

FAPA 2018

Got Zoning? Not Polk County





- **Erik Peterson, AICP**
 - Principal Planner - Polk County Land Development
- **Jennifer Codo-Salisbury, MPA and AICP**
 - Deputy Director Central Florida Regional Planning Council
- **Chanda Bennett, AICP/CPM**
 - Comprehensive Planning Administrator – Polk County Long Range Planning



Agenda

- Zoning History and Purpose – Erik Peterson



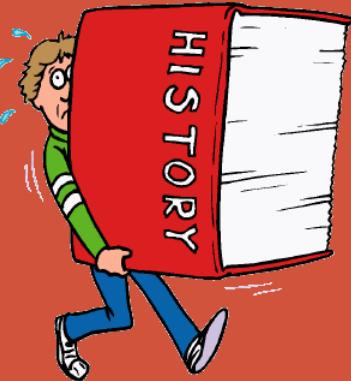
- Regulatory Need for Zoning

and City Experiences – Jennifer Codo-Salisbury



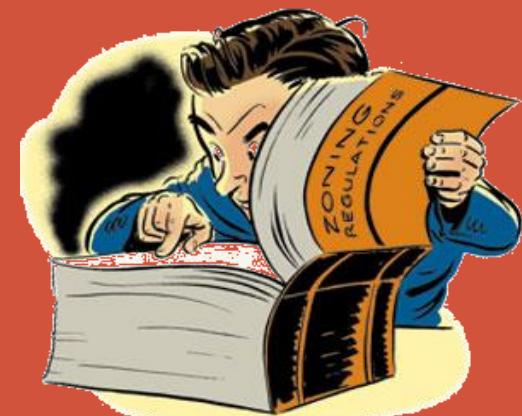
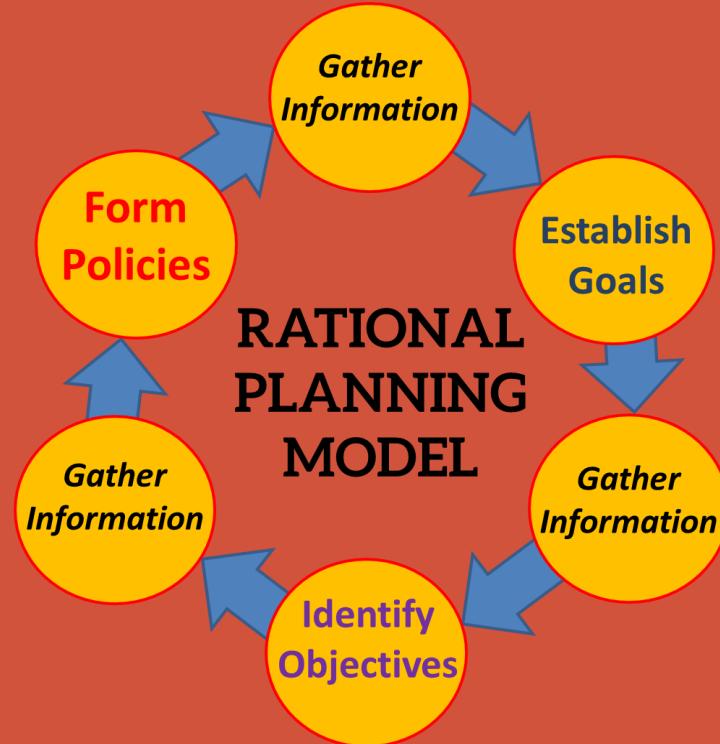
- Polk County One Map Examples – Chanda Bennett





WHY DO WE PLAN? WHY DO WE ZONE?

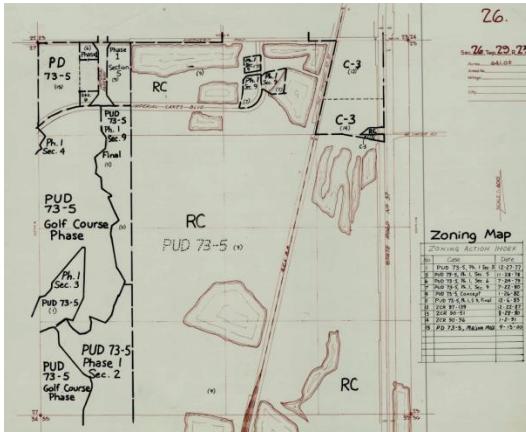
And, how did we get here?



Why do we Zone?

We began Zoning in Polk County 15 years before we began Planning.

Polk voters went to the polls on November 2nd 1970 and voted for zoning by over 79%. The first ordinance became effective on November 4th.



In 1970, this is why we zoned:

- Health 
- Safety
- Morals
- Convenience 
- Order 
- Prosperity
- General Welfare of the Public

Forms of Zoning

I'm sure there are many more, but these I've lived through...

- **Separate it**
- **Limit it**
- **or**
- **Stratify it.**

(Linear relationships)

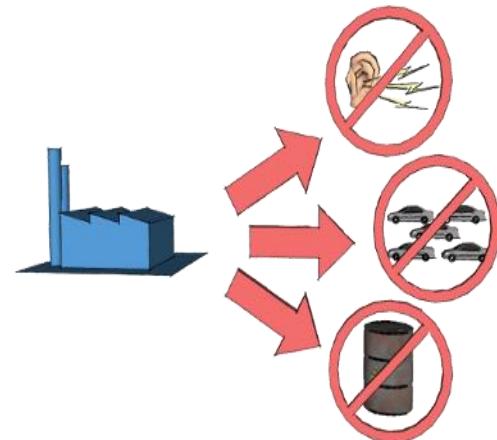
• Euclidian Zoning

"This goes here, that goes there"



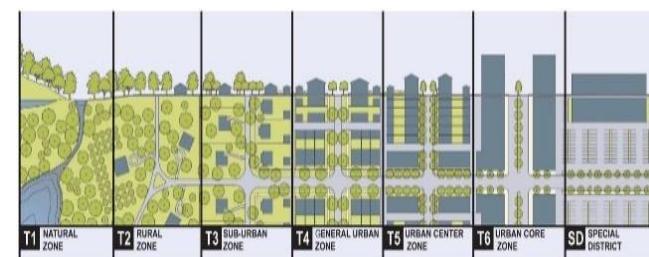
• Performance Zoning

"It's not what you do, but how much you do of it"



• Form Based Zoning

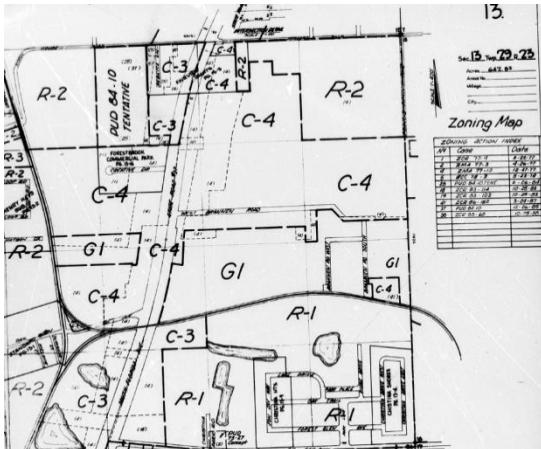
"It's not what you do, but how you design it"



In 1983, this is why we zoned:

Why do we Zone?

We changed the zoning ordinance twice before we began Planning.



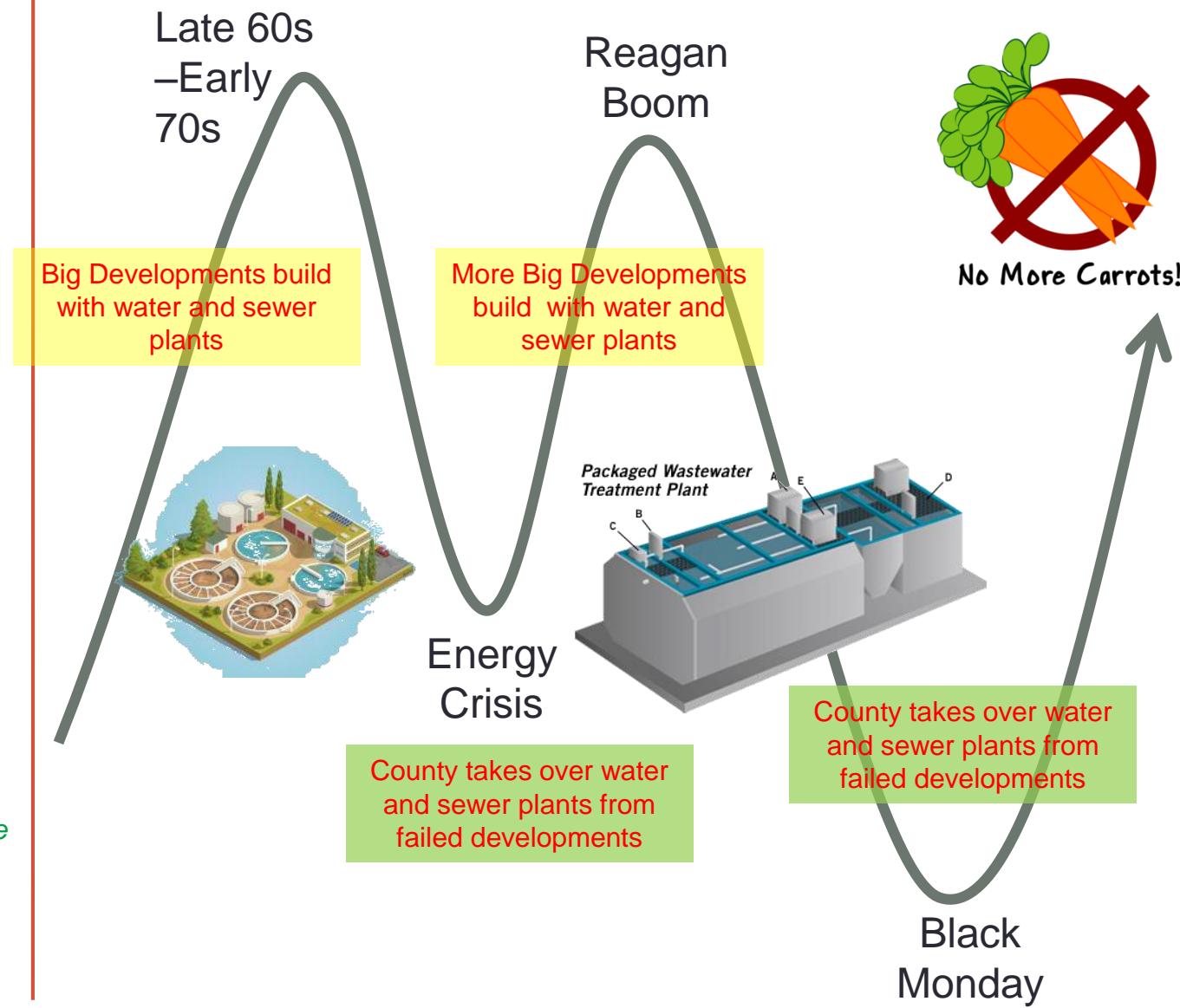
- Conserve the Value of Land
- Protect the Character
- Maintain Stability
- Provide for the Appropriate Use of Land
- Health, Safety and General Welfare



Polk County
Ordinance 83-02

What happens without planning?

Each boom brings excitement and each bust leaves the County with more to manage.



Note: water and sewer facilities are not the only thing the County has received from past development busts; parks, roads, and fire stations have also been included. We even got a town hall once (*Homeland*).

1985 Growth Management Act

Planning could not have come at a better time for us.



It took about 10 years and several pitfalls to really embrace the Plan.

BASIC PRINCIPLES

- Development should go where infrastructure and services are provided.
- Growth and development shall be timed.
- Cities may extend services, but not in conflict with the Plan.
- Residential neighborhoods should be protected.
- We want business, agricultural, commercial, and industrial enterprises.
- Natural resources are vital.
- Environmentally sensitive lands and endangered natural communities are valuable.
- Property rights are to be protected.

Polk County
Ordinance 91-06
and later 92-36

Why does Polk County have to Plan?

Cities have to provide the same level of government services to all their residents, Counties have to make choices that are in the best interest of the tax payers.



- 3-Polks (**Urban**, **Suburban** and **Rural**)
- 6 Regional Water Systems (**75,127** connections)
- 6 Regional Wastewater Systems (**61,563** connections)
- 3 Regional Reclaimed Water Systems
- 2,692 miles of roads
- **3,947** acres of parks and **14,047** acres of conservation lands
- **46** Professional Fire Stations
- **18** EMS Stations
- **27** Mass Transit Routes
- 3 Solid Waste Landfills, ±140,000 households and ± 750,000 tons of waste each year
- 17 Different Municipalities
- and **2,010** square miles!

Why do we Plan?

Since the inception of the Growth Management Act in 1985, Polk County Staff have learned that it is best to be pragmatic about growth management by expressing planning principles in terms that all interested parties can stand behind.



