



# CITY OF POLK CITY

Polk County, Florida

*"building today for a better tomorrow"*

**2030 Comprehensive Plan**

**Adopted: November 18, 2013**



Prepared by the  
Central Florida Regional Planning Council

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Adopted: November 18, 2013

**CITY OF POLK CITY  
2030 COMPREHENSIVE PLAN**

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# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Future Land Use Element

## FUTURE LAND USE ELEMENT

**GOAL:** THROUGH THE PROVISION OF APPROPRIATE LAND USES, PROMOTE, PROTECT AND IMPROVE THE PUBLIC HEALTH, SAFETY AND WELFARE, WHILE MAXIMIZING ECONOMIC BENEFITS AND MINIMIZING THREAT TO NATURAL AND MAN-MADE RESOURCES.

**OBJECTIVE 1:** CONTINUE TO IMPLEMENT LAND DEVELOPMENT REGULATIONS THAT ENSURE THAT DECISIONS REGARDING LAND USE CONSERVE NATURAL AND MANMADE FEATURES AND RESOURCES AND SERVE TO PROTECT THE HEALTH, SAFETY, WELFARE AND QUALITY OF LIFE OF THE CITY'S CITIZENS, AS WELL AS TO PROTECT NATURAL AND HISTORIC RESOURCES.

**Policy 1.1:** Any proposed industrial land uses will be located in areas deemed to have the least impact on air and water quality standards.

**Policy 1.2:** No mining activities shall be permitted within the corporate limits without a professionally prepared study irrefutably documenting that this activity will not cause damage to potable water supplies, surface water, property, or the residential character of the community.

**Policy 1.3:** Electric distribution substations are allowed in all land use classifications, with the exception of the Preservation and Conservation Future Land Uses. Land Development Regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating electric substation sites.

**Policy 1.4:** Criteria for local designation of historically significant properties will be developed in Land Development Regulations. All sites listed on the Florida Master Site File or National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures, shall be by action of the City Council. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by the City Council as meriting protection.

**OBJECTIVE 2:** THE LAND DEVELOPMENT REGULATIONS SHALL INCLUDE APPROPRIATE LAND DEVELOPMENT TECHNIQUES WHICH PROTECT NATURAL AND HISTORICAL RESOURCES AND OPEN SPACE.

**Policy 2.1:** Continue to implement land use regulations such as cluster housing, internal site transfer of density, buffering and other innovative site design techniques which direct development away for wetlands, wildlife habitat, historic and natural resources including:

- a. Establish a 50-foot setback for water bodies from the ordinary high water line for all new development.
- b. New development shall require a sliding scale buffer zone or setback from historic and archaeological resources. The buffer width shall be based upon that needed to protect the resource on a site-by-site basis; in no case shall the buffer be less than ten feet.
- c. The use of pervious pavement shall be encouraged for paving of parking lots.

**Policy 2.2:** Species of flora and fauna listed in the Conversation Element shall be protected through land development regulations for setbacks and site design to prevent encroachment upon or harm species habitat.

**Policy 2.3:** New development and redevelopment shall include site design which provides stormwater detention/retention areas or other approve stormwater management systems to filter out pollutants before entering bodies of water, in conformance to the requirements of DEP and SWFWMD, and the County's stormwater management plan. Development exempted by Chapter 17-25, F.A.C., shall be required to provide stormwater management in accordance with adopted level of service standards. However, infill single-family lots located in residential developments existing at the time of plan adoption shall not be required to manage stormwater onsite, so long as resulting stormwater runoff can be accommodated by regional facilities and will not contribute pollutants which will degrade receiving water bodies and water quality below the standards of Chapter 17-302, F.A.C.

**Policy 2.4:** The land development regulations shall include provisions for protection of designated conservation areas and potable water wells through density restrictions and/or setback standards. Wellheads shall be protected by the establishment of a 200 foot protective buffer around municipal wellheads in which development, other than passive recreational uses, shall be prohibited.

**OBJECTIVE 3: CONTINUE TO IMPLEMENT POLICIES AND PROCEDURES WHICH COORDINATE FUTURE LAND USE WITH AVAILABILITY OF SERVICES AND FACILITIES, CONSIDER TOPOGRAPHIC AND SOIL CONDITIONS, ENSURE THE AVAILABILITY OF SUITABLE LAND FOR FUTURE LAND USE NEEDS IDENTIFIED ON THE FUTURE LAND USE MAP, AND THE PLACEMENT OF UTILITIES AND FACILITIES NECESSARY TO SUPPORT PROPOSED DEVELOPMENT.**

**Policy 3.1:** All existing development is connected to central water. All new development shall connect to central water as a condition of development approval. All existing development within 250 feet of a line of a public sanitary sewer line shall connect to central sewer within 6 months after date of official notice that such facilities are on-line facilities.

**Policy 3.2:** Issuance of all development orders and permits shall be based on the authorization of funding and land acquisition for development of public facilities and services concurrent with the impacts of the development shall be conditioned on completion of those facilities at the time of development impact.

**Policy 3.3:** Future siting of public facilities and services shall consider maximizing efficiency, while minimizing costs and detrimental impacts of the environment.

**Policy 3.4:** The land development regulations shall encourage mixed-uses in residential development by requiring a minimum of 5% commercial uses and 5% office uses in developments zoned for mixed-use development.

**Policy 3.5:** The land development regulations shall include one or more of the following techniques: clustering of development; calculation of density and intensity for the gross site; landscaped buffer requirements, sign and architectural controls for compatibility of structures, view preservation, preservation of wetlands, and transfer of development rights used in combination with conservation easements.

**OBJECTIVE 4: LOCATION AND FUTURE LAND USE**

**THE LOCATION AND DENSITY OF FUTURE DEVELOPMENT AND REDEVELOPMENT SHALL BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP IN CONSISTENCY WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN.**

### **Green Swamp Area of Critical State Concern (GSACSC or Green Swamp)**

Polk City is located within the southern part of Florida's Green Swamp, which was identified in 1974 as an Area of Critical State Concern soon after Land and Leisure, Incorporated, proposed a 2,000 acre mixed use project around the intersection of I-4 and State Road 557A.

The Green Swamp, which consists of approximately 560,000 acres of wetlands, flatlands and low ridges which are bounded by sandy ridgelines, serves as the headwaters to four major rivers in Florida including the Withlacoochee River, the Ocklawaha River, the Hillsborough River, and the Peace River. Since these four rivers provide the main source of drinking water for most of Florida, it is imperative to continue to recognize the Green Swamp as an Area of Critical State Concern.

#### **Policy 4.1 Polk City Exemption Area, Polk City Special Protection Area, and Rural Special Protection Area**

**a. Polk City Exemption Area:**

As in indicated on the Future Land Use Map, the center of Polk City is located within the Polk City Exemption Area. This area was designated at the same time the Green Swamp was designated an Area of Critical State Concern to provide an area for future development that is exempt from the additional development standards and environmental regulations that are applied within the GSACSC.

The **Polk City Exemption Area** contains the original city in which much of the city's infrastructure and centralized services are located.

**b. Polk City Special Protection Area:**

The Polk City Special Protection is located to the west, southeast and south of the Polk City Exemption Area as indicated on the Future Land Use Map. This area experiences growth outside of the Polk City Exemption Area and has lesser densities and intensities based on location in the Green Swamp Area of Critical State Concern.

**c. Polk County Rural Special Protection Area:**

The Polk County Rural Special Protection is located to northeast and east of the Polk City Exemption Area. This area is indicated



on the Future Land Use Map. As indicated, property within this area is located in unincorporated Polk County. The City identifies it due to its close proximity to the City limits.

Both the Polk City Exemption Area and Polk City Special Protection Area support urban infrastructure and services which promote compact, energy efficient, walkable development patterns. Opportunities for infill, redevelopment and expansion exist within these two areas.

**Policy 4.2:**

The following land use categories are hereby established for the purpose of managing future development and redevelopment activities. The Future Land use categories are identified by location in the Polk City Exemption Area, Polk City Special Protection Area and Polk County Rural Special Protection Area:

- a. Polk City Exemption Area Future Land Use Categories**  
Policy 4.3 of the Future Land Use Element provides density and intensity standards for the following Future Land Use categories.
  - i. Residential Very Low Density
  - ii. Residential Low Density
  - iii. Residential Medium Density
  - iv. Commercial
  - v. Industrial
  - vi. Public Use
  - vii. Recreation
  - viii. Conservation
  - ix. Conservation/ Passive Recreation
  
- b. Polk City Special Protection Area Future Land Uses Categories**  
Policy 4.4 of the Future Land Use Element provides density and intensity standards for the following Future Land Use categories.

***Activity Center Uses***

- i. Business-Park Center (BPCX)
- ii. Convenience Center (CCX)
- iii. Linear Commercial Corridor (existing) (LCCX).
- iv. Tourist Commercial Center (TCCX)

***Residential Uses***

- i. Residential-Suburban (RSX)
- ii. Residential Low (RLX)

***Other***

- i. Leisure/Recreation (L/RX)
- ii. Institutional (INSTX)
- iii. Recreation and Open Space (ROSX)
- iv. Conservation (CONX)
- v. Preservation (PRESVX)

**c. Polk County Rural Special Protection Area Future Land Use Categories**

Policy 4.5 of the Future Land Use Element provides density and intensity standards for the following Future Land Use categories.

***Residential Uses***

- i. Agriculture/Residential-Rural (A/RRX)

***Other***

- i. Leisure/Recreation (L/RX)
- ii. Institutional (INSTX)
- iii. Recreation and Open Space (ROSX)
- iv. Conservation (CONX)

- v. Preservation (PRESVX)

**Policy 4.3:****Polk City Exemption Area Future Land Use Categories and Descriptions**

The following Future Land Use Categories are located within the Polk City Exemption Area. Policy 4.1.a. provides a description of the Polk City Exemption Area.

- a. The primary function of the **Residential Very Low Density** classification is to accommodate very low density residential development consisting of single family dwellings. This category permits one single family dwelling unit on each lot, along with structures accessory to residential use. Maximum density is 1 dwelling unit per 5 acres for single family uses; agricultural uses are permissible in this category, with or without a dwelling unit included; single family homes with horses are allowed, one home per lot and a minimum density of 1 dwelling unit per 5 acres. This category allows for the establishment of 1 manufactured (mobile) home per 5 acres for undeveloped and previously unplatted areas having severe soil suitability for septic tanks and buildings without basements, until central sewer and water services become available. This category permits schools and other public uses appropriate to agricultural areas and single family neighborhoods.
- b. The primary function of the **Residential Low Density** classification is to accommodate low density residential development consisting of single family dwellings. This category permits one single family dwelling unit on each lot, along with structures accessory to residential use. Maximum density is four dwelling units per acre. This category permits schools and other public uses appropriate to residential neighborhoods.
- c. The primary function of the **Residential Medium Density** classification is to accommodate multi-family residential development. Permitted uses include duplexes, apartments, condominiums, manufactured (mobile) home parks or subdivisions, RV parks, and single family homes. Intensity is one single family home per lot; or one duplex per lot; or two buildings of five units each per lot. Maximum density is 10.0 residential dwelling units per acre. This category permits schools and other public uses appropriate to residential neighborhoods.

**Ordinance 1239-A:** The 63.29 +/- acres located in Sections 28 and 33, Township 26 South, Range 25 East; generally located on Smith Road in the eastern quadrant of the City, shall be designated “Residential Medium” on the Future Land Use Map; shall be developed with central potable water and sewer and shall be limited to a residential density not to exceed 861 dwelling units (achieved by a density of 6.68 dwelling units per acre on the 63.29 acres, and a density transfer of 6.68 dwelling units per acre from the 65.58 acres of Conservation directly adjacent to the RM); and shall be subject to other applicable land development regulations within the City. (*Ordinance 1239-A, December 9, 2008, adoption*)

- d. The primary function of the **Commercial** classification is to accommodate the shopping needs of residents living in and near Polk City. The Commercial classification permits neighborhood service commercial uses; and accommodates traditional retail commercial needs of the market area both along the highway and in the downtown core of the market area. This category permits schools and other public uses appropriate to commercial areas. Floor area ratio for commercial structures shall not exceed 0.35.
- e. The primary function of the **Industrial** classification is to accommodate the industrial needs of the market area, both light industry and heavy industry. This category permits vocational and technical schools and other public uses appropriate to industrial areas. Floor area ratio for industrial structures shall not exceed 0.35.
- f. The primary function of the **Public Uses** classification is to provide for areas for existing or future government-owned or leased buildings or grounds including schools, libraries, medical facilities, parks and open space areas; and private buildings or grounds such as hospitals, camps, clubs, private schools, museums and similar land uses. Floor area ratio for public and private use structures under this classification shall not exceed 0.35. For schools, one residential unit per school is permitted to accommodate an on-site security guard/ caretaker. For parks, one residential unit per 40 acres is permitted to accommodate an on-site security guard/ park ranger.
- g. The primary function of the **Recreation** classification is to provide for areas for existing or future public parks, recreation uses and open space areas. Permitted uses include public open space, recreation areas and parks; and private parks and recreation uses,

such as golf courses. All recreation uses within Polk City shall be included in this category. One dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres. Maximum lot coverage by buildings plus all impervious surface area shall not exceed 5% of the total parcel.

- h. The primary function of the **Conservation** classification is to protect natural resources, improve lake, river and groundwater quality. The Conservation designation includes land within the 100-year floodplain of any lake or river; wetlands; soils-limited areas; wellhead protection areas; and ancient scrub lands. No development is allowed in conservation areas. One dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres. Maximum lot coverage by buildings and all impervious surface shall not exceed 1% of the total land area of the parcel. No other uses are allowed in this classification.
- i. The primary function of the **Conservation/Passive Recreation** classification is to protect natural resources while allowing passive recreation. Commercial uses such as equipment rental shops and snack huts are permissible to serve the users of the recreation area. Passive recreation land uses, such as boat docks, beaches and hiking trails are permissible. One dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres. Maximum lot coverage by buildings and all impervious surface shall not exceed 1% of the total land area of the parcel.
- j. Public schools are allowed in all land use classifications except Polk City's Future Land Use classifications of Conservation and Conservation/ Passive Recreation. This provision applies to lands contiguous to existing schools, as well as development of vacant land for new schools. Further, Polk City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code.

**Policy 4.4: Polk City Special Protection Area Future Land Use Categories and Descriptions**

The following Future Land Use Categories are located within the Polk City Special Protection Area. Policy 3.1.b. provides a description of the

Polk City Special Protection Area.

- a. **Business-Park Center (BPCX):** 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 unloading. 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. 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. Business-Park Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive that directly serves an arterial roadway. Business-Park Centers shall be located with consideration being given to regional transportation issues, and should be located at the intersections of arterial roads, and preferably on a fixed-route mass-transit line when they become available in Polk City.

Usable Area	5 acres or more
Gross Leasable Area (GLA)	100,000 to 2,000,000 sq. ft.
Minimum Population Support	5,000 or more people
Service-Area Radius	5 miles or more
Typical Leading Tenant	Office park, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks; one or more light-assembly plants, or warehouse facilities.
Other Typical Tenants	Offices; distribution centers; research and development firms.

Development within a Business-Park Center shall conform to the following criteria:

- i. Business-Park Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive that directly serves an arterial roadway. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- ii. 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.
- iii. 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.
- iv. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.
- v. 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.
- vi. 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 lessor.
- vii. 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.

- viii. Modified Land Uses: Development which occurs within the Business- Park Center X and shall comply with the following provisions:
- 1) With the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:
    1. petroleum pipelines,
    2. wholesale chemical operations,
    3. petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted),
    4. dry cleaning plants, and
    5. chemical research operations.
  - 2) General construction activities may be permitted. However, prior to Polk City issuing a development permit, Polk City will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17-25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater Best Management Practices 2.04 of the Florida Development Manual published by DEP.



- b. **Convenience Center (CCX):** Convenience Centers are intended to accommodate the convenience-shopping needs of residents living within the immediate surrounding area. The CCX district permits non-residential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities. The maximum floor area ratio shall not exceed 0.25. Convenience Centers shall be located at the intersections of arterial and/or collector roads. There shall be a one (1) mile traveling distance within the Polk City SPA on public roads between the center of a Convenience Center and the center of any other Convenience Center, or other higher-level Activity Center or Linear Commercial Corridor providing for the same convenience shopping needs. This required separation may be reduced if: a) The higher-level Activity Center or Linear Commercial Corridor 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.

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.

Development within a Convenience Center shall conform to the following criteria:

- i. Convenience Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive that directly serves an arterial or collector roadway.
- ii. Different uses within a Convenience Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- iii. 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.

- iv. 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.
  - v. Residential uses shall not be permitted in Convenience Centers.
  - vi. 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.
- c. **Tourism Commercial Centers (TCCX):** The Polk City Plan shall recognize the existence of a major tourism attraction located in the Polk City Special Protection Area by providing for the establishment of mixed-use centers where the primary uses and activities shall be tourism activities, tourism recreation, and tourist-related commercial. 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, hotels, motels, and gift shops. Non-residential ancillary commercial uses necessary to support the activities within the center, such as restaurants, service stations, and convenience stores may also be permitted. Within the Polk City Utility Service Area, Tourism Commercial Centers shall *only* be located within the Polk City Special Protection Area (Polk City-SPA) of the Green Swamp ACSC; or the Polk City Development Area. The maximum floor area ratio shall be 0.35. General (approximate) characteristics of Tourism Commercial Centers are:

Usable Area	10 acres or more
Gross Leasable Area (GLA)	10,000 to 1,000,000 sq. ft.
Typical Leading Tenant	Theme Parks, Hotels, and Motels
Other Typical Tenants	Lodging facilities of all types, restaurants, service stations, gift

	shops, miniature golf, entertainment activities, and ancillary non-residential uses to the tourism industry.
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Development within a TCCX area shall conform to the following criteria:

- i. 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 when it becomes available.
  - ii. 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.
  - iii. Tourism Commercial Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive that directly serves an arterial roadway. Tourism Commercial Centers shall incorporate the use of frontage roads and shared ingress/egress facilities wherever practical.
  - iv. 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.
  - v. 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.
- d. **Residential-Suburban (RSX).** The Residential-Suburban classification provides areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. Residential-Suburban areas shall be developed at densities up to and including one

dwelling unit per five acres (1 DU/5 AC). Development within designated RSX areas shall be limited to: a) residential development containing single-family dwelling units, duplex units, and family care homes; b) agricultural support uses; c) community facilities; and, d) elementary, middle, and high schools.

e. **Residential-Low (RLX):** The Residential Low provides areas for the low density residential needs of residents in urban areas. Residential Low areas shall be developed at densities up to, and including, three dwelling units per acre in the Green Swamp ACSC (3 DU/AC). Development within designated RLX shall be limited to: a) residential development containing single-family dwelling units, duplex units, family care homes, and small-scale multi-family units; b) agricultural support uses; c) community facilities; and, d) elementary, middle, and high schools.

f. **Leisure/Recreation (L/RX):** Leisure/Recreation (L/RX) Areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors to Polk City. 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. The following factors shall be taken into consideration when determining the appropriateness of establishing new L/RX areas: a) Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/RX developments supported by a regional or national market; 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).

Development within a L/RX area shall conform to the following criteria:

- i. 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/RX designation and may be approved through the Conditional Use Permit (CUP),

- 
- ii. Accessory minor retail commercial uses within a L/RX area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/RX area. No more than 7% of the net usable land within a specific L/RX area shall be used for commercial uses. Uses shall be limited to bait shops and convenience stores of no more than 1,000 square feet each.
  
  - iii. L/RX 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.
      - a. Primitive camping is exempted from all density requirements in the L/RX.
  
      - b. Permitted land uses and development intensities within the L/RX are separated into two categories within the Green Swamp ACSC, as follows:  
  

**Type A Leisure/Recreation for Residents** -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. Residential structures are limited to recreational vehicles (RVs) and, RVs with single family homes developed as an accessory to the RV such as is developed in the Mt. Olive Shores North Subdivision in Polk City, herein referred to as “RV plus home”. With central water and sewer, residential development may reach four RVs per acre; or three “RVs plus home” per acre. A minimum of 50% open space is required within a Type A L/RX development.

**Type B Leisure/Recreation for Short Term Visitors** - 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. Residential structures are limited to recreational vehicles (RVs). These facilities are characterized by non-lighted, high intensity recreational facilities. With central water and sewer, residential development may reach six RVs per acre. This increase in density is permitted due to the short-term nature of the facility and because the facility will not reach a density of more than three RVs per acre per calendar year. Lighted facilities may be permitted through the Conditional Use Permit (CUP) process. A minimum of 25% open space is required within a Type B L/RX development.

- g. **Institutional (INSTX):** Institutional areas are primarily characterized by private and public service structures. These

commonly include public and private educational facilities; government-administration buildings; public-safety structures (e.g. police and fire); cultural facilities (e.g. libraries, museums, and performing-arts theaters); health-care facilities (e.g. hospitals, medical centers, clinics, nursing homes, congregate living facilities and churches. Group Living Facilities Multi-family residential uses limited to group homes and congregate living facilities including dormitories may be permitted at densities up to and including three dwelling units per acre (3 DU/AC).

The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series:

- i. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.
- ii. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
- iii. Proximity to similar and compatible uses providing opportunities for shared facilities.
- iv. Plans of the School Board and other public service agencies with jurisdiction in the County.

Institutional development shall conform to the following criteria:

- a. Where group 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 derive a comparable density, apply a ratio of 2.5 beds equals one dwelling unit, not to exceed 3 dwelling units per acre in the Green Swamp ACSC.
- b. Where group living facilities are developed in non-residential land use categories, the

density shall be 3 dwelling units per acre in the Green Swamp ACSC.

- c. 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.
- d. 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 co-locate, with existing or new educational facilities to the extent possible.
- e. 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.
- f. 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 that may require special buffering provisions.
- g. Group Living Facilities may be permitted at densities up to and including three (3) dwelling units per acre. 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.
- h. **Recreation and Open Space (ROSX):** 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 City. These commonly include City-owned or –maintained open spaces; community and regional parks; and the facilities and services associated with each respective park type; and private parks and recreation uses, such as golf courses. All recreation uses within Polk City and in the Green Swamp ACSC shall be included in this category. One dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres. Recreation and open space areas on the Future Land Use Map Series shall include all existing publicly accessible recreation and open space areas. Golf courses shall not be used to satisfy open space requirements.

The following factors shall be considered when determining the appropriateness of designating new Recreation and Open Space areas:

- i. meeting the recreation level-of-service standard;
- ii. satisfying resident and seasonal visitor/tourist recreation demand;
- iii. fulfilling the recreation and open space acquisition plan;
- iv. impacts of the proposed uses on public facilities and services;
- v. 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

Development within a Recreation and Open Space area shall conform to the following criteria:

- a. provision of adequate parking to meet the present and future demands of the use;
  - b. 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
  - c. water and energy conserving techniques.
- i. **Conservation (CONX):** The primary function of the Conservation classification is to protect natural resources while allowing passive recreation. Wetlands and 100-year floodplains in the Green Swamp ACSC shall be designated as Conservation. Passive recreation land uses including docks, fishing, and hiking are permissible. No residential, commercial, industrial or other development is allowed except as listed below and in the Polk City Table of Uses in the Unified Land Development Code.

Development within Conservation shall conform to the following criteria:

- i. commercial uses limited to equipment rental shops and snack huts of 1,000 square feet or less each are permissible to serve the users of the conservation area;
- ii. one dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres;
- iii. maximum lot coverage by buildings and all impervious surface shall not exceed 1% of the total land area of the conservation area.

- iv. Municipal wellfields and associated facilities are permitted provided they are above any 100-year floodplain and no floodplains or wetlands are impacted because of the wellfield or its facility.
  - v. Recreation Facilities that are Low Intensity are: Areas for public and private passive outdoor recreational activities. Typical uses include, but are not limited to, parks, playgrounds, and walking, jogging, hiking, and bicycle paths/trails.
- j. **Preservation (PRESVX)** 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. Preservation areas on the Future Land Use Map Series shall include all existing major properties purchased by Polk City, Polk County, and the State or Federal governments for long-term protection or acquired or dedicated for use as publicly accessible open-space areas. Building floor area ratio (FAR) shall be limited within each Preservation Area to 0.0001 FAR.

Future public acquisition of properties for designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:

- i. the general public benefit to be gained;
- ii. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;
- iii. availability of the property for purchase;
- iv. the environmental quality or uniqueness of the property;
- v. the amount of endangered or threatened plant or animal life found on the site; and
- vi. the ability of the property to serve more than one public function.

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.
- k. Parcel Specific Limitations.
  - i. S.R. 33 and Mt. Olive Road, consisting of the following parcel ID numbers from the Polk County Property Appraiser:  
242701-000000-012010; and  
242701-000000-012020  
  
The approximately 98.81 acres designated as BPC-X, Business Park Center-X, shall be limited to no more than 1.5 million square feet of Gross Leasable Area; and  
  
The approximately 26.17 acres of CC-X, Convenience Center-X, may develop up to, but shall not exceed 270,000 square feet of Gross Leasable Area; which may consist of Office, Commercial, or a mix of Office and Commercial Uses.
  - ii. Intergovernmental Cooperation with Lakeland. Prior to developing commercial uses in the preceding amendment referenced in Policy 8.8.3.a and prior to exceeding 554,000 square feet in business park

center likewise referenced, the City shall provide notice and standing to the City of Lakeland within its development order/site plan process to consider concerns of the City of Lakeland related to concurrency and other relevant issues.

**Policy 4.5: Polk County Rural Special Protection Area Future Land Use Categories and Descriptions**

The following Future Land Use Categories are located within the Polk County Rural Special Protection Area. Policy 4.1.c. provides a description of the Polk County Rural Special Protection Area.

- a. **Agriculture/Residential-Rural (A/RRX):** The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low density residential development within rural areas. Residential uses include Family Farm/Family Homestead, Fly-in Communities, Farm Worker Housing, Family Day Care Homes and Single Family Detached Homes. The A/RR district permits agricultural activities, agricultural support facilities, and community facilities. Density shall be limited to one dwelling unit per ten acres (1 DU/10 AC).

Development within designated A/RR areas shall be limited to:

- i. Associated farm labor residential uses to allow for the provision of housing for farm workers in conformance with State rules and regulations, and upon approval of a special-use permit.
- ii. Utility structures for the storage of farm equipment and to conduct normal farm operations, to include on-site agricultural-support activities provided that such activity is subordinate and accessory to the principal agricultural use. (Agricultural equipment may be used off-site.)
- iii. 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.

The following Agricultural policies shall apply:

- 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 City shall not duplicate the regulation of those aspects of agricultural activities that are adequately regulated by other governmental agencies.
- f. Land within areas designated as A/RR 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 land use classification, upon approval 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.

**b. Leisure/Recreation (L/RX):** Leisure/Recreation (L/RX) Areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors. 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. Active recreation, leisure, and accessory commercial development shall occur within designated L/RX Areas. The following factors shall be taken

into consideration when determining the appropriateness of establishing new L/RX areas: a) Accessibility to arterial or collector roadways, with consideration being given to regional transportation issues for L/RX developments supported by a regional or national market; 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).

Development within a L/R area shall conform to the following criteria:

- b. 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/RX designation and may be approved through the Conditional Use Permit (CUP),
- c. Accessory minor retail commercial uses within a L/RX area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/RX area. No more than 7% of the net usable land within a specific L/RX area shall be used for commercial uses. Uses shall be limited to bait shops and convenience stores of no more than 1,000 square feet each.
- d. L/RX sites shall be designed to provide:
  - 1. Adequate parking to meet the present and future demands of the use;
  - 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and
  - 3. Direct access to a paved publicly maintained road with adequate level-of-service (LOS) capacity.

- iv. Primitive camping is exempted from all density requirements in the L/RX.
- v. Permitted land uses and development intensities within the L/RX are separated into two categories as follows.

**Type A Leisure/Recreation for Residents** - 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. Residential structures are limited to recreational vehicles (RVs). With central water and sewer, residential development may reach one RV per 10 acres.

**Type B Leisure/Recreation for Short Term Visitors** - 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. Residential structures are limited to recreational vehicles (RVs). These facilities are characterized by non-lighted, high intensity recreational facilities. With central water and sewer, residential development may reach six RVs per acre. This increase in density is permitted due to the short-term nature of the facility and because the facility will not reach a density of more than one RVs per ten acres per calendar year.

- c. **Institutional (INSTX):** Institutional areas are primarily characterized by private and public service structures. These include cemeteries, correctional facilities and seaplane bases.

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:

- i. Accessibility to roadways, with consideration being given to regional transportation issues for large-



scale institutional developments having a regional market.

- ii. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
- iii. Proximity to similar and compatible uses providing opportunities for shared facilities.
- iv. Other public service agencies with jurisdiction in the County.
- v. Educational facilities will be allowed in all land use classifications except Conservation/Preservation classifications.

Institutional development shall conform to the following criteria:

- a. 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 that may require special buffering provisions.
- d. **Recreation and Open Space (ROSX):** 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 City. These commonly include City-owned or –maintained open spaces; community and regional parks; and the facilities and services associated with each

respective park type; and private parks and recreation uses, such as golf courses. All recreation uses within Polk City and in the Green Swamp ACSC shall be included in this category. One dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres. Recreation and open space areas on the Future Land Use Map Series shall include all existing publicly accessible recreation and open space areas. Golf courses shall not be used to satisfy open space requirements.

