicable development regulations being complied with, especially those regarding compatibility of the proposed development with both internal and surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

c. Non-Residential Intensity:

An intensity of up to 0.35 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

d. Requirements for the MU-RC plan category

1. The minimum size for the MU-RC category is 40 acres.²¹
2. The MU-RC category must have direct access to a collector or arterial roadway.
3. Public water and sewer service must be available with, or available concurrent with, development.
4. The MU-RC category must be located within fire, police, and EMS service area.

e. Rezoning and Site Plan Requirements: Development shall be considered for approval through a planned-unit-development rezoning process [currently referred to as Community Unit (CU) which requires, at a minimum, an integrated site plan controlled through site-specific design

features and specified development conditions to achieve developments that are compatible with surrounding, and internal, land uses and consistent with the Goals, Objectives, and Policies of the Land Use Plan.

1. Retail commercial uses must be clustered at intersections with at least one collector street.
2. Strip development with separate driveway access for non-residential uses to arterial streets shall be prohibited.
3. Governmental uses, schools, neighborhood recreation, and small-scale semi-public uses, such as churches, must be integrated into the site plan and be accessible to residential neighborhoods being served via pedestrian, as well as vehicular, means.
4. Perimeters should be buffered from other incompatible use areas by open space, visual screening, and other similar professional-planning techniques used in site planning.
5. There shall be integrated, multi-modal (vehicular, pedestrian, and bicycle) transportation systems between non-residential and residential areas, and between separated residential areas, to provide internal access between these uses.

f. Minimum Required and Maximum Allowable Percentages of Land:

- Residential: 65% minimum and 85% maximum
- Commercial, including office development and research corporate park uses: 15% minimum and 35% maximum

Calculations for percentages of land shall be based on land used for density/intensity calculations as described in the “Implementation” section of the Plan.

**MIXED USE – RESIDENTIAL/COMMERCIAL/INDUSTRIAL
(MU-RCI)²²**

Description:

This category is intended to encourage and provide for large-scale mixed-use planned developments, which typically are expected to have a long-term build out and/or are areas determined to be appropriate for a suitable mix of uses due to existing development patterns, the availability of adequate public facilities, and market demands.

The MU-RCI area is generally urban in intensity and density of uses, with development concurring with the provision and timing of transportation and public facility services necessary to support these intensities and densities.

a. Permitted Uses:

Uses permitted within this district are residential, retail commercial, office uses, research and corporate-park uses, light industrial , and agriculture. Non-residential land uses must be compatible with residential uses through established techniques of transitioning, buffering, and/or separation of incompatible uses.

b. Residential Density:

A density of up to 12 dwelling units per acre (12 DU/AC) is permitted. Clustering of dwelling units may be considered for approval to achieve a mixture of housing types and to preserve open spaces left in a natural state.

Density bonuses and credits may be considered in this category as described elsewhere in the Plan. The residential density allowed is limited further by Goals, Objectives, and Policies and applicable development regulations being complied with, especially those regarding compatibility of the proposed development with both internal and surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

c. Non-Residential Intensity:

An intensity of up to 0.35 Floor Area Ratio (FAR) shall be allowed for commercial and office uses, and up to 0.50 for light industrial uses and research and corporate park uses. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

d. Requirements for the MU-RCI Plan Category:

1. The minimum size for the MU-RCI category is 1000 acres.
2. The MU-RCI category must have direct access to an arterial roadway.
3. Public water and sewer service must be available with, or available concurrent with, development.
4. The MU-RCI category must be located within fire, police, and EMS service area.

5. The MU-RCI category must be located in an area where it can be demonstrated that environmental damage will not occur.

e. Rezoning and Site Plan Requirements: Development shall be considered for approval through a planned-unit-development rezoning process [currently referred to as Community Unit (CU)] which requires, at a minimum, an integrated site plan controlled through site-specific design features and specified development conditions to achieve developments that are compatible with surrounding, and internal, land uses and consistent with the Goals, Objectives, and Policies of the Land Use Plan.

1. Retail commercial uses must be clustered at intersections with at least one collector street. Strip commercial development shall be prohibited.
2. Strip development with separate driveway access for non-residential uses to arterial streets shall be prohibited.
3. Industrial uses within the mixed-use project must be made compatible with existing and proposed surrounding development. Perimeters should be buffered from other incompatible use areas by open space, visual screening, and other similar professional-planning techniques used in site planning.
4. Governmental uses, schools, neighborhood recreation, and small-scale semi-public uses, such as churches, must be integrated into the site plan and be accessible to residential neighborhoods being served via pedestrian, as well as vehicular, means.
5. There shall be integrated, multi-modal (vehicular, pedestrian, and bicycle) transportation systems between non-residential and residential areas, and between separated residential areas, to provide internal access between these uses.

f. Minimum Required and Maximum Allowable Percentages of Land:

- Residential: 45% minimum and 85% maximum
- Commercial, including office development and research corporate park uses: 5% minimum and 35% maximum
- Light-industrial: 10% minimum and 50% maximum

Calculations for percentages of land shall be based on land used for density/intensity calculations as described in the “Implementation” section of the Plan.

ENVIRONMENTALLY SENSITIVE AREAS OVERLAY²³

Description:

These are environmentally sensitive lands which are classified as conservation or preservation areas by the Hillsborough County Environmental Protection Commission and/or Florida Department of Environmental Regulation. In Plant City, these lands generally include those areas within the 100 year flood occurrence. Development in these areas is restricted by federal, state, and/or local environmental regulations.

Relationship to Other Areas of Use:

- Each environmentally sensitive area should be evaluated as development proposals are made. On-site evaluation prior to development and site design review will ensure protection of Plant City's natural systems.

Relationship to Natural Resources and Features:

- Environmentally sensitive areas can be effectively used as open space buffers.

FLORIDA STRAWBERRY FESTIVAL SPECIAL USE DISTRICT OVERLAY

Description:

The Florida Strawberry Festival Special Use District Overlay (FSFSUDO) anticipates the City of Plant City designating of the Florida Strawberry Festival (FSF) grounds as a special use. The FSFSUDO includes a designated area that lies beyond the FSF grounds. This area will allow associated uses that support the FSF. The associated uses shall be temporary and operate concurrent with the schedule of the FSF event. The FSFSUDO does not replace, alter, enhance or mitigate the underlying land use plan categories or the City zoning districts except to allow for the special use and associated uses during the FSFSUDO events. All current development guidelines otherwise remain in effect. The FSFSUDO provides a means for the City to facilitate activities that support the FSF event(s) which have proven to be a major economic booster for the City of Plant City of regional and community-wide significance.

Relationship to Other Areas of Use and the Street System:

- The FSFSUDO will be administered by the City through local ordinance(s) designed to control the type, location and duration of associated uses.

Other issues such as: parking, outside vendors, health, safety and access to the FSF events via the roadway network may be included.

Relationship to Facilities and Services:

- Adequate fire, police and EMS shall be provided during events.

**CITY OF TAMPA (HILLSBOROUGH COUNTY) FUTURE LAND USE
CATEGORIES**

- g) Stabilizing property values by master planning at the neighborhood and community scale.

LAND USE CATEGORIES

The land use categories shown on the Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that category of land use. Other uses may be permitted in any land use category, as described within the individual plan category descriptions. Specific locations for uses other than the predominant use are not shown graphically because to do so would predetermine locations of individual uses at a level of detail beyond the scope of the Future Land Use Map. All uses shall be reviewed for conformance with the Goal, Objectives, and Policies of the Future Land Use Element, other Elements of the Comprehensive Plan and with applicable development standards.

The character of each land use category is defined by building type, residential density, functional use, non-residential intensities, or the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. To further refine the range of potentially permissible uses a matrix is adopted as part of the Zoning Code which will implement, in part, the intent of the land use categories through the rezoning process. The matrix will identify the zoning districts, and consequently the uses, which may be considered within each category. Not all of those potential uses are routinely acceptable anywhere within that land use category. Each potential use must be evaluated for compliance with the Goal, Objectives, and Policies of the Future Land Use Element and with applicable development regulations.

The compatibility of new development in relation to existing development as well as the availability of public facilities and the presence of environmentally sensitive areas and historic districts will be taken into account in determining if the maximum density permitted can be achieved. The compatibility issues should be addressed through more stringent review of site plans and application of site specific land development regulations, such as buffering.

It must be noted that the City has established non-conforming lot regulations. However, when the resulting density calculation for a development proposal is less than 1.0 dwelling unit/lot, then the calculation shall be rounded up to 1.0 dwelling unit/lot, and the development of the lot shall be governed by the applicable zoning district and the non-conforming provisions of the land development regulations. This has been included to

address problems that may have occurred during the zoning conformance process that preceded the development of the original Comprehensive Plan (1989).

RESIDENTIAL LAND USE CATEGORIES

Residential-3 (R-3)

Purpose: To designate areas that are best suited for single family detached residential development. In addition, neighborhood commercial and office uses geared to serve the daily needs of residents may be permitted, subject to the Goal, Objectives, and Policies of the Future Land Use Element and applicable development regulations.

Permitted Uses: Single family detached, semi-detached and attached residential uses, neighborhood commercial and low intensity office uses. All housing types, except multi-family high-rise, may be considered in large-scale planned developments.

Density/Intensity: A range from 0-3.0 dwelling units per gross acre may be considered. A proposed development that meets Traditional Neighborhood Design Criteria and is consistent with comprehensive plan policies regarding Traditional Neighborhood development may be considered for a density increase of up to 6 dwelling units per gross acre under the Traditional Neighborhood Development Option as outlined in the Future Land Use Element.^{xlix} A 0.35 floor area ratio (FAR) may be considered for non-residential uses. All rezonings in the Residential-3 land use plan category will be site plan controlled.

Residential-6 (R-6)

Purpose: To designate areas that are best suited for single family detached residential uses. The purpose of this land use plan category is to protect single family detached uses from encroachment of other uses.

Permitted Uses: Single family detached dwelling units.

Density/Intensity: A range from 0-6.0 dwelling units per gross acre. Rezonings for attached residential and non-residential uses are not allowed for consideration within this land use plan category.

Residential-10 (R-10)

Purpose: To designate areas that are best suited to be developed or maintained as single family areas. Certain neighborhood commercial and residential office uses will be considered that are geared to serve the daily needs of residents, and to encourage pedestrian access. (Refer to the Locational Criteria for Neighborhood Commercial and Residential Office Uses described in the Plan Implementation chapter of this element.)

Permitted Uses: Single family detached, semi-detached and attached residential uses, neighborhood commercial and low intensity office uses.

Density/Intensity: A range from 0-9.0 dwelling units per gross acre. An increase from 0-10.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 0.35 floor area ratio (FAR) maximum may be considered for non-residential uses.

Residential-20 (R-20)

Purpose: To designate areas that are primarily single family residential areas; however, other residential development such as two-family and small-scale multi-family development may also occur. Certain neighborhood commercial and residential office uses will be considered that are geared to serve the daily needs of residents, and to encourage pedestrian access. (Refer to the Locational Criteria for Neighborhood Commercial and Residential Office Uses described in the Plan Implementation chapter of this element.)

Permitted Uses: Single family detached, semi-detached, attached and multi-family residential uses, neighborhood commercial and low intensity office uses.

Density/Intensity: A range from 0-18.0 dwelling units per gross acre. An increase from 0-20.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 0.5 floor area ratio (FAR) maximum may be considered for non-residential uses, except in the Ybor City Historic District, where a maximum floor area ratio of 2.0 may be considered for non-residential uses.

Residential-35 (R-35)

Purpose: To designate areas for medium density residential development as well as neighborhood commercial uses. Designated areas are mainly those that are either established, in transition, or specifically determined to be appropriate due to availability of services, surrounding land uses, traffic impact, and market demands. Certain neighborhood commercial and residential office uses will be considered that are geared to serve the daily needs of residents, and to encourage pedestrian access. (Refer to the Locational Criteria for Neighborhood Commercial and Residential Office Uses described in the Plan Implementation chapter of this element.)

Permitted Uses: Single family detached, semi-detached, attached and multi-family residential, and mid-rise multi-family residential uses, neighborhood commercial, and low intensity office uses.

Density/Intensity: A range from 0-30.0 dwelling units per gross acre. An increase from 0-35.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 0.5 floor area ratio (FAR) maximum may be considered for non-residential uses, except in the Ybor City Historic District, where a maximum floor area ratio of 2.0 may be considered for non-residential uses.

Residential-50 (R-50)

Purpose: To designate areas suitable for moderately high density multi-family development due to existing development patterns and the availability of adequate public facilities. In addition to multi-family development, mid-scale office development may be considered in appropriate locations. Generally, the locations designated on the land use map in close proximity to the downtown area or on major roadways are the locations deemed appropriate for mid-scale office. Certain neighborhood commercial and residential office uses will be considered that are geared to serve the daily needs of residents, and to encourage pedestrian access. (Refer to the Locational Criteria for Neighborhood Commercial and Residential Office Uses described in the Plan Implementation chapter of this element.)

Permitted Uses: Single family detached, semi-detached attached and multi-family residential, neighborhood commercial, and low medium intensity office uses.

Density/Intensity: A range from 0-40.0 dwelling units per gross acre. An increase from 0-50.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 1.0 floor area ratio (FAR) maximum may be considered for office and 0.5 FAR for neighborhood commercial uses, except in the Ybor City Historic District, where a maximum floor ratio of 2.0 may be considered for non-residential uses.

Residential-83 (R-83)

Purpose: To direct the location of high-rise residential structures in designated areas appropriate because of adequate support systems such as: commercial, financial, and retail uses; public facilities and services; employment opportunities; availability of cultural and entertainment activities; and a minimal need for individual transportation. Certain neighborhood commercial and residential office uses will be considered that are geared to serve the daily needs of residents, and to encourage pedestrian access. (Refer to the Locational Criteria for Neighborhood Commercial and Residential Office Uses described in the Plan Implementation chapter of this element.)

Permitted Uses: Single family detached, semi-detached, attached and multi-family residential, neighborhood commercial, and low intensity office uses.

Density/Intensity: A range from 0-75.0 dwelling units per gross acre. An increase from 0-83.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 0.5 floor area ratio (FAR) maximum may be considered for non-residential uses.

MULTI-USE CATEGORIES

Suburban Mixed Use - 3 (SMU-3)¹

Purpose: To designate areas that are best suited for low density, mixed-use developments at a suburban scale of development. Such areas may be characterized by large, undeveloped parcels of land located at the City's urbanizing fringe which are experiencing high growth pressures. The intent is to manage the anticipated growth to create a more effective land use pattern. This plan category is used to encourage large scale integrated developments (including neo-traditional town centers/concepts) that will protect the environment, preserve open space, provide for a more efficient use of land and reduce unnecessary automobile trips.

The SMU-3 plan category is intended to be used in instances where a mixture of low-density residential, neighborhood commercial, residential office uses and general commercial uses may be appropriate, and for which a flexible managed approach will best lead to achieving the Goals, Objectives and Policies of the City's Comprehensive Plan.

Permitted Uses: Single family detached, semi-detached and attached residential uses, neighborhood commercial, residential office uses and general commercial uses. All housing types, except multi-family high-rise, may be considered in large-scale planned developments. Non-residential uses are intended to support the needs of the local community.

Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis and are intended to guide the overall mix of uses and are not intended to be applied to individual projects. The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

The Maximum Allowable Percentages of Land Use Within the Area

Residential: 85

Commercial (including office development): 15

Industrial: 0

Fifty percent (50%) of the developable land within each project must be residential.

Density/Intensity: A range from 0-3.0 dwelling units per gross acre may be considered. A proposed development that meets Traditional Neighborhood Design Criteria and is consistent with comprehensive plan policies regarding Traditional Neighborhood development may be considered for a density increase of up to 6 dwelling units per gross acre under the Traditional Neighborhood Development Option as outlined in the Future Land Use Element.^{li} A maximum of 0.25 floor area ratio (FAR) may be considered for Neighborhood Commercial, Low Intensity Office Uses and General Commercial Uses if the uses are integrated into the overall development, are appropriately scaled with other project uses, and it is demonstrated that the site's environmental resources are preserved in accordance with the Goals, Objectives and Policies of the Comprehensive Plan.

All rezonings in the SMU-3 land use plan category will be site plan controlled and may be required to meet greater clustering requirements of the City's Comprehensive Plan (Future Land Use Element). Non-residential uses must be in conformance with locational criteria provided in the Future Land Use Element.