1. Saving Taxpayer Money



2. Efficient use of land



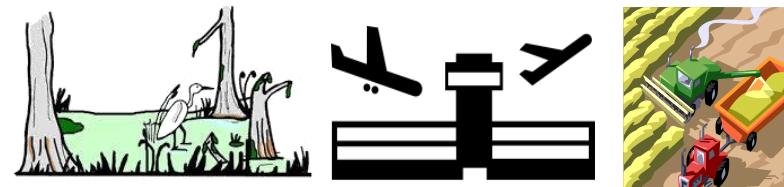
3. Economic Sustainability



4. Public Safety

5. Protection of Community

Assets



Sumter County

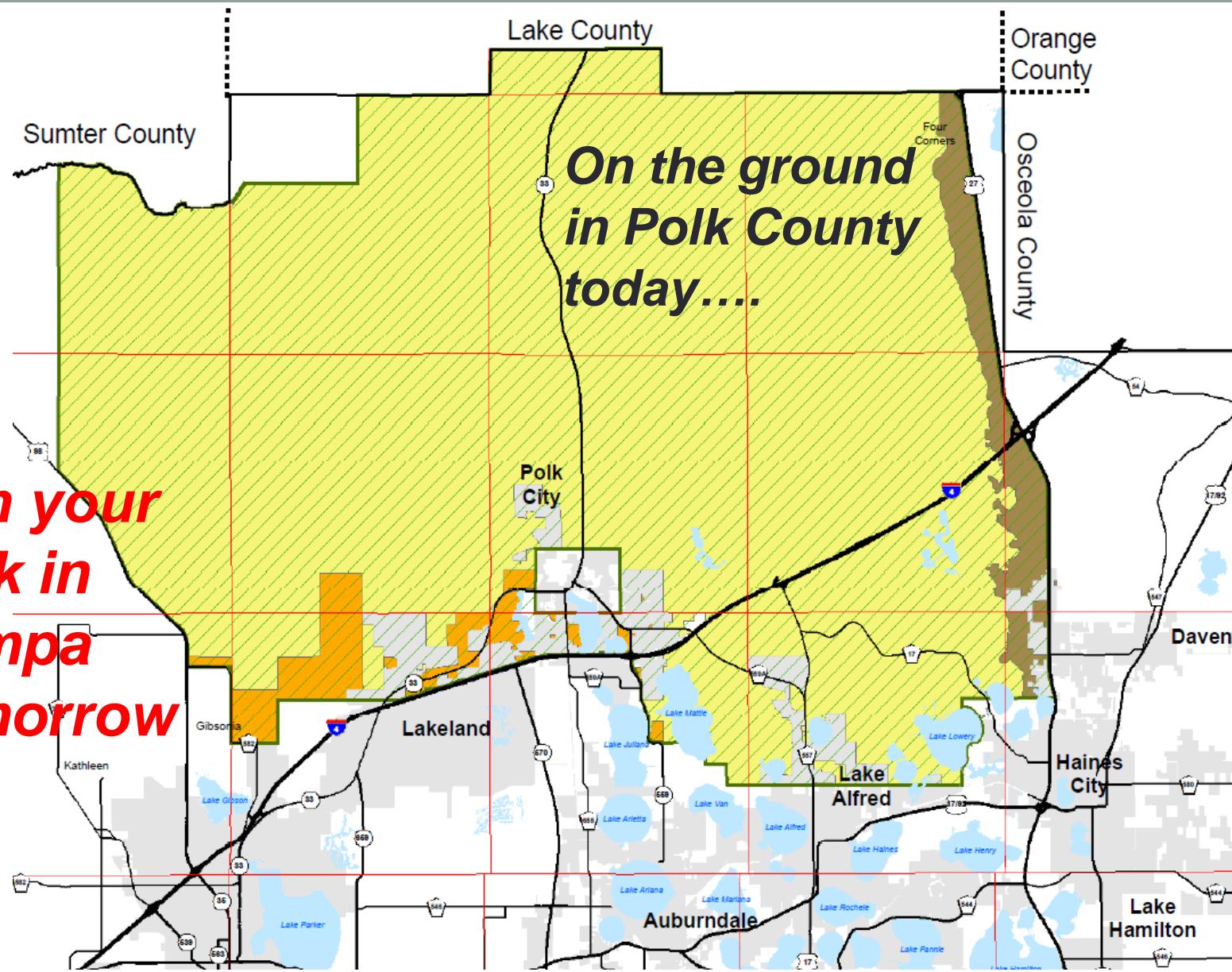
Lake County

Orange
County

Osceola County

**On the ground
in Polk County
today....**

**...In your
sink in
Tampa
tomorrow**

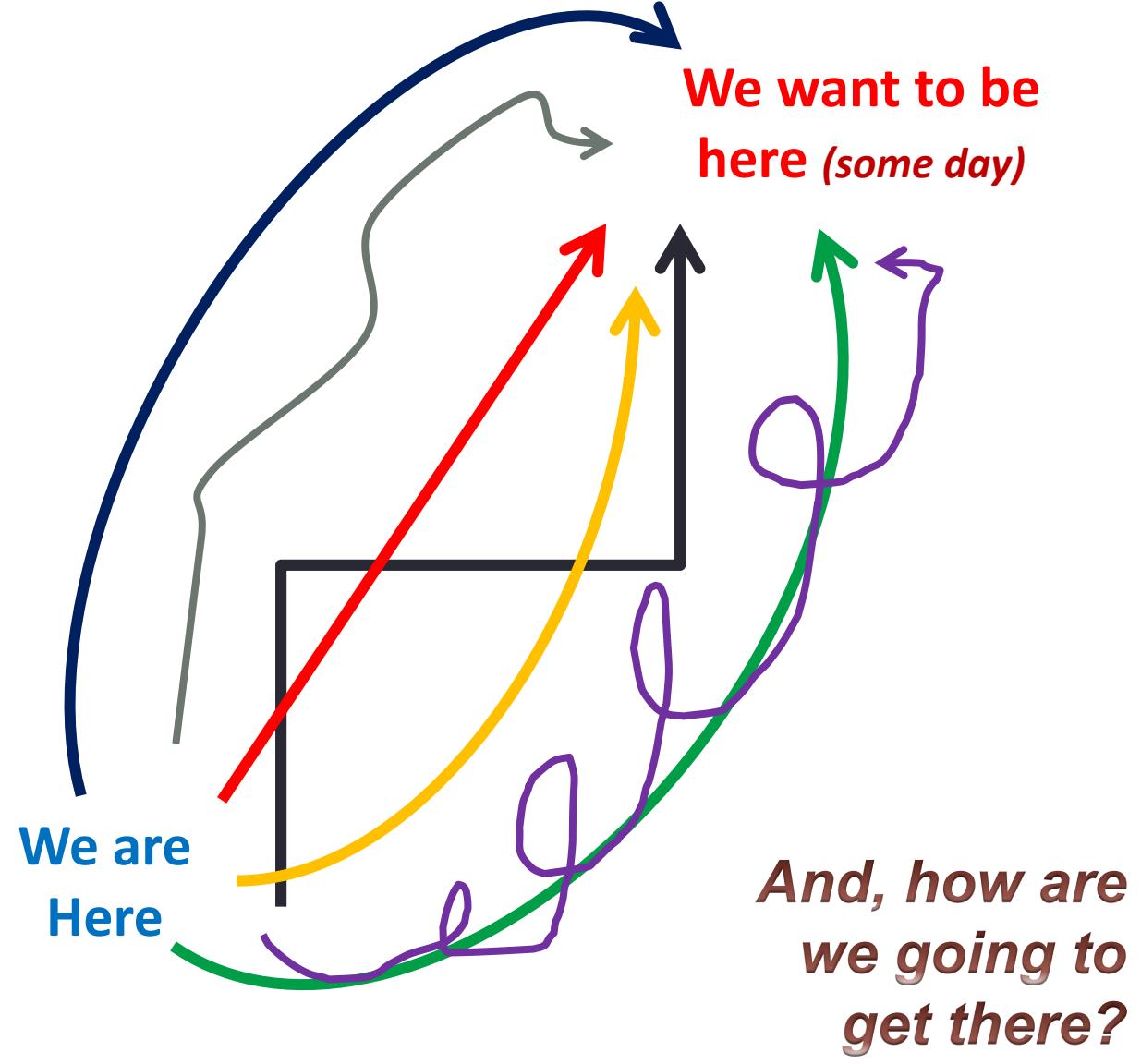


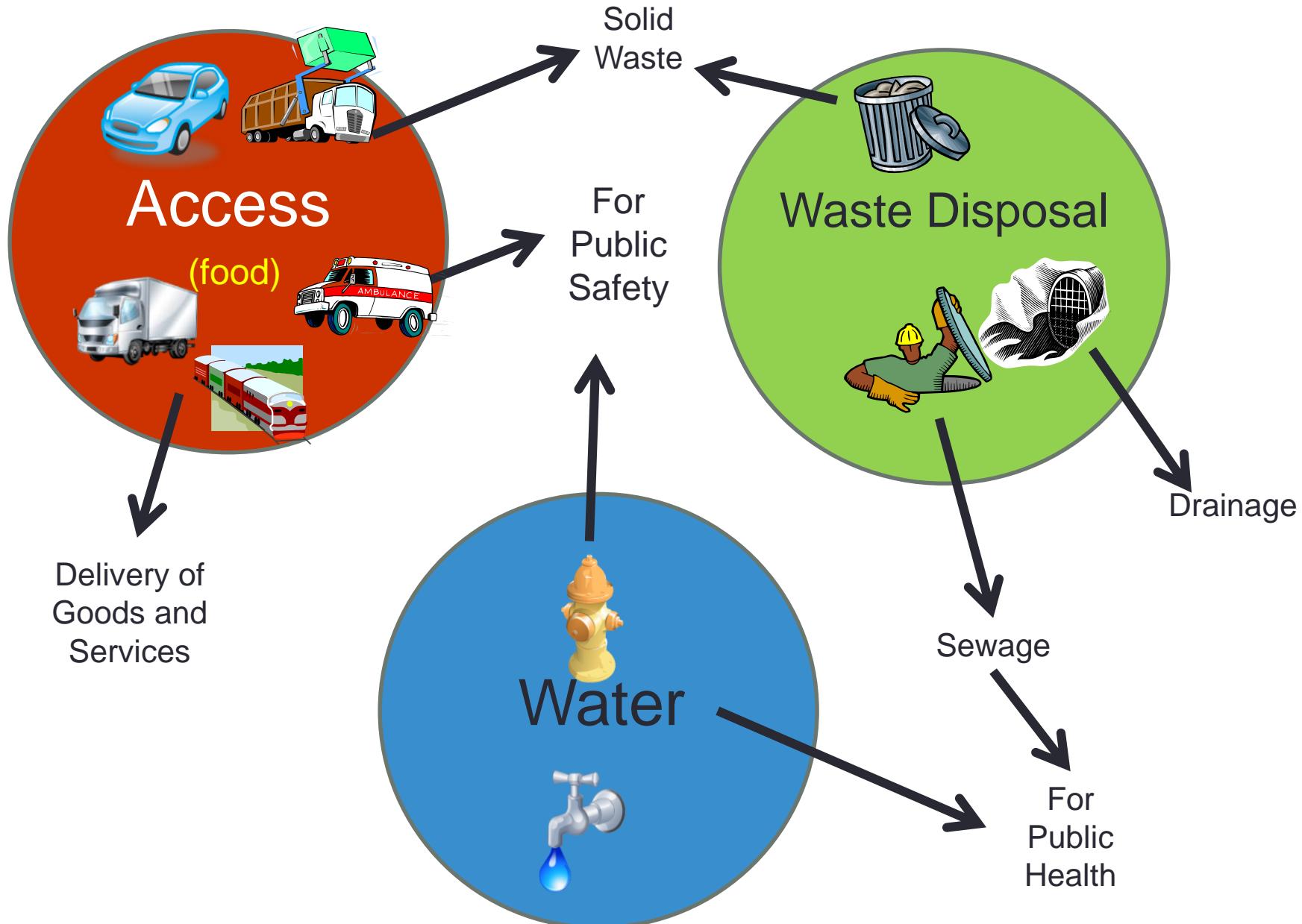
What is Planning?

Many have called it nasty words like socialism, idealistic, and ivory tower. Many agree it is needed, but few admit to it.

But, how many times have you heard an elected official say:

***"WE DON'T PLAN
TO FAIL, WE
FAIL TO PLAN"***

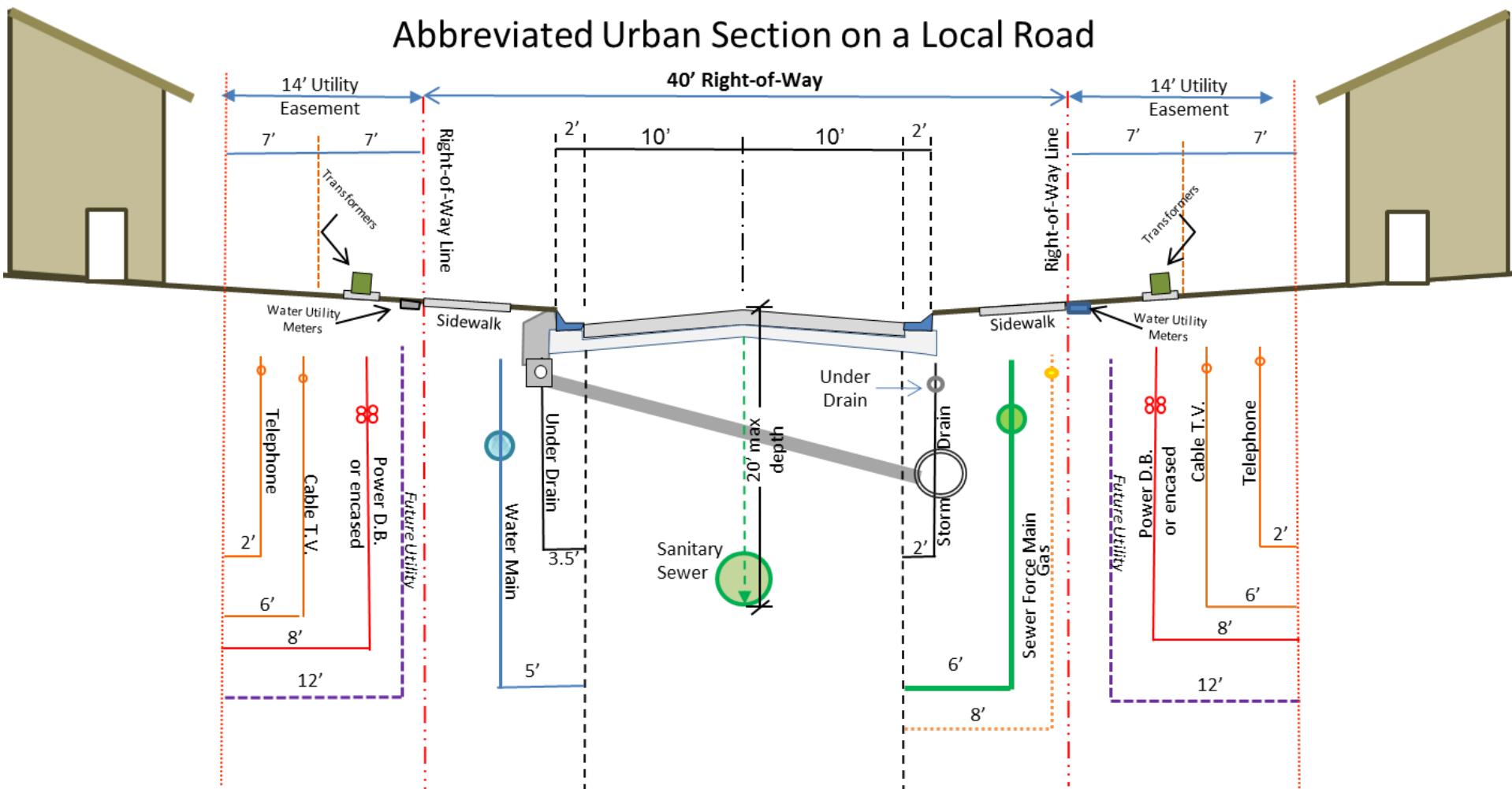




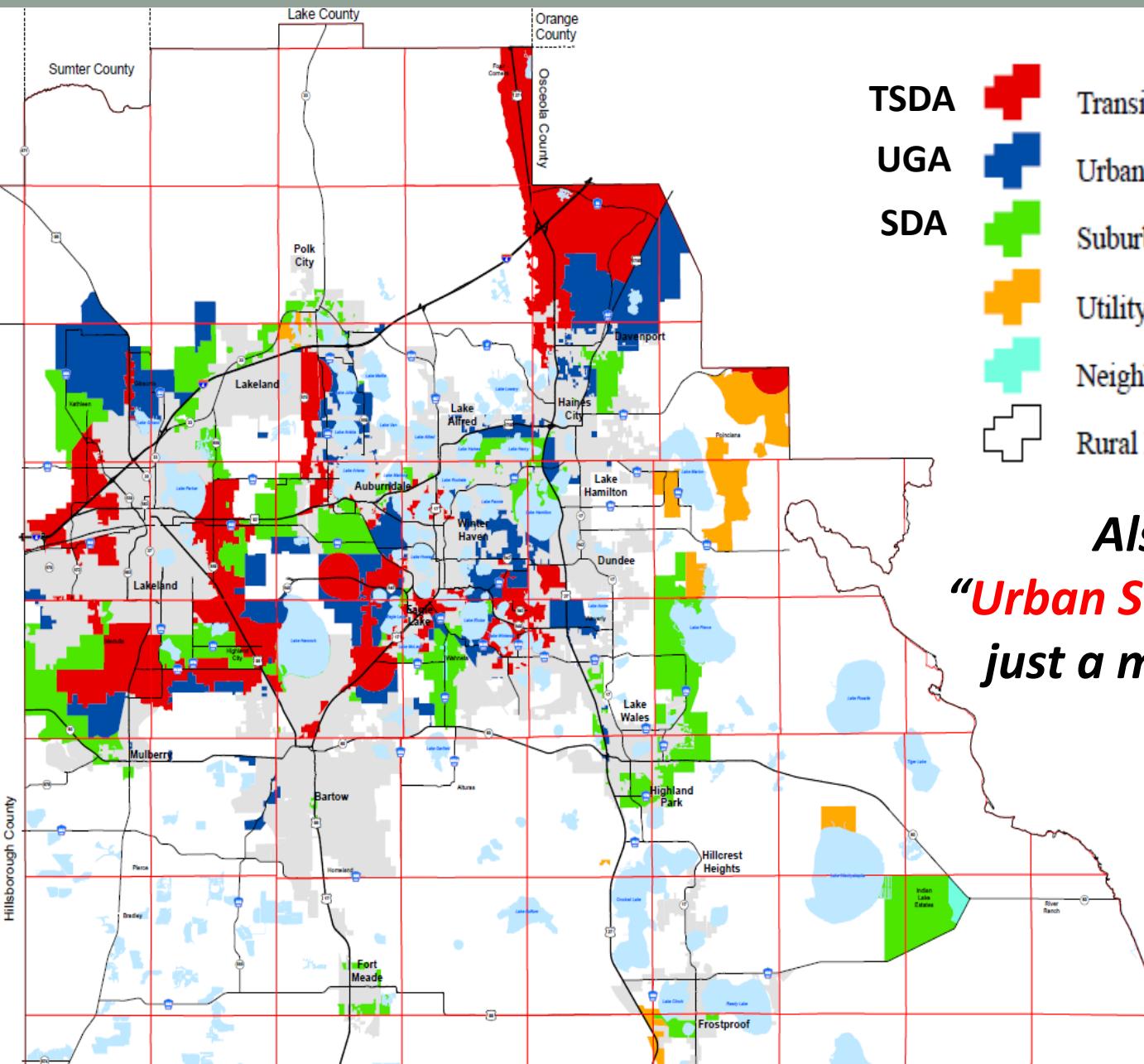
- **Transportation**
 - Highways
 - Streets
 - Sidewalks
 - Mass Transit (buses)
 - Traffic Signals
 - Street Lighting
- **Potable Water**
 - Wellfields
 - Treatment and its related facilities
 - Distribution
 - Re-use
- **Sanitary Sewer**
 - Collection
 - Lifting and Pumping
 - Treatment and its related facilities
 - Re-use or re-application
 - Sludge Disposal
- **Fire Protection**
 - Manpower (Womanpower too)
 - Equipment
 - Response
 - Facilities (Stations)
 - Hydrants
 - Communication and Dispatch (E-911)
- **Police Protection (Sheriff)**
 - Manpower (Womanpower too)
 - Equipment
 - Response
 - Facilities (Jails, Precincts)
 - Patrols
 - Communication and Dispatch (E-911)
- **Emergency (EMS) and Non-Emergency Medical Service (Doctors)**
 - Manpower (Womanpower too)
 - Equipment
 - Response
 - Facilities (Hospitals, Clinics)
 - Doctors
 - Communication and Dispatch (E-911)
- **Education**
 - Classrooms and Teachers
 - Access (Bussing and sidewalks)
- **Solid Waste**
 - Collection
 - Disposal
 - Recycling
- **Parks, Recreation, and Cultural Facilities**
 - Land
 - Equipment
 - Facilities
- **Storm Sewer/ Drainage**
 - Collection
 - Distribution
 - Treatment
 - Disposal
 - Street Sweeping
- **Code Enforcement**
 - Manpower (Womanpower too)
 - Equipment
- **Animal Control**
 - Manpower (Womanpower too)
 - Equipment
 - Variety of Animals Controlled (e.g. Mosquitos, dogs, cats, farm animals, alligators, etc.)
- **Typically Private Utilities**
 - Electric
 - Gas
 - Telephone
 - Cable T.V.
- **Public Assistance**
 - Housing
 - Subsistence
 - Social Protection
- **Electric Power**
 - Substations
 - Transmission Lines
- **Communication facilities**
 - Telephone
 - Cable TV
 - Fiber optics
 - Wi-Fi
 - Local Access Television

Planning involves
managing
expectations.

The complexity can be overwhelming



We can get into the weeds quickly



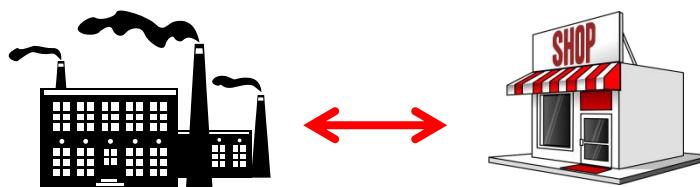
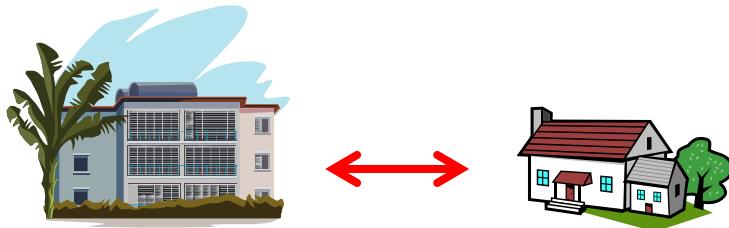
TSDA		Transit Supportive Development Areas
UGA		Urban Growth Areas
SDA		Suburban Development Areas
		Utility Enclave Areas
		Neighborhood Utility Service Areas
		Rural Development Area
		UEA
		RDA

Also known as
“Urban Service Boundaries”
just a more positive spin

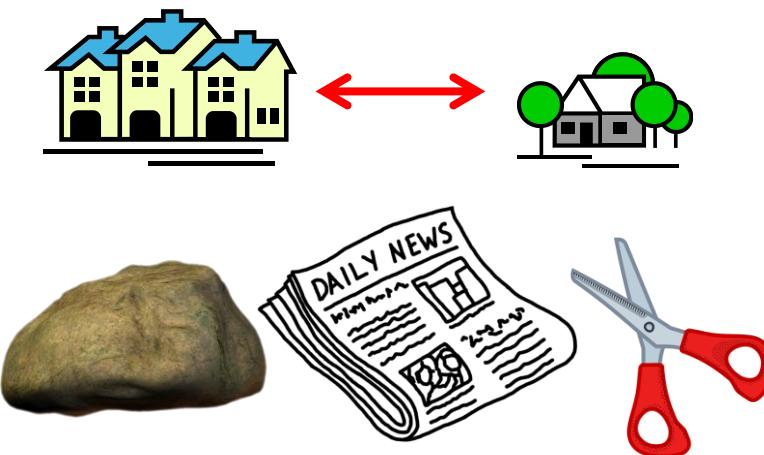
**Note: Counties
have to pick and
choose who gets
what and who
does not.**

Zoning

often a linear form of analysis

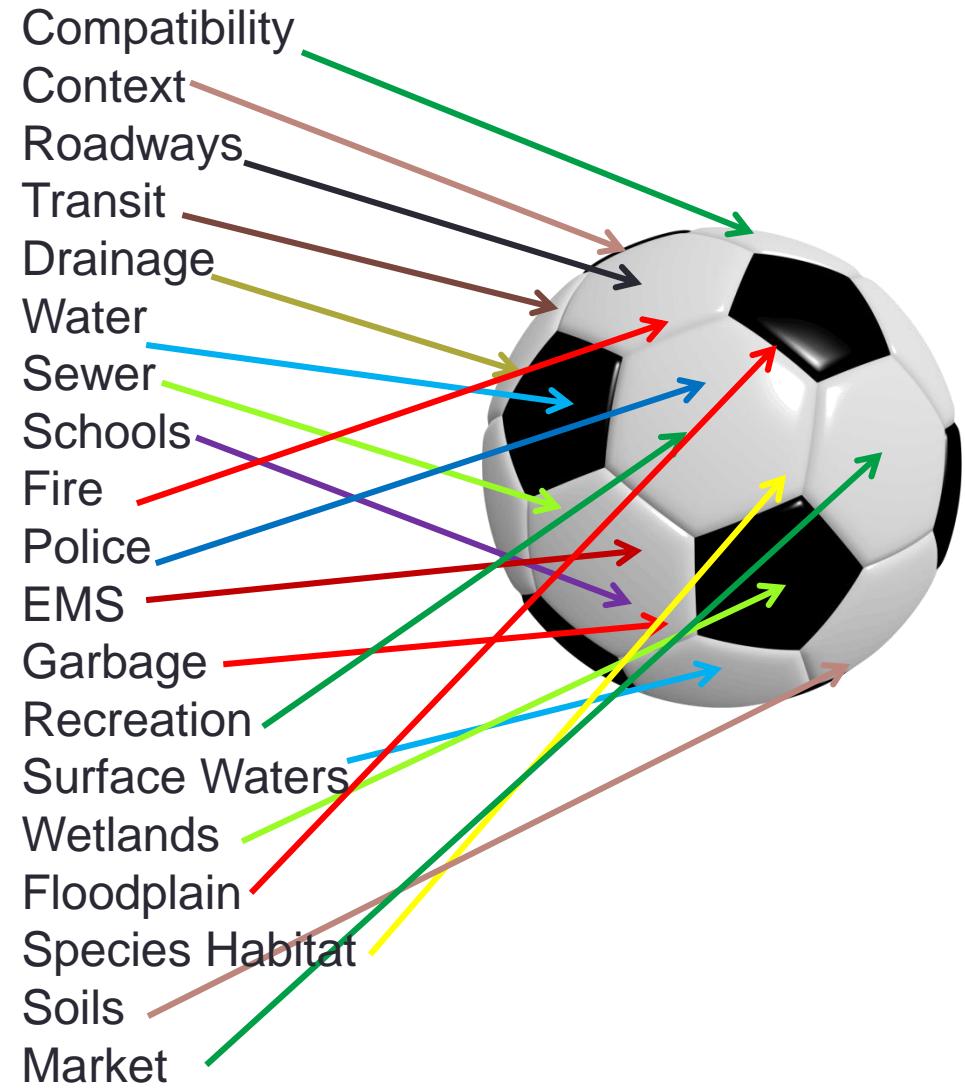


This next to That



Planning

always multidimensional:



In 2000 Zoning is repealed and replaced by the Land Development Code

And with it the zoning map was repealed as well.