The following factors shall be considered when determining the appropriateness of designating new Recreation and Open Space areas:

- i. meeting the recreation level-of-service standard;
- ii. satisfying resident and seasonal visitor/tourist recreation demand;
- iii. fulfilling the recreation and open space acquisition plan;
- iv. impacts of the proposed uses on public facilities and services; and
- v. 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.

Development within a Recreation and Open Space area shall conform to the following criteria:

- a. provision of adequate parking to meet the present and future demands of the use;
- b. 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

- c. water and energy conserving techniques.
- e. **Conservation (CON):** The primary function of the Conservation classification is to protect natural resources while allowing passive recreation. Wetlands and 100-year floodplains in the Green Swamp ACSC shall be designated as Conservation. Passive recreation land uses including docks, fishing, and hiking are permissible. No residential, commercial, industrial or other development is allowed.

Development within Conservation shall conform to the following criteria:

- i. commercial uses limited to equipment rental shops and snack huts of 1,000 square feet or less each are permissible to serve the users of the conservation area;
  - ii. one dwelling unit per park is allowed for caretakers and park rangers, with the density not to exceed one dwelling unit per 20 acres;
  - iii. maximum lot coverage by buildings and all impervious surface shall not exceed 1% of the total land area of the conservation area.
  - iv. Municipal wellfields and associated facilities are permitted provided they are above any 100-year floodplain and no floodplains or wetlands are impacted because of the wellfield or its facility.
- f. **Preservation (PRESVX):** 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. Preservation areas on the Future Land Use Map Series shall include all existing major properties purchased by Polk City, Polk County, and the State or Federal governments for long-term protection or acquired or dedicated for use as publicly accessible open-space areas. Building floor area ratio (FAR) shall be limited within each Preservation Area to 0.0001 FAR.

Future public acquisition of properties for designation as Preservation areas shall be evaluated, at a minimum, based upon the following unranked factors:

- i. the general public benefit to be gained;
- ii. the ability to complete, or substantially enhance, an existing public protection and/or recreation system;
- iii. availability of the property for purchase;
- iv. the environmental quality or uniqueness of the property;
- v. the amount of endangered or threatened plant or animal life found on the site; and
- vi. the ability of the property to serve more than one public function.

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.

**OBJECTIVE 5: RESEARCH AND DEVELOP PROCEDURES FOR THE REDEVELOPMENT OF THE POTENTIAL REDEVELOPMENT AREA IDENTIFIED IN THE FUTURE LAND USE ELEMENT.**

**Policy 5.1:** Research the possibility of acquiring property in the redevelopment area for use as a neighborhood children's park.\*

*\* If it is found that such acquisition is not feasible, the City shall designate other suitable land for meeting the projected needs for recreation.*

**Policy 5.2:** Designate a City liaison to contact local, regional, state and federal agencies for funding of redevelopment programs for the area.

**OBJECTIVE 6: DEVELOP POLICIES AND PROCEDURES THAT PROVIDE FOR APPROPRIATE MEANS TO ELIMINATE OR REDUCE USES INCONSISTENT WITH THE COMMUNITY'S CHARACTER INCLUDING SUCH MEANS AS ACTIVE SOLICITATION OF GRANT FUNDS FOR REHABILITATION, WHERE FEASIBLE, AND RELOCATION WHERE NEEDED AND AS FURTHER DESCRIBED BY POLICIES 6.1-6.4 ADDITIONAL POLICIES AND PROCEDURES SHALL ALSO BE DEVELOPMENT TO PROVIDE FOR REDEVELOPING ISOLATED INSTANCES OF BLIGHT.**

**Policy 6.1:** The land development regulations shall be amended for consistency with the Future Land Use Element; rezoning of individual lots may be required for conformance with the Future Land Use Map.

**Policy 6.2:** The land development regulations and codes shall be enforced equally for all property within Polk City.

**Policy 6.3:** The land development regulations shall contain provisions to implement redevelopment of blight; conservation, demolition and rehabilitation techniques for residential structures shall be established in the minimum housing code.

- Policy 6.4:** The land development regulation shall require that development orders only be issued for development whose impacts are consistent with the existing residential character of the community.
- OBJECTIVE 7:** **COORDINATE AT ALL TIMES WITH APPROPRIATE RESOURCE PLANNING OR MANAGEMENT PLANS PREPARED PURSUANT TO CHAPTER 380, F.S., AND OTHER NATURAL RESOURCE MANAGEMENT PROGRAMS BY DESIGNATING A CITY LIAISON TO SUCH PROGRAMS.**
- Policy 7.1:** All future land use in Polk City shall be coordinated with the Department of Economic Opportunity's Management Plan for the Green Swamp Area of Critical State Concern through the designated City liaison.
- Policy 7.2:** The City shall maintain intergovernmental coordination with the DEP, USACOE, SWFWMD and other agencies having resource management plans through the designated City liaison.
- Policy 7.3:** Upon completion of the City's extensive visioning effort occurring in 2013 and 2014 through the Department of Economic Opportunity's Community Planning Technical Grant, the City shall revisit the Comprehensive Plan to further ensure implementation of goals, objectives and policies to delineate the portion of the City appropriate for urbanization and which is supported by a financially feasible infrastructure plan to provide potable water and central sewer service.
- OBJECTIVE 8:** **THE CITY OF POLK CITY WILL CONTINUE TO PROMOTE ECONOMICALLY VIABLE AND SUSTAINABLE DEVELOPMENT AND REDEVELOPMENT THROUGHOUT THE CITY.**
- Policy 8.1:** The City shall, through new development and redevelopment, promote the creation of interconnected systems for vehicular and pedestrian travel and the location and orientation of buildings and vehicular parking areas.
- Policy 8.2:** The City shall, through new development and redevelopment, promote the design of attractive and useable public open spaces/common area through good architectural and landscape design.
- Policy 8.3:** The City shall, through new development and redevelopment, promote the design of attractive and useable public open spaces/common area through good architectural and landscape design.

**Policy 8.4:** The City shall support businesses and business expansion through partnerships among State, Regional, and local economic development organizations.

**Policy 8.5:** The City shall promote infill development and redevelopment through designation of appropriate land uses and densities on the future land use map series, and support of downtown revitalization, historic preservation, and neighborhood revitalization efforts.

**OBJECTIVE 9: PROTECTION OF THE GREEN SWAMP ACSC**

**IT SHALL BE A OBJECTIVE OF POLK CITY TO PROTECT THE NATURAL REGIONAL RESOURCE KNOWN AS THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (ACSC); AND TO GOVERN DEVELOPMENT OF THE GREEN SWAMP AS IS THE INTENT OF STATE LAW REGARDING THIS RESOURCE; AND MANAGE THE DEVELOPMENT OF THE RESOURCE SO IT IS COMPATIBLE WITH THE DEVELOPMENT OF POLK CITY; AND ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE NATURAL RESOURCE FOR EXISTING AND FUTURE RESIDENTS.**

**Policy 9.1:** For each annexation of land within the Green Swamp ACSC and outside Polk City's designated Exemption Area, Polk City shall amend the Future Land Use Map series, the environmental map series (wetlands, floodplains, soils and habitat), and the infrastructure map series (transportation facilities, water and sewer facilities, stormwater management facilities and recreation facilities) to include the newly annexed land.

**Policy 9.2:** Concurrent with Polk City annexing land within the Green Swamp ACSC and outside the Polk City Exemption Area, Polk City shall amend the Infrastructure Element, Transportation Element and the Capital Improvements Element to include policies that specifically address the provision of services in the first annexation area proposed within the Green Swamp ACSC; which shall, at a minimum, include a capital improvements budget showing the concurrent provision of public services required by the development; the timing of said improvements; and the source of funds for the public portion of the investment. This budget shall be incorporated into the 5-year Capital Improvements Program (CIP) annually thereafter.

**Policy 9.3:** Polk City shall adopt development regulations into its Unified Land Development Code to ensure the protection and conservation of environmentally sensitive land within Polk City and within the Green Swamp ACSC.

- Policy 9.4:** Development shall occur only on land *not* classified as “wet” on any local, regional, state, or national natural resource inventory map.
- Policy 9.5:** Polk City shall require that all development within the Green Swamp Area of Critical State Concern shall be on paved roads and shall be served by potable water and sanitary sewer systems.
- Policy 9.6:** Polk City shall require that all development within the Green Swamp Area of Critical State Concern shall be in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within Polk City Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standard, the more stringent shall apply.
- Policy 9.7:** The entire Green Swamp Area of Critical State Concern in Polk County shall be mapped and included in the Polk City Future Land Use Map Series. In addition, Green Swamp ACSC development areas and land use categories located in close proximity to the incorporated area known as Polk City as of January 1, 2005, shall be designated on Polk City’s Future Land Use Map, which are:
- a. Polk City/Urban Growth Special Protection Area (PC-SPA)
  - b. Rural Special Protection Area (RURAL-SPA)
- Policy 9.8.1:** PROHIBITED SPECIAL USES — The following special uses are prohibited within the PC-SPA:
- a. Non-Certified Electric-Power Generation Facilities
- Policy 9.8.2:** DEVELOPMENT CRITERIA — Development within the PC-SPA shall conform to the following:
- g. Golf courses shall be considered recreational and commercial in nature and shall be permitted in the following land uses:
    - 1. Leisure/Recreation X
    - 2. Recreation and Open Space X
    - 3. Residential-Low X
    - 4. Residential-Suburban X



- h. Residential densities shall be modified as follows: densities within the PC-SPA shall not exceed a gross density per parcel of 3 dwelling units per acre (3 DU/AC).
- i. Development shall comply with the following Open Space (OS) and Impervious Surface Ratio (ISR) standards:
  - 1. All residential development shall provide a minimum open space set-aside of no less than 30% of total land area unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.
  - 2. Single family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.
  - 3. Commercial development shall not exceed an impervious surface ratio of 60%.
  - 4. Development within the BPC shall not exceed an impervious surface ratio of 70%.

**Policy 9.8.3:** Sewer may be extended to serve existing or previously approved development that meets the following standards:

- a. The developer pays all costs of line extensions, including oversizing, and capacity to serve the development (with the allowed density of land adjacent to the sewer lines remaining the same as allowed in Polk City-SPA); and
- b. The provider is a municipal or county facility (with the allowed density of land adjacent to the sewer lines remaining the same as allowed in Polk City-SPA).

**Policy 9.9.1:** PROHIBITED SPECIAL USES — The following special uses are prohibited within the Rural-SPA:

- a. Non-Certified Electric-Power Generation Facilities

**Policy 9.9.2:** DEVELOPMENT CRITERIA — Development within the RURAL-SPA shall conform to the following:

- a. The following residential densities shall apply within the A/RRX:
  1. Uplands: one dwelling unit per ten acres (1 DU/10 AC).
  2. Wetlands: none.
- b. The impact of golf courses in the Rural-SPA shall be studied. If it is determined golf courses can be operated without significant degradation of surface or groundwater, then the plan shall be amended to permit golf courses upon such conditions as are appropriate, including a limitation on the use of chemical pesticides and non-organic fertilizers.
- c. New roads (designed and built after the adoption of this Management Plan) within the RURAL-SPA shall be subject to the following:
  1. New roads, unless determined to be necessary for the health or safety of the general population, shall not be constructed by the public nor shall public funds be used for the construction of new roads.
  2. Polk City shall not utilize public dollars to maintain new private roads. A maintenance agreement and/or a taxing district may be established by the developer/land owners association and Polk City to maintain the roads at private expense.
  3. New subdivision roads shall be required to meet City construction standards.
  4. The City's Land Development Code shall address minimizing the crossing of new roads over rivers and major named tributaries. Construction of new roads over rivers and major tributaries shall be required to:
    - a) minimize adverse impacts to water quality,
    - b) prevent adverse impacts to the free flow of water through natural channels, and
    - c) prevent the creation of major obstacles to the movement of aquatic and wetland dependant species.

- d. Unless determined to be a health and/or safety issue, Polk City shall place the paving of roads within the RURAL-SPA as the lowest paving priority for Polk City. This shall not be construed to include the maintenance of roads already paved in this area.
- e. The vegetative communities and habitat found in the-RURAL-SPA shall be protected by requiring:
  - 1. development that is started on or after the adoption of this Section shall be required to conserve (no structures to be built in this area) at least 80% of the land within the A/RR land use category. This shall be accomplished by indicating on the plat:
    - a) that portion of the land which is to be conserved, and
    - b) clearly stating on the plat that no clearing and no structures of any kind, except for family agricultural purposes, are placed in this area.
  - 2. for land which is being subdivided, clustering is encouraged by:
    - a) permitting lots as small as 40,000 SQ FT, as long as the overall gross density is not exceeded, and
    - b) permitting the reservation to occur outside of the individual lots. Privately owned lakes shall receive 100% credit toward meeting the open space requirement of this policy.
  - 3. lots which were created prior to the adoption of this Section that are less than five acres in size and have direct access onto a County-approved road or local road shall be permitted to construct one house.

**Policy 10.10:** GENERAL DEVELOPMENT CRITERIA

STATEMENT: The following policies apply to development occurring throughout Critical Area as defined by this Management Plan.

- Policy 10.10.1:** FLOODPLAINS — The Future Land Use Map Series shall designate and map as the "Floodplain-Protection Area" overlay: areas of special flood hazard; all lands lying within 100 feet from the top of the bank of a water course; and, 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. Development within a "Floodplain-Protection Area," shall conform to the following criteria:
- a. Development shall 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:
    1. residential densities shall be transferred from the-100-year floodplain to the area outside the 100-year floodplain based on a density of 1 dwelling unit per 10 acres (1 DU/10 AC); and
    2. such transfer does not result in lot sizes, or areas per dwelling unit, less than 65% of that required by Polk City's land development regulations (the minimum lot/area size shall be exclusive of the floodplain area) with lots no less than 1 acre.
  - b. Development or redevelopment shall meet the requirements of the Polk City 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 City 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 0.25 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 waterbody, 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-footwide 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 City Land Development Code.
  - d. If, within a parcel, there is no land located outside the 100-year floodplain, then the highest density allowed would be 1 dwelling unit per 20 acres (1 DU/20 AC).
  - e. No parcel shall be created after adoption of this section that consists entirely of 100-year floodplains unless accompanied by a deed restriction which prohibits any future development on the parcel.
  - f. The development criteria listed in Policy 8.10.1 (a), (b) and (c), above, shall be included in Polk City's Land Development Code.

- g. A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development which have five (5) acres or more in the 100-year floodplain. The construction of a single-family residence on a parcel of land containing five (5) or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this plan is exempt from this requirement. Phases of a larger development, if the larger development meet the five (5) acre criterion, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the five (5) acre criterion. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37 or its equivalent).

**Policy 10.10.2:**

WETLAND 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. Development in wetlands is prohibited with the following exceptions:
  - 1. If all beneficial use of land is precluded due to wetland restrictions, then only one (1) dwelling unit can be developed on the property. No parcel shall be created after adoption of this section that consists entirely of wetlands, unless accompanied by a deed restriction which prohibits any future development on the parcel.
  - 2. Where impacts to wetlands cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Where impacts to wetlands are unavoidable and when properly mitigated, as determined by agencies having jurisdiction, after the issuance of a development order, the following shall be allowed:
    - a) access to the site;
    - b) internal traffic circulation, where other alternatives do not exist, and for purposes of public safety;
    - c) utility transmission and collection lines;

- d) pre-treated storm-water management;
  - e) for the purpose of preventing all beneficial use of the property from being precluded, as provided by Policy 8.10.2., a.1.
- b. Commercial and industrial development shall locate on the non-wetland portion of the development site.
- c. Where impacts to wetlands cannot be avoided, all permits for an agency with jurisdiction shall be approved prior to Polk City issuing a final development order. An "intent to issue a final development order" may be issued in writing prior to the issuance of said order if pre-approval is required by an agency with jurisdiction.

**Policy 10.10.3:** PROTECTION OF LISTED SPECIES — To protect listed species (fauna and flora identified by the US Fish and Wildlife Service (USFWS) and/or the Florida Game and Freshwater Fish Commission (FGFWFC) as being endangered, threatened, and/or species of special concern), Polk City shall do the following:

- a. Polk City shall require that any residential development consisting of 100 acres or more, more than 10 lots, or any non-residential development in excess of five (5) acres, shall be required to conduct a study for listed species. If it is determined that listed species are located on the site, a habitat management plan must be prepared using guidelines and protocols of the FGFWFC and/or USFWS. Polk City must receive a letter from FGFWFC stating that the proposed Management Plan meets and/or exceeds the standards placed on Management Plans by the FGFWFC.

**Policy 10.10.4:** Habitat shall be defined as habitat for endangered, threatened, and/or species of special concern, as generally indicated in best available data from the Biodiversity Hot Spot, Strategic Habitat Conservation Areas and Integrated Wildlife Habitat Ranking data available from the Florida Fish and Wildlife Conservation Commission. In most cases, the specific boundaries of these 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 classified as Habitat when best available data indicates that the property is within such an area.

**Policy 10.10.5:** Those properties identified as containing Habitat shall comply with the following requirements:

- a. Development shall be required to locate on the non-habitat portions of a development site unless such requirement would result in a net loss of density. Residential densities shall be transferred from habitat areas to contiguous non-habitat areas within the same subdivision, subject to the following:
  1. Residential densities shall be transferred from the habitat areas to non-habitat areas based on the underlying residential land-use density where development does not occur within the habitat area of the project.
  2. Residential densities shall be transferred from habitat areas to non-habitat areas at the underlying density and shall be clustered to the greatest extent possible to protect habitat. Any transfer of density to facilitate clustering shall not result in lot sizes, or areas per dwelling unit less than 65% of that required by Polk City's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area), with lots utilizing septic tanks no less than 1 ACRE. Portions of lots may be platted into habitat areas and shall not be construed as having disturbed the habitat area 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 habitat areas
  3. 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 Polk City's Land Development Code;
    - c) be noted on the face of the final plat as a restrictive covenant enforceable by Polk City Council.



- b. Land uses shall be regulated, and development shall be clustered and designed, to ensure that the smallest possible area of habitat be utilized to allow no net loss of density.
- c. Commercial and industrial development shall locate on the non-habitat portion of a development site.
- d. Polk City shall notify the Florida Game and Freshwater Fish Commission and/or the US Fish and Wildlife Service of proposed development which affects habitat areas.

**Policy 10.10.6:**

STORMWATER MANAGEMENT — Stormwater management systems shall meet the following requirements:

- a. post-development peak rate of discharge shall not exceed the pre-development peak rate of discharge for the 25 year/24 hour storm event.
- b. a stormwater management system may not cause a net reduction in flood storage within the 100- year floodplain; and, wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC and outside the Polk City Exemption Area.
- c. systems shall be designed to retain and infiltrate the total run-off generated by a 25 year frequency, 24 hour duration storm event. This volume shall be recovered within 14 days.
- d. stormwater management facilities shall be designed to accommodate maintenance equipment access and shall facilitate regular operational maintenance such as underdrain replacement, unclogging filters, sediment removal, mowing and vegetation control.
- e. monitoring and operational maintenance requirements include:
  - 1. periodic inspections of the system (with a written inspection report to the appropriate water management district) to ensure that the system is functioning as designed and permitted.
  - 2. inspection reports will be submitted 1 year after construction and every year thereafter to the relevant water management district.

3. a registered professional engineer must sign and seal the report certifying the stormwater management system is operational as designed.
4. Polk City shall require that the following activities shall occur on a regular basis:
  - a) removal of trash and debris,
  - b) inspection of inlets and outlets,
  - c) removal of accumulated sediments and decaying organic matter from pond bottom and sediment sumps,
  - d) stabilization and restoration of eroded areas,
  - e) mowing and removal of grass clipping, and
  - f) aeration, tilling, or replacement of topsoil as needed to restore percolation capacity. If the topsoil is tilled or replaced, vegetation must be established on the disturbed surface.
- f. pollution abatement requirements shall be the first 1 inch (or 2.5 inches times the impervious area) of runoff for the developed site, or as per the regulations of SWFWMD and SJWMD, with this volume being recovered within 72 hours.
- g. Polk City's Land Development Code shall require that runoff be discharged from impervious surfaces through retention areas, detention devices, filtering and cleansing devices, and/or selected DEP Best Management Practices (BMP) for projects which include substantial paved areas. These regulations shall make provisions for the removal of oil, grease, and sediment from stormwater discharges.
- h. Prior to platting, the developer shall ensure that a designated responsible entity, approved by Polk City for the maintenance of the stormwater management system has been established and is listed on the plat.

- i. Prior to issuing a construction permit, Polk City shall require evidence that all required federal, state, and water management district stormwater permits have been obtained.
- j. Recharge Standard: Projects or portions of projects in Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the-post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

**Policy 10.10.7:**

SEPTIC TANKS: In the event Polk City annexes a developed lot with an existing septic tank and the Polk City centralized sewer system is temporarily not available to that developed lot, the following regulations apply until the centralized sewer system becomes available.

- a. All septic tanks and all drainfields shall be set back a minimum of 75 feet from the furthest upland extent of any wetland and shall require a 100-foot minimum setback from the ordinary high water line of bodies of water. All septic tanks and drainfields must be located outside all 100-year floodplains.
- b. The following septic tank inspection and maintenance program established by Polk County shall be applicable to all developed lots using septic tanks annexed into Polk City until centralized sewer system is available to the lot:
  1. Septic tanks shall be inspected by a qualified inspector on a regular, recurring basis. The initial inspection schedule shall be once every five years.
  2. Data on sludge and scum accumulation should be collected from each tank serviced during the first five year period. Only those tanks with excess sludge and/or scum accumulation, as defined in Chapter 10D-6, FAC, should be pumped out.

3. Polk City Engineer, or other individual deemed qualified by Polk City, shall review the accumulated data and suggest modifications to the schedule consistent with the results. If the data show that few, if any, tanks need to be pumped on a five-year schedule, or if the data show household characteristics that accurately predict those limited households which need more frequent pumping, the schedule should be modified accordingly.
4. In addition to inspecting for sludge and scum accumulation, the septic tank system shall be checked to ensure that the mound, drainfield, and septic tank are in good working order and in compliance with the requirements of Rule 10D-6, FAC.
5. The lot owner shall make all repairs that are necessary to bring the septic tank system into compliance with the requirements of Rule 10D-6, F.A.C.

**Policy 10.10.8:** SANITARY SEWER — All development shall be required to connect to a centralized regional sewer system at the time of development.

**Policy 10.10.9:** Wastewater treatment plants shall be prohibited within the Green Swamp ACSC and outside the Polk City Exemption Area. Wastewater treatment plants may be allowed in the area designated as PC-SPA if the following conditions are met:

- a. The parcel is annexed into Polk City;
- b. The site is demonstrated to be suitable for a wastewater treatment plant;
- c. The facility is to serve Polk City as a whole;
- d. Polk City's Future Land Use Map is amended to designate the site as Institutional X.

**Policy 10.10.10:** Polk City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC and outside the Polk City Exemption Area.

**Policy 10.10.11:** Polk City shall require that silviculture follow the Best Management Practices as outlined in the latest edition of "Silviculture Best Management Practices" by the Florida Department of Agriculture and Consumer

Services, Division of Forestry. The landowner and/or his/her agent shall notify Polk City that timber harvesting will be occurring.

**Policy 10.10.12:** IRRIGATION/LANDSCAPING — Polk City's land development regulations shall include the following:

- a. encourage the use of stormwater runoff to irrigate landscaped areas,
- b. encourage the use of xeriscaping,
- c. encourage the saving of existing trees and natural vegetation,
- d. encourage existing development to install xeriscaping and irrigate using stormwater runoff,
- e. encourage the use of re-use water where feasible and systems are designed to meet DEP regulations,
- f. encourage the use of computer operated landscape/golf course systems which use rain or soil moisture sensors, and
- g. referencing limitation of the hours that lawn sprinkling may occur based upon the water management districts' rules.

**Policy 10.10.13:** GOLF COURSE LOCATIONAL AND DEVELOPMENT CRITERIA — golf courses shall be permitted in the Polk City-SPA within the Leisure/Recreation, Recreation and Open Space, Residential Low and Residential Suburban land use categories. As part of the approval process a Golf Course Management Plan shall be developed which, at a minimum contains:

- a. An Integrated Pest Management Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers.
- b. A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands.
- c. Best Management Practices which as a minimum identify procedures to be followed for the construction, irrigation, operation and maintenance of the golf course.

- d. Golf courses shall be equipped with computer operated irrigation systems using rain or soil moisture sensors to override the irrigation system in the event of significant rainfall.
- e. Landscaping for golf courses shall be designed in accordance with xeriscape principles; and
- f. Golf courses may not be used to satisfy open space requirements.

**Policy 10.10.14:** SITE ALTERATION — Polk City's Land Development Code shall require that the recharge or storage characteristics of the development site not be significantly altered.

**Policy 10.10.15:** GREEN SWAMP IMPACT ASSESSMENT STATEMENT — All development, as defined in Section 380.04, FS, with the exception of a single-family dwelling unit and accessory uses, shall complete a Green Swamp Impact Assessment Statement which shall, at a minimum, address the following requirements:

- a. Floodplain development criteria requirements under Policy 8.10.1, where applicable;
- b. Wetland development criteria requirements under Policy 8.10.2, 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.

**Policy 10.10.16:** Those residential subdivisions listed as exempt from the applicable building densities established in Policy 2.132-E20 in Polk County's Comprehensive Plan Appendix A of the Critical Area Resource Management Plan (CARMP) are also exempt in Polk City if they should annex into Polk City. Residential building density exemptions relate to density only and all other requirements of the Comprehensive Plan shall apply. However, adjustment of the development criteria may be granted for lots exempted pursuant to this section if the application of development criteria would result in the inability to develop lots with a single-family residence. Any adjustment shall be applied on a case-by-case basis only to the particular lot which could not otherwise be developed with a typical single-family residence, and then only to the minimum extent necessary to provide a reasonable beneficial use of the lot. A list of the Vested Residential Projects follows as Appendix A of this Future Land Use Element.

**Policy 10.10.17:** The Polk City Comprehensive Plan includes policies which discourages development from occurring in certain environmentally sensitive areas (for example, wetlands, floodplains, habitat for listed species, etc.) and encourage development to occur in "uplands". Within the Green Swamp ACSC these "uplands" are often scattered and may not be contiguous. Development may, if all other requirements have been met, occur on these scattered "uplands".

**Policy 10.10.18:** Polk City hereby establishes within the Green Swamp ACSC and outside the Polk City Exemption Area a fifty (50) foot wide upland buffer from any wetland or flood plain in which no structure may be placed.

**Policy 10.10.19:** Polk City prohibits all mining within the City limits including peat and lime rock mining and sand mining within the Green Swamp ACSC and outside the Polk City Exemption Area.