Any limitation on the maximum allowable land use percentage and the maximum FAR for general commercial use shall not apply to golf courses and their related facilities located thereon, when such facilities are part of a planned development community.

Suburban Mixed Use-6 (SMU-6)

Purpose: The purpose of the SMU land use plan category is two-fold: one, to encourage large scale, integrated, planned development at a suburban scale density for areas north of Fowler Avenue by designating those areas that are primarily undeveloped and with large parcels under single ownership; and two, to recognize and/or develop neighborhood activity centers in areas south of Fowler Avenue. Designated areas north of Fowler Avenue are determined to be appropriate due to the large-scale development opportunities under single ownership. Fifty percent (50%) of developable land within each project north of Fletcher Avenue and the northernmost point of the Hillsborough River must be residential. Designated areas south of Fowler Avenue are determined to be appropriate because they will serve as very low intensity, activity centers filling a neighborhood need and market, and create interaction between surrounding neighborhoods and the activity center.

Permitted Uses: Office uses up to the maximum floor area ratio allowed in this category are permitted in areas south of Fowler Avenue. Office, commercial, research and high technology and similar manufacturing and light warehouse uses are permitted only in those areas north of Fowler Avenue. Single family detached, semi-detached, attached and multi-family residential uses are permitted in those areas north of Fowler Avenue. Single family detached, semi-detached and attached residential uses are permitted in those areas south of Fowler Avenue. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 65

Commercial (including office development): 20

Industrial: 15

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/Intensity: A maximum residential density of 6.0 dwelling units per gross acre may be considered. A proposed development that meets Traditional Neighborhood Design Criteria and is consistent with comprehensive plan policies regarding Traditional Neighborhood development may be considered for a density increase of up to 12 dwelling units per gross acre under the Traditional Neighborhood Development Option as outlined in the Future Land Use Element.^{liii} A 0.5 floor area ratio (FAR) maximum is permitted for non-residential uses. All rezonings in the SMU land use plan category, except rezoning requests for single family detached residential uses, must be site plan controlled.

Community Mixed Use-35 (CMU-35)

Purpose: To designate areas suitable for general commercial, professional office, and multi-family development. Designated areas are determined to be appropriate for such uses due to existing development patterns, the availability of adequate public facilities, and market demands. In order to encourage a true mixture of uses and to encourage the development of residential uses in conjunction with office and retail uses, residential development can be guided by either density or the floor area ratio (FAR), whichever calculation is more beneficial to the development. This concept permits residential uses to be competitive with commercial and/or office uses.

Permitted Uses: Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 45

Commercial (including office development): 60

Industrial: 0

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/Intensity: A range from 0-30.0 dwelling units per acre. An increase from 0-35.0 dwelling units per acre may be considered with applicable performance standards or a site plan controlled zoning district. A 1.5 floor area ratio (FAR) maximum may be considered in this land use designation, except in the Ybor City Historic District where a maximum floor area ratio of 2.0 may be considered for non-residential uses.

General Mixed Use (GMU-24) - Overall

Purpose: To identify areas containing a broad range of uses frequently characterized by a mixture of residential, commercial, and light industrial uses with no clear, identifiable development trend. Many of these areas have historically developed prior to zoning and planning regulations, and application of more specialized land use plan categories will create a large number of non-conforming uses and undue hardships.

The intent of this land use plan category is to recognize a wide variety of uses; to permit those uses to be considered legally conforming; and to alleviate undue hardships created because of the number and type of non-conforming uses. Plan amendments to this designation shall be discouraged, and shall only be considered in those areas of the city with the unique circumstances described above.

Density/Intensity: A range from 0-24.0 dwelling units per gross acre. A 1.5 floor area ratio (FAR) maximum may be considered for non-residential uses.

Permitted Uses: Single family, multi-family residential, low to medium intensity office uses, general and heavy commercial uses and light industrial uses.

General Mixed Use Area #1: This area is also known as “Dobyville”. Generally, it is located north of Kennedy Blvd., south of I-275, east of Rome Avenue and west of the CSX Railroad tracks. The exact boundaries are shown on the Future Land Use Map. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total GMU-1 area. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 30%

Commercial (including office development): 50%

Industrial: 60%

General Mixed Use Area #2: This area is also known as “South Ybor City”. Generally, it is located south of Ybor City, south of 3rd Avenue. The exact boundaries are shown on the Future Land Use Map. Residential, commercial and industrial uses shall be permitted according to the following schedule, expressed as a percentage of the total GMU-2 area. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 55%

Commercial (including office development): 50%

Industrial: 50%

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Transitional Use-24 (TU-24)

Purpose: To identify areas containing a broad range of uses frequently characterized by the juxtaposition of residential, commercial, and light industrial uses. The Transitional Use designation is intended to facilitate the orderly transition of land uses, through the rezoning process. Plan amendments to this designation shall be discouraged.

Density/Intensity: A range from 0-24.0 dwelling units per gross acre. A 1.5 floor area ratio (FAR) maximum may be considered for non-residential uses. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area
Residential: 60
Commercial (including office development): 50
Industrial: 50

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Urban Mixed Use-60 (UMU-60)

Purpose: To designate areas suitable for medium high density residential, professional office and commercial development. Designated areas are determined to be appropriate for such uses due to market demands and availability of adequate community facilities . In order to encourage a true mixture of uses and encourage the development of residential in conjunction with office and commercial uses, residential development can be guided by either density or the floor area ratio (FAR), whichever calculation is more beneficial to the development. This concept permits residential uses to be competitive with commercial and/or office uses. Urban Mixed Use plan category may be considered as a preferred land use category to delineate community center activity centers.

Permitted Uses: Single family, multi-family residential, low to high intensity office uses, general and intensive commercial uses and mixed use developments. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area
Residential: 45
Commercial (including office development): 85
Industrial: 0

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/ Intensity: A range from 0-50 dwelling units per acre. An increase from 0-60 dwelling units per acre may be considered with applicable bonus performance standards. A 2.5 floor area ratio (FAR) maximum may be considered in this land use designation except in the Ybor City Historic District where a maximum floor area ratio of 3.25 may be considered.^{liii}

Regional Mixed Use-100 (RMU-100)

Purpose: To identify areas suitable for high-rise residential, major office, and regional serving commercial developments that because of their need for

space, significant vehicular access, or intensity of use require locations related to major transportation facilities. In order to encourage a true mixture of uses and to encourage the development of residential uses in conjunction with office and retail uses residential development can be guided by either density or the floor area ratio (FAR) whichever calculation is more beneficial to the development. This concept permits residential uses to be competitive with commercial and/or office uses.

Permitted Uses: Single family and multi-family, general and intensive commercial including shopping malls with one or more major department stores, low to high intensity office uses, mixed use developments. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 50

Commercial (including office development): 75

Industrial: 0

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/Intensity: A range from 0-75.0 dwelling units per acre. An increase from 0-100 dwelling units may be considered with applicable bonus performance standards. A 3.5 floor area ratio (FAR) maximum may be considered in this land use designation.

Heavy Commercial-24 (HC-24)

Purpose: To designate areas suitable for heavy or intensive commercial uses. General commercial and office uses are also permitted. Due to the potential conflict between heavy or intensive commercial activity and residential development, residential uses are discouraged except in appropriate locations with site plan controlled zoning districts.

Permitted Uses: General and intensive commercial and low to medium-high intensity offices uses. Residential development shall be limited to site plan controlled zoning districts. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area

Residential: 70

Commercial (including office development): 100

Industrial: 0

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/Intensity: A 1.5 floor area ratio (FAR) maximum may be considered in this land use designation. Residential density shall be guided by a range of 0-24.0 dwelling units per acre.

Central Business District (CBD)

Purpose: This land use category is used to encourage and maintain the development of Tampa's central core (Central Business District) as the principal governmental, financial, commercial, convention and entertainment center of Hillsborough County through continued improvement in its accessibility, appearance, utilization, and facilities. Refer to the Central Business District Element.

Permitted Uses: Mixed used developments, office uses, public assembly facilities, cultural and educational facilities, hotels, motels, entertainment, retail uses including major department stores, and high density residential uses.

Density/Intensity: Individual developments of 120 feet in height or less are permitted in the Central Business District. Projects greater than 120 feet can be permitted upon site plan review and urban design review. In addition, all individual projects are subject to Federal Aviation Authority (FAA) height restrictions.

Municipal Airport Compatibility Plan Category (M-AP)

Purpose: To promote the appropriate type and intensity of development of land uses surrounding an airport. The purpose of designating land and water areas in this district is to encourage development which is compatible with aircraft operation and to increase safety and limit population by maintaining a lower intensity of development and to promote and protect the utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas in proximity to airport boundaries or operations as designated on the adopted Future Land Use Map.

Permitted Uses: General and heavy commercial uses, office, and light industrial uses.

Intensity: The maximum allowable intensity varies depending upon location of the land parcel relative to airport approach/clear zones. The maximum allowable floor area ratio ranges from 0.25 FAR to 1.5 FAR depending upon proposed use and zoning sub-district. The maximum allowable height in M-

AP 1 and M-AP 2 is 42' and in M-AP 3 and M-AP 4 the maximum height is 70'.

Prohibited Uses: Specific uses are prohibited as per each M-AP zoning district as defined in the City of Tampa's zoning code. Site planned developments can be considered in this category, however this cannot be used to exceed adopted heights.

INDUSTRIAL LAND USE CATEGORIES

Light Industrial-1.5 (LI-1.5)

Purpose: To provide areas for those industrial uses that create a minimal degree of nuisance upon the surrounding environment. Generally, the type of activity will be light manufacturing, heavy repairs and workshops in various types of processing.

Permitted Uses: General and intensive commercial, research/corporate parks and light industrial.

Prohibited Uses: Residential development is not permitted with the exception of limited accessory residential (e.g., on-site security guard).

Intensity: A 1.5 floor area ratio (FAR) maximum may be considered in this land use designation.

Heavy Industrial-1.5 (HI-1.5)

Purpose: To provide areas for those industrial uses necessary to the local economy that may have objectionable accompanying effects such as noise, vibration, dust, odor, etc. Designation of appropriate areas will reduce future conflicts between industrial and non-industrial uses.

Permitted Uses: General and intensive commercial, research/corporate parks and light and heavy industrial uses.

Prohibited Uses: Residential development is not permitted with the exception of limited accessory residential uses (e.g. on-site security guard).

Intensity: A 1.5 floor area ratio (FAR) maximum may be considered in this land use designation.

PUBLIC LAND USE CATEGORY

Major Public/Semi-Public (P/SP)

Purpose: To show those major government-owned facilities, and other public uses, existing or proposed. This category will also accommodate semi-public uses such as private establishments generally available for public use.

Permitted Uses: Airports, universities, schools, hospitals, and major public infrastructure facilities (e.g. wastewater treatment plant). The Future Land Use Map only shows major existing facilities.

RECREATION, OPEN SPACE AND ENVIRONMENTAL LAND USE CATEGORIES

Recreation and Open Space (R/OS)

Purpose: To illustrate major public park, recreation and open space facilities (e.g. stormwater detention facilities) (regional, district, or community level). The Future Land Use Map only shows major existing facilities.

Major Environmentally Sensitive Areas (ESA)

Purpose: To designate major areas in the City that are conservation or preservation areas. Development in these areas is restricted by Federal, State, and/or local environmental regulations. Development projects will be evaluated for compliance with the adopted Conservation and Coastal Management Elements of the Comprehensive Plan for the City of Tampa. The Environmentally Sensitive Areas designations on the Future Land Use Map are very generalized, represent only major systems and are not exhaustive of all sites. Actual on-site evaluation will be required for specific project review proposed in, or adjacent to, those areas designated on the Future Land Use Map.

Potential Areas: Swamps, marshes, shallow grassy ponds, sinkholes, mangrove forest, natural shorelines, Classes I, II and III waters, wet prairies, sand-pine scrub, significant and essential wildlife habitats, aquatic preserves, marine grassbeds, coastal strand and state wilderness areas.

IDENTIFICATION ONLY LAND USE CATEGORIES

The categories of Major Public/Semi-Public (P/SP) and Recreation/Open Space (R/OS) are included on the Future Land Use Map for the purpose of identifying and recognizing major existing or proposed uses; they are not intended to be regulatory. Therefore, prior to a change of any land use on a specific parcel designated for P/SP or R/OS uses to non P/SP or non R/OS, the affected property shall be the subject of a Plan Amendment to determine the appropriate regulatory land use designation for said parcel.

The category of Environmentally Sensitive Areas (ESA) is included on the Future Land Use Map for the purpose of identification of potentially environmentally sensitive land and is not intended to indicate precise boundaries. Actual boundaries will be determined on a case-by-case basis by the Hillsborough County Environmental Protection Commission and/or by the State of Florida, Department of Environmental Protection after site

inspection. If in the course of the regulatory agency(ies) review, the land designated ESA on the Future Land Use Map is not in actuality environmentally sensitive, the land use designation shall convert to the surrounding land use designation. However, in the event that the ESA designation encompasses two or more land use designations, the logical extension of each such land use designation line shall determine the new land use boundary.

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ZONING DISTRICT/LAND USE DESIGNATION MATRIX

This is a chart which shows which zoning districts are permitted in each future land use plan category. This chart is adopted as part of the zoning code. The future land use plan category sets out the long term development direction for all areas of the city. It is helpful to think of the future land use plan category as an 'umbrella', and underneath that 'umbrella' there are a number of zoning districts which may be considered compatible. For example, in the R-10 land use plan category, there are number of single family residential zoning districts which may be considered. However, the zoning district/land use designation matrix shows that the light industrial zoning district is not permitted in the R-10 land use plan category. In this case, if someone wanted to rezone to the light industrial zoning district, they would first have to change the future land use plan category (the 'umbrella') to a future land use category that would permit consideration of the light industrial zoning district. This is called a 'plan amendment'. If the plan amendment petition were successful, then that person could then apply for a rezoning to the light industrial zoning district

The purpose of this matrix is to streamline the rezoning process for more effective Plan implementation. While most Plan categories permit the consideration of the Planned Development district, regulations established under the applicable single use zoning districts will serve as guidelines in the review of such projects that are adjacent to residential uses..

DENSITY CALCULATIONS

Density is calculated on a gross residential basis. Gross residential acreage is defined as those acres of a development proposal to which the owner has surface development rights for residential uses, community facility uses (e.g., schools, community centers, churches, streets, and utility rights-of-way), public and private parks and recreation sites, and public facilities (e.g., drainage facility and utility sub-stations). Lands for commercial, office, industrial or any other non-residential uses, conservation and preservation areas as established in the Conservation and Coastal Management Elements, and naturally occurring water bodies shall not be included as part of gross

**CITY OF OLDSMAR (PINELLAS COUNTY) FUTURE LAND USE
CATEGORIES**

VII. FUTURE LAND USE MAP

A. Introduction

Pursuant to Section 163.3177(6)(a), FS, and Section 9J-5.006(4), F.A.C., the following represents a discussion of the Future Land Use Map for the city of Oldsmar. The Future Land Use Map is intended to display the distribution, extent, and location of those land use categories that have been identified as being appropriate to, and in conformance with, the character and desires of the city of Oldsmar.

B. Non-applicable Items

Based on the findings contained in this Element and pursuant to Section 9J-5.002, F.A.C., it has been determined that the following land use categories identified in Sections 9J-5.006(4)(a) and (b), F.A.C., are not to be found in the city and are therefore not applicable to the city of Oldsmar: *Agricultural Use*.

Those previous maps of required natural resources remain applicable and were referenced in the Coastal Conservation Element.

In accordance with Section 9J-5.006(4)(d), F.A.C., the public buildings and grounds and other public facilities land use categories have been combined into the Public/Semi-Public land use category.

C. Land Use Categories

The 1989 adopted Plan projected that the city would have a permanent population of 18,094 in the year 2000. The University of Florida Bureau of Economic and Business Research, 1994, estimate for the city is 8,710. It is clear that the population projections in the adopted plan are excessive and the city will not come near those estimates.

Additionally, given the fact that Pinellas County and SWFWMD have purchased 1,600 acres of land from the Forest Lakes DRI, Cypress Lakes DRI and Phase IV of the Tampa Bay Park of Commerce DRI, the forthcoming population projections will need to be scaled down. This is based on the fact that the portion of the Forest Lakes DRI which was purchased was approved for 1,500 residential units. The Cypress Lakes DRI area which was purchased was also approved for 1,500 units. This effectively removed 3,000 dwelling units from construction.