- 10 Chapters
 - Standards for everything Roads, Drainage, Utilities, Surface Water Protection, Floodplain Management etc.
 - Subdivision Regulations
 - Numerous ordinances consolidated and repealed (e.g. Alcohol Beverage Sales, E-911 addressing, mining etc.)
- Technical appendices
- Tables
- Graphics



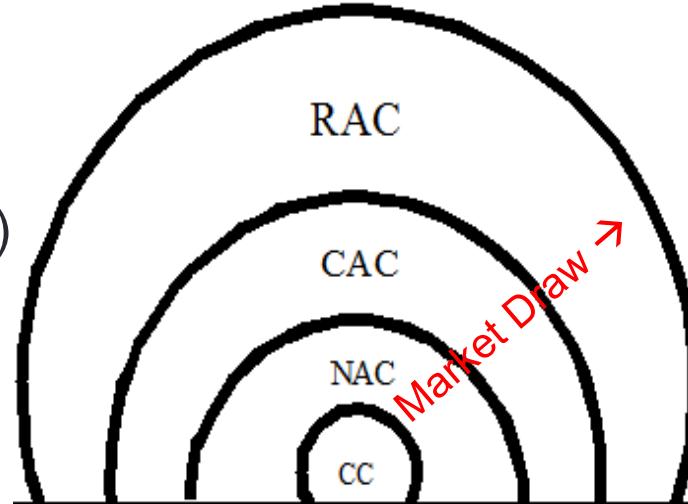
Future Land Use Map



One Map!

....with many layers

- Convenience Center (CC)
- Neighborhood Activity Center (NAC)
- Community Activity Center (CAC)
- Regional Activity Center (RAC)

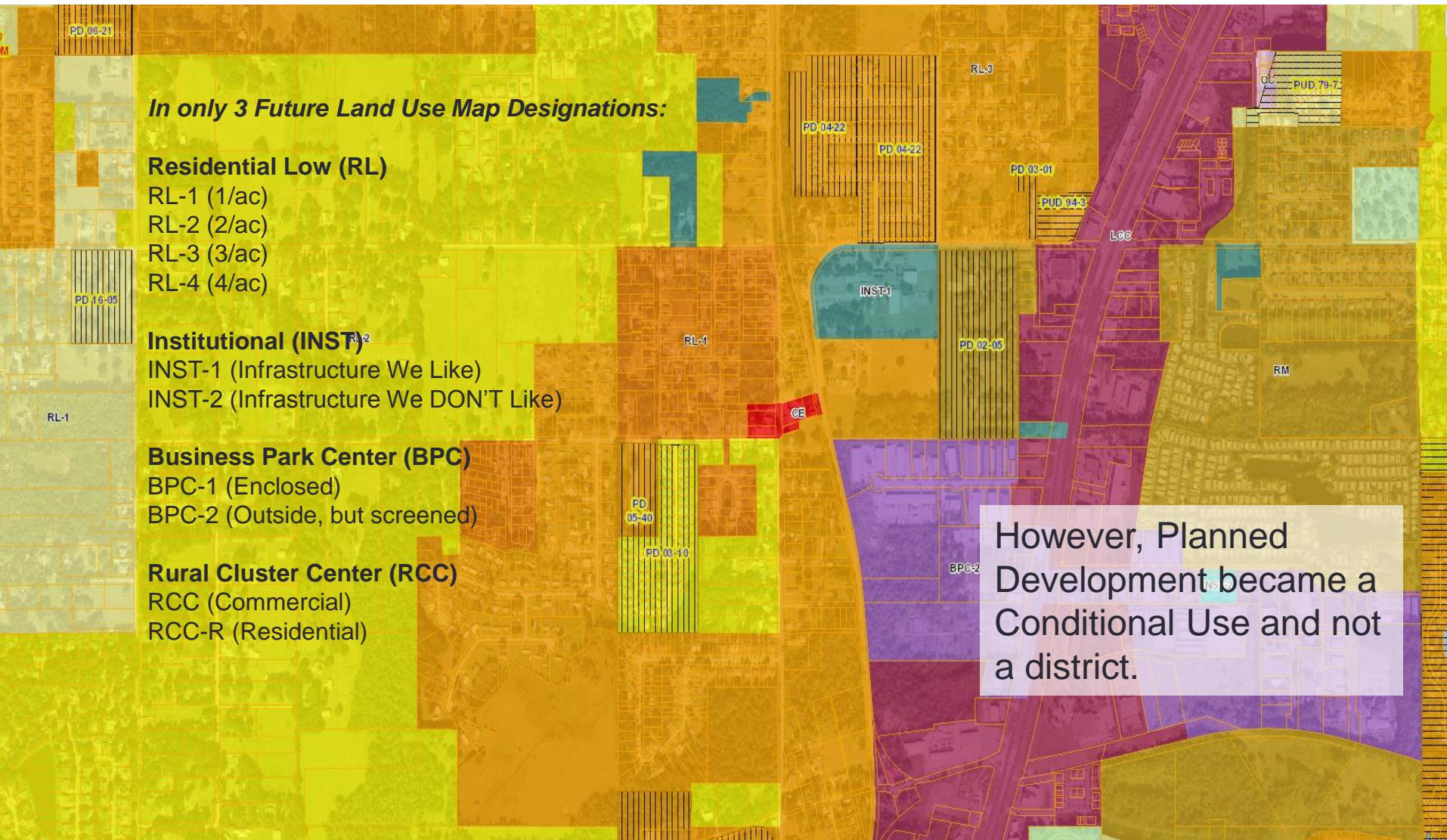


*Remember
Central Place
Theory?*

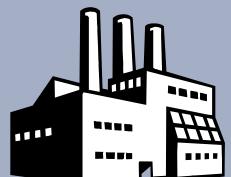
Commercial Districts are Different: Market Based



Because we couldn't let go of zoning entirely.....



Future Land Use
Map Districts



Industrial
Development



Commercial
Development



Office
Development



High Density
Multifamily
Development

Where Residential Districts Are Not Residential

Self Storage



660'

Office



660'

High Density
Multifamily



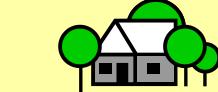
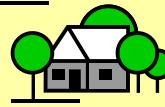
660'

Medium Density
Multifamily



660'

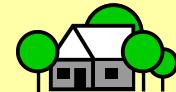
Single-family
Development



660'



660'



660'



660'



660'

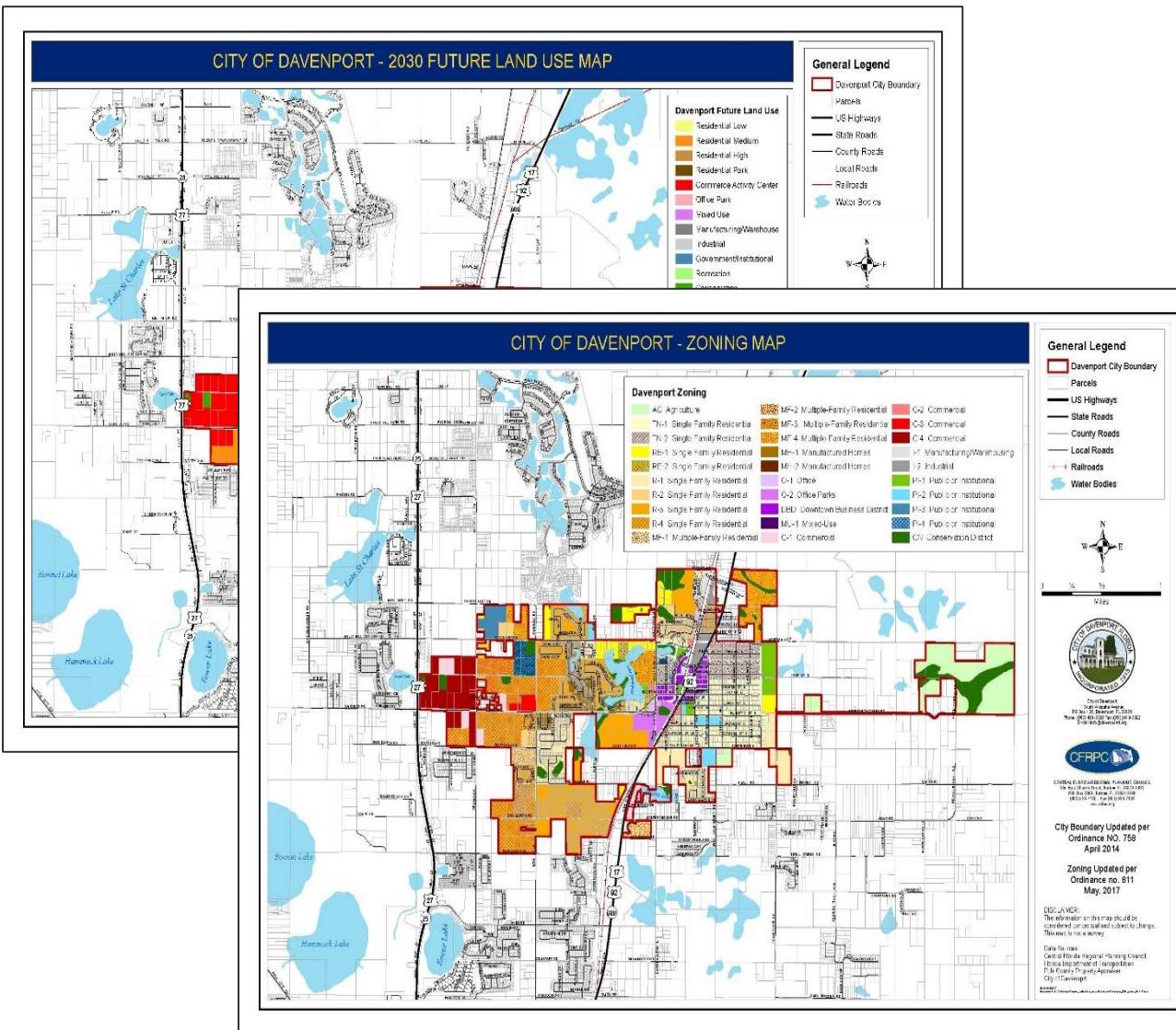


TYPICAL ZONING AND FLU PROCESSES

City Experiences



Future Land Use and Zoning



2 MAPS

2 PROCESSES

2 Bites at the Apple



Table 6.05.08 - Future Land Use & Zoning District Matrix

X = Zoning District permitted in the indicated Future Land Use Designation

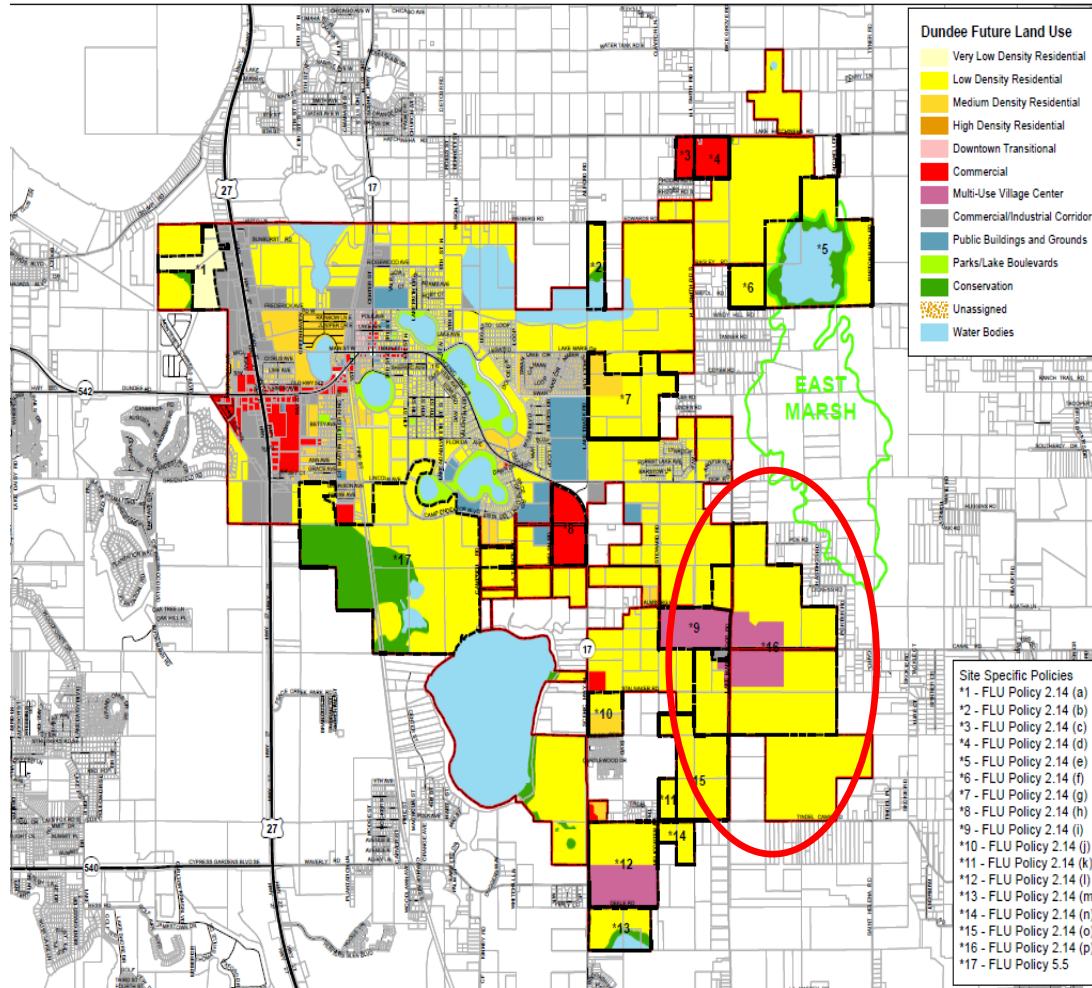
	FUTURE LAND USE DESIGNATIONS											
	RL	RM	RH	RP	MU	CAC	OP	M/W	IND	REC	GI	CON
Zoning Districts												
AG	X											X
TN-1	X											
TN-2	X											
RE-1	X											
RE-2	X											
R-1	X											
R-2	X											
R-3	X	X										
R-4	X	X										
MF-1		X	X									
MF-2		X	X									
MF-3		X	X									
MF-4			X									
MH-1	X			X								
MH-2				X						X		
DBD	X ¹	X ¹			X	X	X ¹					
O-1					X	X	X					
O-2					X	X	X					
MU-1					X	X	X					
C-1					X	X						
C-2						X	X					
C-3							X					
C-4							X					
I-1								X	X			
I-2									X			
PI-1	X	X	X	X	X	X	X			X	X	X
PI-2	X	X	X	X	X	X	X	X	X	X	X	X
PI-3	X	X	X	X	X	X	X	X	X			X
PI-4								X	X			X
CN	X	X	X	X	X	X	X	X	X	X	X	X

¹Only permitted north of Orange Street, west of Suwannee Ave, south of Pine Street and east of State Street.