**APPENDIX A - Vested Residential Projects  
GREEN SWAMP AREA OF CRITICAL STATE CONCERN  
RESIDENTIAL DEVELOPMENTS - POLK COUNTY**

**Existing Developments**

**(Developments with Final Development Order; Infrastructure approved and constructed)**

**January 31, 2003**

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
1	Buckhorn Run	24	4	16	X		Rural
2	Cedar Knoll	44	5	11	X		Polk City
3	Citrus Hill	52	11	21	X		Polk City
4	Clearwater Lake Estates	161	23	14	X		Polk City
5	Costine Meadows	49	12	24		X	Rural
6	Country Estates	26	10	38	X		Polk City
7	Country Haven	49	15	30		X	Rural
8	Country Meadows	26	10	38	X		Rural
9	Country Trails, Phases I-V	447	248	55	X		Polk City/ Rural
10	Country Trails Addition	5	5	100	-	-	Rural
11	Country Woods	29	12	41		X	Rural
12	Country World Village	21	13	61		X	Rural
13	Countryside	26	8	31	X		Polk City
14	Deer Trails	30	3	10	X		Polk City
15	Deer Trails North	58	31	53	X		Polk City
16	Double Diamond	40	30	75		X	Rural
17	Evans Acres	48	7	14		X	Rural
18	Evergreen Trails	35	25	71		X	Rural
19	Flanders Station	18	5	27	X		Rural
20	Forest Glen	8	3	37		X	Polk City
21	Gibson Oaks	45	10	22		X	Rural
22	Greenwood Estates	66	52	78	X		Polk City
23	Halmac Heights	28	2	7	X		Polk City
24	Hunters Run, Phase I	81	0	0	X		Polk City
25	Kent Acres	25	8	32	X		Polk City
26	KO Estates	25	21	84		X	Rural
27	Lake Agnes Shores	26	3	11	X		Polk City

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
28	Lake Gum Estates	33	25	75		X	Rural
29	Lake Mattie	10	2	20	X		Rural
30	Lexington Green	58	2	0.03	X		Polk City
31	Manors of Nottingham	54	13	24	X		Polk City
32	Martin Estates, Phases I-III	121	76	62	X		Polk City
33	Mt. Olive Estates	96	23	33	X		Polk City
34	Mt. Olive Heights	150	31	20	X		Polk City
35	Mt. Olive Heights, Unit 2	100	25	25	X		Polk City
36	North Forty	38	25	65	X		Polk City
37	Nottingham	84	0	0	X		Polk City
38	Oakland Heights	51	19	37	1/2	1/2	Polk City
39	Pine Glen	110	20	18	1/2	1/2	Rural
40	Pine Haven	6	6	100	X		Rural
41	Plantation Ridge	55	9	16		X	Polk City
42	Plantation Ridge West	49	23	46		X	Rural
43	Ponderosa Ranchettes	43	15	34		X	Rural
44	Ranchland Acres	49	19	38		X	Rural
45	Ranchland Acres Addition	91	39	42			Rural
46	Ridge Meadows	40	12	3	1/2	1/2	Rural
47	Robson Acres	50	19	38		X	Rural
48	Robson Acres (Unrecorded)	73	33	45		X	Rural
49	Rockridge Acres	33	8	24		X	Rural
50	Rockridge Farmettes, All Phases	101	32	31		X	Rural
51	Rockridge Ranchettes	51	23	45		X	Rural
52	Sugarbush	13	8	61		X	Rural
53	Sunny Acres	9	5	55		X	Rural
54	Timberidge, Phases I-V	293	33	11	X		Polk City
55	Van Fleet Acres	9	4	44		X	Rural

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
56	Woods # 1-5	242	61	25	X		Rural
57	Woods Ranchettes	49	20	40	1/2	1/2	Rural
58	Woods Ranching & Farming Tr.	201	127	63		X	Rural
59	Wood View	31	7	22		X	Rural
	<b>TOTALS</b>	3886 Lots	1337 Unoccupied Lots	34% Unoccupied	32 Paved Roads	29 Dirt Roads	25-Polk City 35-Rural

**APPENDIX B  
GREEN SWAMP AREA OF CRITICAL STATE CONCERN  
RESIDENTIAL DEVELOPMENTS - POLK COUNTY**

**Vesting Certificate from County  
Approved by DCA by Settlement Agreement, Developers Agreement or  
Other Written Approval from DCA  
January 31, 2003**

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
1	Bay Lakes Resorts RV Park*	368	368	100		X	Rural
2	Buck Hill*	55	55	100	X		Rural
3	Country Trails, Phases VI & VII	202	202	100	X		Rural
4	Deer Trails North, Phases II*	64	58	90	X		Rural
5	Double Diamond, Phases I-III	17	17	100		X	Polk City
6	Gator Creek Campground	-	-	-	-	-	-
7	Glenridge, Phases I-III	99	51	50	X		Polk City
8	Hunters Ridge*	49	42	86	X		Polk City
9	Hunters Run, Phases II & III	125	86	69	X		Polk City
10	Lake Littleton Estates*	110	110	100	X		Polk City
11	Lake Margaret Shores*	597	597	100	X		Polk City
12	LeLynn RV Resort	366	366	100	X		Rural
13	Lucky World*	48	48	100		X	Core
14	Manors of Nottingham Addition	-	-	-	-	-	-
15	Mt. Olive Shores, Phases I-V	332	215	64	X		Polk City
16	Nottingham Trails*	59	59	100	X		Polk City
17	Paradise Country Estates*	166	166	100		X	Rural
18	Polo Park West,	725	170	23	X		Ridge

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
	Phases I-III						
19	Saddlewood Est., Phase I	116	87	75	X		Rural
20	Scandinavia USA, Unit III	136	136	100	X		Polk City
21	Scandinavia, Excl. I & II	833	833	100	X		Polk City
22	Scandinavia/Lake Finlandia	157	126	80	X		Polk City
23	Sherwood Estates	75	75	100	X		Polk City
24	Sonora Heights	25	15	60	X		Rural
25	T & J Estates*	5	5	100		X	Rural
26	Turkey Creek*	57	57	100	X		Rural
27	Westridge, Phases I & II*	170	62	36	X		Ridge
28	Westwood	224	224	100	X		Ridge
29	Yearling Trace*	74	48	62	X		Rural
	<b>TOTALS</b>	5556 Lots	4573 Unoccupied Lots	82% Unoccupied	22 Paved Roads	5 Dirt Roads	12-Polk City 11-Rural 3 Ridge 1-Core 1-Unknown

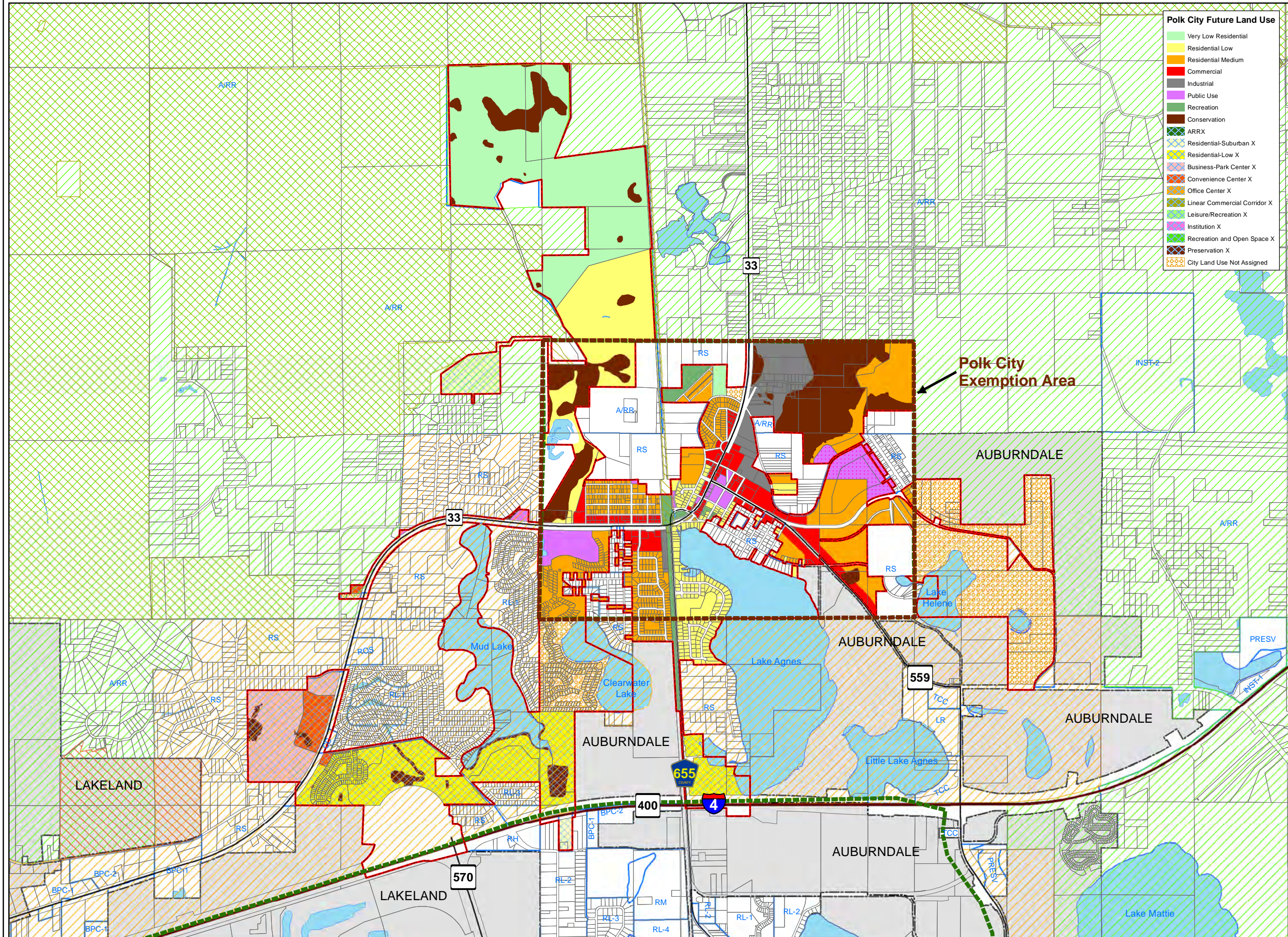
\* Indicates those developments under Settlement/Developer’s Agreement with DCA in addition to having Vesting certificate with County. All others have been reviewed by DCA but not appealed.

\*\* Came in after cutoff date for vesting certificates but has County and DCA approval.

**APPENDIX C**  
**GREEN SWAMP AREA OF CRITICAL STATE CONCERN**  
**RESIDENTIAL DEVELOPMENTS - POLK COUNTY**  
**Vesting Certificate from County Not Reviewed by DCA**  
**January 31, 2003**

	<b>Name of Development</b>	<b>Total Lots</b>	<b>Number of Unoccupied Lots</b>	<b>Unoccupied Lots Percent of Total</b>	<b>Paved Roads</b>	<b>Dirt Roads</b>	<b>Protection Area Name</b>
1	Holly Cove MHP	188	188	100	X		Polk City
2	Plano Verde	41	41	100	X		Rural
3	Plano Verde North	12	12	100		X	Rural
4	Saddlewood Estates, Phases II-V	264	264	100	X		Rural
	<b>TOTALS</b>	505 Lots	505 Unoccupied Lots	100 % Unoccupied	3 Paved Road	1 Dirt Road	1-Polk City 3-Rural

# FLU MAP 2 - CITY OF POLK CITY - 2030 FUTURE LAND USE

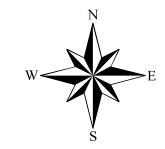


**Polk City Future Land Use**

- Very Low Residential
- Residential Low
- Residential Medium
- Commercial
- Industrial
- Public Use
- Recreation
- Conservation
- ARRX
- Residential-Suburban X
- Residential-Low X
- Business-Park Center X
- Convenience Center X
- Office Center X
- Linear Commercial Corridor X
- Leisure/Recreation X
- Institution X
- Recreation and Open Space X
- Preservation X
- City Land Use Not Assigned

**Legend**

- Wellhead
- Interstate
- Local Roads
- Environmental Managed Areas
- Hilochee Wildlife Management Area
- WWTP
- Polk City Special Protection Area
- Rural Special Protection Area
- Polk City Exemption Area
- Green Swamp Boundary
- Lakeland/Auburndale
- Polk City Boundary
- Lakes
- Polk County Future Land Use



1:31,680  
1 inch equals 0.5 miles



Polk City Government Center  
The City of Polk City  
123 Broadway Blvd. SE  
Polk City, Florida 33868  
Phone: 863-984-1375  
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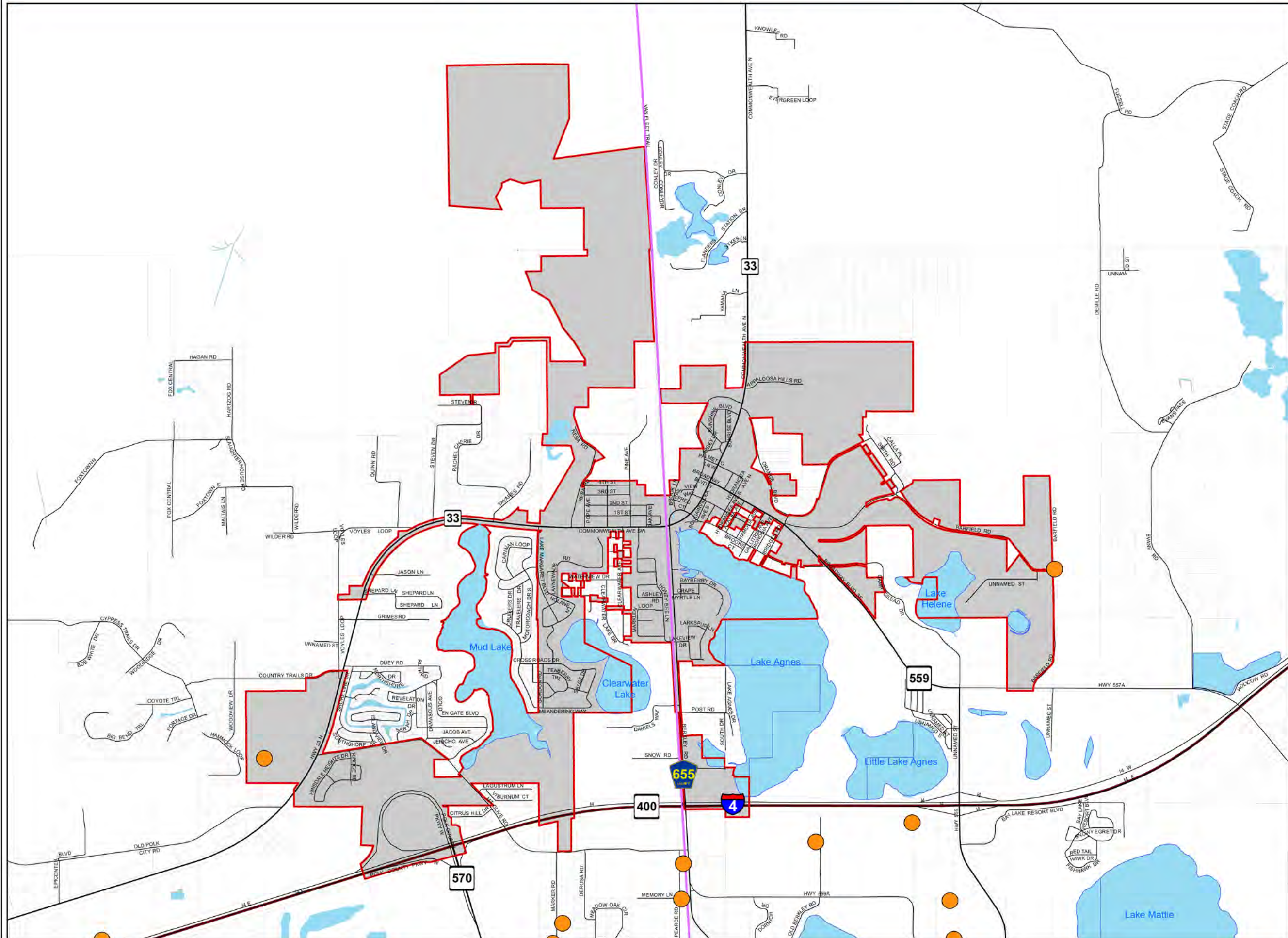
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Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council



# FLU MAP 3 - CITY OF POLK CITY - HISTORIC RESOURCES MAP



**Legend**

- Historic Structures
- Historic Districts
- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes



1:31,680  
1 inch equals 0.5 miles



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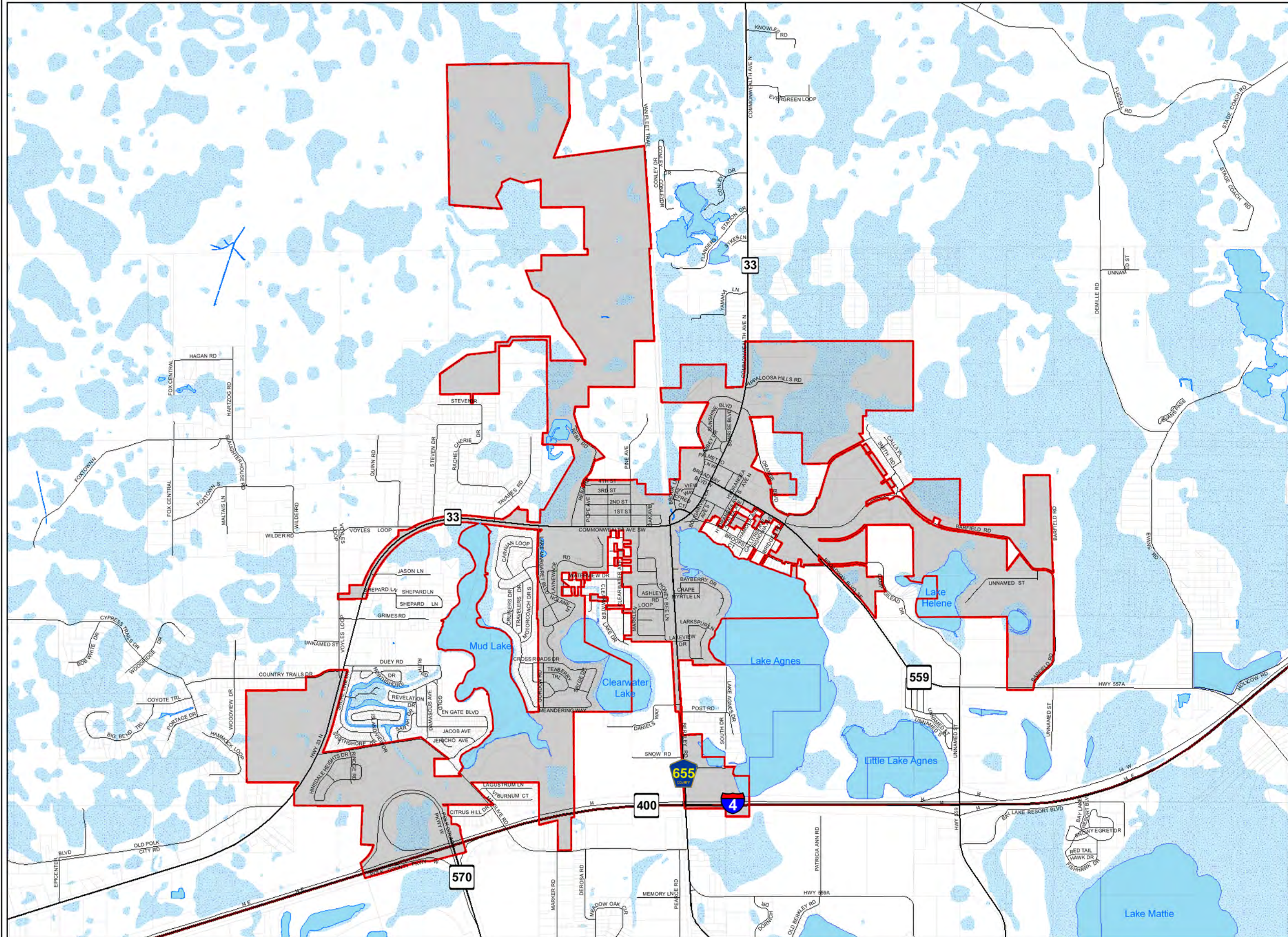
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**Data Sources:**  
 City of Polk City  
 Polk County Property Appraiser  
 Florida Department of Transportation  
 Central Florida Regional Planning Council  
 Historic Data: Bureau of Archaeological Research

# FLU MAP 4 - CITY OF POLK CITY - WETLANDS MAP



**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes
- Wetlands



1:31,680  
1 inch equals 0.5 miles

Miles



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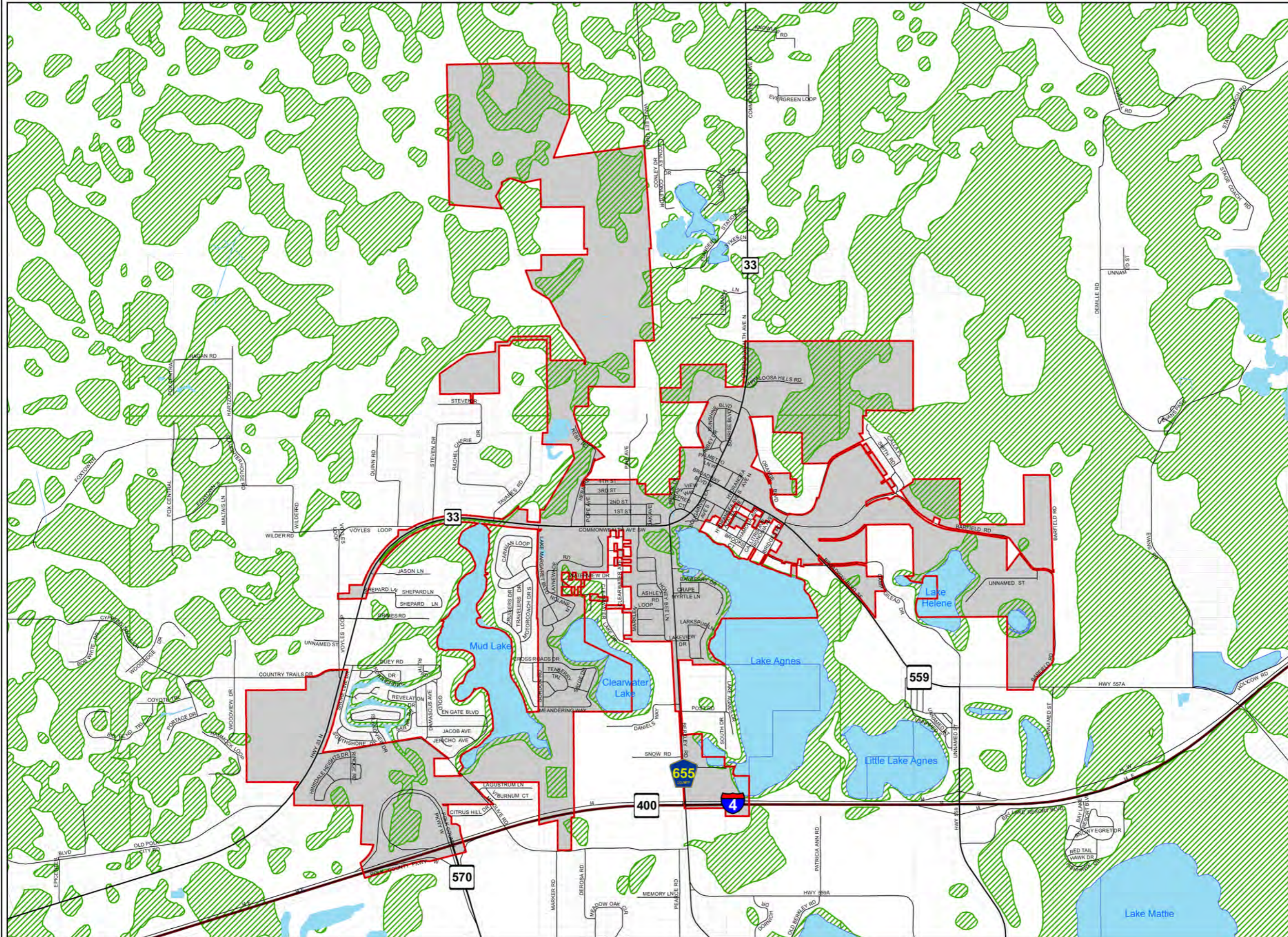
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**November 18, 2013**

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**Data Sources:**  
 City of Polk City  
 Polk County Property Appraiser  
 Florida Department of Transportation  
 Central Florida Regional Planning Council  
 Wetlands: US Fish & Wildlife Service - National Wetlands Inventory

# FLU MAP 5 - CITY OF POLK CITY - FLOODPLAINS MAP



**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes
- Floodzones



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Miles



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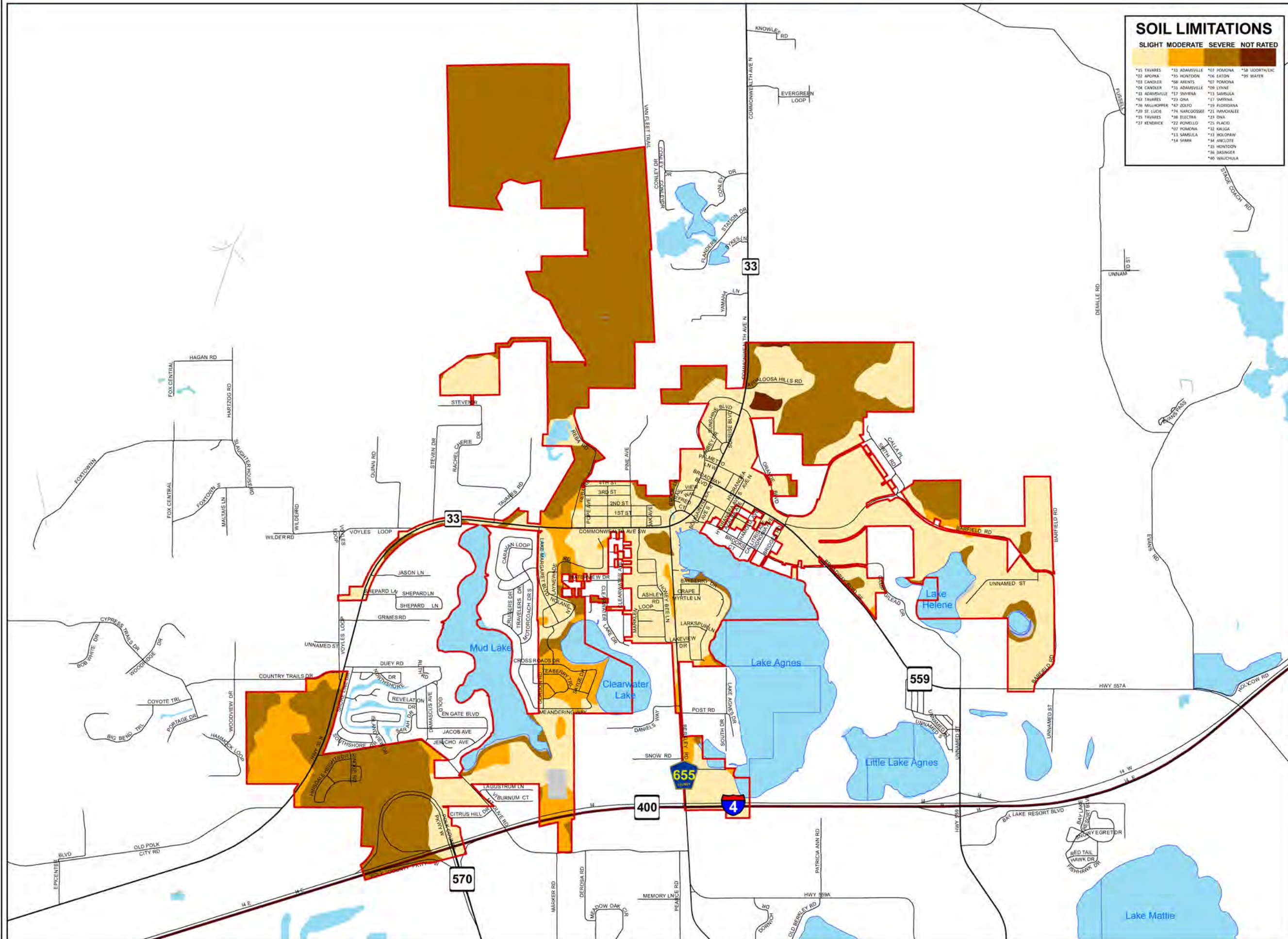
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Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Floodplain Data: Federal Emergency Management Agency

# FLU MAP 6 - CITY OF POLK CITY - SOILS MAP



### SOIL LIMITATIONS

SLIGHT	MODERATE	SEVERE	NOT RATED
*15 FAIRES	*33 ADAMSVILLE	*07 POMONA	*58 UOOTHY/VEK
*02 APOPKA	*35 HORTON	*06 LAYTON	*59 WATER
*03 Candler	*58 ARENTS	*07 POMONA	
*04 Candler	*31 ADAMSVILLE	*09 LYNN	
*18 ADAMSVILLE	*17 SARRANA	*13 SARASOTA	
*05 TAIARES	*23 ONA	*17 SARRANA	
*76 MILLHOPPER	*47 ZOLFO	*19 FLORIDANA	
*29 ST. LUCE	*74 NARCOSSEF	*21 PANOKALEE	
*15 TAIARES	*38 ELECTRA	*23 ONA	
*27 KENDRICK	*22 POMELLO	*25 PLACID	
	*07 POMONA	*32 KALIGA	
	*11 SAMBULA	*31 HOLORAW	
	*14 WINK	*14 ANKLODE	
		*33 HORTON	
		*36 BASINGER	
		*40 WAUCHULA	

### Legend

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes



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Data Sources:  
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Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Soils Data: US Department of Agriculture, Natural Resources Conservation Services, FGDL

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Transportation Element

## TRANSPORTATION ELEMENT

**GOAL:** TO PROVIDE A SAFE, CONVENIENT AND EFFICIENT TRAFFIC CIRCULATION SYSTEM WITHIN POLK CITY FOR BOTH RESIDENTS AND VISITORS.

**OBJECTIVE 1:** ENSURE THAT RIGHTS-OF-WAY ARE PROTECTED FROM ENCROACHMENT BY STRUCTURES OR ANCILLARY USES INCONSISTENT WITH THE DESIGNATION AS A RIGHT-OF-WAY.

**Policy 1.1:** Include provisions in the Polk City Land Development Code, adopted by the statutory deadline, to limit use of and encroachment into the right-of-way by structures or ancillary uses.

**OBJECTIVE 2:** THROUGHOUT THE PLANNING PERIOD, THE CITY SHALL ACQUIRE RIGHTS-OF-WAY NECESSARY FOR THE MAINTENANCE OF LEVEL OF SERVICE AND FOR THE SAFE DESIGN OF ROADWAYS IN ACCORDANCE WITH STATE STANDARDS.

**Policy 2.1:** The City shall require, through development regulations in the land development regulations, the dedication of all needed rights-of-way and necessary roadway improvements from all new developments.