Much of the growth being experienced by the city can be attributed to its location as the crossroads between Pinellas County and Hillsborough County. Both of these areas are experiencing rapid residential, commercial, and industrial development. Since the area around Oldsmar contains much of the vacant/undeveloped land remaining in Pinellas County, it is only natural that development should find its way here.

The community continues to struggle with its desire to maintain its "small town", family oriented, residential character. One of these changes is the fact that the city now finds itself as a center of both service providers and employment for a much larger area. In addition, the city must recognize the need to preserve and to conserve the large amount of environmentally sensitive land associated with the area around Old Tampa Bay and fresh water wetlands. The protection of the latter areas is of utmost importance in light of the city's location near the prime aquifer recharge areas of Pinellas and Hillsborough Counties. In addition to these concerns, the city has expressed an interest in the revitalization of its historic Central Business District (CBD). This desire is based on recognition of the areas role in the overall well-being and character of the community. As a result of these desires, the land use distribution which supports the residential character of the community, downtown revitalization, and economic and environmental protection described in Sections VII and VIII of this Element are reflected in the Future Land Use Map (Map 7).

Therefore, in conjunction with and furtherance of the Goals, Objectives, and Policies contained in Section IX of this Element, the following land use categories are intended to guide the city of Oldsmar in the continued maintenance of its desired character.

1. Residential Land Use Categories

For the purposes of this section, the maximum residential density allowed on a parcel of land is calculated by multiplying the gross land area of the parcel by the maximum density permitted for the future land use plan designation for the site.

Gross land area for the purpose of computing density shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public road right-of-way.

a. Residential Rural (0 to 0.5 units/gross acre)

The Residential Rural land use category is intended for very low intensity land uses compatible with the natural environment and very low density residential units. This category is generally appropriate in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and ground water resource areas. Primary uses consist of conservation, agricultural and residential; secondary uses consist of public/semi-public and residential equivalent uses.

b. Residential Estate (0 to 1.0 units/gross acre)

It is the purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in a large lot, very low density residential manner, and to recognize such areas as primarily well-suited for estate residential and agricultural uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

c. Residential Suburban (1.0 to 2.5 units/gross acre)

The Residential Suburban Land Use Category is intended for residential uses up to 2.5 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

d. Residential Low (2.5 to 5.0 units/gross acre)

The Residential Low Land Use Category is intended for residential uses up to 5.0 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

e. Residential Urban (5.0 to 7.5 units/gross acre)

The Residential Urban Land Use Category is intended for residential uses up to 7.5 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas

f. Residential Low Medium (7.5 to 10.0 units/gross acre)

The Residential Low Medium Land Use Category is intended for residential uses up to 10.0 units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

g. Residential Medium (10.0 - 15.0 units/gross acre)

The Medium Density Residential Land Use Category is intended for residential uses up to 15.0 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

2. Commercial Land Use Categories

a. Commercial Neighborhood

The Commercial Neighborhood Land Use category is intended for commercial uses designed to provide local, neighborhood scale, convenience commercial goods and services; and to recognize such areas as primarily well suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve. The maximum land use intensity, expressed as a ratio of impervious surface to total lot area, shall be 80 percent.

b. Commercial General

The General Commercial Land Use Category is intended for commercial uses of varying intensity, with varying service areas, and encompassing retail and wholesale trade, and personal and business services. Such uses are suitable in areas having a full range of urban service and a high degree of accessibility to the residents of the service area. The maximum land use intensity, expressed as a ratio of impervious surface to total lot area, shall be 80 percent.

c. Residential/Office General -Restricted

The Residential/Office General-Restricted Land Use Category is intended for office uses not involving merchandising activities, of varying intensity and service areas. Such uses are suitable in areas having a full range of urban services and a high degree of accessibility to the residents of the service area. The maximum land use intensity, expressed as a ratio of impervious to total lot area, shall be 80 percent.

d. Residential/Office/Retail (ROR)

The ROR Land Use Category is intended for moderate intensity residential uses up to 15.0 dwelling units per net acre, office, and general commercial uses including transient accommodations within permanent structures. All activities associated with these uses, including storage and display, must be wholly contained within permanent structures. Such uses are suitable in areas with a full range of urban services and a high degree of accessibility to residents of the service area. The maximum nonresidential land use intensity, expressed as a ratio of impervious to total lot area, shall be 80 percent.

3. Industrial Limited Land Use Category

The Industrial Limited Land Use Category is intended for industrial uses characterized as meeting strict performance standards. These so-called clean industries have minimal air/noise

pollution effluent or advanced sophisticated pollution control equipment; and they are landscaped to create a campus-like appearance. These industries include light manufacturing, storage warehouses, wholesale, business and office complexes, and similar uses. The maximum land use intensity, expressed as a ratio of impervious to total lot area, shall be 90 percent.

4. Recreation/Open Space Land Use Category

The Recreation/Open Space Land Use Category is intended for recreational uses where the predominant activities involve developed physical facilities, whether private or public or passive open space areas. The maximum land use intensity, expressed as a ratio of impervious surface to total lot area, shall be 20 percent.

5. Preservation Land Use Category

The Preservation Land Use Category is intended for areas considered to be vital for the maintenance and recharge of water resources, areas of unique or valuable topographic or subsurface features, and areas of significant environmental or ecological importance which should be preserved. Any development in a preservation area shall be limited to passive activities, such as nature trails and boardwalk walkways. No urban development, including residential structures, shall be permitted. The maximum land use intensity, expressed as a ratio of impervious to total lot area, shall be 10 percent.

6. Public/Semi-Public Facility Land Use Category

The Public/Semi-Public Facility Land Use Category is further divided into two (2) subgroups: Institutional and Transportation/Utility.

a. Institutional (1)

The Institutional Land Use Category is intended for those areas that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character, and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features. A non-exhaustive list of uses appropriate to and consistent with this category includes: public/private schools; hospitals; church and religious institutions, fraternal, civic organizations and municipal office/public buildings. The maximum land use intensity, expressed as a ratio of impervious surface to total lot area, shall be 80 percent.

b. Transportation/Utility (TU)

The Transportation/Utility Land Use Category is intended for those areas of the city that are now used, or appropriate to be used, for transport and public/private utility services; and to recognize such areas as consistent with the need, character and scale of the transportation/utility use relative to surrounding uses, transportation facilities and natural resource features. Those uses appropriate to and consistent with this category include utility transmission lines, municipal water supply, municipal wastewater facilities, solid waste/refuse disposal/transfer/recycling facility, public works garage/storage, electric power substation, and telephone switching station.

This category is generally appropriate for those utility installations, major transmission lines, refuse disposal and public works facilities serving the city; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.

Where a utility transmission line otherwise included within this category is located within an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category. Where this land use includes building and offstreet parking structures the land use intensity, expressed as a ratio of impervious surface to total lot area, shall be 80 percent.

Special Designation Classification; Water Drainage Feature Overlay

1) Water Drainage Feature Overlay

- i) The Water/Drainage Feature Overlay is intended to designate water and drainage uses or areas. Water bodies include ocean, estuary, lake, pond, stream and drainage detention areas. Drainage features recognize existing natural and man-made drainageways and water bodies, and proposed drainageways and water bodies, that are part of watershed and master drainage plans, or that are part of an approved development order.
- ii) The primary uses shall be open and undeveloped areas consistent with the water and/or -drainage features appropriate for those locations.
- iii) Certain density and intensity restrictions shall be implemented in accordance with the underlying Plan category.
- iv) At a minimum, water bodies of three (3) or more acres will be designated on the Future Land Use Map with the appropriate symbol.
- v) Adjustments may be made to reflect the actual location of water/drainage features without the necessity of an amendment to the city Future Land Use Map.

2) Community Redevelopment Area

- i) The Community Redevelopment Area (CRA) Land Use Category is intended for those uses and developments which comprise the core areas of the downtown business district and urban centers appropriate for redevelopment in accordance with specific plan.
- ii) The primary uses shall be residential, commercial, office, and public/semi-public as enumerated by the approved redevelopment plan.
- iii) This category is generally appropriate e to those areas designed to serve as the central business district focal point of the community.
- iv) Generally, nonresidential uses shall not exceed a floor area ratio (FAR) 1.25, and residential areas shall not exceed a density of fifteen (I 5) dwelling units per acre.
- v) Certain more specific density and intensity restrictions shall be implemented in accordance with each classification of use and respective location as designated by an approved redevelopment plan, adopted in accordance with the requirements of Chapter 163, Part 111,

Community Redevelopment, Florida Statute, and incorporated by reference herein.

- 3) Coastal High Hazard Area (CHHA)
 - i) The Coastal High Hazard Area (CHHA) will be shown as an Overlay on the city Future Land Use Map.
 - ii) The Coastal High Hazard Area (CHHA) shall be defined as the category I evacuation zone, and shall be based primarily upon the Tampa Bay Regional Planning Council Hurricane Storm Tide Atlas.

POLK COUNTY FUTURE LAND USE MAP

HILLSBOROUGH COUNTY FUTURE LAND USE MAP

PLANT CITY (HILLSBOROUGH COUNTY) FUTURE LAND USE MAP

EFFECTIVE: APRIL 25, 2007
ORIGINALLY ADOPTED October 13, 1997

PLANT CITY FLUE

- | | |
|---|---|
|  | RESIDENTIAL - 4 (8 DUA/DU2) |
|  | RESIDENTIAL - 8 (8 DUA/DU2, FAR 25) |
|  | RESIDENTIAL - 12 (12 DUA/DU2, FAR 25) |
|  | RESIDENTIAL - 20 (20 DUA/DU2, FAR 35) |
|  | MIXED USE-RESIDENTIAL/COMMERCIAL (150 ACRES MAXIMUM)
MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS
FOR THE FOLLOWING USES:
RESIDENTIAL: 65% MINIMUM AND 95% MAXIMUM
COMMERCIAL: 15% MINIMUM AND 25% MAXIMUM
MAXIMUM INTENSITY AND DENSITY REQUIREMENTS
FOR THE FOLLOWING USES:
RESIDENTIAL: 12 DUA/DU2
COMMERCIAL: FAR 25 |
|  | MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL (300 ACRES MAXIMUM)
MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS
FOR THE FOLLOWING USES:
RESIDENTIAL: 65% MINIMUM AND 95% MAXIMUM
COMMERCIAL: 15% MINIMUM AND 25% MAXIMUM
LIGHT INDUSTRIAL: 10% MINIMUM AND 50% MAXIMUM
MAXIMUM INTENSITY AND DENSITY REQUIREMENTS
FOR THE FOLLOWING USES:
RESIDENTIAL: 12 DUA/DU2
COMMERCIAL: FAR 35
LIGHT INDUSTRIAL: FAR 50 |
|  | MIXED USE - DUTCHMAN'S QUAY (FAR 35)
REQUIRE A MINIMUM OF TWO TYPES OF USES,
NO SINGLE USE CAN EXCEED 80% OF THE TOTAL DEVELOPMENT |
|  | LIGHT COMMERCIAL/OFFICE (10 DUA/DU2, FAR 25) |
|  | COMMERCIAL (16 DUA/DU2, FAR 35) |
|  | DOWNTOWN CORE |
|  | INDUSTRIAL FAR 50 |
|  | PUBLIC/SEMIPUBLIC |
|  | PARKS, RECREATION AND OPEN SPACE |
|  | NATURAL PRESERVATION |
|  | TRANSITIONAL AREA (USE TO ANNEXATIONS) |
|  | WATER |
|  | STRANGERS' FESTIVAL SPECIAL USE DISTRICT |
|  | SOUTH FLORIDA BAPTIST HOSPITAL DISTRICT |
|  | ROBINSON ROAD HIGH BORN-COOD PROTECTION DISTRICT |
|  | ENVIRONMENTALLY SENSITIVE AREAS |
|  | WETLANDS |
|  | 100 YEAR FLOODPLAIN |
| BOUNDARY LINES | |
|  | COUNTY BOUNDARY |
|  | JURISDICTION BOUNDARY |

LOGTOFMAP



CREDITS

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Print Date: Jul 23, 2007

**THE
PLANNING
COMMISSION**

For more information about our organization visit website: www.shepherdmycommission.org

**CITY OF TAMPA (HILLSBOROUGH COUNTY) FUTURE LAND USE
MAP**

CITY OF TAMPA ADOPTED 2015 FUTURE LAND USE

EFFECTIVE: JUNE 25, 2007
ORIGINALLY ADOPTED: JULY 17, 1989

LEGEND

CITY OF TAMPA	
RESIDENTIAL - 3	(35 FAR)
RESIDENTIAL - 5	(35 FAR)
RESIDENTIAL - 10	(25 FAR)
RESIDENTIAL - 20	(50 FAR)
RESIDENTIAL - 35	(50 FAR)
RESIDENTIAL - 50	(50 FAR)
RESIDENTIAL - 65	(50 FAR)
SUBURBAN MIXED USE - 3	(25 FAR)
SUBURBAN MIXED USE - 6	(50 FAR)
GENERAL MIXED USE - 24	(1.5 FAR)
URBAN MIXED USE - 50	(2.5 FAR)
COMMUNITY MIXED USE - 35	(1.5 FAR)
TRANSITIONAL USE - 24	(1.5 FAR)
REGIONAL MIXED USE - 100	(3.5 FAR)
AIRPORT COMPATIBILITY	
HEAVY COMMERCIAL - 24	(1.5 FAR)
LIGHT INDUSTRIAL	(1.5 FAR)
HEAVY INDUSTRIAL	(1.5 FAR)
MAJOR RECREATION/OPEN SPACE	
MAJOR PUBLIC/RECREATION - PUBLIC	
MAJOR ENVIRONMENTALLY SENSITIVE AREA	
CENTRAL BUSINESS DISTRICT	
MACDILLAIR FORCE BASE	
WATER	
RIGHT OF WAY	
TRANSITIONAL AREA (DUE TO ANNEXATION)	

- ROADS AND BOUNDARY LINES**
- LOCALLY DESIGNATED HISTORIC DISTRICTS
 - HYDRO PARK
 - YBOR CITY
 - SEMINOLE HEIGHTS
 - TAMPA HEIGHTS
 - CDO PERIPHERY BOUNDARY
 - ACCIDENT POTENTIAL ZONE (MACDILLAIR FORCE BASE)
 - TAMPA ENTERPRISE ZONE
 - DESIGNATED REGIONAL ACTIVITY
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - TAMPA SERVICE AREA
 - URBAN SERVICE AREA
 - EXISTING MAJOR ROAD NETWORK
 - LIMITED ACCESS ROADS
 - COASTAL HIGH HAZARD AREA LIMIT

LOCATOR MAP



CREDITS

2015 FUTURE LAND USE: Hillsborough County City-County Planning Commission. Originally Adopted: December 27, 1989. Amendments were adopted by the Planning Commission. Hillsborough County.

CADRS: Tampa Bay Regional Planning Council, June 12, 2006. The Greater Tampa Bay Regional Council has approved the Future Land Use map as a general statement of the City's vision for the future and does not constitute a commitment to any specific action or program. The City's future land use map is subject to change without notice. The City's future land use map is subject to change without notice. The City's future land use map is subject to change without notice.

URBAN SERVICE AREA: Hillsborough County City-County Planning Commission. Adopted in 2006.

MAJOR ROAD: Hillsborough County City-County Planning Commission. Adopted in 2006.