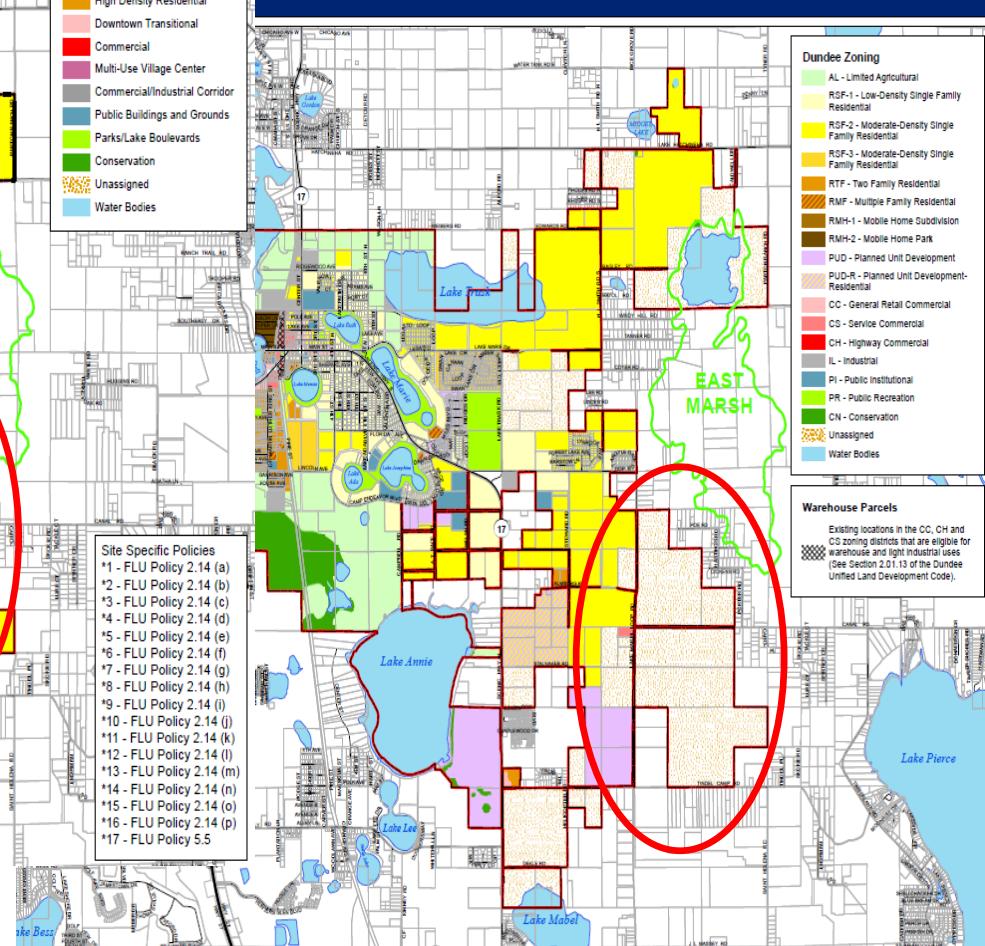
FLU: Residential Low
(4 du/ac)

Zoning: RL-3
(12,000 SF Lots)

TOWN OF DUNDEE - 2030 FUTURE LAND USE MAP



TOWN OF DUNDEE - ZONING MAP







Future Land Use Map Amendment Hearing

ORDINANCE 1

AN ORDINANCE AMENDING THE FUTURE CITY OF ARCADIA, FLORIDA, AMENDING LAND (PARCEL NUMBERS: 30-37-25-0000 0094-0000) TOTALING 69.5 ACRES, LOCATED BETWEEN US 17 AND NORTH 17TH AVE FROM COUNTY URBAN CENTER MIX DENSITY RESIDENTIAL; TRANSMITTING THE FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT'S FINDING OF COMPLIANCE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3165 of the California Environmental Quality Act, and the California Environmental Planning and Assistance Act, empowers and mandates the City of Arcata to adopt and amend comprehensive plans to guide the future growth and development of the City; and

WHEREAS, the parcels, as marked on Exhibit are the subject of this ordinance and represent a change in the Future Land Use designation from County Urban to Residential; and

WHEREAS, pursuant to Section 163.3184, meetings and hearings on the Future Land Use Map A due public notice having been provided, to obtain public comments received during public hearings, includ-



Rezoning to Planned Development

ORDINANCE 1045

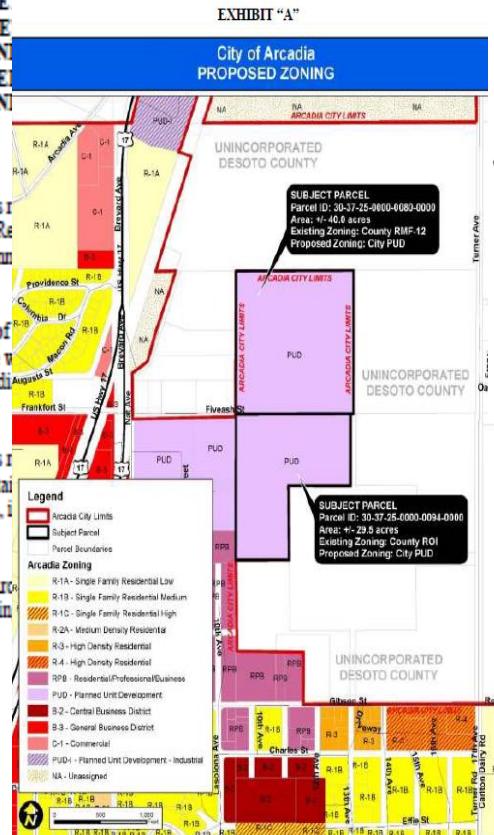
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ARCADIA, FLORIDA, AMENDING TWO (2) PARCELS OF LAND (PARCEL NUMBERS 30-37-25-0000-0080-0000 AND 30-37-25-0000-0094-0000) TOTALING 69.5 ACRES, LOCATED ON FIVEASH STREET BETWEEN US 17 AND NORTH 17TH AVENUE (NE TURNER AVENUE FROM COUNTY RESIDENTIAL MULTI-FAMILY (RMF-12) AND RESIDENTIAL-OFFICE-INSTITUTIONAL (ROI) TO CITY PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the subject parcels as shown herein in Exhibit "A" has requested a change of the zoning designation of two (2) parcels of land from the zoning of County Residential Multi-Family (RMF-12) and Residential-Office-Institutional (ROI) to City Planned Unit Development (PUD); and

WHEREAS, the proposed zoning changes were considered by the City of Arcadia Planning and Zoning Board at a public hearing on July 18, 2018 and a unanimous vote was taken to forward the proposed zoning changes to the City Council of the City of Arcadia for recommendation of approval; and

WHEREAS, the City Council of the City of Arcadia held meetings and hearings regarding the proposed zoning changes with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including supporting documents; and

WHEREAS, in exercise of its authority, the City Council of the City of Arcadia determined it to be in the best interest of the City of Arcadia to amend the official zoning map to change the zoning classification of the subject parcels.



Subdivision Stages 1, 2, 3, 4, 5.



Rezoning to Planned Development

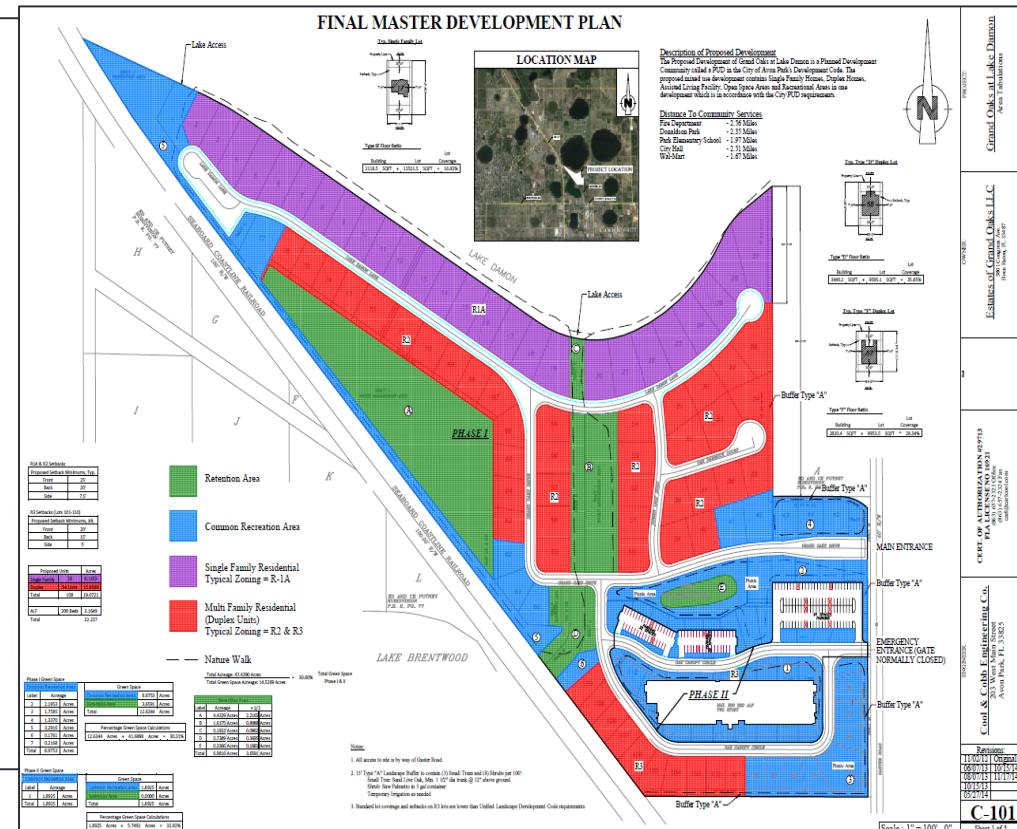
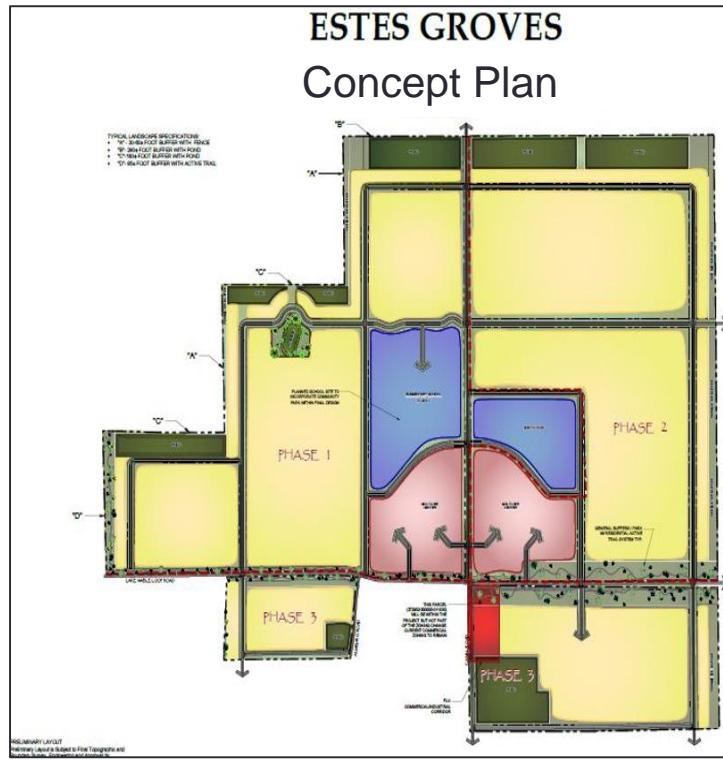




PUD – 2 OR MORE BITES AT THE APPLE

1. Concept Plan – Hearing 1

2. Preliminary Plan – Hearing 2 or more



PUD – 2 OR MORE BITES AT THE APPLE



Ordinance 1045
Page 6 of 6

CONDITIONS OF DEVELOPMENT APPROVAL

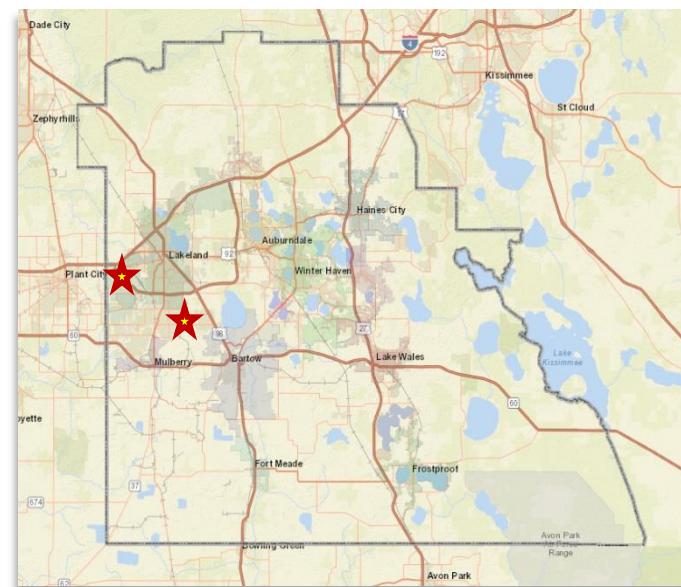
1. The parcel identified as Future Phase II (Parcel ID: 30-37-25-0000-0094-0000) on the Master Development Plan will require amendment of the PUD zoning to reflect any proposed development. Amendment to the PUD will require public hearings before the Arcadia Planning & Zoning Board and the Arcadia City Council.
2. An existing stormwater management pond located to the southeast of the parcel identified as Future Phase II, is currently part of an adjacent parcel (Parcel ID: 30-37-25-0000-0095-0000) owned by South Florida State College. The College has agreed to deed this stormwater pond over to the applicant to be included as part of the Future Phase II development site. Execution of this agreement must be completed and the area must be annexed into the City of Arcadia prior to any City Future Land Use and PUD amendments to accommodate development within the Future Phase II area.
3. The Master Development Plan as part of the PUD zoning establishes the overall development concept of the property. A site development plan, detailing the features and amenities for Phase I A & I B will be reviewed and approved by the City's Development Review Committee prior to application for and issuance of building and any other development permits.
4. All required development design and improvement standards established in Article 6 of the City's Land Development Code shall be addressed at the time of site development plan review.
5. Landscaping and buffering requirements per Section 7.05.05.B. of the City's Land Development Code shall be addressed at the time of site development plan review.
6. Per Section 6.15.02.E.7., the owner of the RV Park shall be responsible for maintaining facilities and grounds within the RV Park in a clean, orderly and sanitary condition at all times.