**Policy 2.2:** Acquire right-of-way for future transportation needs as funds become available.

**OBJECTIVE 3:** THROUGHOUT THE PLANNING PERIOD, THE CITY WILL COORDINATE TRANSPORTATION SYSTEM NEEDS WITH LAND USE DESIGNATIONS; PLANNING FOR LAND USE AND TRANSPORTATION SHALL BE CLOSELY CORRELATED BY ENSURING THAT ADEQUATE CAPACITY IS AVAILABLE TO ACCOMMODATE THE IMPACTS OF DEVELOPMENT.

**Policy 3.1:** Amendments to the Polk City Comprehensive Plan involving the Future Land Use Element, and especially the Future Land Use Plan Map, should consider the associated impact on the transportation system to ensuring that adequate capacity is available.

**Policy 3.2:** The Land Development Code, adopted by the statutory deadline, shall contain provisions regulating site design and subdivision layout, consistent

with the density, intensity, and character of the district, as defined in the Future Land Use Element.

- a. Preparation of the regulations shall consider access drives, number and location of roadway connections, and the need for and location of bicycle and pedestrian ways, handicapped facilities within or necessary to serve the site.
- b. Regulations shall include provisions of safe and convenient on-site traffic flow and parking needs for motorized and non-motorized traffic.

**Policy 3.3:** The peak hour level of service standards are hereby adopted for the following facilities:

- SR 33 LOS – Standard D
- CR 655 LOS – Standard C
- SR 559 LOS – Standard D

**Policy 3.4:** The City shall require that all development within the Green Swamp Area of Critical State Concern shall be on paved roads and shall be served by potable water and wastewater systems.

**Policy 3.5:** The City shall prioritize new sidewalk construction for those areas of the City lacking an existing sidewalk network.

**OBJECTIVE 4:** CONTINUING TRANSPORTATION PLANNING FOR POLK CITY SHALL CONSIDER AND BE COORDINATED WITH APPROPRIATE LOCAL AND STATE AGENCIES. INPUT FOR THE CITIZENS SHALL BE SOLICITED AND INCLUDED AS PART OF THE TRANSPORTATION PLANNING PROCESS.

**Policy 4.1:** Through implementation of policies adopted in the Intergovernmental Coordination Element, maintain coordination among Polk City, neighboring municipalities, Polk County, the Polk Transportation Planning Organization, the Department of Community Affairs (Green Swamp Area of Critical Concern) and the Florida Department of Transportation for future transportation needs within or adjacent to Polk City.

**Policy 4.2:** Review the plans for I-4 or Imperial Parkway interchanges in close proximity to Polk City for their impact on Polk City's transportation system.

**Policy 4.3:** When reviewing development proposals for properties abutting or impacting traffic on State or County-maintained roadways, coordinate with the Florida Department of Transportation and Polk County to ensure consistency with state, regional, and county standards, and determine impacts on adopted levels of service.

**Policy 4.4:** The City shall request the Florida Department of Transportation, Polk County, or the City of Lakeland to submit any proposed facility plans affecting segments of state and/or county-maintained roadways within the city limits of Polk City for consistency review.

**Policy 4.5** The City will coordinate with the efforts of the Polk Transit Authority to connect Polk City to a countywide transit system.

**OBJECTIVE 5:** **THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE USED TO SCHEDULE EXPENDITURES FOR ROADWAY IMPROVEMENTS AND RIGHT-OF-WAY ACQUISITION.**

**OBJECTIVE 6:** **THE CITY WILL PROMOTE THE REDUCTION OF GREENHOUSE GASES THROUGH THE CONTINUED DEVELOPMENT OF THE MULTI-MODAL NETWORK OF THE CITY.**

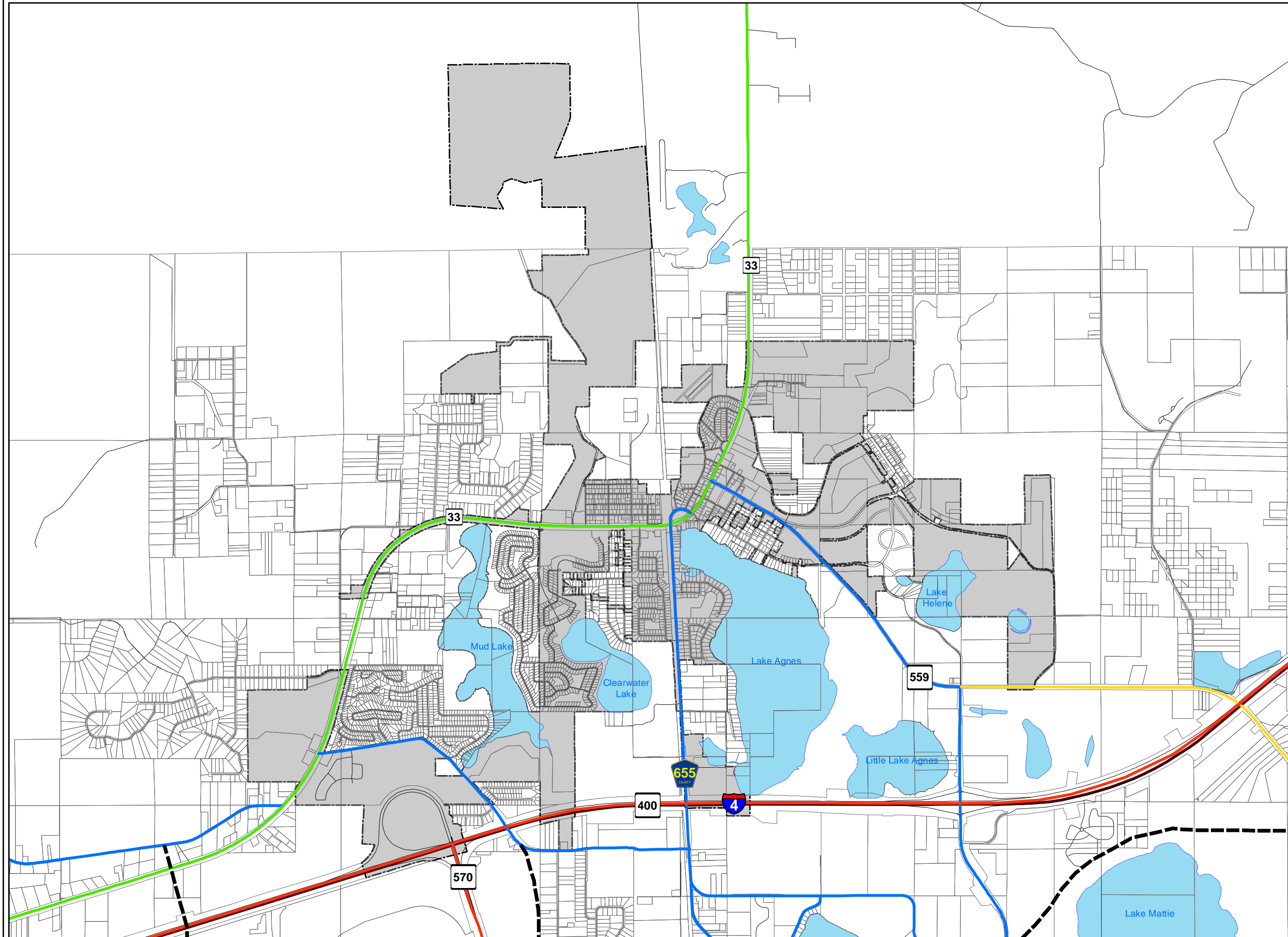
**Policy 6.1:** The City will continue to maintain, and where feasible, improve the functional area coverage of the bicycle facility network through the inclusion of bikeways in road construction projects and through greenways.

**Policy 6.2:** The City shall work to develop a multi-modal network such that all significant commercial, employment, and recreational centers are accessible via a multi-modal route along at least one collector or arterial roadway route serving the center.

**Policy 6.3:** The City shall encourage multi-modal facilities at commercial and recreational areas and other appropriate locations.



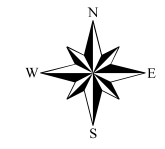
# TE MAP 6 - CITY OF POLK CITY - 2030 FUTURE FUNCTIONAL CLASSIFICATION & MAINTENANCE RESPONSIBILITIES MAP



**Legend**

**FUNCTIONAL CLASSIFICATION & MAINTENANCE RESPONSIBILITY**

- Principal Arterial (State)
- Minor Arterial (State)
- Urban Collector (County)
- Rural Major Collector (County)
- Proposed New Roads
- US Roads
- State Roads
- County Roads
- Local Roads
- Interstates
- Parcels
- Water Bodies
- Polk City Limits



1:31,680  
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Date Adopted:  
November 18, 2013

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Data Sources:  
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Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County Transportation Planning Organization

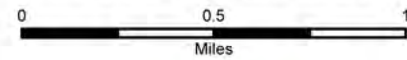
# TE MAP 7 - CITY OF POLK CITY - 2030 FUTURE NUMBER OF LANES MAP

## Legend

- NUMBER OF LANES**
- 2 Lanes
  - 4 Lanes
  - 6 Lanes
  - New 2 Lanes
  - Widen to 4 Lanes
  - Widen to 10 Lanes (Express Lanes)
- ROAD TYPES**
- US Roads
  - State Roads
  - County Roads
  - Local Roads
  - Interstates
- OTHER FEATURES**
- Parcels
  - Water Bodies
  - Polk City Limits



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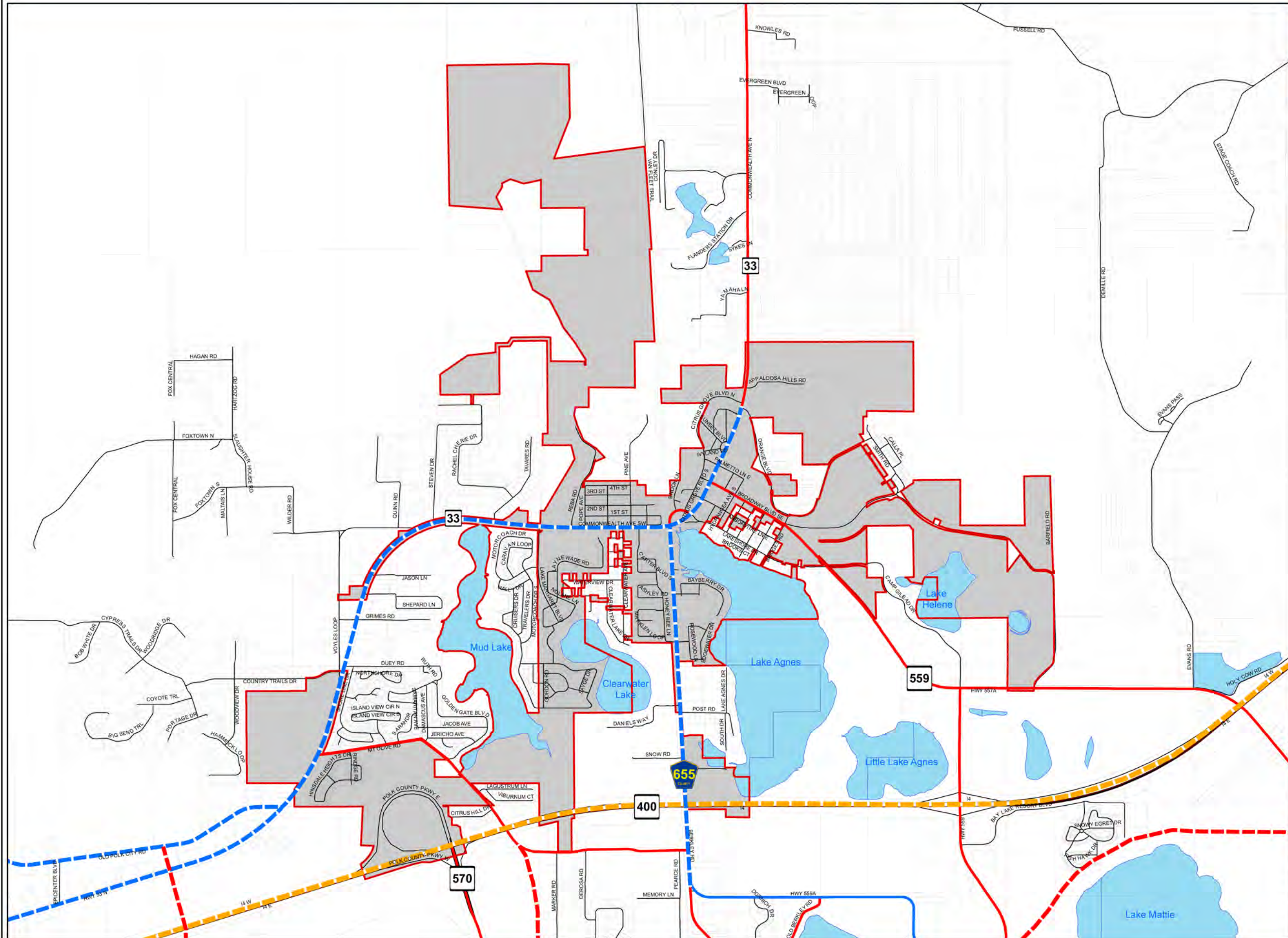
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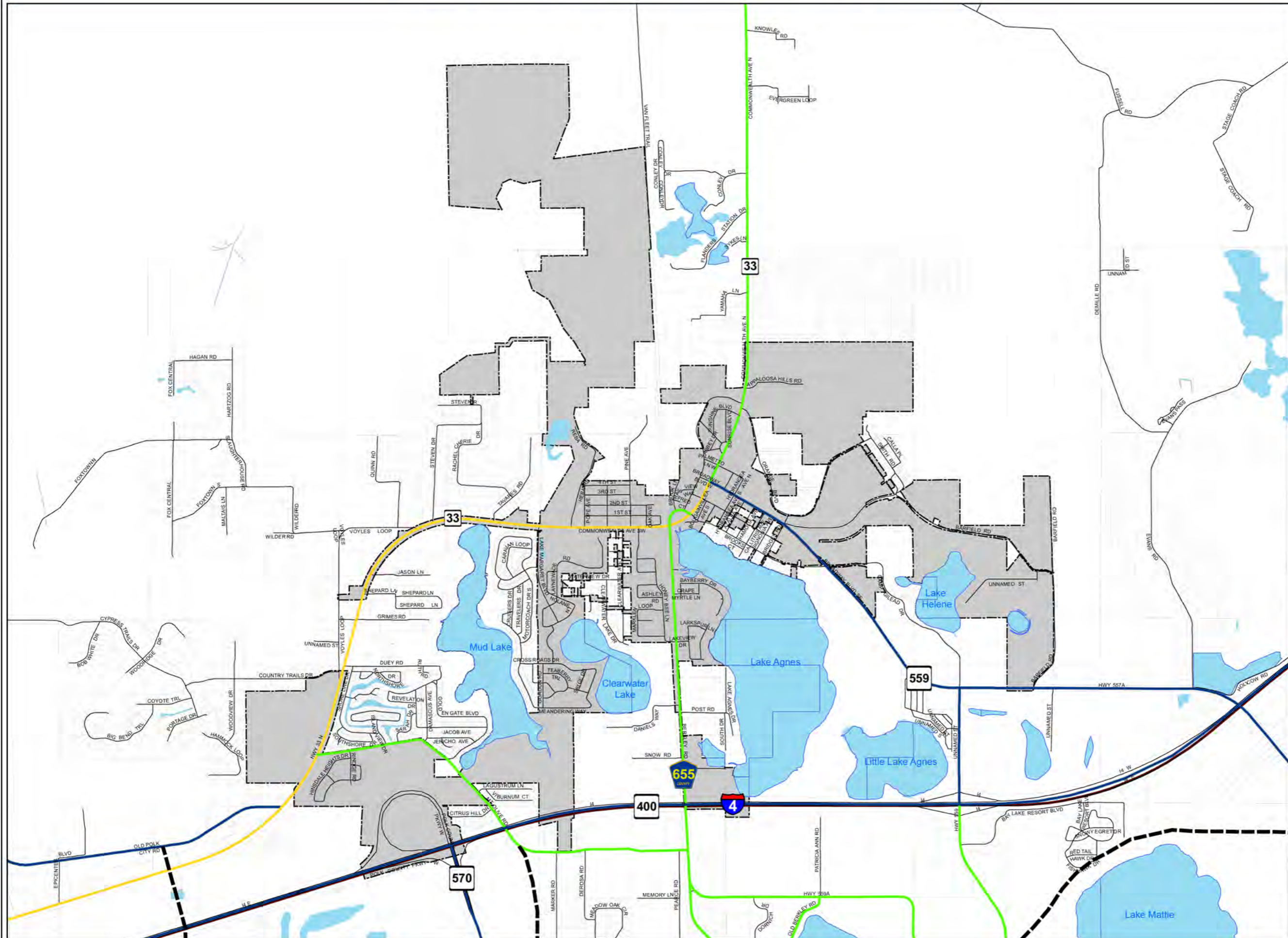
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**Data Sources:**  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County Transportation Planning Organization



# TE MAP 9 - CITY OF POLK CITY - 2030 FUTURE LEVEL-OF-SERVICE MAP



**Legend**

**LEVEL-OF-SERVICE**

- B
- C
- D
- Proposed New Roads
- US Roads
- State Roads
- County Roads
- Local Roads
- Interstates
- Parcels
- Water Bodies
- Polk City Limits



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Data Sources:  
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Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County Transportation Planning Organization

# TE MAP 10 - CITY OF POLK CITY - 2030 FUTURE TRAFFIC CIRCULATION MAP

- Legend**
- Transit Support Development Area (TSDA)
  - Airports
  - Proposed New Roads
  - Planned Transit Service
  - Existing Transit Routes
  - Bicycle Facilities
  - Existing Trails
  - Proposed Trails
  - US Roads
  - State Roads
  - County Roads
  - Local Roads
  - Interstates
  - Parcels
  - Water Bodies
  - Polk City Limits



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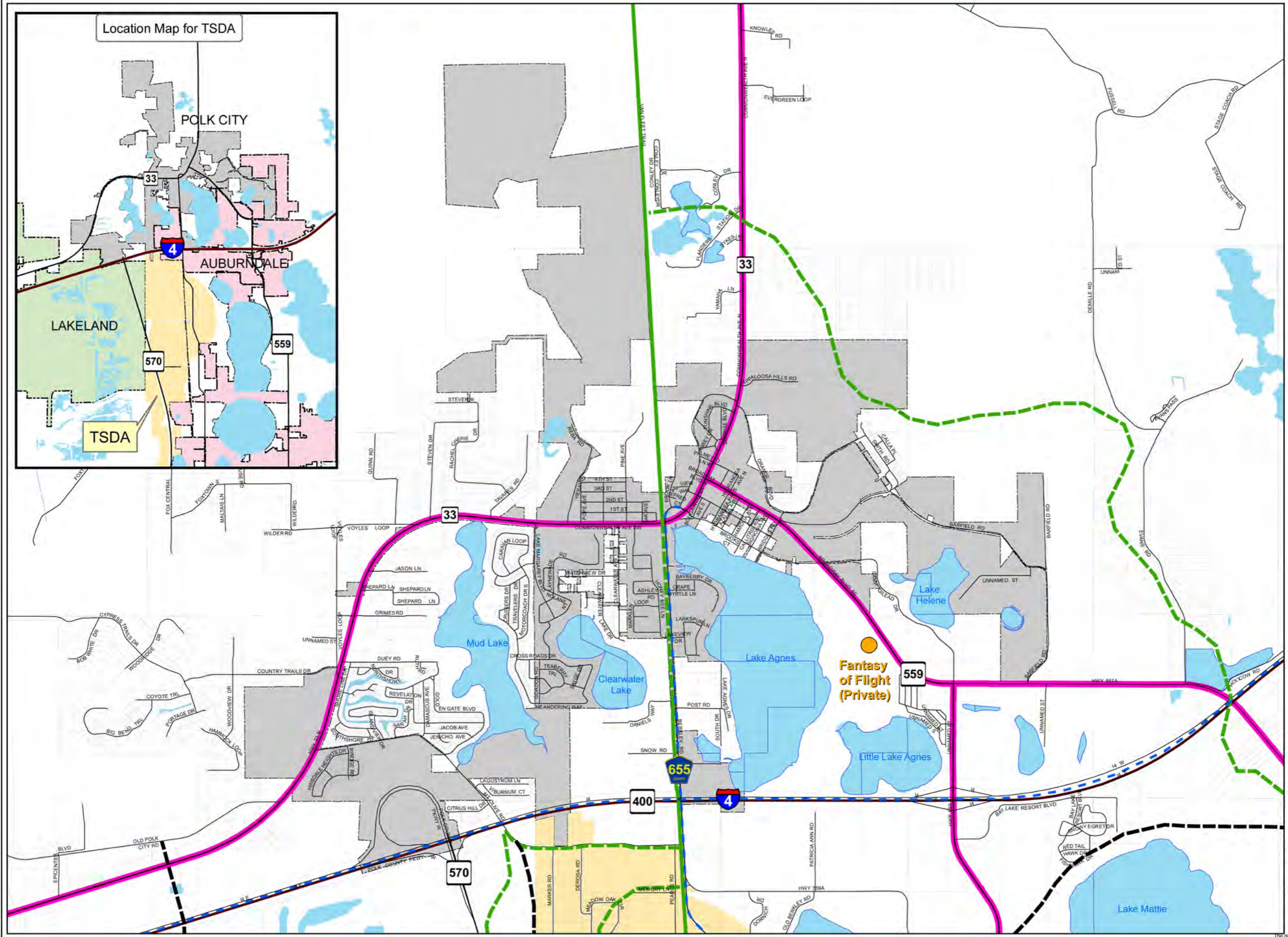
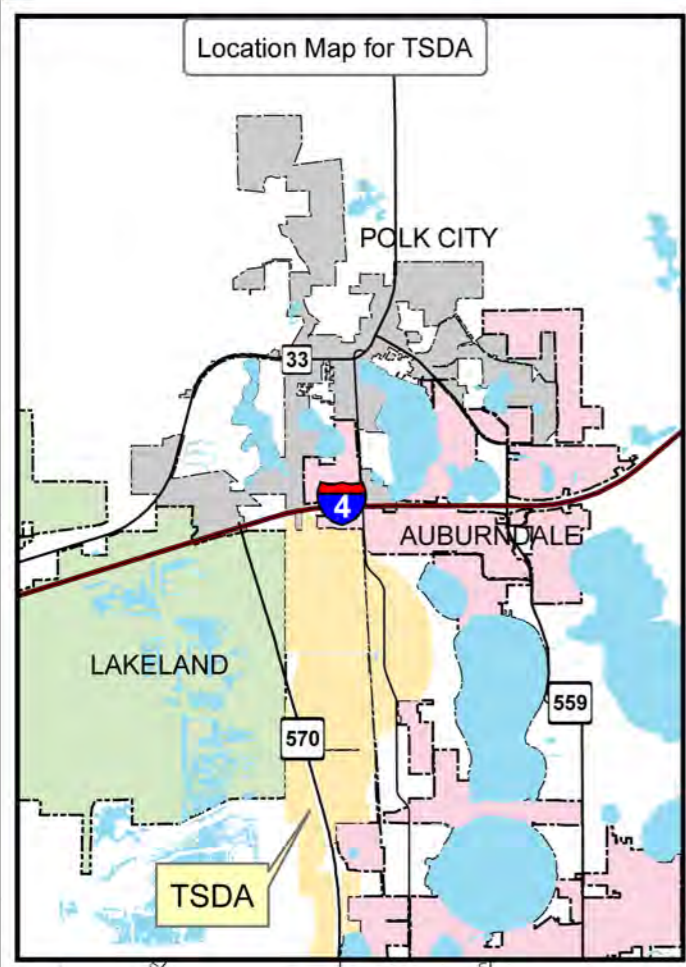


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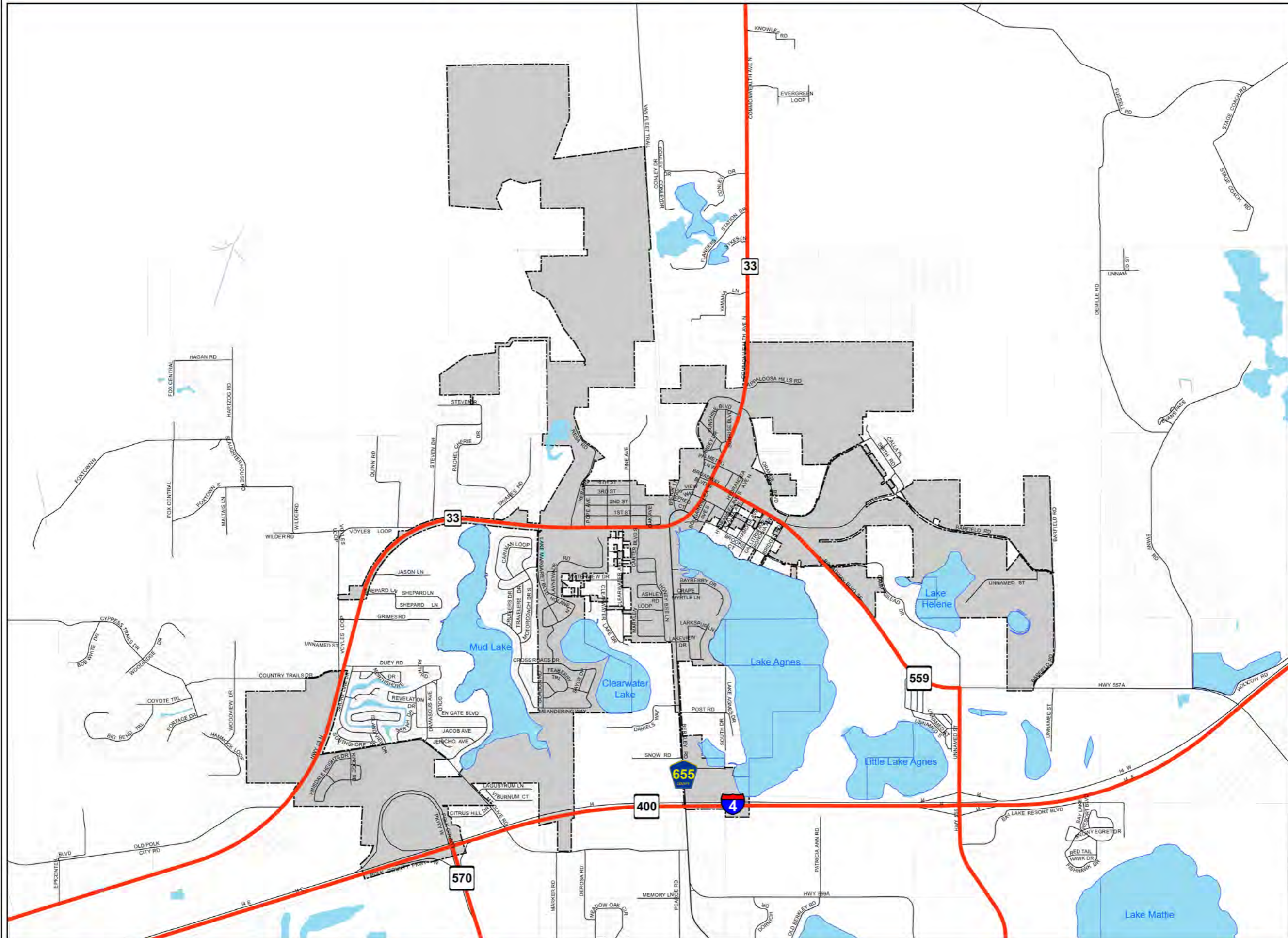
Date Adopted:  
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Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County Transportation Planning Organization



# TE MAP 11 - CITY OF POLK CITY - 2030 EVACUATION ROUTES MAP



**Legend**

- Evacuation Routes
- US Roads
- State Roads
- County Roads
- Local Roads
- Interstates
- Parcels
- Water Bodies
- Polk City Limits

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 Miles



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 Central Florida Regional Planning Council  
 Polk County Transportation Planning Organization

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Housing Element

## HOUSING ELEMENT

**GOAL: PROVIDE AFFORDABLE, DECENT, SAFE AND SANITARY HOUSING TO POLK CITY'S EXISTING AND PROJECTED POPULATION WHILE UPHOLDING THE RESIDENTIAL QUALITY OF THE CITY'S NEIGHBORHOODS.**

**OBJECTIVE 1: ASSIST THE PRIVATE SECTOR THROUGH POLICY AND REGULATORY MEANS AND FORMULATION OF IMPLEMENTATION PROGRAMS IN PROVIDING AN AVERAGE OF 47 AFFORDABLE AND ADEQUATE HOUSING UNITS PER YEAR TO MEET THE SPECIFIC HOUSING NEEDS OF THE CITY'S EXISTING AND PROJECTED POPULATION, LOW TO MIDDLE INCOME HOUSEHOLDS, AND THOSE WITH SPECIAL NEEDS BY THE YEAR 2001, AT LEAST 20 PERCENT OF THE CITY'S HOUSING SHALL BE AFFORDABLE (NOT COST MORE THAN 30 PERCENT OF THE HOUSEHOLDS INCOME) IN THE VERY LOW INCOME RANGE.**

**Policy 1.1:** Continue to promote coordination and partnerships among county, state and federal agencies and the private sector in determining need for and funding of housing production, through: information sharing; bi-annual communication with the County to determine the availability of grant application assistance, and communication with the FmHA office to notify of abandoned or deteriorating FmHA housing.