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REFERENCE INFORMATION



Print Date: Jan 24, 2008

THE PLANNING COMMISSION

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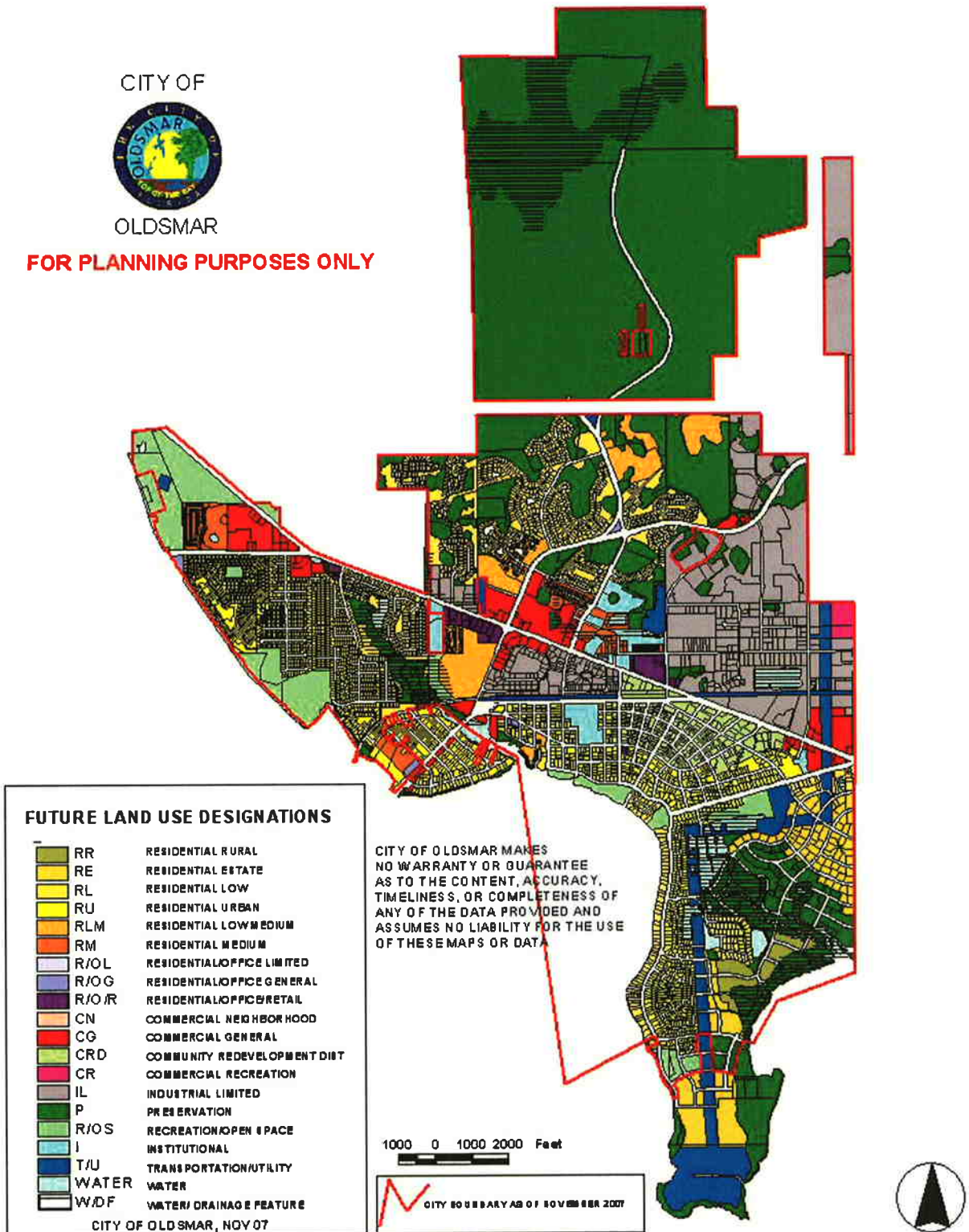
CITY OF OLDSMAR (PINELLAS COUNTY) FUTURE LAND USE MAP

CITY OF



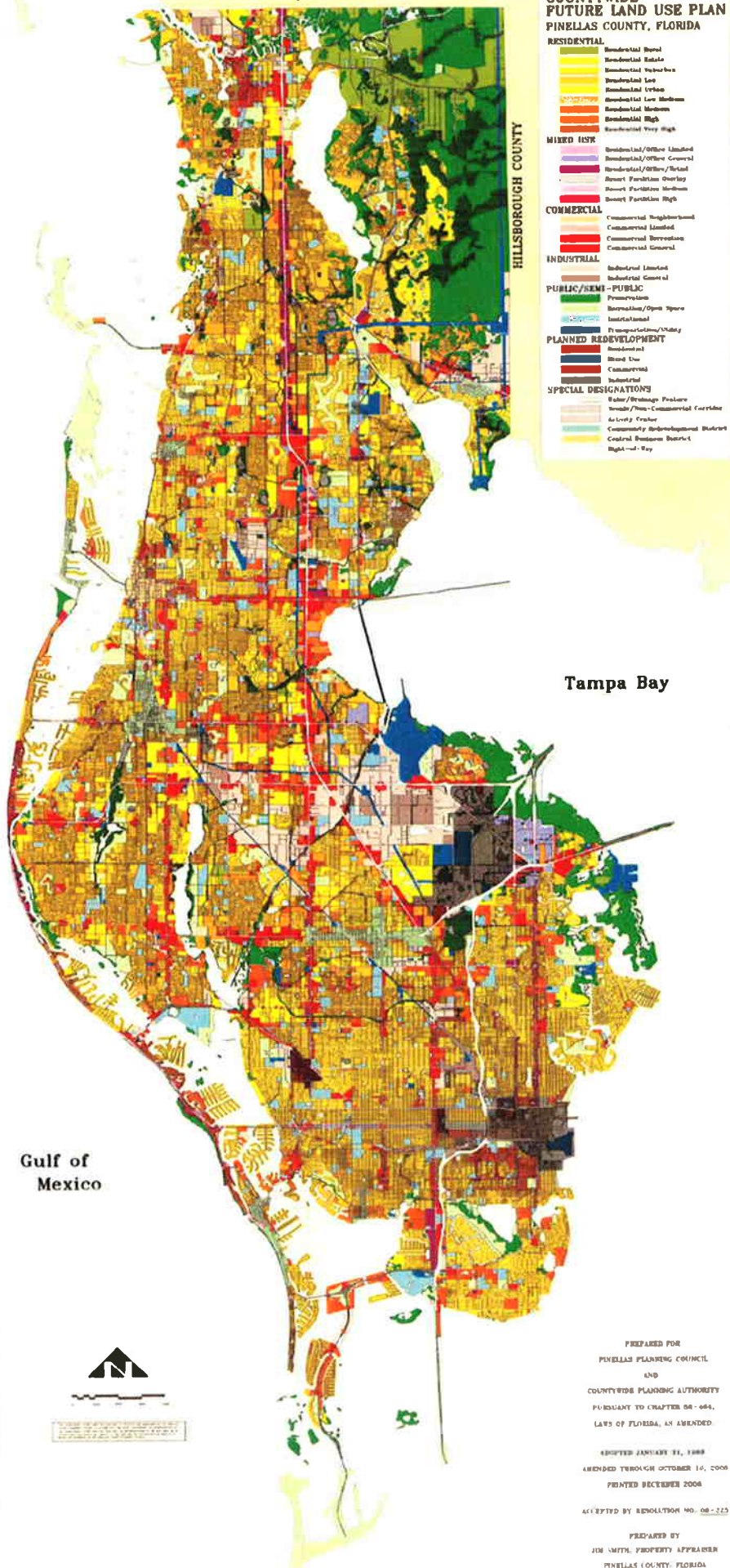
OLDSMAR

FOR PLANNING PURPOSES ONLY



PINELLAS COUNTY FUTURE LAND USE MAP

**COUNTYWIDE
FUTURE LAND USE PLAN
PINELLAS COUNTY, FLORIDA**



Tampa Bay

Gulf of Mexico



PREPARED FOR
PINELLAS PLANNING COUNCIL
AND
COUNTYWIDE PLANNING AUTHORITY
PURSUANT TO CHAPTER 88-664,
LAWS OF FLORIDA, AN AMENDED

ADOPTED JANUARY 11, 1988
AMENDED THROUGH OCTOBER 14, 2008
PRINTED DECEMBER 2004

ACCEPTED BY RESOLUTION NO. 08-225

PREPARED BY

JIM SMITH, PROPERTY APPRAISER

PINELLAS COUNTY, FLORIDA

ATTACHMENT 9-A8-3

Preliminary Cultural Resources Report

Preliminary Cultural Resources Report
for the
Progress Energy BBW, CB, CCRE, IO, IS and PHP Corridors
in Citrus, Hernando, Hillsborough, Levy, Pinellas, and Polk Counties

Prepared for:

Progress Energy Florida, Inc.
P.O. Box 14042
St. Petersburg, Florida 33733

Prepared by:

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Tampa, Florida 33607

In cooperation with:

Golder Associates, Inc.
5100 West Lemon Street, Suite 114
Tampa, Florida 33609

May 2008

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LIST OF ATTACHMENTS

Attachment A: USGS Quadrangle Map Locations of Archaeological Sites that are NRHP–Eligible or Potentially NRHP–Eligible, have the Potential for Human Remains, or have Possible Paleoindian Components
Attachment B: FDHR/SHPO Coordination
Attachment C: Selected Pages of the Schedule of Indian Land Cessions Applicable to Citrus, Hernando, Hillsborough, Levy, Pinellas, and Polk Counties with Accompanying Map

INTRODUCTION

Janus Research conducted a detailed desktop analysis for six corridors of the Progress Energy Florida Central Florida Corridor Study (PEFCFCS) from March 2008 through May 2008. These corridors include the ‘230 kV Brookridge Substation – Brooksville West Substation Transmission Line’ (BBW), the ‘230 kV Crystal River Energy Complex – Brookridge Substation Transmission Line’ (CB), the ‘230 kV Proposed Citrus Substation – Crystal River East Substation (2 Transmission Line Circuits)’ (CCRE), the ‘69 kV South Levy Nuclear Plant Construction/Administration Transmission Line’ (IO), the ‘69 kV North Levy Nuclear Plant Construction/Administration Transmission Line’ (IS), and the ‘230 kV Polk-Hillsborough-Pinellas (PHP) Transmission Line (Kathleen Substation – Lake Tarpon Substation)’.

The purpose of this desktop analysis was to identify any previously recorded cultural resources and areas with potential for containing unrecorded cultural resources within these corridors. Previously recorded archaeological sites and historic resources as well as areas with the potential for containing unrecorded resources were identified.

The Principal Investigator, Kathleen S. Hoffman, Ph.D., meets the *Secretary of the Interior’s Professional Qualification Standards* (48 FR 44716).

Location of Corridors

A breakdown of corridor locations is included in Table 1. The corridors are located on the Brooksville (1954 PR 1988), Chassahowitzka (1966 PR 1980), Citrus Park (1956 PR 1969), Crystal River (1954 PR 1988), Homosassa (1954 PR 1988), Oldsmar (1974), Plant City East (1975 PR 1987, minor revision 1993), Plant City West (1975, minor revision 1993), Red Level (1954 PR 1988 with minor revisions in 1992), Socrum (1975), Sulphur Springs (1956 PR 1987), Thonotosassa (1974 PR 1987), Weekiwachee Springs (1954 PR 1988), Yankeetown (1955 PR 1988), and Yankeetown SE (1954) USGS Quadrangle maps. Geographic Information System (GIS) data regarding more detailed location information for these corridors can be provided by Golder Associates.

Table 1. Location of Corridors

Corridor	County	Township / Range / Section
BBW	Hernando	T22S / R18E / S 9, 10, 15, 16, 21, 22, 27, 28, 34
CB	Citrus, Hernando	T17S / R16E / S 25-29, 32-36 T17S / R17E / S 29-33 T18S / R17E / S 3, 4, 10-14, 23-25 T18S / R18E / S 19, 29-32 T19S / R18E / S 5-8, 17-19, 21, 28, 30-32 T20S / R18E / S 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, 33 T21S / R18E / S 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, 33 T22S / R18E / S 4, 5, 8-10, 15-18
CCRE	Citrus	T17S / R16E / S 25 T17S / R17E / S 29-32
IO	Levy	T16S / R17E / S 29-32 T17S / R16E / S 1 T17S / R17E / S 6
IS	Levy	T16S / R16E / S 13
PHP	Hillsborough, Pinellas, Polk	T26S / R23E / S 17-20, 29-32 T27S / R17E / S 34-36 T27S / R18E / S 21-24, 27-31 T27S / R19E / S 19-22, 26, 27, 35, 36 T27S / R20E / S 31 T27S / R23E / S 5-8, 17-20, 29-32 T28S / R16E / S 12, 13 T28S / R17E / S 3-5, 7, 8 T28S / R20E / S 1-6 T28S / R21E / S 1-6 T28S / R22E / S 1-6

METHODS

For the purposes of this desktop analysis, Janus Research defined separate areas of potential effects (APE) keyed to the different types of cultural resources. For archaeological sites, historic structures, and historic cemeteries, resources were noted if they fell within or adjacent to (within a buffer of 100 ft.) the corridors as effects to these resources are usually limited to areas of ground disturbance. Historic bridges and resource groups were noted if they fell within the corridors or within a distance of 1000 ft. to account for direct disturbance, as well as potential indirect effects such as visual effects.

Background research methods included a search of the Florida Master Site File (FMSF) to identify cultural resources that are listed, eligible, or potentially eligible for the National Register of Historic Places (NRHP) and resources with potential or confirmed human remains. The FMSF serves as an archive and repository of information about Florida's recorded cultural resources. It represents an inventory of resources for which available information exists and describes their condition at a particular point of time. Because the inventory of resources is not all-inclusive on a statewide basis, gaps in data may exist. The FMSF is only as accurate and as comprehensive as the information that is submitted and users should be cognizant of the sometimes uneven quality of the information. The FMSF is an important planning tool that assists in identifying potential cultural resources issues and resources that may warrant further investigation and protection. It can be used as guide but should not be used to determine the Florida Division of Historical Resources'/State Historic Preservation Office's (FDHR/SHPO) official position about the significance of a resource.

USGS Quadrangle maps were also reviewed in order to identify potentially historic resources within the vicinity of the corridors. Additionally, a search for pertinent Certified Local Governments (CLG) located within the boundaries of the corridors was also conducted as CLGs often provide information regarding local resources which may not be included in the FMSF. Furthermore, National Park Service (NPS), Bureau of Indian Affairs (BIA), and United States Congressional documents were reviewed in order to determine the federally and state recognized tribes within Florida and determine if corridors traversed reservation land, land associated with state recognized tribes, or lands once considered to be tribally affiliated.

RESULTS

Previously Conducted Cultural Resource Surveys

The FMSF notes 61 previously conducted cultural resource surveys within the corridors. One previous survey (9193) intersected the BBW Corridor. Four previous surveys (2785, 4387, 8377, and 12807) intersected the BBW and CB corridors. One previous survey (4386) intersected the BBW, CB, CCRE, IS, and PHP corridors. Five previous surveys (104, 4590, 4732, 7108, and 7573) intersected the CB and CCRE corridors. One previous survey (8897) intersected only the IO corridor. Nine previous surveys (1466, 4914, 5012, 6375, 6547, 11562, 12402, 12713, and 13448) intersected only the CB Corridor. The remaining 40 previous surveys solely intersected the PHP Corridor.

Please note that some of these surveys occur within multiple corridors. While a total of 61 cultural resource surveys have been previously conducted within the corridors, large portions of the corridors have never been surveyed for cultural resources. These surveys were conducted between 1974 and 2006. The scopes of work vary and particularly, the early surveys may not meet current legal requirements or professional standards. It is likely that the FDHR/SHPO will require a cultural resource assessment survey (CRAS) of the final route within the corridors that meets the requirements of Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. Once a final route is selected, continued coordination with FDHR/SHPO is recommended to determine the appropriate scope of work. The FMSF survey number, survey title, author, and publication date for each of the 61 surveys is included in Table 2.