PARCEL SPECIFIC FUTURE LAND USE AMENDMENT

Progression back to zoning

PROGRESSION BACK TO ZONING

Florida Statutes
Polk County Establishment
First Conditional CPA
Success Story
Summary



(c) The proposed and objectives of the local government that relate directly to, and amendment shall be performed.

APPENDIX 2.135

STATEMENT:

APPENDIX E

Section E101 Purpose and Intent

A Parcel Specific Future Land Use with conditions (PSLUC) may be established as the result of a comprehensive plan amendment, which has been reviewed and adopted by the Board of County Commissioners. These parcels will be identified on the Future Land Use Map Series (FLUMS) and the Land Development Code Sub-District Map (LDCSDM). Development regulations for a PSLUC are to be applied in conjunction with the requirements of the Polk County Comprehensive Plan and the development regulations contained herein and elsewhere in this Code. The regulations contained in this Code apply unless otherwise provided for in this Appendix. Where conflict occurs between the regulations within this Appendix and other regulations of this Code, the PSLUC regulations shall guide and regulate development.

Section E102 Applicability

A Parcel Specific Future Land Use with conditions (PSLUC) established is based upon policies and provisions in the Comprehensive Plan. Each PSLUC specifies the Future Land Use Districts permitted within its boundaries, and are reflected in the Future Land Use Map Series (FLUMS). The suffix "PC" for Parcel Conditions, in the land use district abbreviation indicates that the standard district has been modified for the particular property. Permitted or conditional uses within the district are shown on the Use Tables for each individual PSLUC. The district description and intent is the same as those for the Standard Land Use districts in Section 203 and 204, of the Land Development Code, except as modified by the Comprehensive Plan and Appendix E. In addition, conditional uses are listed in Section 303.

Section E103 Development in Established Parcel Specific Future Land Use with conditions (PSLUC)

Development in all PSLUC shall comply with the land use tables and requirements of this Appendix in addition to all other development standards of this Code. When a Planned Development or Conditional Use is requested, it shall be reviewed and processed in accordance with Chapters 3 and 9 of this LDC. PSLUC shall be consistent with existing Planned Developments and Conditional Uses or applications submitted prior to the adoption of a Neighborhood Plan if they are to remain in effect.

Section E104 More Restrictive Provisions of LDC to Apply

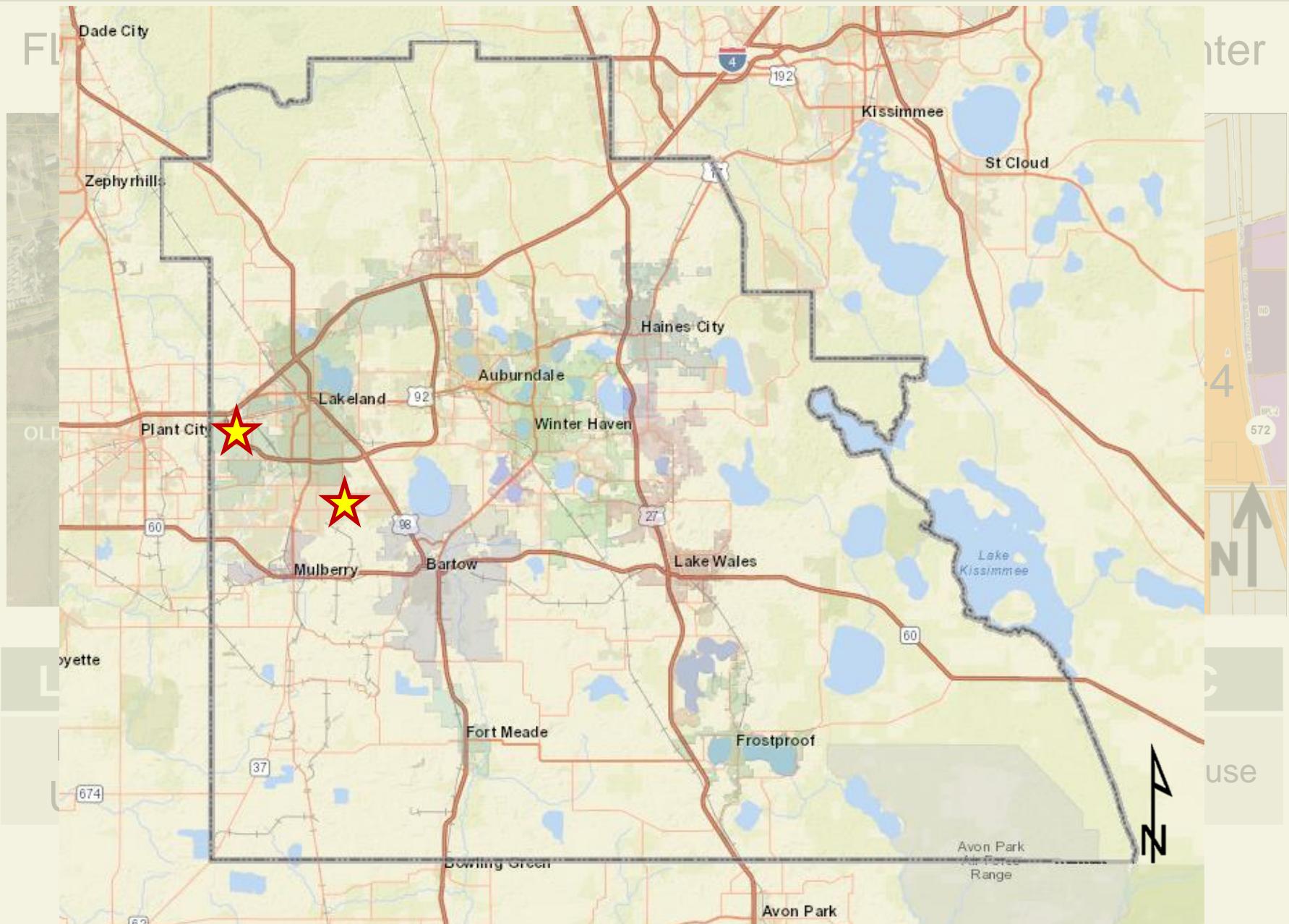
All other provisions of the Land Development Code not expressly modified by this Appendix shall remain in full force and effect to the extent they are not in conflict with any provisions contained herein. To the extent there is a conflict between these regulations and regulations found elsewhere in the Land Development Code, the more stringent of regulation shall apply.

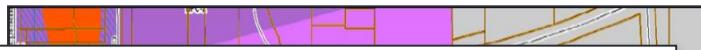
, policies, and
a land use change to
However, text changes
future land use map

AMENDMENTS

to Comprehensive
tions or standards in
uses or both. These
tions that apply to a
ignation.

How it started





Section E105 Parcel Specific Comprehensive Plan Amendments (CPA) with Conditions

Table E1 Parcel Specific Comprehensive Plan Amendments (CPA) with Conditions

Subsection	CPA Case Number	CPA Approval Date	Parcel Number(s)
A.	CPA 12S-04	August 7, 2012	232820-000000-021010

A. CPA 12S-04 – Parcel ID #: 232820-000000-021010

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing **Range 23, Township 28, Section 20**. The site is legally described as:

The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 28 South, Range 23 East, Polk County, Florida, lying east of Browning Road, Less begin at the intersection of railroad and east line of section, run south 273.50 feet, run west 660 feet, north to railroad, run northeast to beginning, and Less that part lying north of railroad and Less the east 25 feet lying north of Old Tampa Highway, Less railroad right of way, and Less right of way for Old Tampa Highway. Containing 8.97 acres, more or less.

2. Allowable Uses and Intensity of Development

a. For development permitted on the subject site, Table 2.1. of this Land Development Code is modified to address levels of review for those uses as cited herein. All other uses will be allowed as listed in Table 2.1.

b. All allowable uses shall comply with the following additional site development standards prior to site alteration or development:

i. all proposed development or redevelopment of the subject site shall be conditioned upon a 20-foot wide Type "C" Landscape Buffer in accordance with Section 720 of this code as long as there exists a residential use or residential future land use designation on the adjacent properties to the east and/or north of the subject site.

ii. Residential development is prohibited with exception of a residence for security purposes.

iii. All loading and unloading areas shall be at least fifty (50) feet from all property lines abutting residential uses.

All principal structures and those accessory structures related to truck parking or loading and unloading activities shall be at least fifty (50) feet from all side and rear property lines.

Accessory structures, not related to truck parking or loading and unloading activities shall be at least twenty (20) feet from all side and rear property lines.

The maximum height of any on-site light sources shall be 40 feet, if placed at least thirty (30) feet from the property line and twenty four (24) feet if less. Illumination shall be directional and any spill onto adjacent properties shall not exceed 0.5 foot candles.

The minimum setback of the light source from the residential property line shall be a horizontal distance of 20 feet, except when the light source is adjoining a right-of-way. If the on-site light source adjoins a right-of-way, the lighting can be placed within the landscape buffer ten feet in width.

When adjacent to a residential Future Land Use or residential dwellings, all sides of the building(s) shall be designed to achieve an office front appearance or otherwise include design components to break the wall plane (change in plane or height, change in texture or patterns, include doors, windows or articulated base, etc.,), this provision shall not apply when over at least 50% of that building plane contains overhead doors or loading docks/ bays for trucks.

For structures exceeding fifty (50) feet in height, setbacks from parcels designated or developed as residential shall be increased by one-half of one foot for each one foot of height over (fifty) 50 feet.

If any of the adjacent parcels are developed residentially then external operations such as receiving deliveries, docking, loading or unloading of trucks, shall be limited to the hours between 6 a.m. and 8 p.m.

Retail – In addition to the standards listed in this Section and Chapter 3, retail uses shall not exceed 15% of the contiguous BPC district.

Wholesale, enclosed – In addition to the standards listed in this Chapter, the conditions for light manufacturing listed in Chapter 3 shall apply.

Offices and Office Parks – The following standards shall apply:

1. Offices shall not exceed 15 percent of the total developable areas of the subject BPC district. The total developed areas shall be calculated based on the inclusion of all existing uses in the subject land use district and those with approved and valid site plans, construction plans and plats. The applicant must demonstrate that the development does not exceed this 15 percent maximum;
2. At a minimum, a Type "A" buffer shall be required along the entire perimeter of the office park.

3. Revised Use Table

The following Use Table (Table E2) specifies the level of approval for those uses within the BPC-1-PC District modified by this amendment. Additionally, the conditions as outlined in Section 303 of this Code shall apply to each use listed below. All other uses will be permitted as per Table 2.1 of this LDC:

E2 - BPC-1 ALLOWABLE LAND USES FOR CPA 12S-04

LEVEL 2	LEVEL 3	LEVEL 4
Office Park; Sit-Down or Take out food, up to 34.9K using, up to 50,000 s.f. or more, enclosed, up to 50,000 s.f.	Alcohol Package Sales Bars, Lounges & Taverns Commercial vehicle parking Communication tower, monopole Convenience Store, isolated Convenience Store Gas Station Manufacturing, Light Restaurant; Drive Thru/ Drive-in School, University/ College Retail 35K-64K Self-Storage Facility Transit, Facility Warehousing, over 50,000 s.f. Wholesale, enclosed, over 50,000 s.f. and up to 100,000 s.f.	Heliports Helistops Retail, +65K Wholesale, enclosed, over 100,000 s.f.