**Policy 1.2:** Provide information to the private sector on the population's needs, including households with special housing needs.

**Policy 1.3:** Review the existing permitting procedures, and make improvements, where necessary, to streamline the review process and incorporate provisions in the land development regulations to foster the private sector's production of housing.

**OBJECTIVE 2: ELIMINATE THE EXISTING SUBSTANDARD FMMA HOUSING AND POTENTIAL SUBSTANDARD HOUSING CONDITIONS, WHILE MAINTAINING THE STRUCTURAL AND AESTHETIC INTEGRITY OF THE CITY'S HOUSING STOCK, THROUGH ADOPTION OF A MINIMUM HOUSING CODE WHICH PROVIDES BUILDING CONSTRUCTION STANDARDS, INSPECTION AND ENFORCEMENT AUTHORITY, AND PROCEDURES FOR CONDEMNATION, WITHIN ONE YEAR AFTER THE PLAN'S SUBMITTAL.**

**Policy 2.1:** Review existing housing and building codes and improve, wherever possible, the community’s standards for quality housing.

**Policy 2.2:** Adopt a minimum housing code within 2 years after plan adoption, in coordination with Polk County’s existing housing code.

**Policy 2.3:** The minimum housing code shall provide minimum housing standards, inspection and enforcement authority, procedures for condemnation, and other provisions determined necessary upon review of existing codes.

**OBJECTIVE 3:** **PROVIDE ADEQUATE SITES WITH AVAILABLE INFRASTRUCTURE WITHIN AREAS OF RESIDENTIAL CHARACTER FOR MOBILE HOMES, LOW AND MODERATE INCOME FAMILIES, AND OTHERS WITH SPECIAL HOUSING NEEDS, SUCH AS RURAL AND FARM-WORKER FAMILIES, GROUP HOMES AND FOSTER CARE FACILITIES THROUGH ADOPTION OF APPROPRIATE REGULATIONS ADOPTED WITHIN ONE YEAR OF THE PLAN’S SUBMISSION DUE DATE.**

**Policy 3.1:** Continue coordination with the FmHA, Lakeland Housing Authority and other agencies in developing programs for location and provision of housing for low and moderate income households. Coordination shall include at least bi-monthly communication with those agencies regarding: requests for low-income housing by residents; requests by developers on need for housing; and location of any substandard or abandoned housing identified according to the housing code.

**Policy 3.2:** Allocate sufficient acreage in the Future Land Use Plan to meet the projected housing need identified through the year 2001, the timing of which will be controlled by the adequacy of utilities and facilities. To provide adequate areas for low-income families, designate at least 45 percent of the vacant land designated for future land use on the Future Land Use Map to allow mobile homes in areas where such use is compatible with adjacent land uses. Specifically, all residential categories west and northwest of SR 33 shall allow mobile homes.

**Policy 3.3:** Through the land development regulations, adopted within one year of the plan’s submission date, establish standards for protection of residential areas from inconsistent uses, such as uses generating high traffic volume, light, noise or air pollution that threaten the residential quality or stability of neighborhoods.

**Policy 3.4:** Housing for special needs groups, including group homes, foster care facilities and rural and farm-worker households shall be allowed in



residential areas, as required by Chapter 419, F.S.; the development of residential alternatives to institutionalization shall be encouraged.

**Policy 3.5:** Through the land development regulations, adopted within one year of the plan's submission date, incorporate non-discriminatory criteria for location of low and moderate income housing, manufactured housing, elderly, group and foster care homes, and other special needs groups on the basis of safety, land use compatibility, accessibility, convenience and availability of public facilities and infrastructure.

**Policy 3.6:** Allow new residential development only at locations where public facilities and services are currently provided by the City, unless such services can be provided to the site by the private sector.

**OBJECTIVE 4:** **PROVIDE FOR RELOCATION HOUSING WHEN NEEDED, AND IDENTIFICATION OF HISTORICALLY SIGNIFICANT AND OTHER HOUSING FOR PURPOSES OF CONSERVATION, REHABILITATION, OR REPLACEMENT.**

**Policy 4.1:** Seek coordination with the Division of Historic Resources or other agencies in identifying historic housing, and review options available for maintenance or preservation of historically significant housing.

**Policy 4.2:** Research and promote public interest in the establishment of a historical society or other historical preservation programs and activities providing public information for the identification and improvement of older housing.

**Policy 4.3:** Seek, or assist interested property owners in seeking, state and federal technical and economic assistance for the conservation, improvement and rehabilitation of the community's housing, particularly historically significant housing.

**Policy 4.4:** Principles to guide conservation, rehabilitation and demolition techniques shall be evaluated during review of the existing building and housing code and shall be addressed in the minimum housing code, as necessary.

**Policy 4.5:** Coordinate with county, state, and federal agencies in providing for relocation housing when needs are identified.

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Infrastructure Element

**INFRASTRUCTURE ELEMENT:  
SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE  
WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

**GOAL: TO PROVIDE ADEQUATE AND APPROPRIATE PUBLIC FACILITIES AND SERVICES BASED UPON THE COMMUNITY’S NEED FOR ENVIRONMENTAL QUALITY AND FINANCIAL HEALTH.**

**OBJECTIVE 1: Correcting Existing Facility Deficiencies and Maximizing Current Facilities**

*The City of Polk City shall correct any existing deficiencies in the municipal water and wastewater systems, through a continued program of regular inspection, maintenance, renovation, and replacement.*

*Measurable Targets: Number of inspections of wastewater and potable water facilities; number of deficiencies identified; number of deficiencies corrected.*

**Policy 1.1:** The City shall continue its current program for replacement, improvement or expansion of facilities to provide for future needs of the City for all municipal services, which shall be coordinated with adopted level of service standards, and shall incorporate appropriate peak demand coefficients when determining capacity and demand.

**Policy 1.2:** The City shall conduct a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan.

**Policy 1.3:** The City shall permit existing septic tanks to remain in service until such time as municipal sanitary sewer service becomes available to the property, in accordance with State law.

**Policy 1.4:** With the use of on-site wastewater systems (septic tanks), density of future development will be limited according to soil sustainability: areas of severe soil suitability not designated as Conservation areas shall be limited to 1 dwelling unit per 5 acres (1 du/5 ac), unless central sewer facilities are available; or, where existing, platted or historical development patterns precludes such densities, aerobic wastewater treatment systems shall be required.

**Policy 1.5:** Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable, because of capacity or line extension deficiencies, and conditions are favorable to their use, including soils, drainage, and proximity to water bodies or conservation lands. Septic tanks shall be considered temporary, and their use shall be discontinued upon availability of municipal sanitary sewer facilities. Septic tanks shall be considered only for residential uses. All replacement septic tank systems must be permitted by the City, in addition to the county, however, replacements shall not be allowed if municipal sanitary sewer service is available to the site.

**OBJECTIVE 2: EXPANSION OF CURRENT FACILITIES TO MEET FUTURE NEEDS**

**THE CITY OF POLK CITY WILL INCREASE FACILITY CAPACITY AND/OR SERVICE AREAS AS NECESSARY TO ENSURE THE PROVISION OF SERVICES AT OR ABOVE THE ESTABLISHED LEVEL OF SERVICE FOR ALL MUNICIPAL SERVICES AND FACILITIES AVAILABLE TO ACCOMMODATE FUTURE DEMANDS.**

*Measurable Targets: Meet or exceed the adopted level of service standards of all municipal services and facilities (measured by the CMS) to accommodate future growth.*

**Policy 2.1:** The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area.

**Policy 2.2:** The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.

**Policy 2.3:** The City shall require that all new subdivisions constructed within the City Limits, or existing subdivisions annexed into the City, must be connected to the municipal sanitary sewer and potable water systems.

**Policy 2.4:** The City shall require that all new subdivisions constructed within the City Limits, or existing subdivisions annexed into the City, must be connected to the municipal sanitary sewer reuse line system.

**Policy 2.5:** The City shall require that all development within the Green Swamp Area of Critical State Concern shall be on paved roads and shall be served by

potable water and sanitary sewer systems.

- Policy 2.6:** Development orders shall not be issued prior to demonstration that appropriate permits for on-site wastewater treatment systems have been obtained from the Polk County Health Department in accordance with their regulations, and other federal, state and local agencies.
- Policy 2.7:** The City will continue to ensure, through land development regulations and the City's concurrency management system, that no development order will be issued that would result in a level of service deficiency.
- Policy 2.8:** Through the Land Development Regulations, limit density and intensity of future development to the urban area, where existing services are available. The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Polk City shall be extended to those areas suitable for higher densities and intensities of use that are only contiguous to the City, to discourage urban sprawl.
- Policy 2.9:** All improvements, including repair, maintenance and expansion of municipal sanitary wastewater and potable water facilities shall be included in the 5-Year Schedule of Capital Improvements.
- Policy 2.10:** The City shall require property owners to hook-up to the municipal water system and sanitary sewer system, at the property owner's expense, within one year of notice from the City that municipal services are available.
- Policy 2.11:** The City shall require all new development to utilize the City's master stormwater collection system once it becomes available.
- Policy 2.12:** The City shall require that, concurrent with the impacts of development: the necessary facilities and services are in place no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supply to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

**OBJECTIVE 3: DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS  
THE CITY SHALL DESIGN/OPERATE AND MAINTAIN LEVEL OF SERVICE STANDARDS FOR ALL MUNICIPAL SERVICES, AS ESTABLISHED BY THIS COMPREHENSIVE PLAN.**

*Measurable Targets: Meet or exceed adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed the water quality standards adopted by reference in Chapter 62-25 for all stormwater management facilities; number of times the system dropped below the operational minimums; number of variances approved to the stormwater management criteria.*

**Policy 3.1:** The following level of service standards are hereby adopted Service:

Solid Waste:	
Residential Uses	Disposal of 3.2 pounds per person per day
Sanitary Sewer:	
Private onsite disposal	Shall meet or exceed all the requirements set by the Florida Dept. of Children and Families, Chapter 10D-6, F.A.C..
New Central Facilities:	
Residential Uses	100 gpcpd
Non-residential Uses	Minimum service shall be consistent with Table II, 10D-6, F.A.C.
Potable Water:	
Non Residential Uses	110 gpcpd 315 gallons per day per 2,000 square foot of building
Stormwater Management Facilities:	
Quantity	For Residential development of more than 4 units and all other development: 25-year duration, 24-hour design storm frequency.
Quality	Stormwater Management Systems – Stormwater management systems shall be designed to either retain on-site the runoff generated by the 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.  Water quality treatment shall be provided for a volume equivalent

	<p>to ½ inch of depth over the entire site or the runoff from the first 1 inch of rainfall on the entire site, consistent with Chapter 62-25, F.A.C. All stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C.</p> <p>Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.</p> <p>Note: Single family development on infill lots of existing single family residential subdivisions shall not be required to manage stormwater onsite, as long as stormwater runoff is accommodated by regional facilities, and does not cause degradation in surface water quality.</p>
Key:	Gpcpd = gallons per capita per day

**Policy 3.2:** The City establishes minimum design and operational criteria for sanitary sewer facilities of:

Peak Flow Capacity: Two times the Average Daily Flow.

**Policy 3.3:** Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. Water Quality: Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in natural

drainage basins of 100 acres or more, or as an option, for projects or project subunits in natural drainage basins of less than 100 acres, the first one-half (1/2) inch of runoff, from the design storm in accordance with Rule 62-25, F.A.C. in order to meet the receiving water quality standards of Rule 62-302, section 62-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

**Policy 3.4:** The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within, existing stormwater management facilities.

**Policy 3.5:** The City establishes minimum design and operational criteria for public supply potable water facilities of:

Flow Capacity: 153 gallons per capita per day;  
Storage Capacity: One Half average daily demand; and  
Pressure: 20 pounds per square inch.

**Policy 3.6:** No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.



**OBJECTIVE 4: CONSERVATION OF POTABLE WATER RESOURCES****THE CITY OF POLK CITY SHALL CONSERVE WATER RESOURCES.**

*Measurable Targets: Number of gallons of water saved per capita per year; lowering of the LOS for potable water.*

**Policy 4.1:** The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.

**Policy 4.2:** The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.

**Policy 4.3:** The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies.

**Policy 4.4:** The City will encourage use of native vegetation in landscaping, which requires minimal watering. Xeriscaping, the use of Florida native plants and the use of irrigation systems that conserve water shall be encouraged within the Green Swamp ACSC for all landscaped areas including residential and non-residential development, golf courses and publicly owned spaces.

**OBJECTIVE 5: AQUIFER PROTECTION**

**TO CONSERVE AND PROTECT POTABLE WATER RESOURCES, DRAINAGE FEATURES AND NATURAL AQUIFER RECHARGE AREAS FROM ADVERSE IMPACTS THROUGH ADOPTION OF LAND DEVELOPMENT REGULATIONS BY THE STATUTORY DEADLINE AND COORDINATION WITH FEDERAL, STATE AND LOCAL AGENCIES BY 1992. PROTECT GROUNDWATER RECHARGE AREAS WITHIN THE CITY'S JURISDICTION FROM ANY AVOIDABLE CONTAMINATION OR DAMAGE.**

*Measurable Targets: Suggested: Completion of survey of all hazardous uses and uses that produce hazardous wastes within 500 feet of all wellheads; degree of elimination of any hazardous wastes within 200 feet of wellheads; number of hazardous uses or sources of contamination eliminated near wells.*

- Policy 5.1:** The City will cooperate with the Southwest Florida Water Management District in designating areas of aquifer recharge to the Floridan aquifer.
- Policy 5.2:** The City shall enforce its land development regulations that include restrictions on land use activities known to adversely affect groundwater, particularly in areas of known high aquifer recharge. These regulations further establish criteria regarding the location and extent of impervious surfaces, based on pollution potential to surface and ground waters. *[9J-5.011(2)(c)4.]*
- Policy 5.3:** The City shall keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500-foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500-foot protection zone around each well. Wellhead protection areas shall be identified in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Polk City will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence/wellhead protection area around each well, in order to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City shall prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and procedures for the administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Polk City.
- Policy 5.4:** Coordinate with SWFWMD regarding alternative wellfield protection zone radii that may be appropriate towards protection of potable water quality.

**OBJECTIVE 6: PROTECTION OF NATURAL DRAINAGE FEATURES AND MAN-MADE DRAINAGE STRUCTURES**  
**PROTECT NATURAL DRAINAGE FEATURES, MAN-MADE DRAINAGE STRUCTURES AND THE CITY'S LAKES FROM RECEIVING STORMWATER RUNOFF THAT COULD DEGRADE WATER QUALITY IN THE CITY OR DOWNSTREAM FROM THE CITY.**

*Measurable Targets: Monitor the City's stormwater discharge to assess compliance with standards of the Florida Department of Environmental Protection; number of site plans modified or rejected due to impacts on drainage features or structures, or impacts to the City's lakes; number of inspections of retention facilities and amount of clean-up done.*

**Policy 6.1:** The City shall institute a monitoring program to eliminate point and non-point sources of pollution to the City's lakes.

**Policy 6.2:** The City will enforce land development regulations to restrict land use activities that may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an identification and analysis of natural drainage features and man-made drainage structures, and the impacts of proposed development on drainage and topographic features.

**Policy 6.3:** The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities at least as stringent as those specified in Section 62-25, F.A.C.

**Policy 6.4:** The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Polk City.

**Policy 6.5:** The City shall correct all identified stormwater management facility deficiencies. Deficiencies for existing development shall be defined as the inability to manage a 25-year, 24 hour storm event, or contributing to the degradation of the receiving body below minimum conditions necessary to assure the suitability of water for the designated use of its classification as

established in Chapter 62-3, F.A.C. The expenditure of public funds on stormwater management facility improvements shall be prioritized as follows: to fulfill legal obligations; to prevent further degradation of surface or water bodies; to provide adequate stormwater management facilities for existing development in the City; to provide adequate stormwater management for new development in the City; and to extend municipal stormwater management facilities to areas outside of the City.

**Policy 6.6:** The City shall ensure that stormwater management facility improvements requiring correction shall be included in the 5-Year Schedule of Capital Improvements (CIP).

**Policy 6.7:** The City shall not extend stormwater management facilities to new areas if such an extension would exceed the present ability of the City to provide protection from flooding to presently served areas, consistent with the established level of service standard for new stormwater management facilities.

**OBJECTIVE 7: PROVISION FOR COLLECTION OF SOLID WASTE**

**THE CITY OF POLK CITY WILL PROVIDE FOR THE ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE TO MEET THE NEEDS OF THE RESIDENTS OF THE CITY.**

*Measurable Targets: all residents of the City receive service.*

**Policy 7.1:** The City shall ensure that all solid waste within the City limits is collected.

**Policy 7.2:** The City will ensure that the necessary solid waste facilities to support development are in place concurrent with the impacts of development.

**Policy 7.3:** Maintain continued coordination, and propose an interlocal agreement with Polk County to ensure that the City's adopted level of service standards for solid waste disposal can be met by the county landfill.

**OBJECTIVE 8: REDUCING THE VOLUME OF THE MUNICIPAL SOLID WASTE STREAM**

**THE CITY OF POLK CITY SHALL RECYCLE AT LEAST THIRTY PERCENT OF THE TOTAL VOLUME OF SOLID WASTE GENERATED WITHIN THE CITY. THIS PROGRAM WILL INCLUDE THE SEPARATION OF ALUMINUM, PAPER, GLASS, NEWSPRINT, PLASTICS, AND OTHER MATERIALS TO COMPLY WITH THE STATE MANDATED REQUIREMENTS. [9J-5.011(2)(b)3]**

*Measurable Targets: Continued recycling and recycling education to keep the solid waste stream below that which was required by the State by 1994.*

**Policy 8.1:** The City will maintain its current Level of Service of 3.2 pounds per person per day for solid waste by promoting and educating its citizens about recycling.

**OBJECTIVE 9: FLOOD CONTROL**

**IN ORDER TO ENSURE FUTURE LAND USE ACTIVITIES DO NOT ALTER NATURAL DRAINAGE FUNCTIONS, AND TO PROVIDE PROTECTION OF PUBLIC HEALTH, SAFETY AND PROPERTY, THE CITY SHALL ADOPT LAND DEVELOPMENT REGULATIONS ADDRESSING FLOOD PROTECTION AND SURFACE WATER MANAGEMENT BY THE STATUTORY DEADLINE.**

*Measurable Target: Adopt flood control measures in the ULDC.*

**Policy 9.1:** Adopt the following regulations into the City's land development code and make the regulations compatible with the ordinance from the Federal Emergency Management Agency Flood Insurance Program.

- A. Minimum design and construction standards for all new development which ensures that post-development runoff rates do not exceed predevelopment runoff rates;
- B. New Development shall provide stormwater detention/retention areas or other approved stormwater management systems to filter out pollutants before entering the lake, in accordance with DEP and SWFWMD rules, and adopted level of service standards;

- C. Establishment of maximum lot coverage provisions in the update of the Land Development Regulations (to promote recharge capabilities);
- D. New Development shall utilize appropriate techniques during construction to minimize erosion;
- E. All necessary federal, state and county permits for stormwater and surface water management shall be obtained prior to issuance of development orders;
- F. Development in the floodplain shall provide full compensatory storage to ensure development does not displace flood water and result in flooding of an area off-site previously not prone to flooding; and
- G. Development in the floodplain shall be according to criteria that protect public safety and reduce property hazards, including minimum floor elevation above the floodplain, anchoring requirements and other requirements deemed appropriate by the City.

**OBJECTIVE 10:** **THERE ARE NO SANITARY SEWER FACILITY DEFICIENCIES AT THIS TIME, AS THE CITY RELIES ON INDIVIDUAL SEPTIC TANKS FOR WASTEWATER TREATMENT. HOWEVER, IT IS THE CITY’S OBJECTIVE TO PROHIBIT ANY FUTURE DEFICIENCIES THROUGHOUT THE PLANNING TIME FRAME BY LIMITING DENSITIES OF DEVELOPMENT BASED UPON SEPTIC TANK USE, REQUIRING AEROBIC SYSTEMS, ENSURING THAT CENTRAL SEWER SERVICE IS PROVIDED PRIOR TO PERMITTING DEVELOPMENT PROPOSING DENSITIES HIGHER THAN APPROPRIATE FOR SEPTIC TANKS, AND IMPLEMENTING A PUBLIC AWARENESS PROGRAM TO INCREASE MAINTENANCE OF PRIVATELY OWNED SEPTIC TANKS.**

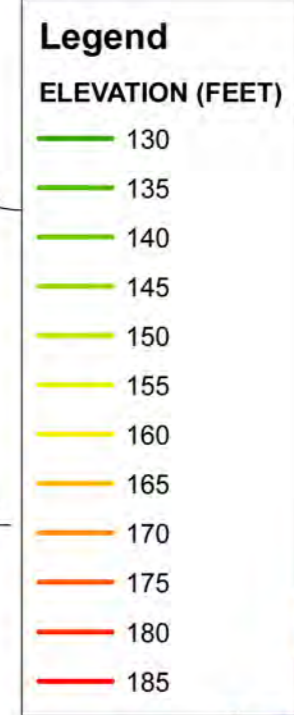
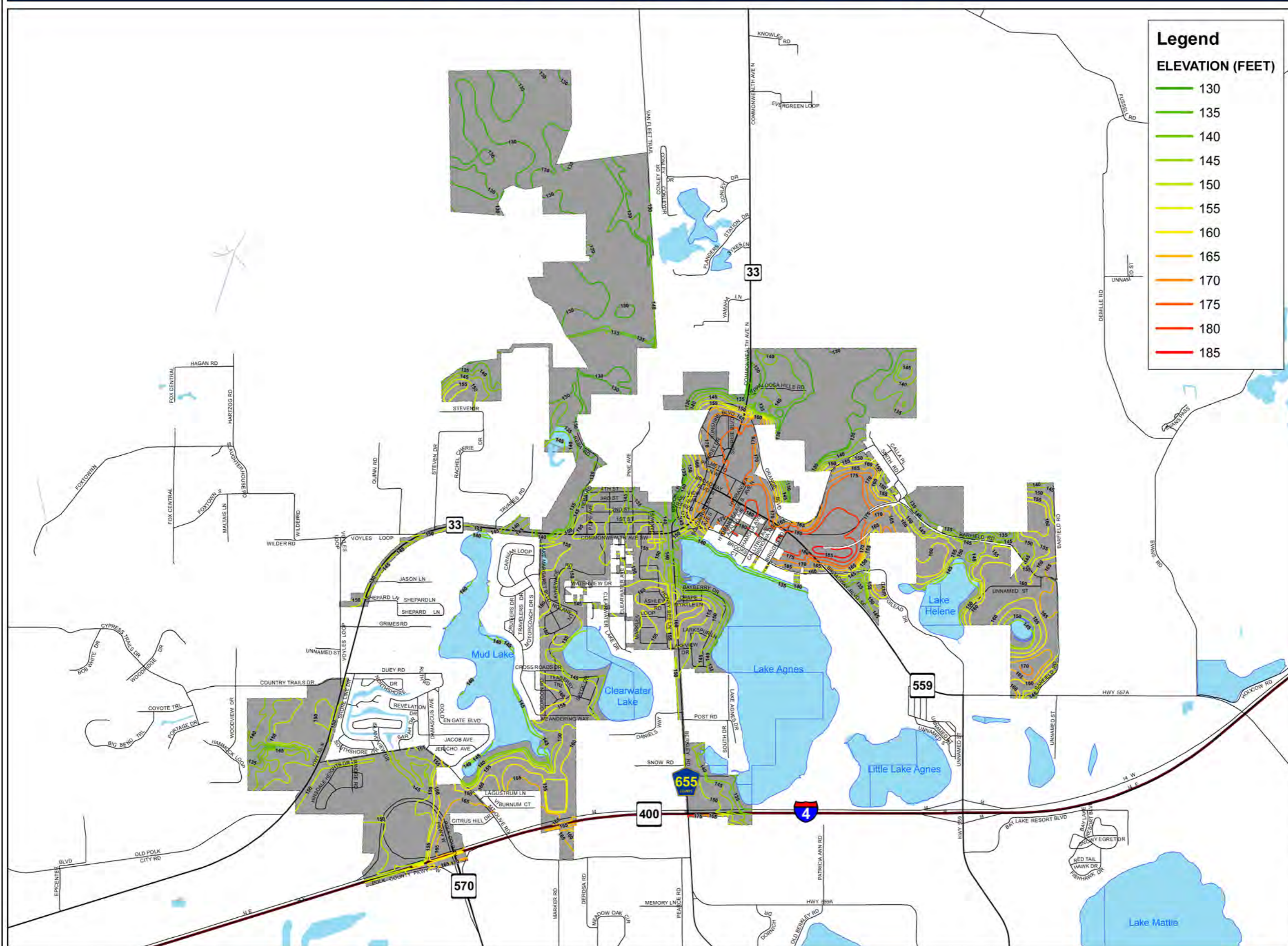
**Policy 10.1:** The land development regulations, adopted by the statutory deadline, shall limit densities of development to four dwelling units per acre (4 du/ac) for developments with central water but without central sewer facilities.

**Policy 10.2:** Any proposals for development, redevelopment or plan amendment in which densities of development are greater than that allowed by Florida

Department of Children and Families Chapter 10D-6, F.A.C., for utilization of septic tanks shall be required to utilize central sewer facilities.

- Policy 10.3:** Within one year of plan submission, the City shall disseminate information on maintenance of septic tanks, use of aerobic systems and other information towards eliminating potential pollution sources to surface and groundwater.
- Policy 10.4:** Areas characterized by severe soils not designated as Conservation shall be limited to one dwelling unit per five acres (1 du/5ac). For existing, platted areas where historical development patterns do not allow infill at such densities, aerobic septic systems shall be required.
- Policy 10.5:** When or if central sewer facilities become available, the City shall amend the plan to include level of service standards for those facilities. The standards of Objective 1-2 shall be amended if necessary to be consistent with DEP rules for sewage treatment facilities, and the City shall not issue development orders that cause a lowering of such standards throughout the remainder of the planning time frame.

# INF MAP 1 - CITY OF POLK CITY - GENERALIZED TOPOGRAPHY MAP



1:31,680  
1 inch equals 0.5 miles



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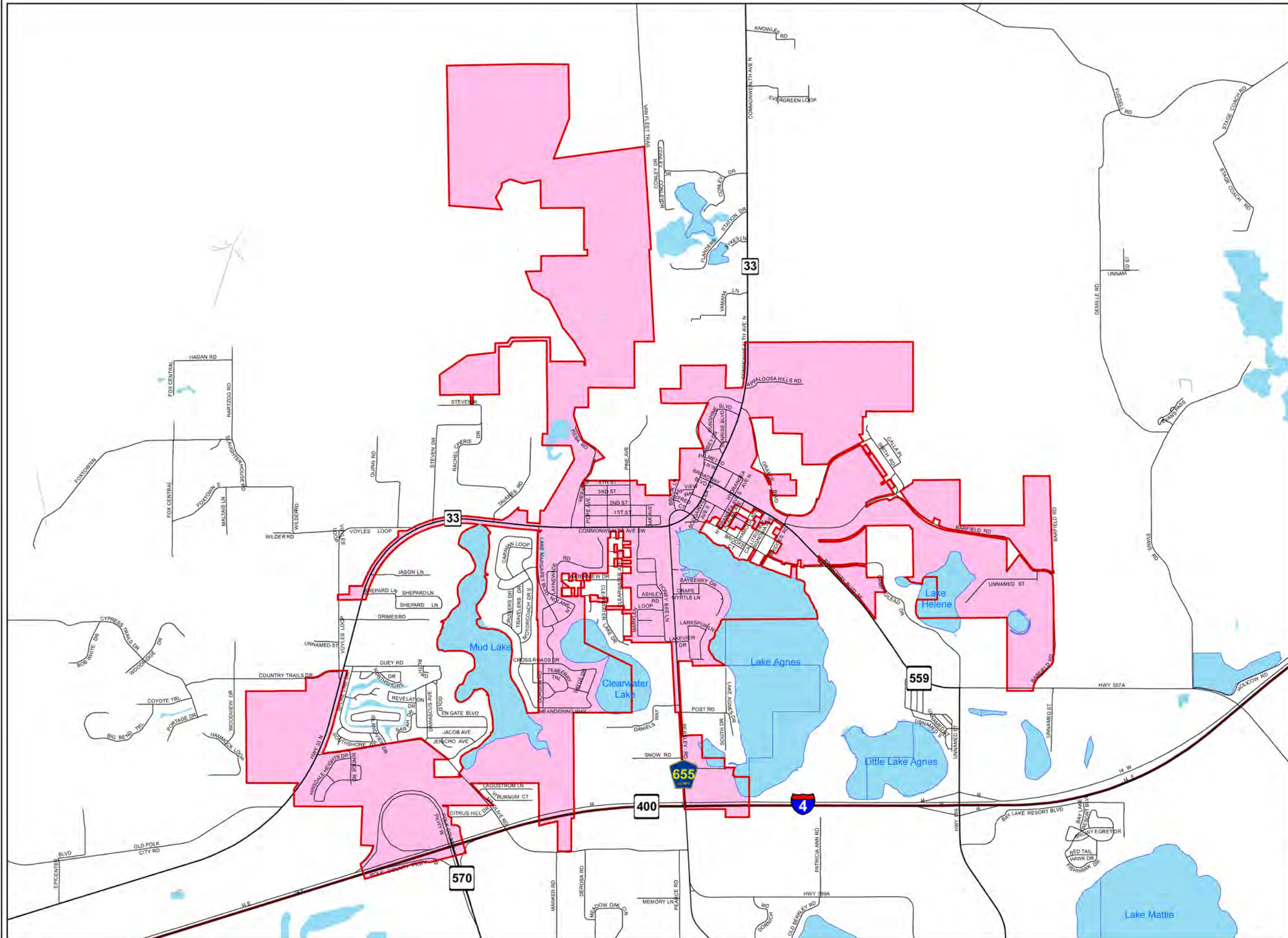
Date Adopted:  
November 18, 2013

**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Topography Data: Florida Water Management Districts & USGS, FGDL



# INF MAP 2 - CITY OF POLK CITY - FLORIDAN AQUIFER RECHARGE AREAS MAP



**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes

**RECHARGE DESCRIPTION**

- RECHARGE/1 TO 10



1:31,680  
1 inch equals 0.5 miles



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Florida Water Management Districts

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Conservation Element

## CONSERVATION ELEMENT

**GOAL:** TO CONSERVE, PROTECT AND MANAGE POLK CITY'S NATURAL RESOURCES FOR THE USE AND ENJOYMENT OF FUTURE GENERATIONS.

**OBJECTIVE 1:** PROTECT THE NATURAL RESOURCES OF POLK CITY FROM THE IMPACTS OF FUTURE DEVELOPMENT THROUGH THE SITE PLAN REVIEW PROCESS, TO BE DEVELOPED, IMPLEMENTED AND ENFORCED BY THE STATIONARY DEADLINE FOR ADOPTION OF THE LAND DEVELOPMENT REGULATIONS.