Table 2. Previously Conducted Cultural Resource Surveys within the Corridors

Survey #	Survey Name, Author(s), and Date
99	A Cultural Resource Survey of the Northdale / North Lakes Subdivision, Hillsborough County, Florida (Grange and Williams 1978)
104	Archaeological-Historical Survey of Lake Rousseau to Crystal River Power Plant Water Supply Pipeline and Transmission Corridor Access Road, Citrus County, Florida (Willis 1978)
108	An Archaeological and Historical Survey of Seven Proposed Recreation Resource Sites in the Lower Hillsborough River Flood Detention Area [Hillsborough County, Florida] (FDHR 1979)
139	An Archaeological and Historical Survey of the Lake Thonotosassa By-Pass Canal Right-of-Way [Hillsborough County, Florida] (Deming and Williams 1976)
272	A Phase 2 Archaeological Assessment Survey of the Deltona Corporation's Tampa Palms Development in Northeastern Hillsborough County (Rom 1979)
517	An Archaeological Survey of the Pass-a-Grille Beach and Oldsmar USGS Quadrangle Map Areas [Pinellas County, Florida] (Williams 1974)

Survey #	Survey Name, Author(s), and Date
816	A Preliminary Archaeological and Historical Survey of the Tampa-Hillsborough 201 Plan (Miller 1979)
848	Archaeological Survey of the Central Florida-Kathleen 500KV Transmission Line Right-of-Way, Sumter and Polk Counties, Florida (Piper Archaeological Research 1982)
1001	Archaeological and Historical Survey of Tampa Bay Park of Commerce DRI, Sections 1, 12-14, T28S-R16E [Pinellas County, Florida] (Burger 1984)
1466	An Environmental-Archaeological Survey of the Rock Crusher Road Site, Citrus County, Florida (Marsh 1985)
1631	Archaeological Resource Assessment Survey, US 41 from CR 582A to SR 52, Hillsborough and Pasco Counties, Florida (Ballo 1988)
2377	Cultural Resource Assessment Survey of the Proposed Lexington Park DRI, Phase One, Development Sites, Polk County, Florida (Estabrook 1990)
2534	Preliminary Cultural Resource Assessment of the Florida Power Corporation's Lake Tarpon to Kathleen 500kV Transmission Line (Piper Archaeological Research 1990)
2785	Excerpts from the Hernando County Comprehensive Plan, Historical and Archaeological Element (Hernando County Department of Planning 1990)
2827	An Archaeological and Historical Survey of the Unincorporated Areas of Pinellas County, Florida (Piper Archaeological Research 1991a)
2875	Cultural Resource Assessment Survey of the Florida Power Corporation's Lake Tarpon-Kathleen 500 kV Transmission Corridor, Pinellas, Hillsborough, Pasco and Polk Counties, Florida (Piper Archaeological Research 1991b)
2965	A Phase I Study of the Deltona Corporation Property on State Road 581 in Hillsborough County, Florida (Fryman et al. 1979)
3366	Archaeological Survey of Three Borrow Pit Areas in Section 5 of Township 28 South, Range 17 East, Hillsborough County, Florida (Williams 1992)
3618	A Cultural Resources Survey of State Road 39 From I-4 to US 301 In Hillsborough and Pasco Counties (Archaeological Consultants, Inc. [ACI] 1992)
4384	Phase I Cultural Resources Investigation of the Proposed 22-inch-diameter St. Petersburg Lateral Loop of the Florida Gas Transmission Company Phase III Expansion Pipeline Corridor (R. Christopher Goodwin & Associates 1993)
4386	Phase I Cultural Resources Investigation of the West Leg Mainline Portion of the Proposed Florida Gas Transmission Company Phase III Expansion Project [Draft Report]; App. I Maps, Illustrations, Photo's; App. II Materials Recovered; App. III Site Forms (R. Christopher Goodwin & Associates 1994a)
4387	Phase I Cultural Resources Investigation of the West Leg Reroute Portion on the Proposed Florida Gas Transmission Company Phase III Expansion Project [Draft Report] (R. Christopher Goodwin & Associates 1994b)

Survey #	Survey Name, Author(s), and Date
4470	A Cultural Resource Assessment Survey of Interstate 275/75 (SR 93) PD&E Study Section 2 from Bearss Avenue to New SR 54, Hillsborough and Pasco Counties, Florida (ACI 1995b)
4590	Cultural Resource Assessment Survey for the Suncoast Parkway - Project 2, Project Development and Environment (PD&E) Study, Citrus County, Florida (Janus Research 1996)
4732	A Cultural Resources Assessment Survey of Holnam / HCR Limestone Crystal River Quarry Expansion Project, Citrus County, Florida (ACI 1995a)
4914	Cultural Resource Assessment Survey, US 98 from the North Suncoast Expressway to US 19, Citrus and Hernando Counties, Florida (ACI 1995c)
4987	Cultural Resource Assessment Survey, Technical Memorandum, Bruce B. Downs Boulevard from Bearss Avenue To Tampa City Limits and Tampa City Limits to Hunter's Green Entrance Bicycle/Pedestrian Facility, City of Tampa & Hillsborough County, Florida (ACI 1997)
5012	Cultural Resource Assessment Addendum Technical Memorandum, Suncoast Parkway Project 2 PD&E Study, Pine 3 Alternative In Citrus County SP# 97020-1300; WPI# 7159000 (Janus Research 1997)
5409	Hillsborough County Historic Resources Survey Report (Hillsborough County Planning Commission [HCPC] 1998)
5832	Cultural Resources Assessment Report of Northwest Hillsborough Expressway - Interstate I-275 To SR 597 (Dale Mabry Highway) Hillsborough County, Florida (ACI 1985)
5840	Cultural Resource Assessment Survey of the Proposed Buccaneer Gas Pipeline, Florida [V. 1:Final Report of Findings; V. 2:Appendices] (Panamerican Consultants, Inc [PCI] 2000b)
6060	Cultural Resource Assessment Survey Update Technical Memorandum, S.R. 39 from I-4 to U.S. 301, Project Development and Environment (PD&E) Study, Hillsborough and Pasco Counties, Florida (ACI 1999)
6120	Cultural Resource Assessment Survey, North-Central Hillsborough Intertie Contract 2, Hillsborough County, Florida (Southeastern Archaeological Research, Inc. [SEARCH] 2000)
6295	Cultural Resources Survey and Inventory, Florida Gas Transmission Phase V Expansion, Gulf Power Lateral, Palmetto Power Lateral, Loop C, Loop D, Loop E, Loop G, Loop H, St. Petersburg Lateral, Loop I St. Petersburg Lateral Jacksonville Loop, & FP&L L (R. Christopher Goodwin & Associates 1994)
6375	Cultural Resource Assessment Survey Technical Memorandum Proposed Pond Sites and CR 480 Realignment US 98 from Suncoast Parkway to US 19, Citrus County (ACI 2000a)
6547	Withlacoochee State Forest Archaeological Modeling Study for Citrus, Hernando, Sumter and Pasco Counties (Gulf Archaeological Research Institute 1998)

Survey #	Survey Name, Author(s), and Date
6796	Cultural Resources Assessment Survey Technical Memorandum Addendum I-275/75 (SR 93) from US 41 To SR 56 Hillsborough and Pasco Counties, Florida Five Proposed (New) Pond Sites (ACI 1998)
6800	Cultural Resource Follow-Up Surveys for Lines 500 and 600 (Supplemental Report 5) (Janus Research 2002)
7108	Cultural Resource Assessment Survey, Project Development and Environment Study US 19 (SR 55) from South of US 98 to CR 488, Citrus County, Florida WPI Segment No. 405822 1; FAP No. 1852 007 P (ACI 2002)
7316	Identification and Evaluation of Historic Properties within the Half-Mile Area of Potential Effects of the Proposed 150-Foot Westchase-Highland Park Telecommunications Tower, Hillsborough County, Florida (Parker 2002)
7389	Cultural Resource Reconnaissance Survey/Section 106 Review Proposed Cellular Tower Site: Citrus Park 2145 Paglen Road, Tampa, Hillsborough County, Florida (ACI 2001)
7573	Archaeological Site Assessment Survey for the Red Level Cell Tower Project In Citrus County (PCI 2000a)
7683	Cultural Resource Reconnaissance Survey / Section 106 Review, Proposed Cellular Tower Sites: Ranchero Acres (FL-3424-B) 4401 Cooper Road, Plant City, Hillsborough County, Florida (ACI 2000b)
7712	A Cultural Resources Assessment Survey of Race Track Road, Hillsborough County, Florida (SEARCH 2002)
8377	Archaeological Investigation Report Engineering Evaluation / Cost Analysis Former Brooksville Turret Gunnery Range Hernando County, Florida (Parsons Engineering Science 2001)
8897	Phase I Archaeological Survey of Proposed CR 40 Sidewalk from Schoolcraft Drive to Spillway Road, Levy County Florida (SEARCH 2003)
9193	Final Cultural Resource Assessment Survey S.R. 50 Project Development and Environment (PD&E) Study Reevaluation from U.S. 19 (S.R. 55) to the East S.R. 50/50A Intersection, Hernando County, Florida (ACI 2003b)
9198	I-75 PD&E Study Cultural Resource Assessment I-75 (SR 93A) from South of Fowler Avenue to South of CR 54 Hillsborough and Pasco Counties (ACI 2003c)
9259	Cultural Resource Assessment Survey Project Development & Environment Study East-West Road from I-275 to Commerce Park Boulevard City of Tampa and Hillsborough County (Janus Research 2003)
9575	An Archaeological and Historical Survey of the Sassa Trail Project Area in Hillsborough County, FL (PCI 2003)

Survey #	Survey Name, Author(s), and Date
9908	Final Cultural Resource Assessment Survey, CR 581 (Bruce B. Downs Boulevard) Project Development & Environment Study from Bearss Avenue To SR 54, Hillsborough and Pasco Counties, Florida; WPI Segment No.: 405492 1; Federal Aid Program No.: 7585 006 S (ACI 2003a)
11173	[DRAFT] Historic Assessment, Terrestrial and Submerged Resources Survey of Hollomans Branch, Hillsborough River, Hillsborough County, Florida (PCI 2004a)
11562	A Cultural Resource Survey of the Seville Tract, Hernando County, Florida (Environmental Services, Inc. 2005)
11836	Historic Assessment, Terrestrial and Submerged Resources Survey of Hollomans Branch, Hillsborough River, Hillsborough County, Florida (PCI 2004b)
12402	Section 106 Report, New Tower Submission Packet: FCC Form 620, Grove-FL2917B Telecommunications Facility, 5078 West Grover Cleveland Blvd, Homosassa, Citrus County, Florida (KCI Technologies, Inc. 2006)
12713	An Archaeological and Historical Survey of the Lake Hideaway Project Area in Hernando County, Florida (PCI 2006b)
12717	Cultural Resource Assessment Survey Eagle's Crest Hillsborough County, Florida (ACI 2004)
12807	A Phase 1 Cultural Resource Assessment Survey of the Florida Gas Transmission Company Phase VII Expansion Project (SEARCH 2005)
13448	An Archaeological and Historical Survey of the County Road 486 Widening from State Road 44 to Forest Ridge Boulevard in Citrus County, Florida (PCI 2006a)
13824	Cultural Resource Assessment Survey, Project Development & Environment Study, East-West Road from I-275 to West of Commerce Park Boulevard, City of Tampa and Hillsborough County [Florida] (Janus Research 2006)
14392	Final Cultural Resource Assessment Survey Report, Veterans Expressway (SR589) Project Development and Environment (PD&E) Study from Memorial Highway to Van Dyke Road, Hillsborough County, Florida (ACI 2005)

During 1990 and 1991 the “Preliminary Cultural Resource Assessment of the Florida Power Corporation's Lake Tarpon to Kathleen 500kV Transmission Line,” (Piper Archaeological Research 1990) and the “Cultural Resource Assessment Survey of the Florida Power Corporation's Lake Tarpon-Kathleen 500 kV Transmission Corridor, Pinellas, Hillsborough, Pasco, and Polk Counties, Florida,” (Piper Archaeological Research 1991b) were conducted. Portions of the PHP Corridor between the western-most point of the corridor and Section 20 of Township 27 South, Range 17 East, are located within the areas included in these previous surveys. The “Phase I Cultural Resources Investigation of the Proposed 22-inch-diameter St. Petersburg Lateral Loop of the Florida Gas Transmission Company Phase III Expansion Pipeline Corridor” (R. Christopher Goodwin & Associates 1993) was also conducted within the eastern portion of the Kathleen to Lake Tarpon Preferred Corridor. As the project

progresses, these surveys should be further examined to determine appropriate levels of re-evaluation and to evaluate their use in the development of survey strategy.

Previously Recorded Cultural Resources

Previously Recorded Archaeological Sites

Coordination was conducted with the FDHR/SHPO to identify previously recorded archaeological sites and historic resources and to determine the potential for unrecorded resources within the BBW, CB, CCRE, IO, IS, and PHP corridors. This coordination included a detailed search of the FMSF, which is the official inventory of previously documented archaeological sites and historic resources, and a guide to NRHP-listed and eligible resources in the state. This search included an analysis of the most current GIS data, which includes both a spatial and tabular representation of previously recorded cultural resources within the state.

The FMSF search identified 45 previously recorded archaeological sites within or adjacent to (within 100 ft. of) the corridors. Two previously recorded archaeological sites (8HE352 and 8HE353) are located within the common area of the BBW and CB corridors. Eight previously recorded archaeological sites (8HE354 and 8HE357-8HE363) are located within the remaining area of the BBW Corridor. Eight previously recorded archaeological sites (8CI789, 8CI790, 8CI800, 8CI1028, 8CI1037, 8CI1039, 8HE564, and 8HE565) are located within the remaining area of the CB Corridor. One archaeological site (8CI1005) falls within the CCRE Corridor and three archaeological sites (8LV600-602) fall within the IO corridor. The remaining 23 of these 45 archaeological sites (8HI43, 8HI380, 8HI381, 8HI428, 8HI495, 8HI496, 8HI539, 8HI4056-8HI4065, 8HI4079, 8HI6771, 8HI6772, 8HI7842, 8HI9672, and 8HI9673) fall within the PHP Corridor.

All 45 previously recorded archaeological resources are described in Table 3. The locations of the NRHP-eligible and potential NRHP-eligible archeological sites, sites with potential human remains, and sites with possible Paleoindian components are illustrated on USGS Quadrangle maps in Attachment A.

Table 3. Previously Recorded Archaeological Sites within/adjacent to the Corridors

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8CI789	No Name	Archaeological Site / Low Density Nineteenth Century-American Artifact Scatter	Ineligible
8CI790	No Name	Archaeological Site / Low Density Pre-Columbian Lithic and Ceramic Scatter	Ineligible
8CI800	27-1	Archaeological Site / Nineteenth to Twentieth Century-American Glass (Isolated Find)	Ineligible

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8CI1005	Dixon	Archaeological Site / Nineteenth to Twentieth Century-American Homestead, Well, and Low Density Artifact Scatter	Ineligible
8CI1028	Toll Plaza	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Ineligible
8CI1037	Shamrock Acres	Archaeological Site / Variable Density Pre-Columbian Lithic and Ceramic Scatter	Ineligible
8CI1039	Emerald Oaks	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Ineligible
8HE352	No Name	Archaeological Site / Twentieth Century-American Turpentine Sherds (Isolated Find)	Ineligible
8HE353	No Name	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Ineligible
8HE354	No Name	Archaeological Site / Twentieth Century-American Turpentine Sherd (Isolated Find)	Ineligible
8HE357	42-1	Archaeological Site / Twentieth Century-American Low Density Turpentine Sherd Scatter	Ineligible
8HE358	42-2	Archaeological Site / Nineteenth to Twentieth Century-American Turn Mold / Paste Mold Glass Sherd (Isolated Find)	Ineligible
8HE359	42-3	Archaeological Site / Pre-Columbian Lithics (Isolated Find)	Ineligible
8HE360	42-4	Archaeological Site / Twentieth Century-American Turpentine Sherd (Isolated Find)	Ineligible
8HE361	42-5	Archaeological Site / Historic Glass Sherd (Isolated Find)	Ineligible
8HE362	42-6	Archaeological Site / Twentieth Century-American Turpentine Sherds (Isolated Find)	Ineligible
8HE363	42-7	Archaeological Site / Low Density Twentieth Century-American Turpentine Sherd Scatter	Ineligible
8HE564	Squirrel Away	Archaeological Site / Twentieth Century-American Herty Cup Sherds; Pre-Columbian Campsite	Ineligible
8HE565	Obscure	Archaeological Site / Pre-Columbian Campsite	Ineligible

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8HI43	Flint Creek (also known as James Harris, 301 Site, and K-11)	Archaeological Site / Multi-component Pre-Columbian Extractive Site and Artifact Scatter; Twentieth Century-American Building Materials	Ineligible
8HI380	Trout Creek Road	Archaeological Site / Archaic and Possible Paleoindian Lithic Scatter	Insufficient Information
8HI381	Fish Pond	Archaeological Site / Multi-component Paleoindian, Archaic, and Transitional Campsite	Eligible
8HI428	Crawford	Archaeological Site / Pre-Columbian Lithic Scatter	No Evaluation
8HI495	Cow House East Head	Archaeological Site / Pre-Columbian Burial Mounds	No Evaluation
8HI496	Cow House West Head	Archaeological Site / Pre-Columbian Lithic Scatter	No Evaluation
8HI539	Dam	Archaeological Site / Archaic and Possible Paleoindian Lithic Scatter	Insufficient Information
8HI4056	Double Branch	Archaeological Site / Dense Pre-Columbian Artifact Scatter	Potentially-Eligible
8HI4057	Tower 21	Archaeological Site / Variable Density Pre-Columbian Artifact Scatter	Ineligible
8HI4058	Hixon Lake	Archaeological Site / Pre-Columbian Pottery (Isolated Find)	Ineligible
8HI4059	Fairy Lake	Archaeological Site / Variable Density Pre-Columbian Artifact Scatter	Ineligible
8HI4060	TECO	Archaeological Site / Pre-Columbian Lithic Scatter	Ineligible
8HI4061	Dale Mabry	Archaeological Site / Low Density Pre-Columbian Artifact Scatter	Ineligible
8HI4062	Saddleback Lake	Archaeological Site / Pre-Columbian Lithic Scatter	Ineligible
8HI4063	Simmons Road	Archaeological Site / Variable Density Pre-Columbian Artifact Scatter	Ineligible
8HI4064	Lake Leonides	Archaeological Site / Dense Pre-Columbian Artifact Scatter	Ineligible
8HI4065	Tower 76	Archaeological Site / Dense Pre-Columbian Artifact Scatter	Ineligible
8HI4079	Tower 80	Archaeological Site / Dense Pre-Columbian Artifact Scatter	Ineligible
8HI6771	H2-02	Archaeological Site / Pre-Columbian Non-Quarry Lithic Scatter	Ineligible
8HI6772	H8-01	Archaeological Site / Pre-Columbian Habitation and Low Density Twentieth Century-American Artifact Scatter	Ineligible