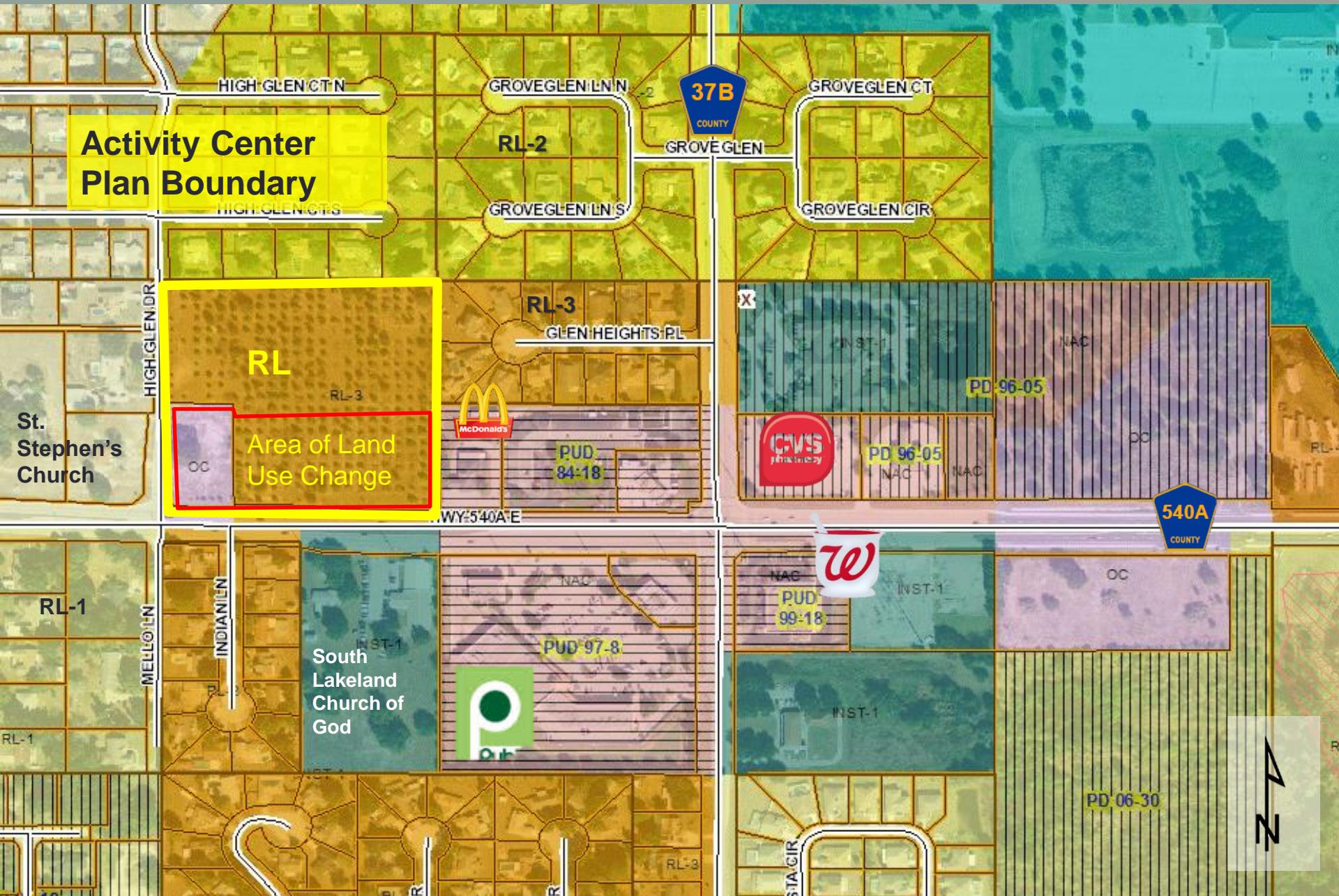
SITE

Success Story



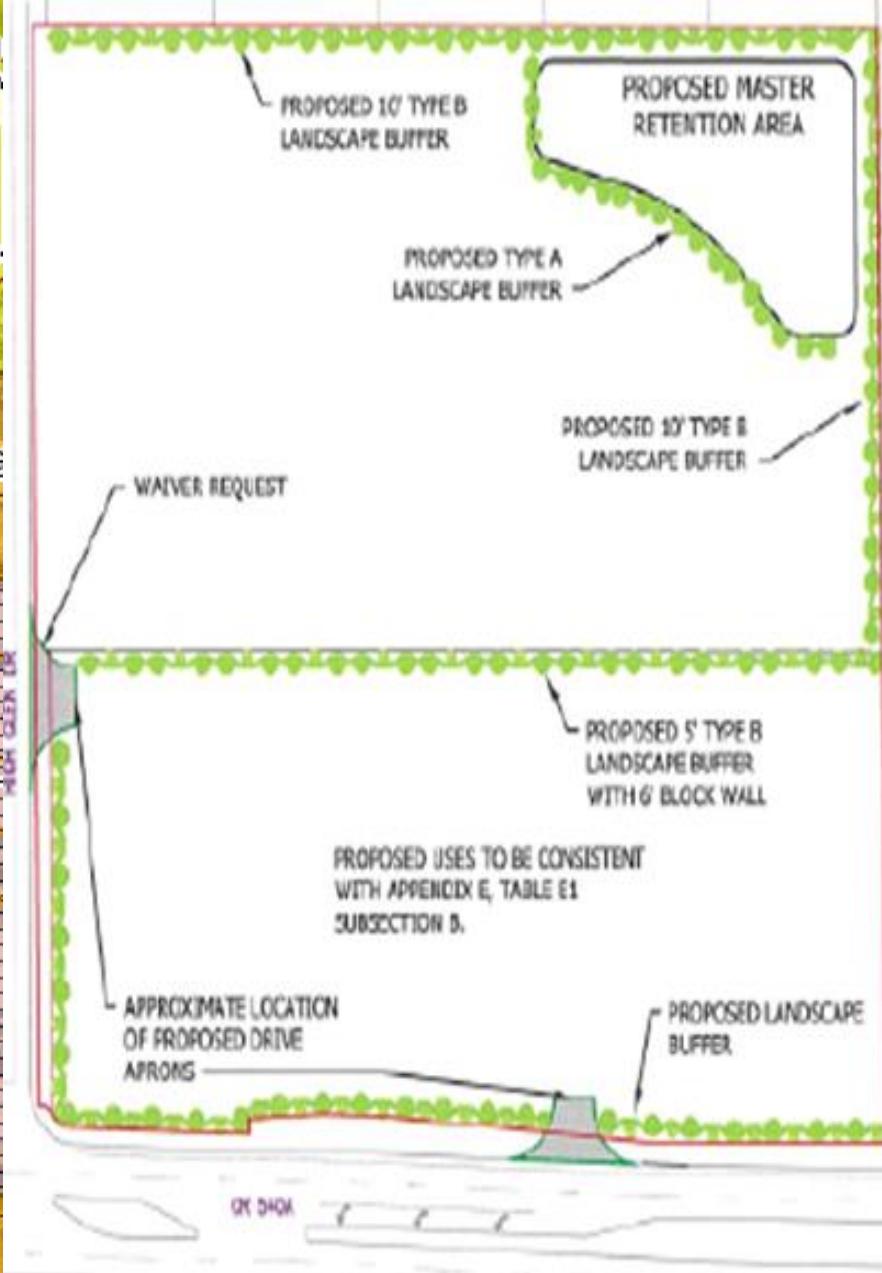


One Map





Site Plan



Site Photos



B. CPA 14S-07 – Parcel ID #: 242917-285000-006301 & 242917-285000-006302 [Added Ord. No. 14-040 – 07/22/14]

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 24, Township 29, Section 17. The site is legally described as:

Lot 63, W.F. Haillam & Company's Club Colony Tract, in Section 17, Township 29 South, Range 24 East, Polk County, Florida, as recorded in Plat Book 1, Page 1024, public records of Polk County, Florida; LESS AND EXCEPT road rights of way for County Road 540A & High Glen Drive

2. Allowable Uses and Intensity of Development

All allowable uses shall comply with the following additional site development standards prior to site alteration or development:

- a. Any development or redevelopment of the subject site shall be conditioned upon a 10 foot wide Type "B" Landscape Buffer, in accordance with Section 720 of this code shall be required, adjacent to the High Glen & Grovewood South subdivisions to the north and east of the boundaries of the Activity Center Plan.
- b. Any development or redevelopment of the subject site shall be conditioned upon a 5 foot wide Type "B" Landscape Buffer, including a minimum six feet high block or masonry wall shall be required, in accordance with Section 720 of this code, along the entire North boundary of the NAC land use.
- c. The maximum height of any on-site light source shall be 24 feet. Illumination shall be directional and any spill onto adjacent properties shall not exceed 0.5 foot candles.
- d. The minimum setback of the light source from any residential property line shall be a horizontal distance of 20 feet, except when the light source is adjoining a right-of-way. If the on-site light source adjoins a right-of-way, the lighting can be placed within the landscape buffer ten feet in width.
- e. Any building(s) within 200 feet of the centerline of High Glen Drive shall be designed to achieve a residential appearance or otherwise include design components to break the wall plane (change in plane or height, change in texture or patterns, include doors, windows or articulated base,

etc.). No buildings within the 200 feet of the centerline of High Glen Drive shall have a main entrance on the western wall facing High Glen Drive. Corner entries shall be allowed.

- f. External operations such as receiving deliveries, docking, loading or unloading of trucks, shall be limited to the hours between 6 a.m. and 8 p.m. on any loading area less than 200 feet east of High Glen Drive as measured from the centerline of roadway.
- g. Sidewalks shall be constructed, 5 feet wide along both sides of High Glen Drive adjacent to the subject site, as development occurs; sidewalk design and construction on the West side of High Glen Drive shall be subject to right of way availability.
- h. The master stormwater detention pond shall be designed to accommodate the 100-yr/24-hr storm event for the entire Activity Plan property. The edge of the retention pond shall be landscaped with similar planting materials of a Type A Buffer along any side not adjacent to another buffer.
- i. All signs shall be monument signs and shall not exceed eight feet in height.
- j. No Drive-Thru/Drive-In Restaurants or Transit Facilities shall be allowed within 200 feet of the intersection of High Glen Drive, as measured from the centerline of roadway.
- k. Retail uses shall not exceed 10,000 square feet per building.
- l. Prior to Level 2 Approval for any structure or use on the property, the applicant shall demonstrate negotiations with the McDonald's for cross access.

3. Revised Use Table

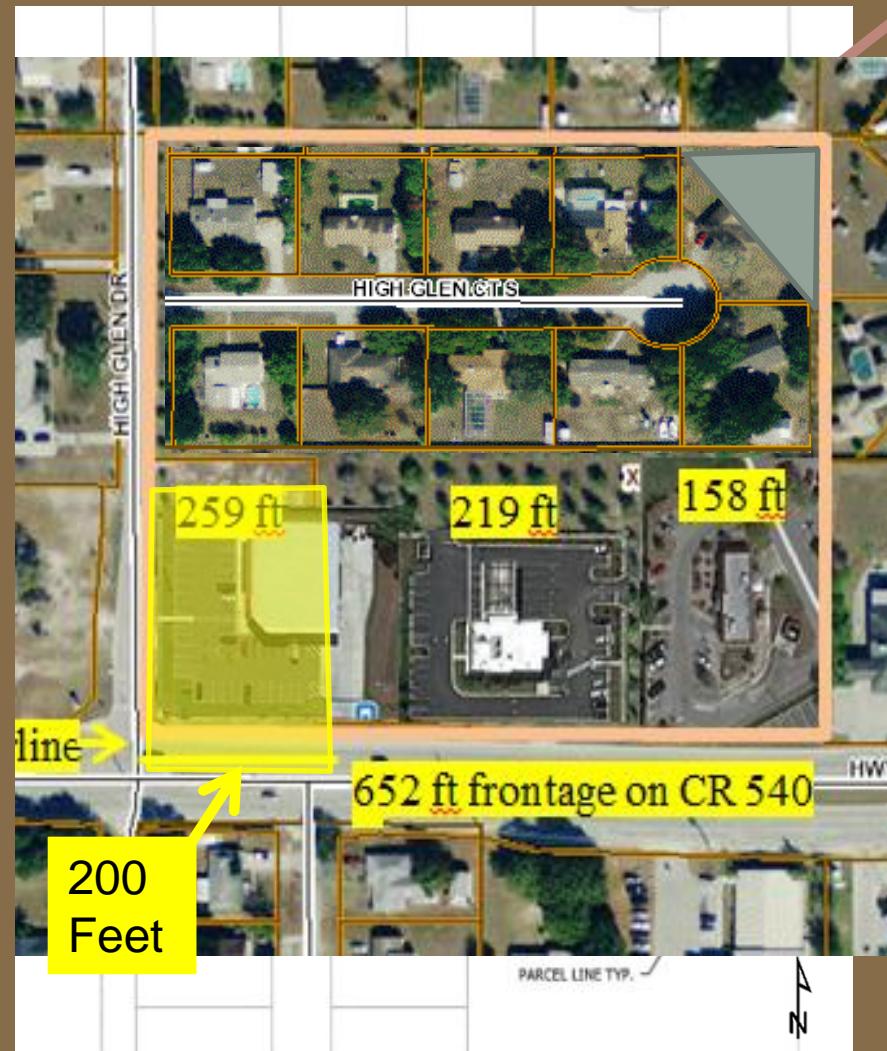
The following Use Table (Table E3) specifies the level of approval for those uses within the NAC District modified by this amendment. Additionally, the conditions as outlined in Section 303 of this Code shall apply to each use listed below. All other uses will be permitted as per Table 2.1 of this LDC:

TABLE E3 - NAC ALLOWABLE LAND USES FOR CPA 14S-07 and LDC 14T-03

LEVEL 2	LEVEL 3	LEVEL 4
Childcare Center Convenience Stores Cultural Facility Financial Institution Gas Station, Government Facility Retail Nurseries Nurseries and Greenhouses Recreation Passive Restaurant Sit-Down/Take-Out Retail up to 5,000 square feet Retail 5,000 square feet to 34,999 sf Utilities Class I Utilities Class II	Alcohol Package Sales School, Leisure/Special Interest Self-storage Facility Transit, Facility Vehicle Service Mechanical	Retail, 35,000 - 64,999 sq. ft Retail, More than 65,000 sq. ft

4. The Activity Center Plan (ACP), as required per Policy 2.110-J1, g, is reflected below and the final ACP shall meet the conditions of approval in sections 1 through 3 above and the relevant sections of the Land Development Code.