**Policy 1.1:** All proposed developments which are residential subdivisions (other than infill of existing, platted residential lots of record), multi-family residential, commercial and industrial land uses shall undergo the site plan review process, where a checklist shall be used to evaluate compatibility of the proposed development with natural resources, provision of infrastructure and adjacent land use.

**Policy 1.2:** The development review checklist will ensure that the following issues are adequately addressed by the applicant regarding the development site: soils, including suitability and erosion; topography; drainage; recharge capabilities; floodplain; setbacks; landscaping; stormwater treatment; permitting requirements of the Southwest Florida Water Management District, Department of Environmental Protection and U.S. Army Corps of Engineers; air quality; water quality; ecological communities; endangered species; historical and archaeological resources; Green Swamp Area of Critical State Concern; proximity to potable water wells and hazardous waste.

**Policy 1.3:** The responsibility of the site plan review process shall be delegated to the planning board, a special site plan review board or other entity deemed appropriate to the City to meet the above objective.

**OBJECTIVE 2:** *AIR QUALITY:* MAINTAIN THE CURRENT HIGH STANDARDS OF AIR QUALITY IN POLK CITY THROUGHOUT THE PLANNING TIME FRAME.

**Policy 2.1:** Any proposed industrial land uses will be located in areas deemed to have the least impact on air quality standards.

Minimum requirements for future industrial land use shall be adopted in the land development regulations, and shall include:

- a. The applicant shall use adequate landscaping to promote air quality, effectively reduce noise and view impacts to adjacent property;
- b. The applicant shall include documentation that ambient air quality within the City will not be lowered;
- c. The applicant shall provide a plan for methods of hazardous waste disposal, if generated; and
- d. The applicant shall include documentation that surface water and groundwater quality will not be lowered.

**Policy 2.2:** Cooperate with any local, state, or federal agency programs that monitor or otherwise contribute to air quality.

**Policy 2.3:** Promote, through the dissemination of information on their merits, the implementation of bicycle paths, walking trails, carpooling, and other alternative modes of transportation where economically feasible.

**OBJECTIVE 3:** ***SURFACE WATER QUALITY: LAKES WITH CITY LIMIT FRONTAGE ARE A VALUABLE OPEN SPACE AND RECREATIONAL RESOURCE FOR THE CITY OF POLK CITY. CONTINUED RECREATIONAL USE DEPENDS UPON MAINTAINING GOOD WATER QUALITY OF THE LAKE AND WETLANDS IN THE AREA. IT IS THE CITY'S OBJECTIVE TO ENSURE FUTURE LAND USES DO NOT CONTRIBUTE TO A DECREASE IN SURFACE WATER QUALITY WITHIN THE PLANNING TIME FRAME, THROUGH IMPLEMENTATION OF LAND DEVELOPMENT REGULATIONS.***

**Policy 3.1:** The City shall establish requirements for lakefront development, including:

- a. Minimum setbacks for structures of not less than 50 feet from the ordinary high water line;
- b. Minimum setbacks for septic tanks of not less than 100 feet from the ordinary high water line;
- c. Dredging and filling of the lake and wetlands shall be prohibited, except when a demonstrated public interest exists; activities

meeting this standard must replace wetlands lost acre for acre, by wetland type, form and function;

- d. No hazardous, toxic, chemical, petroleum, nuclear waste or liquid sludge shall be discharged into lakes or wetlands, No bulk hazardous waste shall be stored within 500 feet of the lake or wetlands edge (ordinary high water line);
- e. The construction of new boat ramps along the lake shall be designed to direct runoff away from the lake; and
- f. New development along the lake (other than existing, platted residential lots of record) shall be required to treat stormwater prior to discharge into lakes and wetlands, according to drainage level of service standards.

**Policy 3.2:** The City should coordinate with Polk County to develop a unified approach to protect water quality, through the enforcement of requirements for new development of lakefront property, such as minimum setbacks on the lake.

**Policy 3.3:** Only low-density development shall be allowable along the lakefront, so long as development relies upon site disposal systems.

**Policy 3.4:** Future improvements to the City's roadways shall include upgrading of stormwater treatment, if needed.

**Policy 3.5:** The City shall continue to implement regulations and procedures for the enforcement of state water quality standards.

**OBJECTIVE 4:** ***FLOOD CONTROL: IN ORDER TO ENSURE FUTURE LAND USE ACTIVITIES DO NOT ALTER NATURAL DRAINAGE FUNCTIONS, AND TO PROVIDE PROTECTION OF PUBLIC HEALTH, SAFETY AND PROPERTY, THE CITY SHALL ADOPT LAND DEVELOPMENT REGULATIONS ADDRESSING FLOOD PROTECTION AND SURFACE WATER MANAGEMENT BY THE STATUTORY DEADLINE.***

***Measurable Target: Adopt flood control measures in the ULDC.***

**Policy 4.1:** Adopt the following regulations into the City's land development code and make the regulations compatible with the ordinance from the Federal Emergency Management Agency Flood Insurance Program.

- A. Minimum design and construction standards for all new development which ensures that post-development runoff rates do not exceed predevelopment runoff rates;
- B. New Development shall provide stormwater detention/retention areas or other approved stormwater management systems to filter out pollutants before entering the lake, in accordance with DEP and SWFWMD rules, and adopted level of service standards;
- C. Establishment of maximum lot coverage provisions in the update of the Land Development Regulations (to promote recharge capabilities);
- D. New Development shall utilize appropriate techniques during construction to minimize erosion;
- E. All necessary federal, state and county permits for stormwater and surface water management shall be obtained prior to issuance of development orders;
- F. Development in the floodplain shall provide full compensatory storage to ensure development does not displace flood water and result in flooding of an area off-site previously not prone to flooding; and
- G. Development in the floodplain shall be according to criteria which protect public safety and reduce property hazards, including minimum floor elevation above the floodplain, anchoring requirements and other requirements deemed appropriate by the City.

**OBJECTIVE 5:**        ***LAND RESOURCES: AT THIS TIME, THERE ARE NO AREAS WITHIN THE CITY CONSIDERED SUITABLE FOR THE EXTRACTION OF MINERALS. HOWEVER, IT IS THE CITY'S OBJECTIVE TO CONSERVE, PROTECT AND APPROPRIATELY USE MINERAL RESOURCES WITHIN THE CITY, THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS BY THE STATUTORY DEADLINE.***

**Policy 5.1:**        No mining activities will be allowed within corporate limits unless a professionally prepared study irrefutably documents that this activity will not cause damage to potable water supplies, surface water, property, or the residential character of the community.

**Policy 5.2:** Proposed mining activities meeting standards of Policy 5.1 shall provide an acceptable reclamation plan to be implemented in a timely manner at the expense of the applicant; if wetlands or other natural communities are destroyed, they shall be replaced acre for acre, by type, form and function.

**OBJECTIVE 6:** **THE SOILS OF POLK CITY MAY BE SUBJECT TO EROSION PROBLEMS DURING DEVELOPMENT ACTIVITY. THE CITY SHALL PROTECT SOILS THROUGH CONTINUED IMPLEMENTATION OF THE FOLLOWING REQUIREMENTS AND CRITERIA FOR SITE PLAN REVIEW IN THE LAND DEVELOPMENT REGULATIONS.**

**Policy 6.1:** The City shall develop “Best Management Practices” to be followed during development activities:

6.1.1: Use of hay bales or other effective means to prevent erosion on areas of steep slope;

6.1.2: Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;

6.1.3: All landscaping as shown on the site plan for new development shall be completed within six months of completion of construction to ensure re-stabilization of soils;

6.1.4: Other best management practices shall be developed by the City which are appropriate towards reducing erosion or protecting soils, including maximum impervious surface ratios for development;

6.1.5: For areas of severely rated soils: wetlands and 100-year floodplain areas have been designated as conservation. For all other areas of severely rated soils: development in these areas must be limited to no greater than one unit per five acres; for existing, platted areas where historical development patterns preclude this density limitation, aerobic wastewater treatment systems shall be required.

**Policy 6.2:** The City’s land development regulations shall include specific requirements that post-development stormwater runoff rates for new development do not exceed pre-development runoff rates.

**Policy 6.3:** Site plan review of new development should consider loss of previous surfaces which results in lowering of recharge capabilities and increasing runoff.

**Policy 6.4:** The City shall promote the use of the best agricultural practices on agricultural land to minimize erosion and ensure the compatibility with protection of natural systems.

**Policy 6.5:** The City shall develop and enforce landscaping requirements of all new development.

**OBJECTIVE 7:** **MANAGE, CONSERVE AND PROTECT NATURAL VEGETATIVE COMMUNITIES, AND WILDLIFE, PARTICULARLY SPECIES AND HABITAT DESIGNATED OF SPECIAL STATUS BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, DEPARTMENT OF AGRICULTURE, AND US FISH AND WILDLIFE, THROUGH REQUIREMENTS ADOPTED IN THE LAND DEVELOPMENT REGULATIONS.**

**Policy 7.1:** All new development, other than infill of existing platted subdivisions of record, shall be reviewed under the site review process for potential endangered species and habitat.

**Policy 7.2:** Land use regulations will continue to be implemented which direct development away from sensitive environment habitats and discourage fragmentation of large ecological community associations. Techniques to protect wildlife species and habitat should consider buffering, cluster housing and density bonuses.

**Policy 7.3:** The City will actively seek the dedication of conservation easements and preservation areas for new development of private and public lands containing endangered, threatened or species of special concern status on-site.

**Policy 7.4:** Coordinate with federal, state, and local programs for the protection of vulnerable communities, including land acquisition through the CARL program.

**Policy 7.5:** Seek the assistance of Florida Fish and Wildlife Conservation Commission prior to approval of new development in habitat areas.

**Policy 7.6:** Through the development approval process, require that environmentally sensitive areas (jurisdictional wetlands as defined by the State of Florida DEP, SWFWMD or the USACOE) be maintained through site design. The land development regulations, shall issue development orders involving dredging, filling or disturbance to wetlands only where all necessary permits have been received by the USACOE; DEP; SWFWMD and Florida Department of Health.



- Policy 7.7:** Use of harmful exotic plants such as punk trees (*Melaleuca leucadendra*) Brazilian pepper (*Schinus terebinthifolius*), and Australian pine (*Casuarina equisetifolia*) for use in landscaping in Polk City shall be prohibited under the landscaping ordinance.
- Policy 7.8:** Coordinate with federal, state, and local agencies in enforcement of regulations applying to species of special status (endangered threatened or special concern).
- Policy 7.9:** Coordinate with private landowners in the education, management, and protection of endangered species.
- Policy 7.10:** Development and enforce a tree and shrub protection ordinance for the protection of native species, and elimination of undesirable, aggressive exotics. The ordinance shall prohibit clearing (other than citrus groves, Brazilian pepper or punk tree or Australian pine) of any undeveloped land within City limits until a site plan has been approved by the City. The ordinance shall require that 10 percent (10%) of any native vegetative community (long-leaf pine, turkey-oak; upland hardwood hammocks; pine flatwoods) found onsite be preserved. Where development would be precluded from such a requirement, the ordinance may allow replanting of representative species of the disturbed native community sufficient to mitigate the 10 percent, so long as endangered plants are not disturbed. Should the City annex lands containing endangered scrub habitat, this ordinance shall apply, and 25 percent (25%) of the scrub habitat must be preserved.
- Policy 7.11:** During the development of the tree and shrub protection ordinance, the City shall seek assistance from Polk County to ensure the ordinances of the two local governments are compatible yet effective in the protection of native vegetative communities, particularly those county lands with the potential for future annexation.
- Policy 7.12:** Polk City shall establish consistent regulations with Polk County, and adjacent municipalities regarding conservation, appropriate use, and protection of unique vegetative communities which may cross the boundaries of neighboring jurisdictions.

**OBJECTIVE 8: TO CONSERVE AND PROTECT THE CITY’S POTABLE WATER SOURCES AND NATURAL AQUIFER RECHARGE AREAS FROM ADVERSE IMPACTS THROUGH IMPLEMENTATION OF LAND DEVELOPMENT REGULATIONS AND INTERGOVERNMENTAL COORDINATION MECHANISMS.**

**Policy 8.1:** Establish a no-watering policy during drought conditions, when the Water Management District establishes restrictions for this portion of Polk County.

**Policy 8.2:** The City’s land development regulations shall contain provisions requiring the use of native vegetation in landscaping, which reduces watering needs.

**Policy 8.3:** The City will actively participate in water conservation programs of the City of Lakeland and Southwest Florida Water Management District.

**Policy 8.4:** Should new public or private sewage collection and treatment facilities be constructed in Polk City, plans for such facilities shall include an analysis of the feasibility of reuse of water.

**Policy 8.5:** The City shall keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City’s Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City’s water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Polk City will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence/wellhead protection area around each well, in order to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City shall prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and procedures for the administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Polk City.

- Policy 8.6:** The City shall seek technical assistance from SWFWMD and the City of Lakeland regarding alternative wellfield protection zone radii which may be appropriate towards protection of potable water quality. If needed, the City shall acquire additional land or establish conservation easements in order to protect its wellfield.
- Policy 8.7:** Prohibit storage of bulk hazardous, toxic, chemical, petroleum or nuclear waste within 500 feet of well fields.
- Policy 8.8:** Participate in water conservation and protection programs of the SWFWMD and City of Lakeland, and seek assistance from those entities in the development of a water storage plan which establishes preparations for emergency water supply interruptions.
- Policy 8.9:** Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As an interim measure, the City shall protect areas of high or moderate aquifer recharge through land development regulations that limit impervious surfaces and require management of stormwater runoff, adopted by the statutory deadline.
- Policy 8.10:** Enforce state plumbing laws requiring the use of low volume plumbing fixtures for new development.
- Policy 8.11:** Development orders shall not be issued prior to verification of adequate potable water supplies, consistent with adopted level of service standards.
- OBJECTIVE 9:** **TO PROVIDE FOR THE MANAGEMENT OF HAZARDOUS WASTE IN ORDER TO PROTECT ENVIRONMENTAL QUALITY, HEALTH, SAFETY, AND WELFARE OF POLK CITY'S POPULATION, THROUGH THE LAND DEVELOPMENT REGULATIONS ADOPTED BY THE STATUTORY DEADLINE.**
- Policy 9.1:** Promote the collection and recycling of hazardous wastes by providing public information on programs such as Amnesty Days and the locations of approved recyclers.
- Policy 9.2:** Prior to site approval of any activity that stores, uses or produces toxic matter, the responsible party shall:
- A. Develop an emergency response plan addressing accidents involving hazardous waste;

- B. Ensure that location of the site will not degrade quality of ground or surface water or other natural resources;
- C. Ensure DEP standards for transfer and storage of hazardous waste are implemented; and
- D. Coordinate with state, regional, and county officials to demonstrate that compliance with A-C above will satisfy all regulations and policies.

**Policy 9.3:** Polk City shall cooperate with any state, federal, or local programs concerning hazardous waste.

**OBJECTIVE 10: PROTECT THE GREEN SWAMP ACSC**

**IT SHALL BE A OBJECTIVE OF THE CITY OF POLK CITY TO PROTECT THE NATURAL REGIONAL RESOURCE KNOWN AS THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (ACSC); AND TO GOVERN DEVELOPMENT OF THE GREEN SWAMP AS IS THE INTENT OF THE STATE LAW REGARDING THIS RESOURCE; AND MANAGE THE DEVELOPMENT OF THE RESOURCE SO IT IS COMPATIBLE WITH THE DEVELOPMENT OF THE CITY; AND ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE NATURAL RESOURCE FOR EXISTING AND FUTURE RESIDENTS.**

**Policy 10.1:** The City shall classify as Conservation all flood plain areas and wetlands areas, and areas largely characterized by poorly drained wetland soils within the Green Swamp ACSC and outside the Polk City Exemption Area, as depicted on the latest FEMA “Flood Data Maps”, the US Fish and Wildlife Services “National Wetlands Inventory Maps” and the SWFWMD “Specific Soils Maps”. The developer may provide a specific site survey to delineate all Conservation areas.

**Policy 10.2:** Wastewater treatment plants shall be prohibited within the Green Swamp ACSC and outside the Polk City Exemption Area. Wastewater treatment plants may be allowed in the area designated as PC-SPA if the following conditions are met:

- a. The parcel is annexed into the City;
- b. The site is demonstrated to be suitable for a wastewater treatment plant;
- c. The facility is to serve the City as a whole;

- d. The City's Future Land Use Map is amended to designate the site as Institutional.

**Policy 10.3:** The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC and outside the Polk City Exemption Area.

**Policy 10.4:** Polk City prohibits all mining within the City limits including peat and lime rock mining and sand mining within the Green Swamp ACSC and outside the Polk City Exemption Area.

**Policy 10.5:** Within the Green Swamp ACSC and outside the Polk City Exemption Area, the City shall require a 100 foot minimum setback from the ordinary high water line of bodies of water, and a 75 foot minimum setback between the drain field and all wetlands, when onsite sewage disposal systems are used. Inspection and pump-out at five year intervals is required.

**Policy 10.6:** The City shall require that all development within the Green Swamp Area of Critical State Concern shall be on paved roads and shall be served by potable water and sanitary sewer systems.

**OBJECTIVE 11: INTEGRATED GREEN INFRASTRUCTURE**

**THE CITY OF POLK CITY WILL ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN GREEN INFRASTRUCTURE (INTERCONNECTED NETWORK OF OPEN SPACES, AND NATURAL AREAS).**

**Policy 11.1:** The City will coordinate with Polk County to establish a process for the maintenance and update of the Polk Green Overlay as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

**Policy 11.2:** The City will coordinate with the County and municipalities within the County to coordinate future trails connecting Polk City to other parts of the County.

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Recreation and Open Space Element

## RECREATION AND OPEN SPACE ELEMENT

**GOAL:** TO PROVIDE FOR ADEQUATE PUBLIC AND PRIVATE RECREATION FACILITIES AND OPEN SPACE SITES TO MEET THE VARIOUS NEEDS OF POLK CITY'S RESIDENTS.

**OBJECTIVE 1:** COORDINATE PUBLIC AND PRIVATE RESOURCES IN ORDER TO PROVIDE LAND, RECREATIONAL FACILITIES AND PARKS TO MEET ADOPTED LEVEL OF SERVICE STANDARDS THROUGHOUT THE PLANNING TIME FRAME.

**Policy 1.1:** The City shall provide a level of service standard of 2.5 acres per 1,000 population for its parks.

**Policy 1.2:** No existing recreational facilities or parks will be changed to other uses unless clearly in the public interest; such facilities shall be adequately replaced to ensure the level of service does not fall below adopted standards.

**Policy 1.3:** New residential developments that are subdivisions, multi-family developments or mobile home developments shall be required to provide land to meet the recreation and park needs of the residents. A formula will be developed in the City's land development regulations which calculates land required based upon the density of the development and the City's adopted level of service standards.

**Policy 1.4:** Prior to contemplated annexation of unincorporated properties, the effects of additional population will be evaluated by the party seeking annexation. If it is determined that the additional population gained as a result of annexation will lower adopted level of service standards for recreation, the City will require that appropriate land within the proposed annexation area be designated for recreation to serve as a neighborhood or community park, in accordance with Policy 1.3.

**Policy 1.5:** The City may accept land dedication, elect to require payment of a fee in lieu of dedication, or a combination of both land and fee. The fee shall be based upon the fair market value of the land which would have been dedicated to the City for park and recreation purposes.

**Policy 1.6:** Coordinate with Polk County on the feasibility of obtaining grant monies towards acquisition and development of additional boat ramps and beaches under the Florida Recreation Development Assistance Program

(FRDAP), Department of Natural Resources. Such acquisition would be directed to meet adopted level of service standards for neighborhood parks.

**Policy 1.7:** Coordinate with the Department of Natural Resources concerning the use of the abandoned rail corridor under the “Rails to Trails” program.

**Policy 1.8:** Maintain existing recreation facilities in a safe and functional condition through use of adequate annual operating budgets and proper maintenance and management techniques.

**Policy 1.9:** Locate any new parks and recreation lands so as to provide easy access for residents not previously served.

**Policy 1.10:** Through the development approval process, the City will encourage new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the City’s parks and recreation system and schools.

**Policy 1.11:** The City will coordinate with the County to plan for future trails connecting Polk City to other parts of the County.

**OBJECTIVE 2:** **ENSURE THAT PUBLIC AND PRIVATE RECREATION FACILITIES ARE ADEQUATELY AND EFFICIENTLY AVAILABLE TO ALL RESIDENTS THROUGHOUT THE PLANNING TIME FRAME AT THE ADOPTED LEVELS OF SERVICE.**

**Policy 2.1:** Allocate sufficient funding in the Capital Improvements Element and annual capital budget to adequately maintain existing park and recreation facilities

**Policy 2.2:** The City shall allocate sufficient funding in the capital improvements element to purchase lands for an additional 0.1 acres by the year 2001. The primary means for land acquisition shall be donations, fund raisers and grant money.

**Policy 2.3:** The City shall encourage receipt of various forms of funding to support land acquisition for additional recreational facility needs including: acquisition of adjacent properties through private and public donations, fund raisers and matching grant programs, including the Florida Recreation Development Assistance Program.

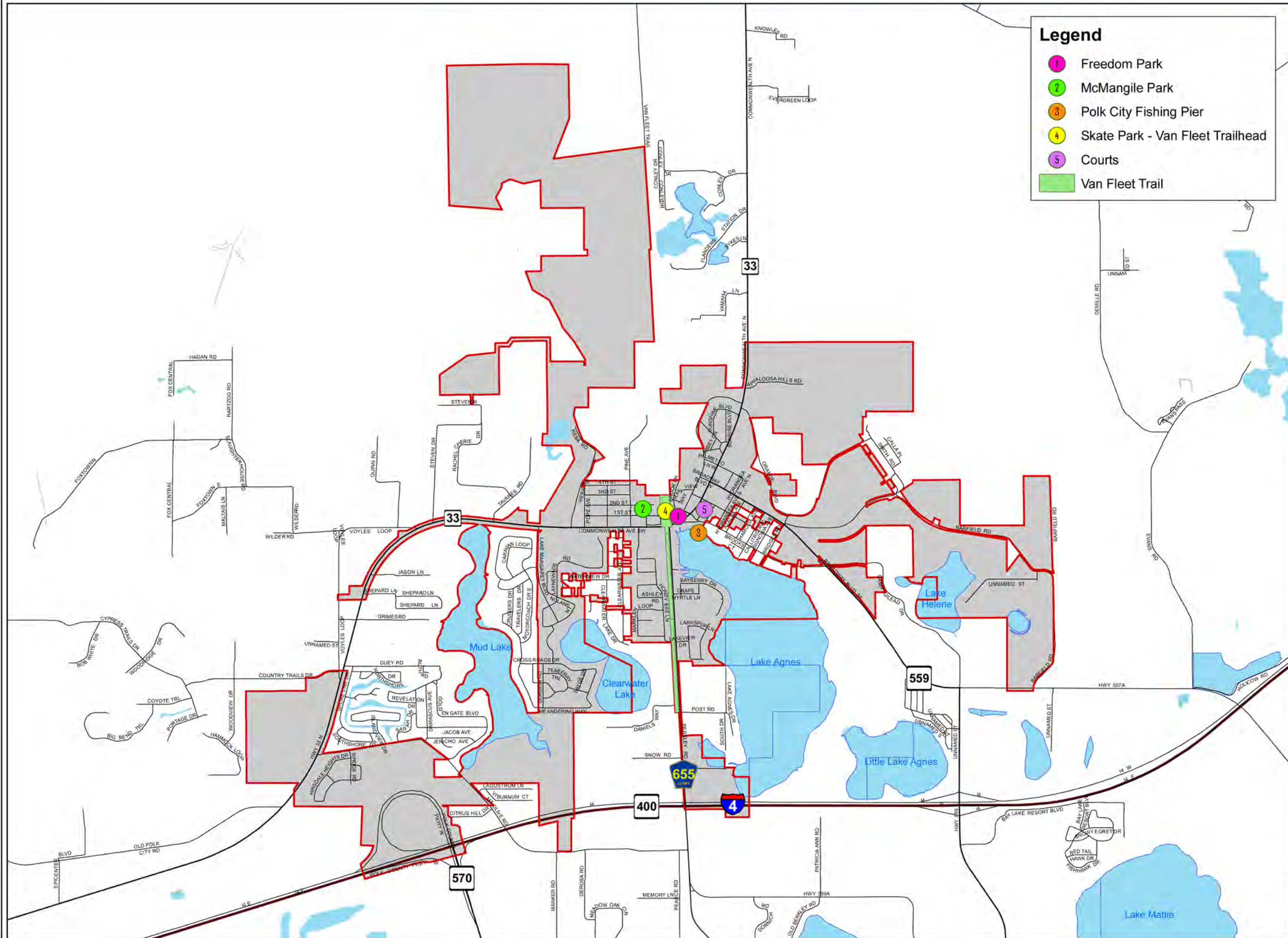


- Policy 2.4:** New parks and recreation facilities shall be located, when possible, in neighborhood areas where the recreation survey indicates a deficiency; otherwise, they should be centrally located.
- Policy 2.5:** The City shall consider acquisition of property adjacent to the Van Fleet Trail for parking and passive recreation. The City will then research the availability of financial assistance from the Department of Natural Resources towards this project.
- Policy 2.6:** The City shall consider the feasibility of utilizing the City's wellfield property for recreational use. The City shall acquire additional land or establish conservation easements if needed to provide protection of its wellfield.
- OBJECTIVE 3:** **ENSURE RECREATION SITES AND FACILITIES, INCLUDING FRESHWATER BEACHES AND SHORES, ARE ACCESSIBLE TO ALL OF POLK CITY'S RESIDENTS.**
- Policy 3.1:** Encourage the establishment of bicycling trails, including connection of new development to park facilities and schools.
- Policy 3.2:** Establish design criteria in the land development regulations to ensure accessibility to recreation facilities for all residents, including elderly, handicapped and young children.
- Policy 3.3:** Promote the development of bicycle parking facilities at all public and private parks.
- Policy 3.4:** Proposed waterfront development outside the City requesting annexation shall be encouraged to provide public access to the lake as a condition of annexation.
- Policy 3.5:** Research the feasibility of improving the City-owned lakefront property to increase its recreational opportunities. This includes the possibility of obtaining FRDAP funds.
- OBJECTIVE 4:** **THE CITY SHALL ENSURE THE PROVISION OF OPEN SPACE BY BOTH PUBLIC AGENCIES AND PRIVATE ENTERPRISES, BY ADOPTION OF LAND DEVELOPMENT REGULATIONS WITHIN THE STATUTORY DEADLINE WHICH DEFINE AND PROVIDE MINIMUM STANDARDS FOR OPEN SPACE.**
- Policy 4.1:** The City shall promote the protection of Lake Agnes and the abandoned rail corridor as open space amenities for the City.

**Policy 4.2:**

The City shall define and enforce minimum open space requirements in the land development regulations for new development within the City and proposed areas for annexation.