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8HI7842	East-West 4	Archaeological Site / Pre-Columbian Lithic Scatter	Ineligible
8HI9672	Grass Not Hay	Archaeological Site / Pre-Columbian Campsite	Ineligible
8HI9673	Carlton Grove Pasture	Archaeological Site / Pre-Columbian Campsite	Ineligible
8LV600	Gulf Hammock Southeast Drainage Site	Archaeological Site / Dense St. Johns II (AD 800-1500) Ceramic and Lithic Scatter	Ineligible
8LV601	Melissa Band Site	Archaeological Site / Pre-Columbian Lithic Scatter	Ineligible
8LV602	Dan's Drive Site	Archaeological Site / Dense Pre-Columbian Lithic Scatter	Ineligible

¹ As recorded in the FMSF; may require re-evaluation

One NRHP-eligible archaeological site (8HI381) and one potentially NRHP-eligible archaeological site (8HI4056) were identified in the FMSF within the PHP corridor. Site 8HI381, Fish Pond, is a pre-Columbian multi-component site with possible Paleoindian components. The site includes a prehistoric campsite, lithic scatter, and subsurface features. Site 8HI4056, Double Branch, consists of a dense scatter of pre-Columbian lithics and pottery. The locations of these sites within the PHP corridor are illustrated on USGS Quadrangle maps in Attachment A.

While these resources are not officially listed in the NRHP, they are afforded the same considerations as properties listed in the NRHP (as per 36 CFR 60.4 of the *National Historic Preservation Act of 1966*). Avoidance of these sites is recommended. If avoidance is not feasible, then appropriate minimization or mitigation measures will be developed in coordination with the FDHR/SHPO.

One resource with the potential for human remains (8HI495) was identified in the FMSF within the PHP Corridor. Site 8HI495, Cow House East Head, is a pre-Columbian burial mound site that has not been evaluated for NRHP-eligibility by the FDHR/SHPO.

Please note that any investigations regarding sites with potential, or confirmed, human remains are subject to the provisions of Chapter 872 of the Florida Statutes. Chapter 872 requires coordination with the State Archaeologist and federally recognized Native American tribes prior to any archaeological investigations. Furthermore, if human remains are encountered, further coordination must be conducted with the State Archaeologist and the federally recognized Native American tribes. Chapter 872 grants authority to the State Archaeologist in determining the disposition of the remains (i.e. whether to avoid or re-inter the remains). This coordination can be time consuming, costly, and controversial. Therefore, avoidance of known or potential burials is recommended.

Three archaeological sites (8HI380, 8HI381, and 8HI539) are noted as having possible Paleoindian (12,000 - 8,500 years ago) components. These sites are located within the PHP Corridor. Please note that sites with Paleoindian components may require re-evaluation and further testing as there are relatively few Paleoindian sites recorded within the State of Florida. The small number of these sites and their potential to yield information regarding the prehistory of Florida may warrant eligibility for listing in the NRHP.

Previously Recorded Historic Structures

Two previously recorded historic structures were identified in the FMSF within or adjacent to (within 100 ft. of) the corridors. Previously recorded structure 8CI340 is located within the common area of the CB and CCRE corridors and previously recorded structure 8HI1032 is located within the PHP Corridor. These structures are listed in Table 4.

Table 4. Previously Recorded Historic Structures within/adjacent to the Corridors

FMSF #	Property Type / Name / Address	NRHP Evaluation ¹
8CI340	Historic Structure / Red Level Baptist Church / West of US 19	Not Evaluated
8HI1032	Historic Structure / L.E. Mobley House / 1098 S. Mobley Road	Not Evaluated

¹ As recorded in the FMSF; may require re-evaluation

Previously Recorded Historic Cemeteries

No previously recorded historic cemeteries were identified within or adjacent to (within 100 ft. of) the corridors.

Previously Recorded Resource Groups

No previously recorded resource groups were identified within or adjacent to (within 100 ft. of) the corridors.

Previously Recorded Historic Bridges

No previously recorded historic bridges were identified within 1000 ft. of the corridors.

Previously Recorded Historic Districts

No previously recorded historic districts were identified within 1000 ft. of the corridors. A search for clusters of previously recorded historic structures (ten or more) indicative of a potential unrecorded historic district within 1000 ft. of the corridors identified no potential historic districts.

Potential Cultural Resources

Review of USGS Quadrangle Maps

A preliminary review of the USGS Quadrangle maps was completed in order to identify areas that may contain potential historic resources including districts, structures, cemeteries, and bridges.

Potential Historic Districts

This preliminary review of the USGS Quadrangle maps identified several concentrations of potential historic structures that may represent unrecorded potential historic districts. All of these potential areas fall within 1000 ft. of the PHP corridor.

There is the potential for a historic district on the Citrus Park (1956 PR 1969) USGS Quadrangle map in the northwest quarter of Section 31 of Township 27 South, Range 18 East, with 12 potential historic structures located adjacent to Halfmoon Lake. There is also the potential for a historic district on the Sulphur Springs (1956 PR 1987) USGS Quadrangle map in Sections 19 and 22-24 of Township 27 South, Range 18 East, with over 30 potential historic structures in the vicinity of the existing transmission line corridor. Another area with the potential for a historic district was identified on the Thonotosassa (1974 PR 1987) USGS Quadrangle map in the northwest quarter of Section 31 of Township 27 South, Range 20 East, with 11 potential historic structures in the vicinity of the existing transmission line corridor.

The northeast quarter of Section 5 of Township 28 South, Range 20 East on the Thonotosassa (1974 PR 1987) USGS Quadrangle map illustrates 10 potential historic structures located within 1000 ft. of the existing transmission line corridor along Morris Bridge Road. The potential for another historic district exists on the Thonotosassa (1974 PR 1987) USGS Quadrangle map in the southeast quarter of Section 4 of Township 28 South, Range 20 East, with over 50 potential historic structures located within the vicinity of the existing transmission line corridor in Thonotosassa near US 301.

The potential exists for a historic district on the Plant City East (1975 PR 1987, minor revision 1993) USGS Quadrangle map along Deeson Road near Kathleen where the corners of Sections 19, 20, 29, and 30 meet in Township 27 South, Range 23 East. There is the potential for a historic district on the Plant City West (1975, minor revision 1993) USGS Quadrangle map in the southwest quarter of Section 6 of Township 28 South, Range 21 East, with over 10 potential historic structures including the Thonotosassa Church.

Be advised that this information has not yet been verified through the County Property Appraisers. A cultural resource reconnaissance survey is recommended to identify any unrecorded historic districts within the corridors and to manage any NRHP concerns before final routes are established within the corridors.

Potential Historic Structures

Numerous potential historic structures were identified throughout the corridors on the USGS quadrangle maps. A potential historic structure, the Thonotosassa Church, was identified within 1000 ft. of the PHP corridor. This potential historic structure is located to the south of Knights Road on the Plant City West (1975, minor revision 1993) USGS Quadrangle map in the southwest quarter of Section 6 of Township 28 South, Range 21 East.

While not necessarily indicative of potential historic districts, several areas of higher concentrations of potential historic structures were identified during the preliminary review

of the USGS Quadrangles maps. Both the Plant City West (1975, minor revision 1993) USGS Quadrangle map and the Socrum (1975) USGS Quadrangle map suggest potential historic structures within 1000 ft. of the PHP corridor. These potential historic structures are located in the vicinity of Knights Road extending from Sections 2-6 of Township 28 South, Range 21 East, and the southeastern quarter of Section 17 of Township 28 South, Range 23 East, respectively.

Be advised that this information has not yet been verified through the County Property Appraisers. Again, a cultural resource reconnaissance survey is recommended to identify any unrecorded historic structures within the corridors, and to manage any NRHP concerns before final routes are established within the corridors.

Potential Historic Bridges and Historic Cemeteries

No historic bridges or historic cemeteries were identified during the preliminary review of the USGS quadrangle maps.

AGENCY COORDINATION

CLG Coordination

Hillsborough County is the only county in which the corridors are located that is included on the February 2008 list of CLG posted on the FDHR website (FDHR 2008). In accordance with Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code, coordination with the Hillsborough County Historic Preservation Planner will need to be conducted.

The February 2008 list of CLG does not include any additional counties in which the corridors are located (Citrus, Hernando, Levy, Pinellas, and Polk counties) and does not include any additional municipalities within one mile of the corridors.

However, counties through which the corridors travel may include county specific plans for managing historic resources. It is recommended that as this project progresses and routes are established within the corridors, that these guidelines should be reviewed and coordination should be conducted with the appropriate staff.

FDHR/SHPO Coordination

A teleconference was held between Janus Research employees and Ms. Laura Kammerer, FDHR/SHPO Bureau of Historic Preservation Compliance Review Supervisor / Deputy SHPO. The teleconference familiarized Ms. Kammerer with the details of the PEFCFCS project confirmed the level of work conducted for the preliminary corridor analysis report was appropriate as required by FDHR/SHPO, and established the need to conduct a CRAS prior to construction once routes within the corridor have been finalized. Coordination will be ongoing, and Ms. Kammerer requested a meeting to discuss the results of this preliminary corridor analysis report prior to any formal submittal. Typed meeting minutes from this teleconference have been included in Attachment B.

Additionally, a meeting with Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation Compliance Review Supervisor / Deputy SHPO and April Westerman, FDHR/SHPO Bureau of Historic Preservation Compliance Review Historic Sites Specialist was held with Janus Research employees. FDHR recommended avoidance of known sites and requested that transmission line poles not be placed within the established boundaries of these sites. If this is not feasible, then further coordination will need to occur with FDHR regarding appropriate avoidance or minimization strategies. Typed meeting minutes have been included in Attachment B.

TRIBAL COORDINATION

The Native American Consultation Database (NACD) (NPS 2006), BIA GIS data (2002), NPS compiled tables of Native American land cessions (2008), and the United States Congressional Serial Set regarding Native American land cessions available through the Library of Congress American Memory Project (56th Congress, 1st Session 1899:704-705, 734-735) were reviewed in order to determine the federally and state recognized tribes within Florida. This was done to determine whether the corridors traverse reservation land, land associated with state recognized tribes, or lands once considered to be tribally affiliated.

The NACD (NPS 2006) identified five federally-recognized tribes affiliated with Florida. They include the Miccosukee Tribe of Indians of Florida, the Muscogee (Creek) Nation of Oklahoma, the Poarch Band of Creek Indians of Alabama, the Seminole Nation of Oklahoma, and the Seminole Tribe of Florida. Two of these tribes, the Miccosukee Tribe of Indians of Florida and the Seminole Tribe of Florida, are resident and have reservations in the State of Florida. None of the corridors cross reservation land. The locations of Tribal Reservations are defined by GIS data digitized by the BIA (2002) and were obtained through the Florida Geographic Data Library (FGDL). With the exception of the Seminole Reservation in Tampa (the Seminole Hard Rock Hotel and Casino) which is over 5.5 miles from the PHP Corridor, the resident tribes' reservation lands are located in the southern part of the state, and the corridors do not traverse the counties in which they are located.

This GIS data also depicts the location of land associated with one state recognized tribe, the Eastern Band of Creek Indians. Their land is located in the western panhandle of Florida, a distance of at least 100 miles from the corridors. Additionally, the FMSF listed no defined traditional cultural properties within the corridors.

However, the corridors are located within lands that at one time were considered to be tribally affiliated. The second part of a two part publication entitled *Eighteenth Annual Report of the Bureau of American Ethnology to the Secretary of the Smithsonian Institution, 1896-1897* was assembled by Charles C. Royce. This publication included an inventory of Native American land cessions and an accompanying 67 maps illustrating the described cession of land.

The NPS (2008) under the United States Department of Interior, created a collection of tables based on Royce's information which lists the map number, the Native American tribe named within the treaty, and the present-day tribes applicable for the land cession conducted between 1784 and 1894 by county. Additionally, through the Library of Congress' American Memory Project, the United States Congressional Serial Set (56th Congress, 1st Session 1899:704-705, 734-735) regarding the Indian Land Cessions (Attachment C) in the United States between 1784 and 1894 are available online with an accompanying map of the lands ceded within Florida (Attachment C).

Combining the pertinent pages and map available from the Library of Congress with the tables provided by the NPS, it was established that the corridors traverse land that was ceded from the 'Florida Tribes' (present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida) and the 'Seminole' (present day Seminole Tribe of Florida and Seminole Nation of Oklahoma) to the United States. The land ceded by the 'Florida Tribes' is designated on the map as number 118 and land ceded by the 'Seminole' is designated on the map as number 173 (Attachment C).

Tribal coordination will be initiated during the route selection process in order to identify concerns not readily available through the background research. The Tribal Historic Preservation Officer or (THPO) or Section 106 representatives for the appropriate federally-recognized Native American tribes culturally affiliated with Florida will be consulted throughout the route selection process and during any subsequent CRAS.

RECOMMENDATIONS

It is recommended that a comprehensive pre-screening analysis and reconnaissance level survey be conducted to assist in the selection of a final route within each corridor that will have minimum or no impact to significant cultural resources and to develop an appropriate work plan for conducting a CRAS that will meet the requirements of Section 106 of the National Historic Preservation Act; Chapter 267 F.S.; and Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. It is also recommended that continued consultation with the FDHR/SHPO and the Native American Tribes be conducted regarding the results of this preliminary corridor analysis report and the cultural resource reconnaissance survey prior to the finalization of routes within the corridor.

Summary of Issues

- Once final routes are selected within the corridors, continued coordination with FDHR/SHPO is recommended to determine the appropriate scope of work.
- Tribal coordination is recommended throughout this project in order to identify and address any concerns prior to the selection of final routes within the corridors.
- One previously recorded archaeological site (8HI495) within the PHP Corridor is listed within the FMSF as potentially containing human remains. If human remains are encountered, further coordination must be conducted with the State Archaeologist and the Native American Tribes. This coordination can be time consuming, costly, and controversial. Therefore, avoidance of known or potential burials is recommended.
- Regarding sites with potential or confirmed human remains, Chapter 872 of the Florida Statutes requires coordination with the State Archaeologist and federally-recognized Native American tribes PRIOR to any archaeological investigations.
- Within the PHP Corridor, one previously recorded archaeological site (8HI381) was listed in the FMSF as having been determined eligible for listing in the NRHP by the FDHR/SHPO and one previously recorded archaeological site (8HI4056) was listed in the FMSF as having been determined potentially eligible for listing in the NRHP by the FDHR/SHPO. While these resources are not officially listed in the NRHP, they are afforded the same considerations as properties listed in the NRHP (as per 36 CFR 60.4 of the *National Historic Preservation Act of 1966*).
- Within the PHP Corridor, three archaeological sites (8HI380, 8HI381, and 8HI539) are noted in the FMSF as having possible Paleoindian components. These sites may require further testing as there are relatively few Paleoindian sites within the State of Florida. The small number of these sites and their potential to yield information regarding the prehistory of Florida may warrant eligibility for listing in the NRHP.