# ROS MAP 1 - CITY OF POLK CITY - PARK AND RECREATION FACILITIES MAP



**Legend**

- 1 Freedom Park
- 2 McMangile Park
- 3 Polk City Fishing Pier
- 4 Skate Park - Van Fleet Trailhead
- 5 Courts
- █ Van Fleet Trail

**Legend**

- Interstate
- Local Roads
- ▭ Parcels
- ▭ Polk City Boundary
- ▭ Lakes



1:31,680  
1 inch equals 0.5 miles



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Date Adopted:  
November 18, 2013

**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Intergovernmental Coordination Element

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## INTERGOVERNMENTAL COORDINATION ELEMENT

**OBJECTIVE 1: COORDINATION WITH OTHER UNITS OF GOVERNMENT, AGENCIES AND SPECIAL DISTRICTS**

**THE CITY OF POLK CITY SHALL ESTABLISH A MECHANISM TO COORDINATE ITS COMPREHENSIVE PLAN WITH THE PLANS OF THE AUBURNDALE, LAKE ALFRED, LAKELAND, POLK COUNTY, THE POLK COUNTY SCHOOL BOARD, THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL, AND OTHER RELEVANT ENTITIES THAT PROVIDE ESSENTIAL SERVICES, BUT DO NOT HAVE REGULATORY AUTHORITY OVER LAND USE. THIS SHALL BE DONE TO ENSURE CONSISTENCY BETWEEN PLANS AND TO PROVIDE FOR ADEQUATE PUBLIC FACILITIES.**

*Measurable Targets: Number of conflicts identified and resolved; number of times a particular type or form of resolution was utilized.*

**Policy 1.1:** The City shall continue its memorandum of understanding with Polk County regarding the coordination of relevant planning activities.

**Policy 1.2:** The City will formally request Lake Alfred and Auburndale and Polk County to provide current copies of all adopted and proposed comprehensive plans or plan amendments affecting land use in Polk City prior to any public meeting or hearing on an amendment.

**Policy 1.3:** The City shall provide a formal notification of any proposed comprehensive plans or plan amendments that could affect land use, including locally undesirable land uses, in an adjoining jurisdiction by providing a detailed description of the proposed amendment and sending a map showing the location of the amendment. Where conflict arise, the following guidelines and procedures shall be followed to resolve them.

- a. City staff at the department head level will initially work with contemporary staff of other governmental entities in an informal manner to resolve conflicts. If conflicts cannot be resolved in this manner, the department head will confer with the City Manager to pursue resolution of the conflict with his or her counterpart.
- b. Where the City has existing agreements with other governments or agencies that address the resolution of conflicts, the City will use the procedures set forth in those agreements. Where there is no

existing agreement, the City Manager will, at the direction of the City Council, form a committee of elected officials and staff to meet with a like body from the other government or agency to meet and pursue a resolution to the conflict.

- c. If the process established in this policy fails to produce a resolution, the City Manager will request that the Central Florida Regional Planning Council's informal mediation process be used.

**Policy 1.4:** The City will resolve land use and other planning conflicts with other local governments through the informal mediation process established by the Central Florida Regional Planning Council.

**Policy 1.5:** The City shall adhere to an executed Interlocal Agreement with the Polk County School Board to coordinate the planning of future land use and facility needs.

**Policy 1.6:** The City will participate in the Polk Vision, myregion.org's How Shall We Grow – Growth Scenario, One Bay, and the Heartland 2060 Vision.

**Policy 1.7:** The City will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

**OBJECTIVE 2: JOINT PLANNING AREAS**

**IDENTIFY, IMPLEMENT, AND COORDINATE JOINT PLANNING AREAS FOR ANNEXATION AND SERVICE PROVISION.**

*Measurable Targets: Number of meetings held; creation of annexation planning maps; utility service agreements executed.*

**Policy 2.1:** The City will coordinate with Polk County, and other jurisdictions as appropriate, to establish a joint planning process and delineate the direction and extent of municipal annexation for the planning period.

**Policy 2.2:** The City and Polk County shall establish a municipal annexation area that appears on the County's *Future Land Use Map*, and shall develop an interlocal agreement for planning within the area, and for the exclusive provision of water and sewer service to all development therein.

**Policy 2.3:** The City will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

**OBJECTIVE 3: JOINT PROCESSES FOR POPULATION PROJECTIONS**

**IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON POPULATION PROJECTIONS.**

*Measurable Targets: Number of plans reviewed; number of meetings held; population figures supplied to other agencies.*

**Policy 3.1:** The City will coordinate with Polk County Planning Department and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.

**Policy 3.2:** The City will review the draft population projections and consider using them in the comprehensive plan.

**Policy 3.3:** The City will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

**Policy 3.4:** The City will enter into an interlocal agreement with the School Board addressing such matters as the joint utilization of consistent and coordinated population projections.

**OBJECTIVE 4: JOINT PROCESSES FOR SCHOOL SITING****IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON SCHOOL SITING.**

*Measurable Targets: Number of plans reviewed; number of meetings held; number of school sitings negotiated during the planning period.*

- Policy 4.1:** The City shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for school siting. *[Revised by Ord. 1238; Adopted June, 2008, F.S 163.3180(13)(a) and 163.3177(12)]*
- Policy 4.2:** The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Program of Work and the annual general education facilities report. *[Revised by Ord. 1238; Adopted June, 2008, F.S 163.3180(13)(a) and 163.3177(12)]*
- Policy 4.3:** The planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, in order to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The City will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.
- Policy 4.4:** If the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the *Polk City Comprehensive Plan*, the City may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.



**OBJECTIVE 5: JOINT PROCESSES FOR FACILITIES SUBJECT TO CONCURRENCY****IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES SUBJECT TO CONCURRENCY.**

*Measurable Targets: Number of plans reviewed; number of meetings held; 5-Year Schedule of Capital improvements updated and adopted annually.*

**Policy 5.1:** City staff will coordinate annually, or more often as needed, with Polk County planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.

**Policy 5.2:** For the purpose of obtaining comments pertaining to development expected in the *Polk County Comprehensive Plan*, the City will notify Polk County planning staff of plans to adopt construction schedules within its capital improvements element for water and sewer facilities in unincorporated areas within the City's service areas.

**Policy 5.3:** The City will coordinate, through the Polk Transportation Planning Organization (PTPO), and the Polk Transit Authority for the transportation needs of the City with the needs of Polk County and the Florida Department of Transportation (FDOT).

**Policy 5.4:** The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.

**Policy 5.5:** The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.

**Policy 5.6:** The City will enter into an interlocal agreement with Polk County for joint projects identified in the City's stormwater management plan and the County's Stormwater Management Plan.

**OBJECTIVE 6: JOINT PROCESSES FOR FACILITIES WITH REGIONAL SIGNIFICANCE****IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES WITH REGIONAL SIGNIFICANCE.**

*Measurable Targets: Number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.*

- Policy 6.1:** The City will continue to coordinate with the Polk County Board of County Commissioners staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.
- Policy 6.2:** The City will coordinate with the PTPO and any future transit authorities for the provision of major transportation facilities and mass transit.
- Policy 6.3:** The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.
- Policy 6.4:** The City will forward notice of proposed future land use plan policies that would affect any regional resource identified in the *Strategic Regional Policy Plan of the CFRPC* to the Central Florida Regional Planning Council (CFRPC).
- Policy 6.5:** The City will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance as identified in the CFRPC's *Strategic Regional Policy Plan, October 1997*. The City will cooperate with Florida Department of Environmental Protection (FDEP) and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps.
- Policy 6.6:** The City will meet with the Polk County Planning Department at least annually to discuss proposed development plans for the Green Swamp ACSC; and to delineate areas for recreation, conservation and preservation for the enjoyment of this state resource by all residents.

**OBJECTIVE 7: JOINT PROCESSES FOR PROBLEMATIC LAND USES**

**THE CITY WILL ESTABLISH, MAINTAIN, AND IMPROVE INTERGOVERNMENTAL COORDINATION OF DEVELOPMENT REVIEW ACTIVITIES, ESPECIALLY COLLABORATIVE PLANNING AND REVIEW OF LOCALLY UNWANTED LAND USES, AND REGULATORY CONCERNS.**

*Measurable Targets: Number of plans reviewed and projects approved; number of meetings held; county-wide regulations adopted and City-wide regulations adopted.*

**Policy 7.1:** The City will participate in the regular exchange of building permits, zoning cases, engineering plans, demographics, proposed annexation areas, socio-economic information, utility service areas and capacity, planned land use map amendments, and other information with governmental entities in the county.

**Policy 7.2:** Elected officials and administrative personnel will participate in Polk County intergovernmental coordination/cooperation workshops and/or joint workshops with the Polk County School Board.

**Policy 7.3:** The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.

**Policy 7.4:** The City will coordinate with Lakeland, the County, the CFRPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient City-wide guidelines to coordinate the location of problematic land uses.

**OBJECTIVE 8: VOLUNTARY DISPUTE RESOLUTION PROCESSES**

**BRING INTERGOVERNMENTAL DISPUTES TO CLOSURE IN A TIMELY MANNER THROUGH THE USE OF VOLUNTARY DISPUTE RESOLUTION PROCESSES.**

*Measurable Targets: Number of voluntary dispute resolution processes received. Number facilitated.*

**Policy 8.1:** The City will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.

**Policy 8.2:** The City will coordinate with the County and the CFRPC, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.

**Policy 8.3:** The City will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City

**Policy 8.4:** The City will utilize the CFRPC's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.

**Policy 8.5:** The City shall coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in Polk City.

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Capital Improvements Element

## CAPITAL IMPROVEMENT ELEMENT

**GOAL:** ENSURE THAT PUBLIC FACILITY AND PUBLIC SERVICE NEEDS OF THE CITIZENS OF POLK CITY ARE MET IN A TIMELY AND EFFICIENT MANNER WHILE MAINTAINING THE FINANCIAL HEALTH OF THE COMMUNITY.

**OBJECTIVE 1:** THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE USED TO MEET THE CITY'S NEEDS FOR PUBLIC FACILITIES AND SERVICES THROUGHOUT THE PLANNING TIME FRAME, INCLUDING CORRECTION OF EXISTING DEFICIENCIES, REPLACEMENT OF OBSOLETE FACILITIES AND PROVISION TO ACCOMMODATE FUTURE GROWTH\*.

**Policy 1.1:** Capital improvements projects shall be budgeted and programmed after evaluation that measures the need for the project against recommendations in all appropriate elements of the Polk City Comprehensive Plan. In order to carry out this policy an evaluation system will be established as part of the land development regulations by the statutory deadline, to include such items as local budget impact and financial feasibility, other agency plans, locational needs based on projected growth patterns, the accommodation of new development and redevelopment facility demands, existing capital deficiencies, and public safety.

**Policy 1.2:** The annual budget process shall have a capital budget component, including provisions for renewal and replacement of capital facilities under control of Polk City. Provisions to be included may include, but are not limited to, the following: impact fees, user fees, and/or stormwater utility fees.

**Policy 1.3:** The City's annual budget process shall include consideration of policies in the Polk City Comprehensive plan in order to ensure that capital expenditures further the objectives of the plan.

*\* No obsolete facilities have been identified at this time. No deficiencies have been identified for inclusion in the 5-year capital improvement plan for the fiscal years 1992-1996. Further, Polk City is not in a coastal high hazard area; therefore, limitation of public expenditures does not need to be addressed.*

**Policy 1.4:** By May 1, 1992, the City shall amend the comprehensive plan by including data, analysis and policies which:

- a. allocate funding for completion of the tasks necessary to assist the County in completing the NPDES co-application to EPA, including the ordinance and management plan requirements; and
- b. allocate funding for stormwater deficiencies identified as a result of the inventory and recommendations of the EPA NPDES permitting process; and
- c. designate funding either through a stormwater utility or other source; data and analysis of the plan amendment shall assess the City's ability to finance stormwater management improvements based upon anticipated revenues and include cost estimates.

**Policy 1.5:** The City shall require that all development within the Green Swamp Area of Critical State Concern shall be on paved roads and shall be served by potable water and sanitary sewer systems and the 5-Year Capital Improvements Plan (CIP) shall list the capital projects needed to serve new areas of development.

**Policy 1.6:** The City of Polk City shall adopt, by reference, the Polk County School District Five-Year Facilities Work Program, as approved by the Polk County School Board for the years 2007/08 through 2011/12, and subsequent annual updates thereto, as part of its Schedule of Capital Improvements [*Adopted by Ordinance 1238, June 10, 2008*]

**OBJECTIVE 2:** **LAND USE DECISIONS SHALL BE COORDINATED WITH THE AVAILABILITY OF FISCAL RESOURCES TO ENSURE THE SCHEDULE OF CAPITAL IMPROVEMENTS CAN MEET EXISTING AND FUTURE FACILITY NEEDS WHICH MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS.**

**Policy 2.1:** The City's fiscal planning shall include appropriate management of debt, based upon the City's modest revenue and ability to finance borrowing.

**Policy 2.2:** The City shall include in the annual monitoring and evaluation program for the Capital Improvements Element provisions to ensure adequate public facilities continue to be available.

**Policy 2.3:** The City shall utilize the adopted level of service standards to determine whether existing facilities are adequate to meet future land use proposals; these standards shall provide the basis for the replacement and renewal of capital facilities:

Level of Service for Polk City Public Facilities

Solid Waste:	Disposal of 3.2 pounds per person per day
Sanitary Sewer:	
Private onsite disposal	Shall meet or exceed all the requirements set by the Florida Dept. of Children and Families, Chapter 10D-6, F.A.C..
New Central Facilities	
Residential Uses	100 gpcpd
Non-residential Uses	Minimum service shall be consistent with Table II, 10D-6, F.A.C.
Potable Water:	
Non Residential Uses	110 gpcpd
	315 gallons per day per 2,000 square foot of building
Stormwater Management Facilities	
Quantity:	25-year duration, 24-hour design storm frequency.
Quality:	<p>Stormwater Management Systems – Stormwater management systems shall be designed to either retain on-site the runoff generated by the 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.</p> <p>Water quality treatment shall be provided for a volume equivalent to ½ inch of depth over the entire site or the runoff from the first 1 inch of rainfall on the entire site, consistent with Chapter 17-25, F.A.C. All stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C.</p> <p>Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with those requirements, a copy of a valid</p>



	<p>Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.</p> <p>Note: Single family development on infill lots of existing single family residential subdivisions shall not be required to manage stormwater onsite, as long as stormwater runoff is accommodated by regional facilities, and does not cause degradation in surface water quality.</p>
Transportation:	<p>SR 33 LOS Standard: D                  CR 655 LOS Standard: C                  SR 559 LOS Standard: D</p>
Public Schools:	<p>Level of service for public school facilities shall be consistent with Policy 2.2.2 of the City's Public Schools Facilities Element [Adopted June 10, 2008, Ordinance 1238]</p>
Key:	<p>Gpcpd = gallons per capita per day</p>

**Policy 2.4:**

The Polk City Land Development Code shall contain provisions to ensure that development orders are not issued for development activities after November 1, 1991 which will degrade the level of service below the adopted standard as identified in each comprehensive plan element. Development orders for new development shall not be issued unless the following conditions are met:

- a) Demonstration that the adopted levels of service are provided. Facilities and services shall be in place to provide the adopted levels of service. Otherwise the development order shall be issued subject to the condition that necessary facilities and services will be in place when needed by the development. For recreation facilities, the condition is met if facilities will be in place within one year following need by the development. For transportation facilities, the condition is met if the facilities are to be provided by the third year.
- b) A determination of concurrency shall occur prior to the approval of an application for a development order that contains a specific plan for development, including densities and intensities of use.

- c) For purposes of the issuance of development orders, the concurrency requirement is met if a required facility or service is under contract, or guaranteed in an enforceable development agreement.

**OBJECTIVE 3:**        **IN ORDER THAT FUTURE GROWTH IS ACCOMMODATED WHILE MAINTAINING ADOPTED LEVELS OF SERVICE, THE CITY SHALL IMPLEMENT A MONITORING AND EVALUATION SYSTEM BY THE STATUTORY DEADLINE FOR ADOPTION OF THE LAND DEVELOPMENT REGULATIONS.**

**Policy 3.1:**        The City shall include in the annual monitoring and evaluation program for the Capital Improvements Element provisions to ensure adequate public facilities and services for developments approved prior to the adoption of the Polk City Comprehensive Plan.

**Policy 3.2:**        The City shall adopt in the land development regulations, a means to ensure that new development shares a proportionate cost in the provision of facilities and services to meet the needs of that development and maintain the City’s adopted level of service standards. Provisions to be included may include, but are not limited to, the following: impact fees, user fees, and/or stormwater utility fees.

**OBJECTIVE 4:**        **ANNUAL REVIEW OF THE CAPITAL IMPROVEMENTS ELEMENT WILL BE INCLUDED IN THE COUNTY’S BUDGET PROVES. AS PART OF THIS REVIEW, THE CITY COUNCIL SHALL BE RESPONSIBLE FOR: 1) ADDRESSING THE FISCAL IMPACT OF CAPITAL IMPROVEMENT PROJECTS ON REVENUE AND EXPENDITURES, AND 2) UPDATING THE FISCAL ASSESSMENT SECTION OF THE CAPITAL IMPROVEMENTS ELEMENT.**

**Policy 4.1:**        The fiscal assessment review and update will include, at a minimum, the following:

- a) forecasted summary of revenues and expenditures for a five year period;
- b) projected debt service capacity including:
  - 1) projected revenue bond debt service as a percentage of total debt;
  - 2) ratio of total debt to total revenue;
  - 3) projection of operating cost considerations.

- c) management of debt including:
  - 1) a ratio of outstanding capital indebtedness to property tax base not to exceed 1:100,000.

## POLK CITY - FIVE YEAR CIP - FINAL

Project Number	Project Name	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	Total Project Cost	Comp Plan
<b>TRANSPORTATION</b>								
2	Resurfacing and Curbing Abbey, w arborvitae, w broadway, citris grove, brooks lane, w palmetto, sunrise, sunset, sunshine, appoloosa hill	\$300,300 Streets funding \$30,000, impact fees 10% (\$65,500), MSTU \$559,500					\$300,300	Yes
3	Resurfacing and Curbing 1st, 2nd, 3rd, 4th, central, oak, pine, pope, railrod	\$102,300 Streets funding \$30,000, impact fees 10% (\$15,500), MSTU \$109,500					\$102,300	Yes
4	Resurfacing and Curbing ashely, bascom, carter, honey bee, makrklen loop	\$42,900 Streets funding \$60,000, impact fees 10% (\$20,700), MSTU \$57,000	\$85,800 Streets funding \$60,000, impact fees 10% (\$20,700), MSTU \$57,000				\$128,700	Yes
5	Resurfacing and Curbing r arborcitae, crape myrtle, edgewater, greenleaf, hydragngea, lakeshore, larkspur, e palmetto, persimmon, rosewood, rubens			\$68,310 Street funding \$60,000, impact fees 10% (\$20,700), MSTU \$126,300	\$136,620 Street funding \$60,000, impact fees 10% (\$20,700), MSTU \$126,300		\$204,930	Yes
<i>Transportation Total</i>		\$445,500	\$85,800	\$68,310	\$136,620		\$736,230	
<b>WASTEWATER</b>								

## POLK CITY - FIVE YEAR CIP - FINAL

Project Number	Project Name	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	Total Project Cost	Comp Plan
1	Mt. Olive Wastewater Treatment and Water System Purchase and Upgrade (Dewey Road)						\$0	Yes
2	Wastewater Treatment Plan Construction (Barfield Road)						\$0	Yes
3	Sewer Line Extension (Arnewine PUD)						\$0	Yes
4	Sewer Line Extension (Holly Cove PUD)						\$0	Yes
5	Sewer Line Extension Phase II- Downtown to inc. Railroad Heights						\$0	Yes
6	Sewer Line Extension Phase III- Lakeshore Area South of 33	\$250,000 Sewer Impact Fees (10% - \$50,000) Sewer Revenue Bond (90% - \$450,000)					\$250,000	Yes
7	Sewer Line Extension Phase IV- Berkely Rd, Sandy Pointe, Orangewood Village	\$250,000 Sewer Impact Fees \$36,400, Sewer Revenue Bonds \$463,600	\$250,000 Sewer Impact Fees \$36,400, Sewer Revenue Bonds \$463,600				\$500,000	Yes
8	Sewer Line Extension Berkley Road South, CR 557A, CR 559 North					\$4,000,000 Sewer Impact Fees (10%), Sewer Revenue Bonds (40%), Federal Wastewater Grants (50%)	\$4,000,000	Yes
<b>Sewer Total</b>		\$500,000	\$250,000	\$0	\$0	\$4,000,000	\$4,750,000	

## POLK CITY - FIVE YEAR CIP - FINAL

Project Number	Project Name	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	Total Project Cost	Comp Plan
<b>PARKS AND RECREATION</b>								
	1 Pocket Park - Railroad Heights						\$0	Yes
	2 Pocket Park - Honeybee Neighborhood	\$125,000	FRDEP Grant (75% - \$93,750) City Match (25% - \$31,250)				\$125,000	Yes
	3 Community Center Demolition and Municipal Pool Construction (Bougainvillea)			\$250,000	Grant Funding (50%) General Fund (50%)		\$250,000	Yes
<i>Parks and Recreation Total</i>		\$125,000	\$0	\$250,000	\$0	\$0	\$375,000	
<b>GENERAL GOVERNMENT</b>								
	2 Woman's Club Reconstruction (Bougainvillea/Lake shore)			\$250,000	CDBG (80% - \$200,000) General Fund City Match (20% - \$50,000)		\$250,000	Yes
<i>General Government Total</i>		\$0	\$0	\$250,000	\$0	\$0	\$250,000	
<b>POTABLE WATER</b>								
	5 Water Line Extension Phase II - Barfield Road Loop	\$350,000	Impact Fees (40%) Water Revenues (60%)				\$350,000	Yes
	6 Water Line Extension Phase III - Appaloosa Hill Road - Industrial			\$300,000	Impact Fees (40%) Water Revenues (60%)		\$300,000	Yes
	7 Water Line Extension Phase III - Tavares Rd., Rachel Cherie Dr., Steven Dr., Quinn Rd. 165 Lots			\$1,500,000	Impact Fees (40%) Water Revenues (60%)		\$1,500,000	Yes

## POLK CITY - FIVE YEAR CIP - FINAL

Project Number	Project Name	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	Total Project Cost	Comp Plan
8	Water Line Extension Phase IV - Berkley Road South, CRA 557 A, CR 559 North - 1000 acres					\$2,000,000 Impact Fees (40%) Water Revenues (60%)	\$2,000,000	
9	Water Line Extension IV - Flanders Station and State Road 33 Loop-50 lots					\$1,500,000 Impact Fees (40%) Water Revenues (60%)	\$1,500,000	Yes
<i>Potable Water Total</i>		\$350,000	\$0	\$1,800,000	\$0	\$3,500,000	\$5,650,000	
		<b>FY 07-08</b>	<b>FY 08-09</b>	<b>FY 09-10</b>	<b>FY 10-11</b>	<b>FY 11-12</b>	<b>Total Project</b>	
<b>TOTAL ALL CATEGORIES</b>		<b>\$1,420,500</b>	<b>\$335,800</b>	<b>\$2,368,310</b>	<b>\$136,620</b>	<b>\$7,500,000</b>	<b>\$11,761,230</b>	

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Public School Facilities Element



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## PUBLIC SCHOOL FACILITIES ELEMENT

**GOAL 1: COORDINATE WITH THE POLK COUNTY SCHOOL BOARD (SCHOOL BOARD) AND OTHER JURISDICTIONS TO ENSURE QUALITY EDUCATIONAL FACILITIES AND SUPERIOR EDUCATIONAL OPPORTUNITIES WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES AND COMMUNITIES IN POLK COUNTY.**

**OBJECTIVE 1.1: THE CITY SHALL IMPLEMENT THE APPROVED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (HEREAFTER REFERRED TO AS THE INTERLOCAL AGREEMENT) AS AMENDED TO MAXIMIZE OPPORTUNITIES TO SHARE INFORMATION.**

**Policy 1.1.1:** Elected Officials Annual Meeting (aka “Schools Summit”). The City shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

**Policy 1.1.2:** Planners Working Group Annual Meetings. The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1.1.1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

**Policy 1.1.3:** The City shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board’s student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

**Policy 1.1.4:** The City shall at least annually report on growth and development trends within its jurisdiction to the School Board. The City shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

**Policy 1.1.5:** Support School Board efforts to identify long-range school site needs and

select sites based on the criteria established in this element and the Interlocal Agreement.

**Policy 1.1.6:** The City shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.

**Policy 1.1.7:** The City shall review their annually updated copy of the Polk County School Board's Five Year Program of Work and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.

**Policy 1.1.8:** The City shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency but could be a full member with voting rights.

**OBJECTIVE 1.2:** ENCOURAGE PARTNERSHIPS THAT WILL ENSURE ADEQUATE EDUCATIONAL FACILITIES THAT WHICH IN TURN WILL ENCOURAGE ECONOMIC GROWTH AND PROVIDE FOR A TRAINED AND STABLE LABOR FORCE, RESULTING IN A HIGHER QUALITY OF LIFE.

**Policy 1.2.1:** Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.

**Policy 1 2.3:** Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.

**Policy 1.2.4:** Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

**OBJECTIVE 1.3:** THE CITY SHALL ESTABLISH NEW AND REVIEW EXISTING COORDINATION MECHANISMS RELATING TO SCHOOL FACILITY PLANNING THAT EVALUATE AND ADDRESS THE COMPREHENSIVE PLAN'S EFFECTS ON ADJACENT LOCAL GOVERNMENTS, THE SCHOOL BOARD, AND OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER USE OF LAND AND THE STATE.

**Policy 1.3.1:** The City shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

- a. Coordination and Sharing of Information
- b. Planning Processes
- c. School Siting Procedures
- d. Site Design and Development Plan Review
- e. School Concurrency Implementation
- f. Implementation and Amendments
- g. Resolution of Disputes

**Policy 1.3.2:** The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Program of Work and the annual general education facilities report.

**Policy 1.3.3:** In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the Board of County Commissioners, School Board, and Commissions from other jurisdictions shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five Year Program of Work of the School Board.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.
- e. Assistance from Polk Leisure Services (with representatives from

each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

**GOAL 2: THE CITY WILL IMPLEMENT PUBLIC SCHOOL FACILITIES CONCURRENCY UNIFORMLY WITH OTHER LOCAL JURISDICTIONS IN ORDER TO ENSURE THE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH AN ADOPTED LEVEL OF SERVICE PROVIDING ADEQUATE SCHOOL CAPACITY AND ELIMINATING OVERCROWDED CONDITIONS IN EXISTING AND FUTURE SCHOOLS.**

**OBJECTIVE 2.1: ESTABLISH A MINIMUM LEVEL OF SERVICE FOR SCHOOLS AND CONSIDER SCHOOL CAPACITY WITHIN DEVELOPMENT IMPACT REVIEWS, E.G. FOR PLANNED DEVELOPMENTS, RE-ZONING REQUESTS, SITE PLANS, DRIS, OR WHERE THERE ARE SPECIFIC DEVELOPMENT PLANS PROPOSED.**

**Policy 2.1.1:** The City shall establish development plan review procedures with an effective date of March 1, 2008, for all residential and mixed use development proposals in order to implement school concurrency.

**Policy 2.1.2:** The long term target for Polk County Schools, based upon State Requirements for Educational Facilities (SREF) is 100% of Permanent Student Station Capacity.

An annual Utilization Analysis will be conducted by the Polk County School Board Facilities Division to determine the operation and efficiency of each school as compared to the Department of Education's standards determined by the Florida Inventory of School Houses (FISH).

**Policy 2.1.3:** The City shall collaborate with the School Board to identify methods to achieve targeted utilization that include:

- a. Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.).
- b. Retrofitting of existing structures.
- c. New school construction.

- d. Encouraging multi-story school facilities in an urban environment.
- e. Exploring re-use of former non-residential centers as potential urban school sites.

**OBJECTIVE 2.2:** THE CITY SHALL ENSURE THAT THE CAPACITY OF SCHOOLS IS SUFFICIENT TO SUPPORT STUDENTS AT THE ADOPTED LEVEL OF SERVICE (LOS) STANDARDS WITHIN THE PERIOD COVERED BY THE FIVE YEAR PROGRAM OF WORK. THESE STANDARDS SHALL BE CONSISTENT WITH THE INTERLOCAL AGREEMENT.

**Policy 2.2.1:** The City shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type.

**Policy 2.2.2:** Consistent with the Interlocal Agreement, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables.

The LOS standards are set as follows:

<b>TIERED LEVEL OF SERVICE – SCHOOL YEAR 2008-2013</b>
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Facility Type	Year	Year	Year	Year	Year
	2008-09	2009-10	2010-11	2011-12	2012-13
Elementary	122%	122%	115%	100%	100%
Middle	113%	113%	110%	100%	100%
High School	110%	110%	105%	100%	100%

- a. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
- b. Other: K-8, 6<sup>th</sup> grade centers, 9<sup>th</sup> grade centers, 6-12<sup>th</sup> grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.
- c. Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are

not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

- d. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

**Policy 2.2.3:** Where schools operate below their respective LOS standard, their facility needs should be addressed in the School Board’s Five Year Program of Work. Facility needs which cannot be addressed by the Five Year Program of Work would require a long term concurrency management program to be adopted by the School Board.

**Policy 2.2.4:** The City shall coordinate with the School Board to achieve an acceptable LOS at all applicable schools as part of the School Board’s financially feasible Five Year Program of Work concurrency management program. The student population shall not exceed the core dining capacity at any time.