- FDHR/SHPO recommended avoidance of known sites and requested that transmission line poles not be placed within the established boundaries of these sites. If this is not feasible, then further coordination will need to occur with FDHR/SHPO regarding appropriate avoidance or minimization strategies.
- There is the potential for unrecorded historic structures and districts within the vicinity of the corridors. A cultural resource reconnaissance survey is recommended to identify any unrecorded resources and to manage any NRHP concerns before corridor routes are finalized.
- Hillsborough County is listed on the February 2008 list of CLGs posted on the FDHR website. As this project progresses and routes are established within the corridors, coordination with the Hillsborough County Historic Preservation Planner will need to be conducted in accordance with Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code.
- As this project progresses and routes are established, it is recommended that county-specific guidelines for historic and cultural resources be reviewed and that coordination be conducted with the appropriate staff.

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- 2000 Cultural Resource Assessment Survey, North-Central Hillsborough Intertie Contract 2, Hillsborough County, Florida. Copies available from Florida Division of Historical Resources, Tallahassee.

Williams, J. Raymond

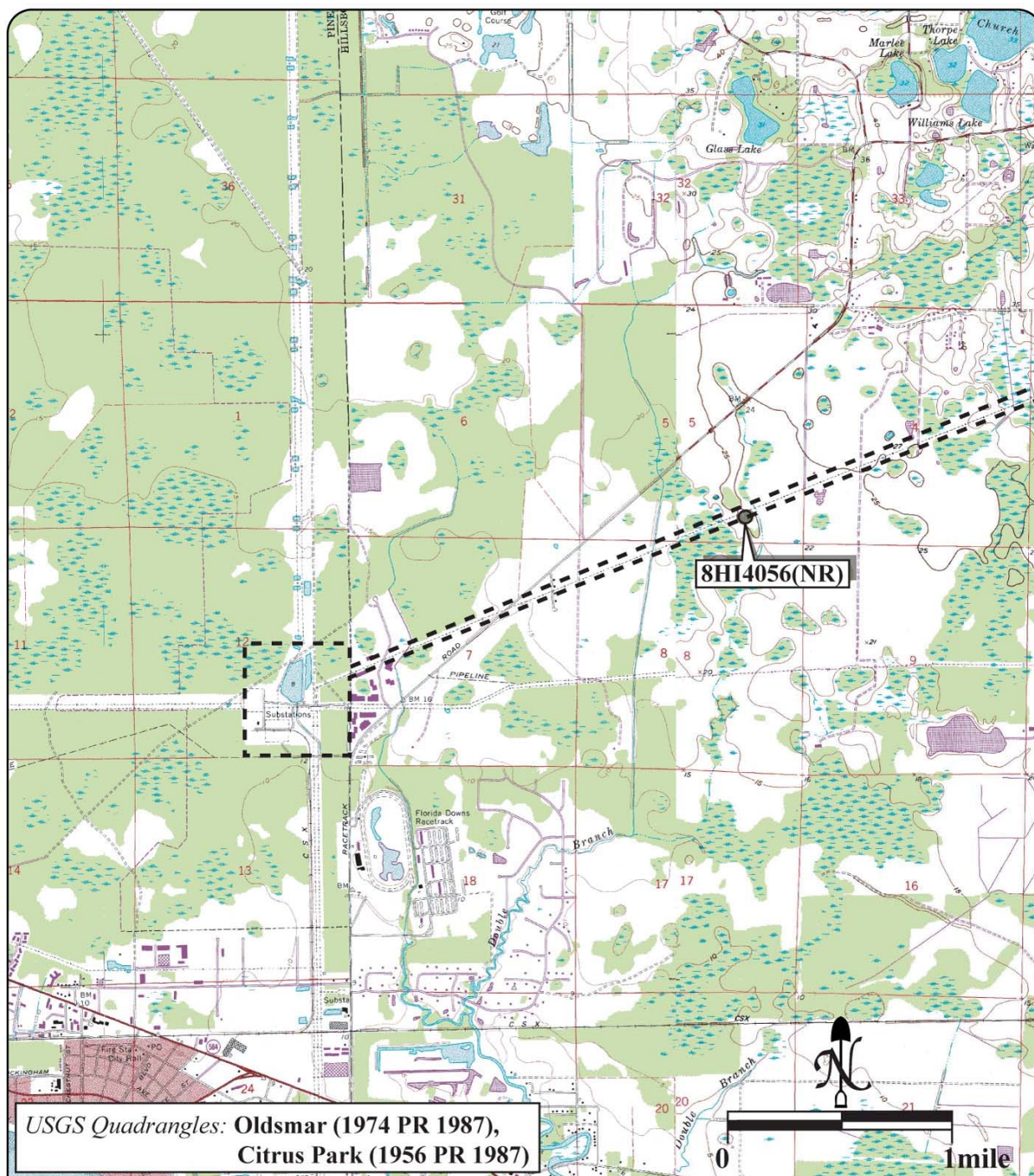
- 1992 Archaeological Survey of Three Borrow Pit Areas in Section 5 of Township 28 South, Range 17 East, Hillsborough County, Florida. Copies available from Florida Division of Historical Resources, Tallahassee.
- 1974 An Archaeological Survey of the Pass-a-Grille Beach and Oldsmar USGS Quadrangle Map Areas [Pinellas County, Florida]. Copies available from Florida Division of Historical Resources, Tallahassee.

Willis, Raymond F.

- 1978 Archaeological-Historical Survey of Lake Rousseau to Crystal River Power Plant Water Supply Pipeline and Transmission Corridor Access Road, Citrus County, Florida. Copies available from Florida Division of Historical Resources, Tallahassee.

ATTACHMENT A:

**USGS QUADRANGLE MAP LOCATIONS OF ARCHAEOLOGICAL SITES
THAT ARE NRHP-ELIGIBLE OR POTENTIALLY NRHP-ELIGIBLE,
HAVE THE POTENTIAL FOR HUMAN REMAINS, OR HAVE POSSIBLE
PALEOINDIAN COMPONENTS**



USGS Quadrangles: Oldsmar (1974 PR 1987),
Citrus Park (1956 PR 1987)

--- PHP Corridor Boundary
● Archaeological Sites

(HR) :Potential Human Remains
(NR) :NRHP-Eligible or Potentially Eligible
(PI) :Potential Paleoindian Component



--- PHP Corridor Boundary
 ● Archaeological Sites

(HR) :Potential Human Remains
 (NR) :NRHP-Eligible or Potentially Eligible
 (PI) :Potential Paleoindian Component

ATTACHMENT B:
FDHR/SHPO COORDINATION

TELECONFERENCE MINUTE REPORT
PROGRESS ENERGY FLORIDA CENTRAL FLORIDA CORRIDOR STUDY (PEFCFCS)

Person Called/Agency: Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation
Compliance Review Supervisor / Deputy SHPO

Janus Staff: Kate Hoffman, Janus Research
Adam Schieffer, Janus Research

Date of Teleconference: January 29, 2008

Teleconference Summary:

1. Familiarized Ms. Kammerer with the PEFCFCS project due to the large area traversed by the project corridors.
2. Established that a complete cultural resource assessment survey (CRAS) would be needed for the final routes established within the corridors.
3. Confirmed or established the scope of work required by FDHR for both the preliminary corridor analysis and the final routes once selected.

Meeting Minutes: A summary of the PEFCFCS project and proposed application submittal dates were provided to Ms. Kammerer by Janus Research.

Ms. Kammerer confirmed that the detailed desktop review was an appropriate level of work of the preliminary corridor analysis, given the width of the corridors (up to one mile wide).

The need for a CRAS once final routes are finalized within the corridors was established.

Ms. Kammerer requested a meeting at least one week in advance of the Site Certification Application (SCA) submittal to discuss the findings of the preliminary corridor report.

Important Issues: The teleconference confirmed the level of work conducted for the preliminary corridor analysis and the need to conduct a CRAS once final routes within the corridors are established and prior to construction.

Follow-up:

1. Coordination will be ongoing
2. Ms. Kammerer requested a meeting at least one week prior to the SCA submittal to discuss pertinent cultural resource issue results.
3. A meeting will be held to establish appropriate scope of work once routes are established within the corridors.

MEETING MINUTE REPORT
PROGRESS ENERGY FLORIDA CENTRAL FLORIDA CORRIDOR STUDY (PEFCFCS)

Person /Agency: Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation
Compliance Review Supervisor / Deputy SHPO
April Westerman, FDHR/SHPO Bureau of Historic
Preservation Compliance Review Historic Sites Specialist

Janus Staff: Kate Hoffman, Janus Research
Jim Pepe, Janus Research

Date of Meeting: April 29, 2008

Meeting Summary: Discussed SCA report reviewer comment regarding
recommendation to avoid sites versus avoid placing poles and
fill in previously undisturbed areas of sites. FDHR will
recommend avoidance and that transmission line poles not be
placed within the boundaries of sites. If this is not feasible,
then coordination will need to take place with FDHR
regarding appropriate avoidance or minimization
strategies.

Important Issues: N/A

Follow-up: N/A

ATTACHMENT C:

**SELECTED PAGES OF THE SCHEDULE OF INDIAN LAND CESSIONS
APPLICABLE TO CITRUS, HERNANDO, HILLSBOROUGH, LEVY, PINELLAS,
AND POLK COUNTIES WITH ACCOMPANYING MAP**

SCHEDULE OF INDIAN

Date	Where or how concluded	Reference	Tribe	Description of cession or reservation
1821 Aug. 29	Chicago, Illinois.	Stat. L., VII, 218.	Ottawa, Chip- pewa, and Potawatomi.	said tract, then such line shall be continued until it strikes the western boundary of the tract ceded to the U. S. by treaty of Detroit in 1807, and from the termination of the said line, following the boundaries of former cessions, to the main branch of the Grand river of Lake Michigan, should any of the said lines cross the said river, but if none of the said lines should cross the said river, then to a point due E. of the source of the said main branch of the said river, and from such point due W. to the source of the said principal branch, and from the crossing of the said river or from the source thereof, as the case may be, down the said river on the N. bank thereof to the mouth; thence following the shore of Lake Michigan to the S. bank of the said river St Joseph at the mouth thereof and thence with the said S. bank to the place of beginning. From the foregoing cession the said Indians reserve for their use the following tracts, viz: 1. One tract at Mang-ach-qua village, on the river Peble, of 6 miles square. 2. One tract at Mick-ke-saw-be of 6 miles square. 3. One tract at the village of Na-to-wa-se-pe of 4 miles square. 4. One tract at the village of Prairie Ronde of 3 miles square. 5. One tract at the village of Match-e-be-narh-she-wish, at the head of the Kekalamazoo river. The U. S. grants from above cession 26 sections of land to individuals of Indian descent.
1823 Mar. 3	Act of Congress.	Stat. L., III, 749.	Moravian or Christian Indians.	Congress, by the provisions of this act, appropriated \$1,000 with which to purchase and extinguish the Indian title to three tracts of land, containing 4,000 acres each, lying on Muskingum river, in Tuscarawas county, Ohio. These tracts were as follows: 1. One tract of 4,000 acres at Shoenbrun 2. One tract of 4,000 acres at Gnadenhutzen 3. One tract of 4,000 acres at Salem
Sept. 18	Camp on Moultrie creek in Florida territory.	Stat. L., VII, 224.	Florida tribes.	The Florida tribes cede to the U. S. all claim or title which they have to the whole territory of Florida, with the exception of such district of country as shall herein be allotted to them. The Florida tribes will hereafter be concentrated and confined to the following metes and boundaries: Commencing 5 miles N. of Okehumke, running in a direct line to a point 5 miles W. of Setarky's settlement, on the waters of the Amazura (or Withlahuchie river), leaving said settlement 2 miles S. of the line; from thence in a direct line to the S. end of the Big Hammock, to include Chickuchate; continuing in the same direction for 5 miles beyond the said Hammock, provided said point does not approach nearer than 15 miles the seacoast of the Gulf of Mexico; if it does the said line will terminate at that distance from the seacoast; thence S. 12 miles; thence in a S. 30° E. direction until the same shall strike within 5 miles of the main branch of Charlotte river; thence in a due E. direction to within 20 miles of the Atlantic coast; thence N. 15° W. for 50 miles, and from this last to the beginning point. The Indians having objected to being concentrated within the limits above described, for fear there was insufficient good land to subsist them, the U. S. agree that should said territory, after examination, be found to contain insufficient good land, then the N. line, as above defined, shall be removed so far N. as to embrace a sufficient quantity of good tillable land.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:704) Describing Land Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida)

LAND CESSIONS—Continued.

<i>Historical data and remarks</i>	<i>Designation of cession on map</i>	
	<i>Number</i>	<i>Location</i>
This reserve was ceded to the U. S. by treaty of Sept. 19, 1827. The boundaries were never ascertained. This reserve was ceded to the U. S. by treaty of Sept. 19, 1827 This reserve was ceded to the U. S. by treaty of Sept. 27, 1833 This reserve was ceded to the U. S. by treaty of Sept. 19, 1827. This reserve was ceded to the U. S. by treaty of Sept. 19, 1827.	See 138 See 188	Michigan 1.
An ordinance of Congress of Sept. 3, 1788, set apart three tracts of 4,000 acres each at Shoenbrun, Gnadenhutzen, and Salem, on Muskingum river, for the Society of United Brethren, to be used in propagating the gospel among the heathen. By act of Congress approved June 1, 1796, provision was made for surveying and patenting these tracts to the society in question, in trust for the benefit of the Christian Indians. Under the provisions of the act of Mar. 3, 1823, Lewis Cass was appointed to negotiate for the relinquishment of the title to the U. S. This he secured and transmitted the relinquishment of both the society and the Indians to the War Department, under date of Nov. 19, 1823, and by act of May 26, 1824, Congress made provision for the disposition of the lands.	See 4 See 5 See 6	Ohio.
	118	Florida.
The boundaries of this reserve were partly surveyed and the remainder approximated by Colonel Gadsden in 1824. They are shown by yellow lines. Colonel Gadsden recommended an addition to the reserve to include more tillable land. This addition was made by Executive order, July 29, 1824, and is shown by a crimson line. A second addition was made for a like purpose by the President, and Maj. J. A. Coffee surveyed the same in 1826. This second enlargement is shown by green lines. The reserve as thus enlarged was ceded to the U. S., May 9, 1832.	See 173	Florida.
This was done in 1824 and again in 1826 by Executive order, as set forth above.		

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:705) Describing Land Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida)

SCHEDULE OF INDIAN

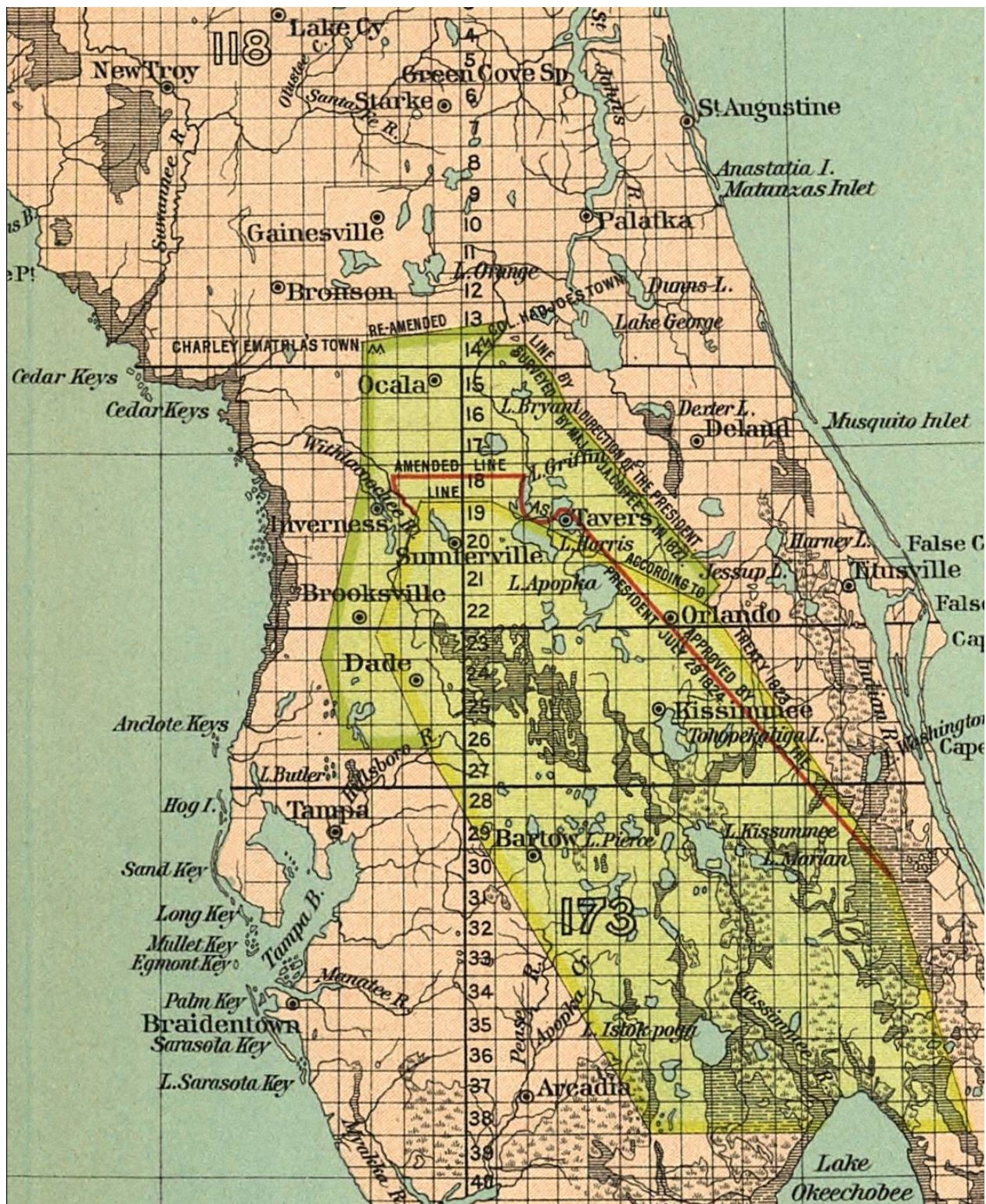
<i>Date</i>	<i>Where or how concluded</i>	<i>Reference</i>	<i>Tribe</i>	<i>Description of cession or reservation</i>
1831 Aug. 30	Miami bay of Lake Erie.	Stat. L., VII, 359.	Ottawa (residing in Ohio).	With a view to removing to the country W. of the Mississippi the band of Ottoways residing on Blanchard's fork of the Great Auglaize river and at Oquanoxie's village on the Little Auglaize river cede to the U. S. the following tracts of land reserved for them, respectively, by the sixth article of the treaty of Sept. 29, 1817: 1. A tract of land on Blanchard's fork of the Great Auglaize river, to contain 5 miles square, the center of which tract shall be where the old trace crosses said fork. 2. A tract to contain 3 miles square on the Little Auglaize river, to include Oquanoxie's village. The band of Ottoway Indians residing at and near the places called Roche de Boeuf and Wolf Rapids, on the Miami river of Lake Erie, wishing to become parties to this treaty and not being willing at this time, to stipulate for their removal W. of the Mississippi agree, in consideration of the stipulations herein made for them by the U. S., to cede to the U. S. the following tracts of land reserved to them by the treaty of Nov. 17, 1807, viz: 1. A tract of 6 miles square above Roche de Boeuf, to include the village where Tondagonie (or Dog) formerly lived. 2. A tract of 3 miles square at the Wolf Rapids aforesaid, which was substituted for the 3 miles square granted, by the treaty of Nov. 17, 1807, to the said Ottoways, to include Presque Isle, but which could not be granted, as stipulated in said treaty, in consequence of its collision with the grant of 12 miles square to the U. S. by the treaty of Greenville in 1795. The U. S. agree to cause the band of Ottoways residing on Blanchard's fork and at Oquanoxie's village, numbering about 200 souls, to be removed to the western side of the Mississippi river, and will grant by patent in fee simple to them and their heirs forever, as long as they shall exist as a nation and remain upon the same, a tract of land to contain 34,000 acres, to be located adjoining the S. or W. line of the reservation granted to the Shawnees of Missouri and Ohio, on the Kansas river and its branches, by treaty of Nov. 7, 1825. The U. S. agree to grant to the band of Ottoways residing at Roche de Boeuf and Wolf Rapids, by patent in fee simple, 40,000 acres of land W. of the Mississippi, adjoining the lands assigned to the Ottoways of Blanchard's fork and Oquanoxie's village, or in such other situation as they may select on the unappropriated lands in the district of country designed for the emigrating Indians of the U. S. Whenever said band shall accept of said grant, the U. S. agree to remove and subsist them in the same manner as is provided by this treaty for the removal of the Ottoways of Blanchard's fork and Oquanoxie's village.
1832 Jan. 19	McCutchensville, Crawford county, Ohio.	Stat. L., VII, 364.	Wyandot (band residing at Big Spring).	The band of Wyandots residing at the Big Spring, in the county of Crawford in the state of Ohio, cede to the U. S. the reservation of 16,000 acres, granted to them by article 2 of the treaty of Sept. 17, 1818, described in said treaty as follows: "There shall be reserved for the use of the Wyandots residing at Solomon's town and on Blanchard's fork 16,000 acres of land, to be laid off in a square form on the head of Blanchard's fork; the center of which shall be at the Big Spring on the road leading from Upper Sandusky to Fort Findlay."
Mar. 24	Washington, D. C.	Stat. L., VII, 366.	Creek.....	The Creek tribe of Indians cede to the U. S. all their land E. of the Mississippi river.
May 9	Payne's Landing, Florida territory.	Stat. L., VII, 368.	Seminole.....	The Seminole Indians relinquish to the U. S. all claim to lands occupied by them in the territory of Florida and agree to emigrate to the country W. of the Mississippi river. The U. S. agree that an additional extent of territory for the Seminoles, proportioned to their numbers, shall be added to the Creek country, and that the Seminoles will be received as a constituent part of the Creek nation.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:734) Describing Land Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)

LAND CESSIONS—Continued.

<i>Historical data and remarks</i>	<i>Designation of cession on map</i>	
	<i>Number</i>	<i>Location</i>
	167	Ohio (detail).
	168	
	169	
	170	
These bands became confederated after their removal to the reservations assigned them by this treaty, and by a subsequent treaty of June 24, 1862, they made a joint cession of the reserves to the U. S. On Kansas map 2 of this schedule the entire reserve of both bands is colored yellow and numbered 435. The tract originally assigned to the Ottawa of Blanchard's fork and Oquanoxa's village is shown within the red lines.	See 435.	Kansas 2.
	171	Ohio (detail).
	172	Alabama.
See note concerning this tract under treaty of Sept. 18, 1823, with the Florida Indians. The boundaries of this tract are defined in the treaty of Mar. 28, 1833. (See also treaty of Jan. 4, 1845, with the Creeks and the Seminole for modification of this provision; again modified by treaty of Aug. 7, 1856.)	173	Florida.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:735) Describing Land Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)



Cropped View of Map (56th Congress, 1st Session 1899) Illustrating Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida) and Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)

ATTACHMENT 9-A8-4

Habitat Descriptions

Habitat Descriptions — 230-kV PHP Corridor

Open Land/Improved Pastures/Other Open Lands (Rural) (FLUCCS 190/211/260)

These habitats are discussed together due to their similarity in species composition and function. These areas are typically utilized for cattle grazing which has been cleared, tilled, and reseeded with specific grass types and improved with brush control and fertilizers, or are undeveloped land within urban areas and inactive land with street patterns but no structures (FDOT, 1999). Dominant vegetative species observed include grasses such as bahia grass (*Paspalum notatum*), crab grass (*Digitaria* spp.), and bluestem (*Andropogon virginicus*), shrubs such as saw palmetto (*Serenoa repens*) and wax myrtle (*Myrica cerifera*), and occasional trees such as longleaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), and live oak (*Quercus virginiana*).

Shrub and Brushland/Mixed Rangeland (FLUCCS 320/330)

These habitats are discussed together due to their similarity in species composition and function. Shrub and brushland and mixed rangeland areas are mostly dominated by saw palmetto intermixed with a wide variety of other woody scrub plant species, as well as various types of short herbs and grasses. The canopy component is typically sparse (FDOT, 1999). In addition to the saw palmetto understory, other common species observed within shrub and brushland areas include sparse areas of slash pine (*Pinus elliottii*), Chapman's oak (*Quercus chapmanii*), sand live oak (*Quercus geminata*), laurel oak (*Quercus laurifolia*), persimmon (*Diospyros virginiana*), cabbage palm (*Sabal palmetto*), water oak, live oak, winged sumac (*Rhus copallinum*), gallberry (*Ilex glabra*), common ragweed (*Ambrosia artemisiifolia*) and muscadine grape (*Vitis rotundifolia*).

Pine Flatwoods (FLUCCS 411)

Pine flatwoods are common habitats throughout central Florida, typically occurring on flat, well-drained soils (FDOT, 1999). Pine flatwoods along the 230-kV KLT Corridor are dominated by a canopy of slash pine with an understory of saw palmetto. A variety of subdominant canopy species are present, including water oak, live oak, cabbage palm, loblolly pine, laurel oak, and sand live oak, while shrub and groundcover species include gallberry, wax myrtle, winged sumac, American beautyberry (*Callicarpa americana*), muscadine grape, and Virginia creeper (*Parthenocissus quinquefolia*).

Xeric Oak (FLUCCS 421)

Areas of xeric oak found in the 230-kV KLT Corridor may have historically been longleaf – xeric oak habitat, but due to heavy silvicultural operations longleaf pines have since been reduced if not removed altogether. In these areas, longleaf pine is present but not dominant. Other species include live oak, sand live oak, laurel oak, bluejack oak, sand live oak, and post oak (*Quercus stellata*). Ground cover is characterized by saw palmetto, runner oak (*Quercus margarettiae*), wiregrass, and deerberry (*Vaccinium stamineum*).

Melaleuca (FLUCCS 424)

Melaleuca (*Melaleuca quinquenervia*) occurs in almost pure stands. They are aggressive invaders, generally taking over a site and forming dense, impenetrable stands. Melaleuca is generally an indicator of a disturbed site (FDOT, 1999).

Live Oak (FLUCCS 427)

This community is often referred to as upland temperate hammock, and live oak is either pure or predominant (FDOT, 1999). Other common species observed include sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), and laurel oak.

Hardwood-Conifer Mixed Forests (FLUCCS 434)

Hardwood-coniferous mixed forest habitats are areas in which neither upland conifers nor hardwoods achieve at 66 percent crown canopy dominance (FDOT, 1999). The canopy is dominated by a mixture of loblolly pine, longleaf pine, laurel oak, live oak, sand live oak, and black cherry (*Prunus serotina*). Common shrub species include saw palmetto, gallberry, and wax myrtle, while groundcover plants and vines include wiregrass (*Aristida stricta* var. *beyrichiana*) and greenbrier (*Smilax* spp.).

Coniferous Plantations (FLUCCS 441)

These habitats are discussed together due to their similarity in species composition and function. These areas are characterized by monocultures of planted loblolly pine or sand pine (*Pinus clausa*) in uniform age classes and in rows. Some areas of planted pines in the lower wetter areas of the 230-kV KLT Corridor also may contain volunteer red maple, swamp bay (*Persea palustris*), slash pine, water oak, and laurel oak.

Streams and Waterways (FLUCCS 510)

The 230-kV KLT Corridor traverses several unnamed and named intermittent and perennial streams, the most significant being the Hillsborough River. The Hillsborough River originates in the Green Swamp near the juncture of Hillsborough, Pasco and Polk counties, and flows 54 miles through Pasco and Hillsborough Counties, discharging into Tampa Bay. The river has a discharge area of 153 square miles. Vegetation observed within the Hillsborough River includes bald cypress (*Taxodium distichum*), red maple, wax myrtle, water hyacinth (*Eichhornia crassipes*), water lily (*Nymphaea* spp.), water lettuce (*Pistia stratiotes*), and duckweed (*Lemna* spp.). Other named streams crossed by the 230-kV KLT Corridor include Blackwater Creek, Hollomans Branch, Flint Creek, Cypress Creek, Brushy Creek, and Rocky Creek. Vegetation observed at the creeks generally includes sweetgum, water oak, laurel oak, wild taro (*Colocasia esculenta*), mermaidweed (*Proserpinaca* spp.), torpedograss (*Panicum repens*), and duckweed.

Ditches were commonly observed within the 230-kV KLT Corridor, primarily associated with roadways. The drainage features vary in hydroperiod from only occasional inundation to others typically containing water year-round. Common vegetation within these ditches include a mixture of woody, herbaceous, and vine species such as cattail, coastal plain willow (*Salix caroliniana*), common buttonbush, Peruvian primrose willow (*Ludwigia peruviana*), pickerelweed

(*Pontederia cordata*), maidencane (*Panicum hemitomon*), bushy bluestem (*Andropogon glomeratus*), and musky mint (*Hyptis alata*).

Lakes/Reservoirs (FLUCCS 520/530/534)

These habitats are discussed together due to their similarity in species composition and function. Several small lakes and reservoirs were observed along the 230-kV KLT Corridor. Dominant vegetation observed within or adjacent to these surface water bodies include red maple, swamp bay, pond cypress (*Taxodium ascendans*), coastal plain willow, cattail, common buttonbush, false-willow (*Baccharis angustifolia*), Peruvian primrose willow, maidencane, smartweed (*Polygonum hydropiperoides*), and lance-leafed arrowhead (*Sagittaria lancifolia*).

Streams and Lake Swamps (Bottomland) (FLUCCS 615)

Typically stream and lake swamp habitats are dominated by a variety of hardwood species tolerant of occasional inundation and hydric soils (FDOT, 1999). Species observed include pond cypress, laurel oak, red maple, swamp bay, dahoon holly (*Ilex cassine*), common buttonbush, coinwort (*Centella asiatica*), cinnamon fern (*Osmunda cinnamomea*), and Virginia chain fern.

Cypress (FLUCCS 621)

Several areas of cypress dominated wetlands were observed within the 230-kV KLT Corridor. Other common species include slash pine, loblolly bay, common buttonbush, wax myrtle, elderberry (*Sambucus canadensis*), coastal plain willow, sweetbay, Peruvian primrose willow, maidencane, lance-leaf arrowhead, smartweed, Virginia chain fern, coinwort, and royal fern (*Osmunda regalis*).

Wetland Forested Mixed (FLUCCS 630)

Mixed wetland forests are habitats in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition (FDOT, 1999). The canopy is typically dominated by a mixture of red maple, laurel oak, slash pine, cabbage palm, live oak, cypress, sweetgum and pignut hickory (*Carya glabra*). Shrub, understory, and vine species include saw palmetto, eastern false-willow, wax myrtle, coastal plain willow, Virginia chain fern, royal fern, and greenbrier.

Wetland Scrub (FLUCCS 631)

Wetland scrub is associated with topographic depressions and poorly drained soil (FDOT, 1999). Species observed included Carolina willow, elderberry, Peruvian primrosewillow, pond cypress, red maple, wax myrtle, and saw palmetto.

Freshwater Marshes (FLUCCS 641)

Several areas of freshwater marshes are located within the 230-kV KLT Corridor. Freshwater marshes are typically dominated by shrub and herbaceous species (FDOT, 1999), including common buttonbush, maidencane, redroot (*Lachnanthes caroliniana*), buttonweed (*Diodia virginiana*), marsh fern (*Thelypteris palustris*), Virginia chain fern, smartweed, lance-leaf arrowhead, soft rush, marshpennywort, pickerelweed (*Pontederia cordata*), flat sedges and caric sedges (*Carex* spp.).

Wet Prairies (FLUCCS 643)

Wet prairie is an infrequently inundated wetland habitat with predominantly herbaceous vegetation occurring upon hydric soils (FDOT, 1999). Dominant vegetation includes bushy bluestem, soft rush, dogfennel, coinwort, torpedo grass, meadow beauty (*Rhexia* spp.), St. John's-wort (*Hypericum* sp.), camphorweed (*Pluchea* spp.), bog button (*Lachnocaulon* spp.), maidencane, and marshpennywort.

Intermittent Ponds (FLUCCS 653)

This category of wetland is defined as a waterbody which exists for only a portion of the year. It may be referred to as a seasonal waterbody. Its existence relies upon water received directly from precipitation, runoff or spring flow (FDOT, 1999). Plant species observed include dog fennel, coastal plain willow, hairy indigo (*Indigofera hirsuta*), red ludwigia, bahiagrass, eastern false-willow, sawtooth blackberry, goldenrod (*Solidago* spp.), winged sumac (*Rhus copallinum*), bushy bluestem, and bluestem.

Disturbed Lands (FLUCCS 740)

Disturbed lands are those areas which have been changed due primarily to human activities other than mining (FDOT, 1999). Common plants observed include dog fennel, hairy indigo, persimmon, bahiagrass, American pokeweed (*Phytolacca americana*), Virginia creeper, American beautyberry, and winged sumac.