**OBJECTIVE 2.3:** **THE CITY, IN COORDINATION WITH OTHER JURISDICTIONS AND THE SCHOOL BOARD, SHALL ESTABLISH SCHOOL CONCURRENCY SERVICE AREAS WITHIN WHICH A DETERMINATION IS MADE OF WHETHER ADEQUATE SCHOOL CAPACITY IS AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS.**

**Policy 2.3.1:** The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance “spot zones”). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, The City shall coordinate with the School Board to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis.

**Policy 2.3.2:** Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments’ within Polk County’s [City’s] development approvals for the CSA and for contiguous CSA’s.

**Policy 2.3.3:** Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of the School Board's requirement for a financially feasible five year capital facilities plan.

**OBJECTIVE 2.4:** **IN COORDINATION WITH THE SCHOOL BOARD, THE CITY WILL ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. THE CITY SHALL MANAGE THE TIMING OF RESIDENTIAL SUBDIVISION APPROVALS AND SITE PLANS TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.**

**Policy 2.4.1:** Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.

**Policy 2.4.2:** School concurrency shall apply only to residential development or a phase of residential development that generate students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

**Policy 2.4.3:** The City shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

**Policy 2.4.4:** The City, in consultation with Polk County School Board staff, will develop and adopt land development regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

**Policy 2.4.5:** The City may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and school concurrency mitigation commitments, as provided herein.

**Policy 2.4.6:** School concurrency decisions should support and not be in conflict with

the local goals and objectives of the comprehensive plan regarding growth management, as articulated in the other elements of the local comprehensive plan.

**Policy 2.4.7:** The City will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

**Policy 2.4.8:** The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

**Policy 2.4.9:** In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

- a. The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share or other school board approved mitigation; or,
- b. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,
- c. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be



delayed to a time when capacity enhancement and level of service can be ensured; or,

- d. The project shall not be approved.

**Policy 2.4.10:** If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through school concurrency mitigation, or some other means.

**OBJECTIVE 2.5:** **THE CITY SHALL ALLOW FOR MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE FIVE YEAR PROGRAM OF WORK.**

**Policy 2.5.1:** Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Program of Work and which will maintain adopted level of service standards.

- a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and,
- b. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

**Policy 2.5.2:** Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

**Policy 2.5.3:** Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Program of Work that

will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Program of Work in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Program of Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

**Policy 2.5.4:** The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

**Policy 2.5.5:** As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

**OBJECTIVE 2.6:** **THE CITY, IN COORDINATION WITH OTHER JURISDICTIONS, SHALL ENSURE EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**

**Policy 2.6.1:** The City, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

**Policy 2.6.2:** The City hereby incorporates by reference the School Board's financially feasible Five Year Program of Work

**Policy 2.6.3:** The City shall continue to investigate the feasibility of additional funding sources for additional public schools.

**GOAL 3: PARTNER WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO PROMOTE SCHOOLS AS FOCAL POINTS OF EXISTING AND FUTURE NEIGHBORHOODS THROUGH SITING FOR NEW SCHOOLS, REDEVELOPMENT OF EXISTING SCHOOL FACILITIES, AND CO-LOCATION AND SHARED USE OF FACILITIES AND SERVICES.**

**OBJECTIVE 3.1: THE CITY, IN COLLABORATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, SHALL PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATIONAL FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE COMPREHENSIVE PLAN.**

**Policy 3.1.1:** The City will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.

**Policy 3.1.2:** The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.

**Policy 3.1.3:** The City shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

**Policy 3.1.4:** The City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all current and future land use plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. The City shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which

schools are allowable uses.

- Policy 3.1.5:** The siting of new schools, location of new schools within the Green Swamp Area of Critical State Concern (ACSC), by definition an environmentally sensitive area for all of Central Florida, shall be prohibited in unincorporated Polk County except in the Urban Development and Urban Growth Areas (UDA and UGA respectively) within the Polk City and Ridge Special Protection Areas.
- Policy 3.1.6:** The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements as referenced in F.S. 1013.51.
- Policy 3.1.7:** The City shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 3.1.8:** The preferred locations for public schools, whether elementary, middle or high School, are within the Urban Service Areas for utility services and expansions.
- Policy 3.1.9:** The City shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.
- Policy 3.1.10:** The City shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.
- Policy 3.1.11:** The City shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.
- Policy 3.1.12:** The City shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:
- a. Consideration of school siting during the completion of area wide studies,
  - b. Encouragement to developers to contribute towards the provision of school facilities.

**OBJECTIVE 3.2:**      **ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.**

**Policy 3.2.1:**      Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

**Policy 3.2.2:**      Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

**Policy 3.2.3:**      Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

**Policy 3.2.4:**      Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.

**Policy 3.2.5:**      Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

**Policy 3.2.6:**      In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.

**Policy 3.2.7:**      Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.

**Policy 3.2.8:**      The City shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle and other connectivity to the surrounding residential community.

**Policy 3.2.9:** Reduce capital expenditures for The City and the School Board via cost-effective design criteria and shared facilities.

**OBJECTIVE 3.3:** **PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.**

**Policy 3.3.1:** Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, The City shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

**Policy 3.3.2:** Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

**OBJECTIVE 3.4:** **IMPLEMENT PROVISIONS OF THE INTERLOCAL AGREEMENT BY COORDINATING THE LOCATION OF EDUCATIONAL FACILITIES AND THE CO-LOCATION OF OTHER PUBLIC FACILITIES.**

**Policy 3.4.1:** The City will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

**Policy 3.4.2:** Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

**Policy 3.4.3:** The City will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.

**OBJECTIVE 3.5: STRENGTHEN EXISTING NEIGHBORHOODS AND ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH THE CO-LOCATION AND JOINT USE OF EDUCATIONAL FACILITIES.**

**Policy 3.5.1:** The City, in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

**Policy 3.5.2:** The City and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.

**Policy 3.5.3:** Continue to exercise joint use agreements between the School Board, The City, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.

**Policy 3.5.4:** Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.

**Policy 3.5.5:** Each year upon adoption of the School Board's Five Year Program of Work, County staff shall assist the School Board as needed in bringing together relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected County and/or City planning, parks and recreation, library, police/law enforcement, civic groups, and other government agencies as necessary. The coordination meeting should occur several years prior to commencement of school construction in order to achieve maximum co-location opportunities.

**Policy 3.5.6:** Encourage the business community, developers, and other private organizations to coordinate with the City and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

**GOAL 4: MAINTAIN AND ENHANCE INTERGOVERNMENTAL COORDINATION AND JOINT PLANNING EFFORTS WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO ENSURE PUBLIC INFRASTRUCTURE AND OTHER NECESSARY SERVICES ARE AVAILABLE IN A MULTI-JURISDICTIONAL ENVIRONMENT FOR PUBLIC SCHOOL FACILITIES.**

**OBJECTIVE 4.1: INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN POLK COUNTY THROUGH A SERIES OF PLANNING, COORDINATION AND IMPLEMENTATION ACTIVITIES WHICH ENSURE CAPITAL FACILITIES AND INFRASTRUCTURE NECESSARY FOR SCHOOL FACILITIES ARE AVAILABLE TO PUBLIC SCHOOLS.**

**Policy 4.1.1:** Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

**Policy 4.1.2:** Develop a process for an annual joint review of the capital plans for the school board and the local government.

**Policy 4.1.3:** Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

**Policy 4.1.4:** The City shall coordinate with the efforts of the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities or rehabilitation or expansion of existing facilities are being considered.

**OBJECTIVE 4.2: SUPPORT SCHOOL BOARD PROGRAMS TO EFFECTIVELY AND EFFICIENTLY MANAGE EXISTING CAPITAL AND OPERATIONAL FUNDS AND RESOURCES.**

**Policy 4.2.1:** The City shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

**Policy 4.2.2:** Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.



- Policy 4.2.3:** Support the School Board and encourage the State Legislature to allow flexibility in state, local and private sector participation in capital and operational funding of public school facilities.
- Policy 4.2.4:** Give priority in scheduling County programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).
- Policy 4.2.5:** Coordinate with the School Board to ensure the appropriate methodology (i.e. student generation rates) is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.
- Policy 4.2.6:** Consider joint funding for expanding appropriate school facilities to function as community service centers.
- Policy 4.2.7:** Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. Creative solutions may include combining mitigation needs of several developments, creating or enhancing co-location opportunities, and/or conversion of structures to a school setting as long as they meet State Requirements for Educational Standards (SREF).
- Policy 4.2.8:** The City in consultation with the School Board on a case-by-case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees or other innovative means to encourage developers to contribute to the provision of school facilities by:
- a. donating school site(s)
  - b. reserving or selling sites at pre-development prices
  - c. constructing new facilities or renovating existing facilities
  - d. providing access to public transit
- Policy 4.2.9:** Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.
- Policy 4.2.10:** The City shall identify infrastructure projects within Polk County's [City's] Capital Improvement Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

**GOAL 5: MONITORING, EVALUATION, AND IMPLEMENTATION**

**OBJECTIVE 5.1: THE CITY SHALL IMPLEMENT THE OBJECTIVES AND POLICIES OF THE PUBLIC SCHOOL FACILITIES ELEMENT IN COORDINATION WITH THE SCHOOL BOARD AND LOCAL MUNICIPALITIES.**

**Policy 5.1.1:** The City Administrator, or designee, shall be responsible for implementing the educational facilities objectives and policies included in The City Comprehensive Plan.

**Policy 5.1.2:** The City shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

**Policy 5.1.3:** The City shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

**Policy 5.1.4:** The City shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

**Policy 5.1.5:** The City shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

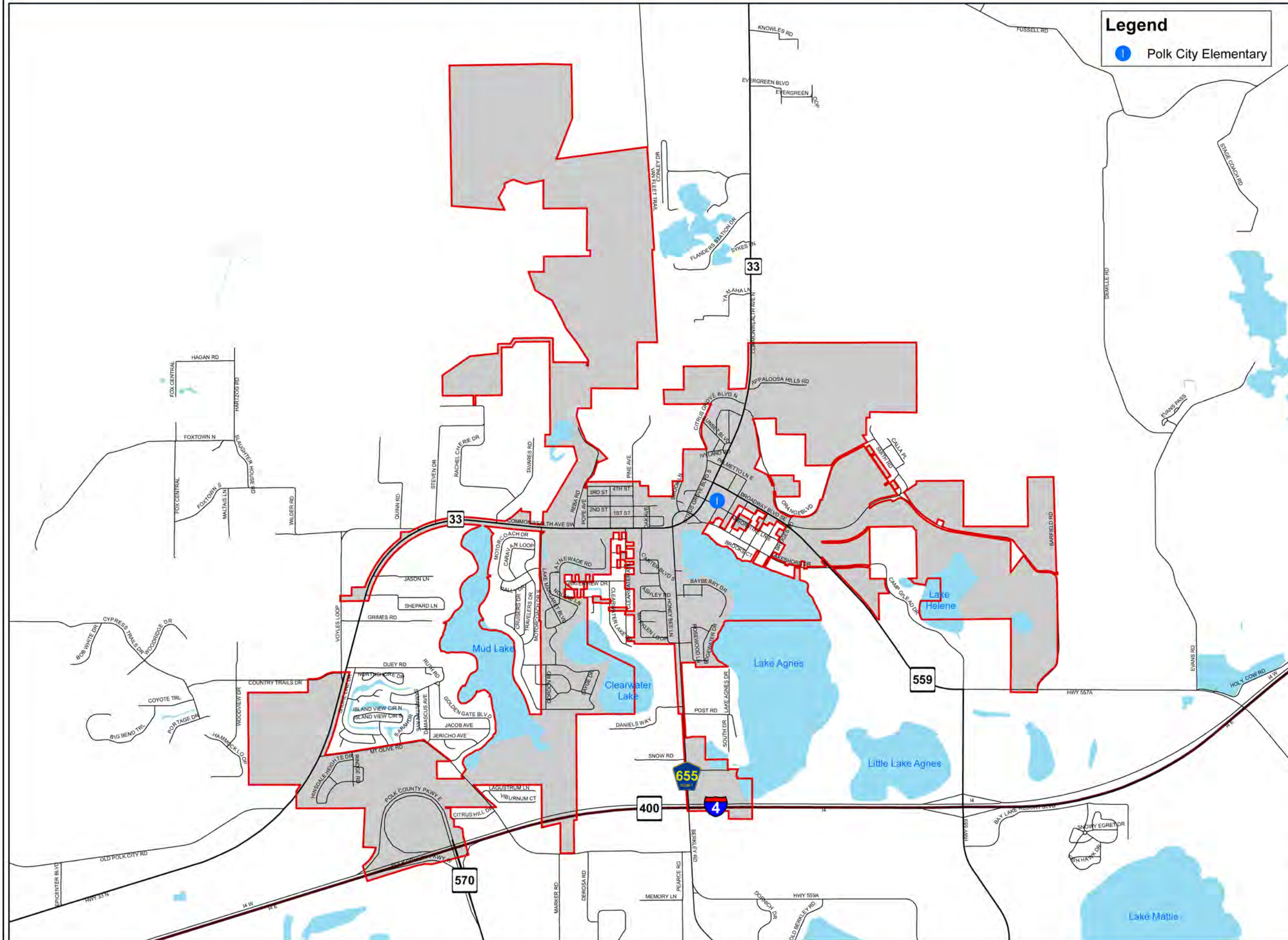
**Policy 5.1.6:** The City shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

**Policy 5.1.7:** The City shall determine from the School Board the inventories required by the Public School Facilities Element.

**Policy 5.1.8:** The City shall continue to enforce existing regulations where specified within the Public School Facilities Element.

**Policy 5.1.9:** Any conflicts related to issues covered by the Public School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

PSFE MAP 1 - CITY OF POLK CITY - SCHOOL DISTRICT FACILITIES - PUBLIC SCHOOLS MAP



**Legend**  
 1 Polk City Elementary

**Legend**  
 Interstate  
 Local Roads  
 Parcels  
 Polk City Boundary  
 Lakes



1:31,680  
 1 inch equals 0.5 miles  
 0 0.5 1  
 Miles



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 Polk City, Florida 33868  
 Phone: 863-964-1375  
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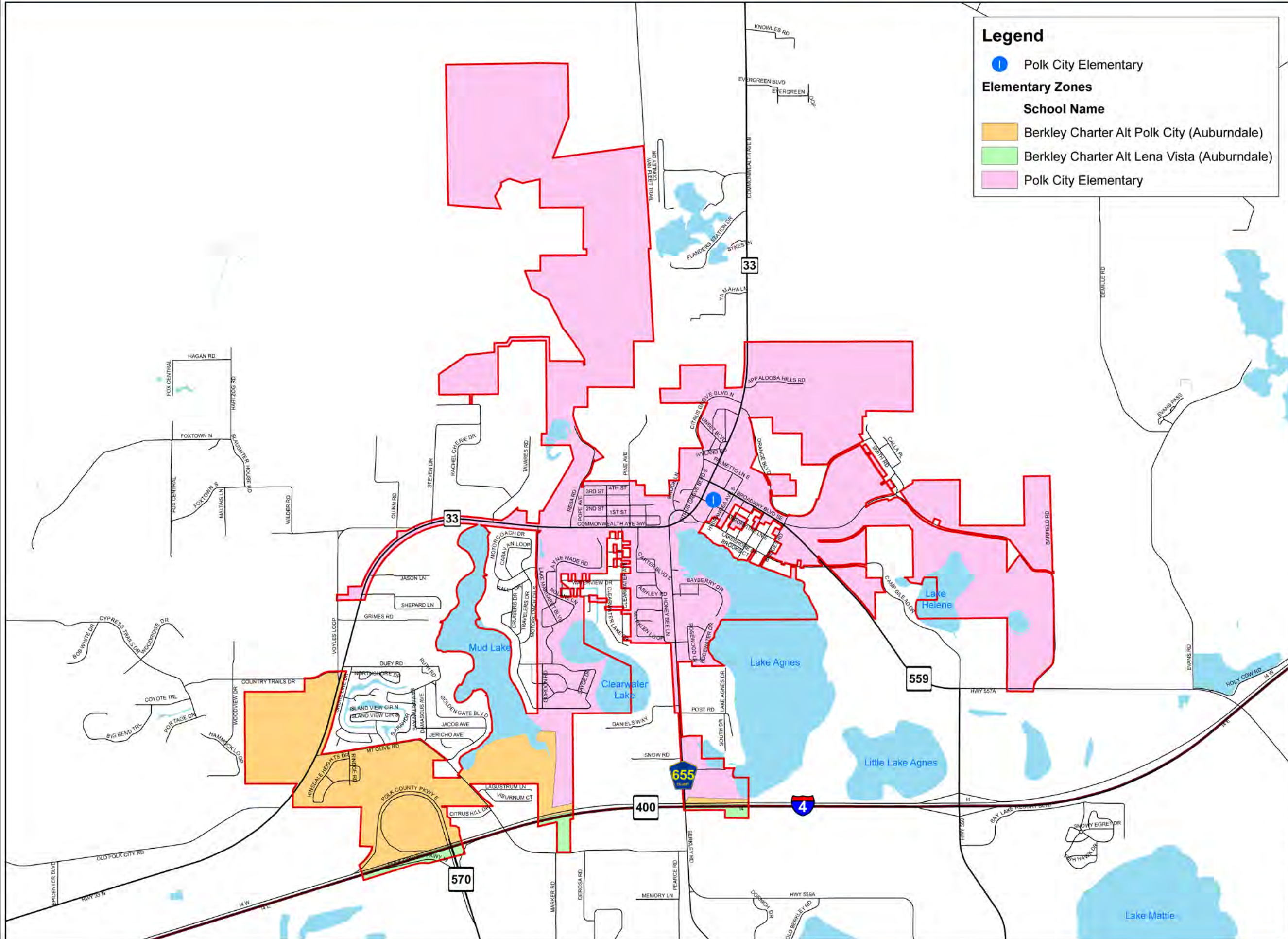
CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
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 www.cfrpc.org

Date Adopted:  
 November 18, 2013

DISCLAIMER:  
 The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:  
 City of Polk City  
 Polk County Property Appraiser  
 Florida Department of Transportation  
 Central Florida Regional Planning Council  
 Polk County School Board

# PSFE MAP 2 - CITY OF POLK CITY - ELEMENTARY SCHOOLS: 2011/2012 ATTENDANCE AREAS



**Legend**

- Polk City Elementary

**Elementary Zones**

**School Name**

- Berkley Charter Alt Polk City (Auburndale)
- Berkley Charter Alt Lena Vista (Auburndale)
- Polk City Elementary

**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes



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1 inch equals 0.5 miles



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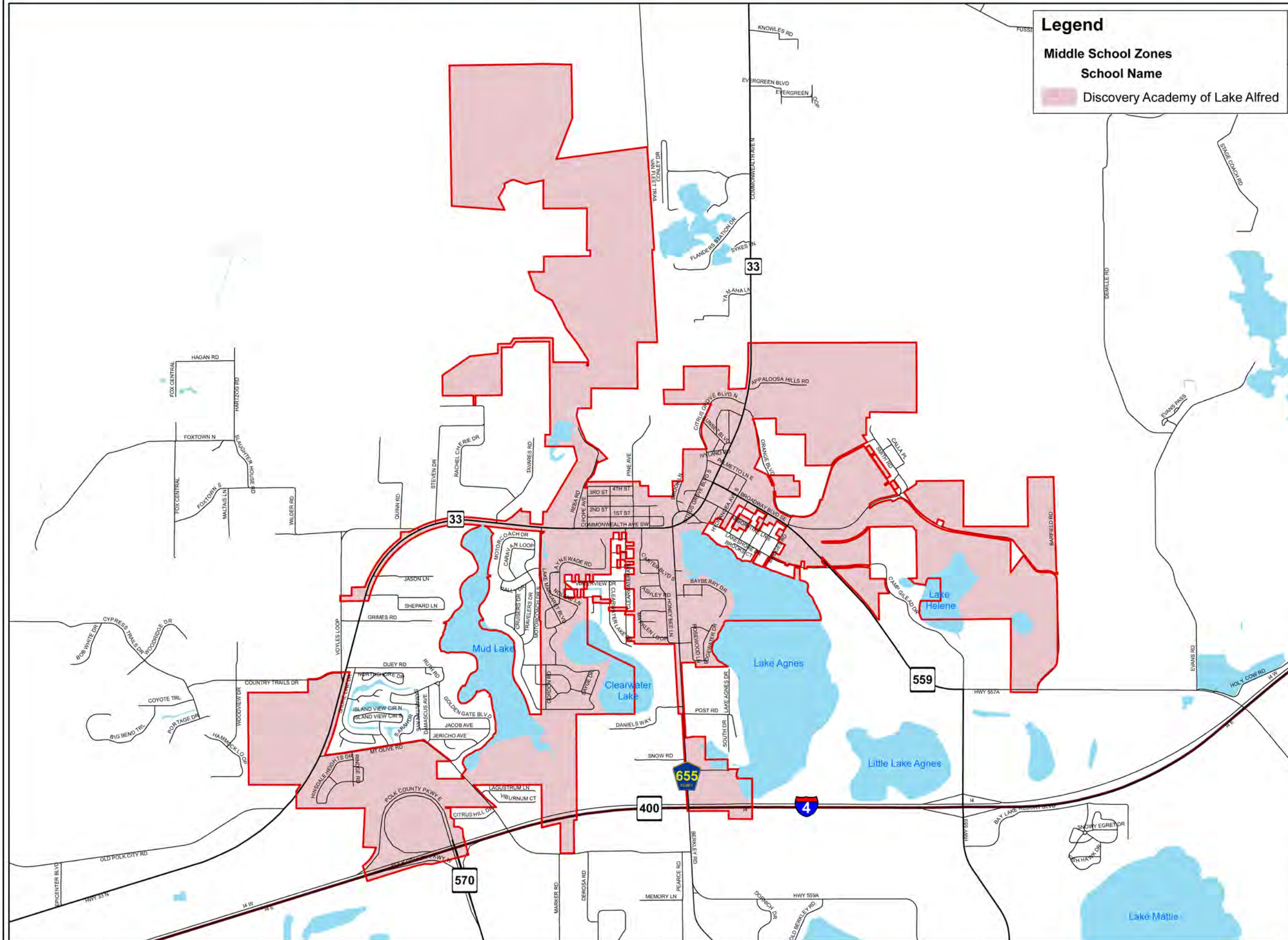
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**Data Sources:**  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County School Board

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# PSFE MAP 3 - CITY OF POLK CITY - MIDDLE SCHOOLS: 2011/2012 ATTENDANCE AREAS



**Legend**

**Middle School Zones**

**School Name**

Discovery Academy of Lake Alfred

**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes

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1 inch equals 0.5 miles

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Miles



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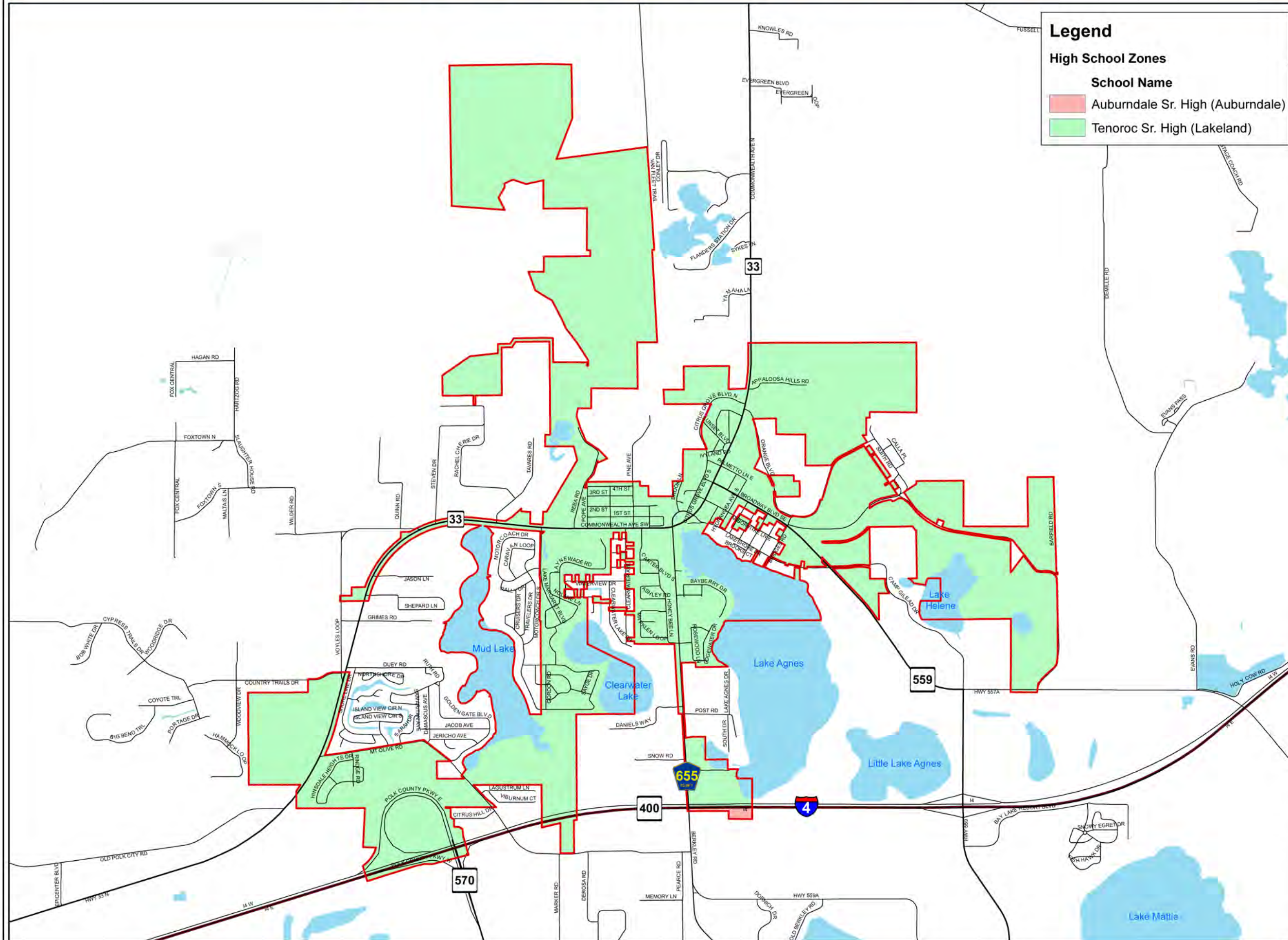
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Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County School Board

# PSFE MAP 4 - CITY OF POLK CITY - HIGH SCHOOLS: 2011/2012 ATTENDANCE AREAS



**Legend**

**High School Zones**

**School Name**

- Auburndale Sr. High (Auburndale)
- Tenoroc Sr. High (Lakeland)

**Legend**

- Interstate
- Local Roads
- Parcels
- Polk City Boundary
- Lakes



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1 inch equals 0.5 miles



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Data Sources:  
City of Polk City  
Polk County Property Appraiser  
Florida Department of Transportation  
Central Florida Regional Planning Council  
Polk County School Board

# CITY OF POLK CITY

Polk County, Florida



## 2030 Comprehensive Plan

Monitoring and Evaluation

## **MONITORING AND EVALUATION PROGRAM**

The Polk City Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. In addition, a program has been developed for the annual review of the plan to determine whether it is effectively guiding Polk City in decisions about growth and development. This program provides for monitoring on an annual basis as well as a more detailed evaluation after five years or as required by Florida Law.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by Polk City in all areas covered by the Comprehensive Plan. At the end of the fiscal year a monitoring report will be prepared which includes a brief statement of the following:

1. Activities or programs undertaken and/or completed within the immediately past fiscal year that implement one or more provisions of the Comprehensive Plan.
2. Activities initiated or completed during the fiscal year that were contrary to the Comprehensive plan, together with a justification. Where such actions were reasonable and justified, consideration shall be given to the need to amend the Comprehensive Plan.
3. Review of development authorized during the fiscal year and whether that development conformed to the provisions of the Comprehensive Plan. Where it is determined that development approvals were contrary to the Comprehensive Plan, consideration shall be given to the need to amend the Comprehensive Plan.
4. Problems encountered during the fiscal year that require plan amendment for reasonable solution.
5. Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objective/policies added or modified, and estimate the time and cost for carrying out the recommendations.
6. A brief summary of the development and redevelopment that has occurred in Polk City during the fiscal year.
7. A brief statement of the relationship of development within Polk City to the adopted levels of service.

The annual monitoring report shall be presented to the Polk City City Council after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the Council.



Following the fifth anniversary of adoption of the Polk City Comprehensive Plan, an Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law. This EAR shall be designed to summarize the annual monitoring report, addressing each of the seven items described above for the total five-year period, and, in addition, including the following provisions:

1. A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program used for the initial completion and adoption of the Polk City Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be described in the EAR.
2. An updated database including, at a minimum, revised population estimates and projections based upon 1990 Census data. The updated data shall be used for appropriate revisions to projected needs for the various land uses, housing needs projections, and traffic volume projections. This requirement shall not be construed to mean that the entire plan and all data within the plan shall be studied anew. Polk City shall determine the areas of importance at the time of the update, in addition to those mentioned above. The EAR shall contain a complete methodology and explanation of the basis for determining updated data needs.
3. Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.