Conditions



- Buffers / wall and master drainage
- Light source, height & setback limitations
- Sidewalks & monument signs regulations
- Within 200' of High Glen Drive centerline
 - break the wall plane or residential
 - Corner entries shall be allowed.
 - Deliveries, docking, loading or unloading 6 a.m. to 8 p.m.
 - No Drive-Thru/Drive-In Restaurants or Transit Facilities

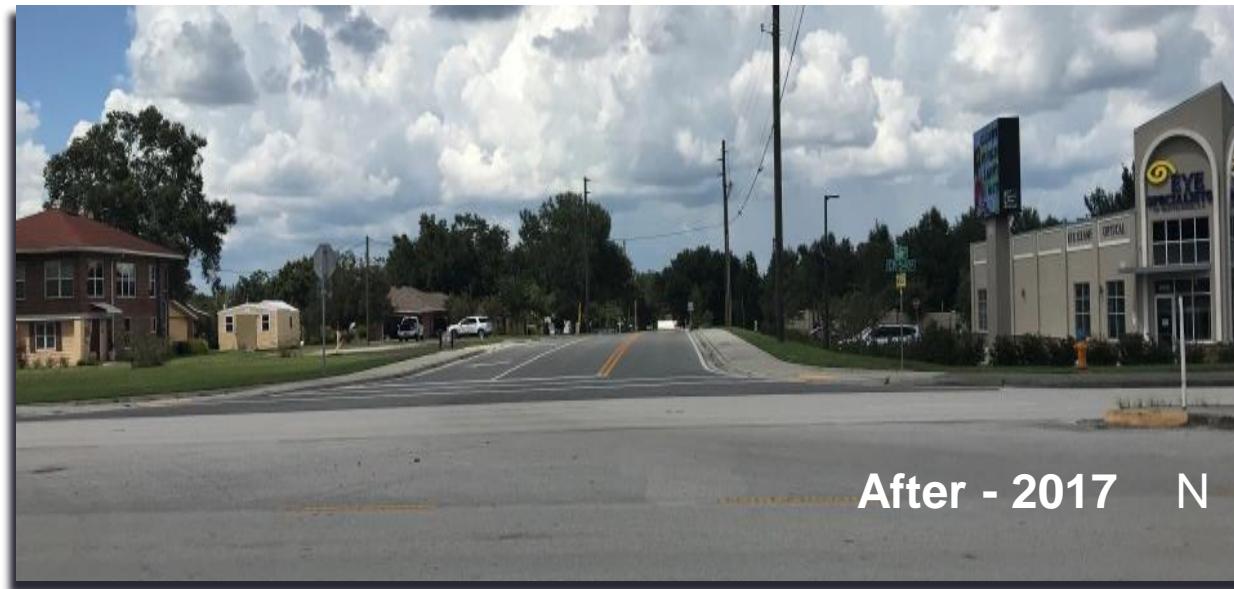
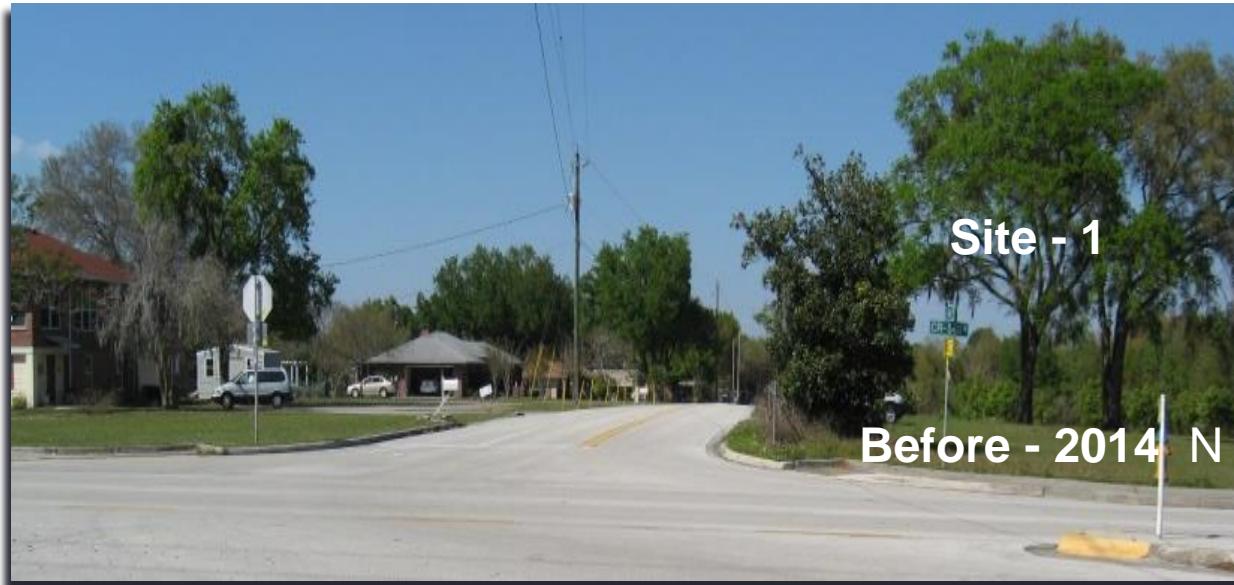
10,000 square feet retail/building

Before and After



Engineered site plan & Parcel division (plat) all administrative reviews

Before and After



Before and After



Before and After



Before and After



APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

STATEMENT:

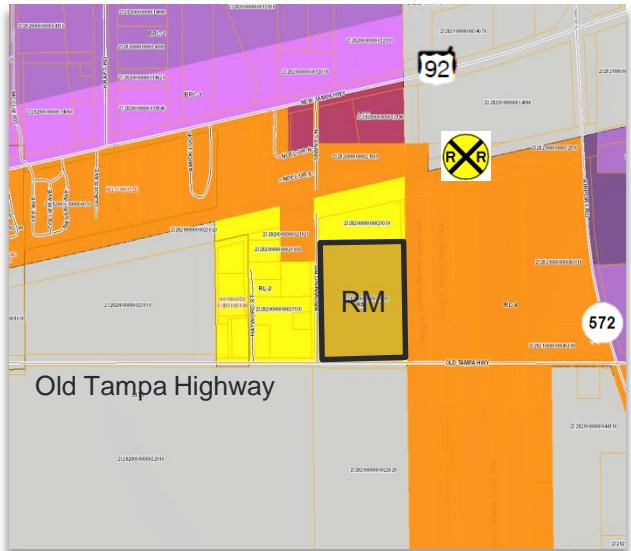
This portion of the Comprehensive Plan is dedicated to Comprehensive Plan Map Amendments approved with specific conditions or standards in order to mitigate impacts on surrounding uses, land uses or both. These Objectives and Policies pertain to site specific restrictions that apply to a particular parcel of land within a specific land use designation.

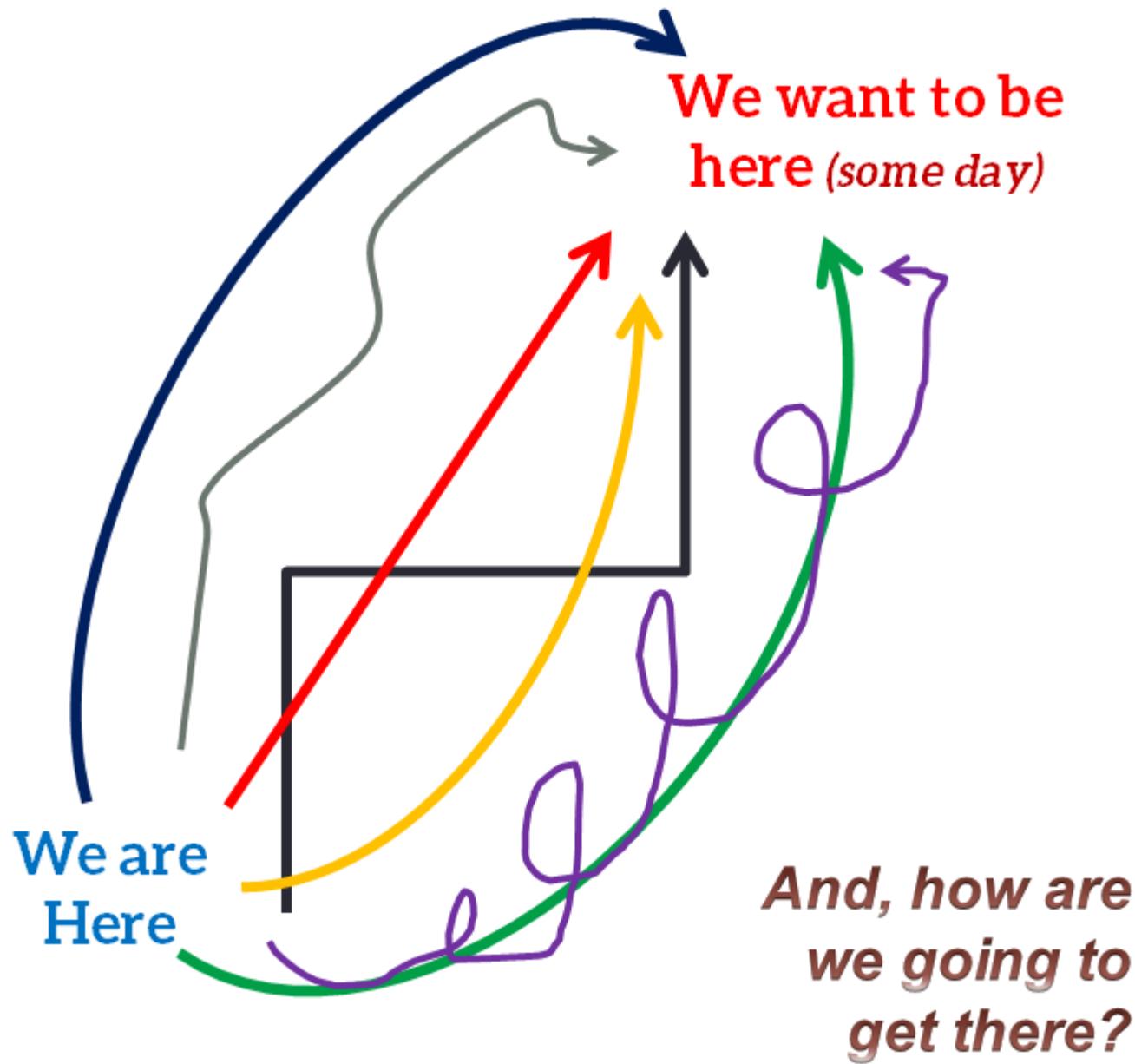
SECTION 2.135-A was deleted with CPA 17S-01, Ord. No. 17-005 on February 17, 2017

Table E1 Parcel Specific Comprehensive Plan Amendments (CPA) with Conditions

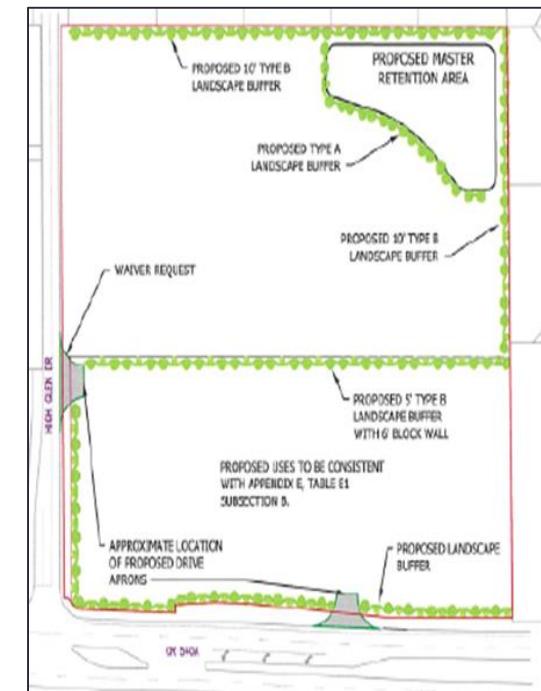
Subsection	CPA Case Number	CPA Approval Date	Parcel Number(s)
A.	LDC 17T-03	January 17, 2017	Conditions Removed
B.	CPA 14S-07	1-16-20-2014	242917-285000-006301

Like a
rezoning

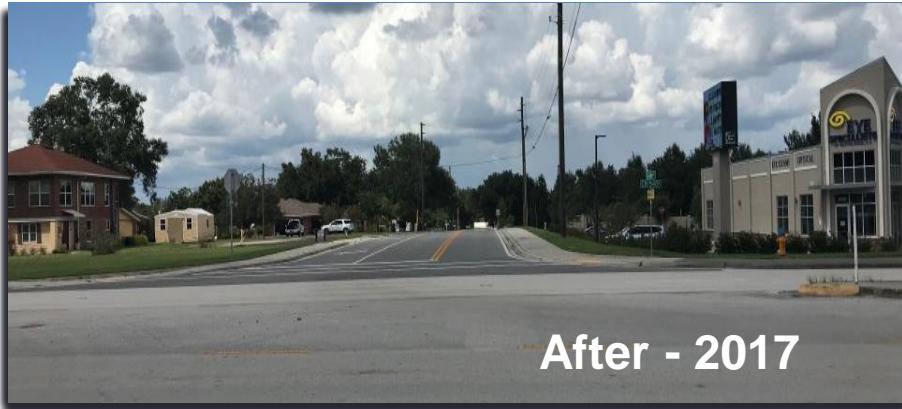




Eriks graph



Before and After

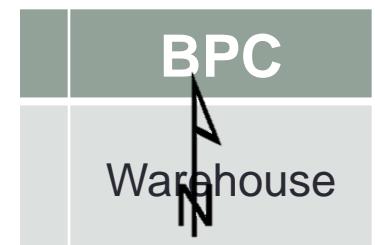
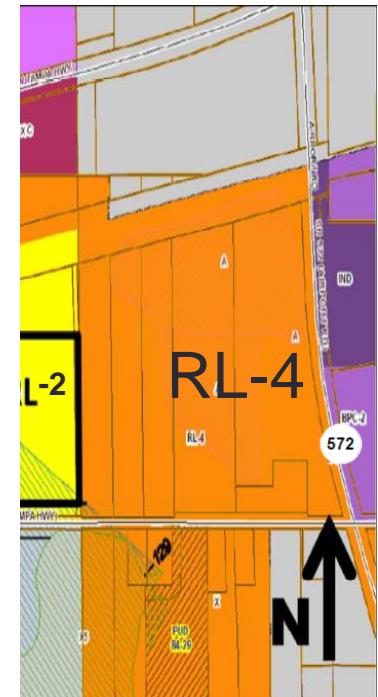
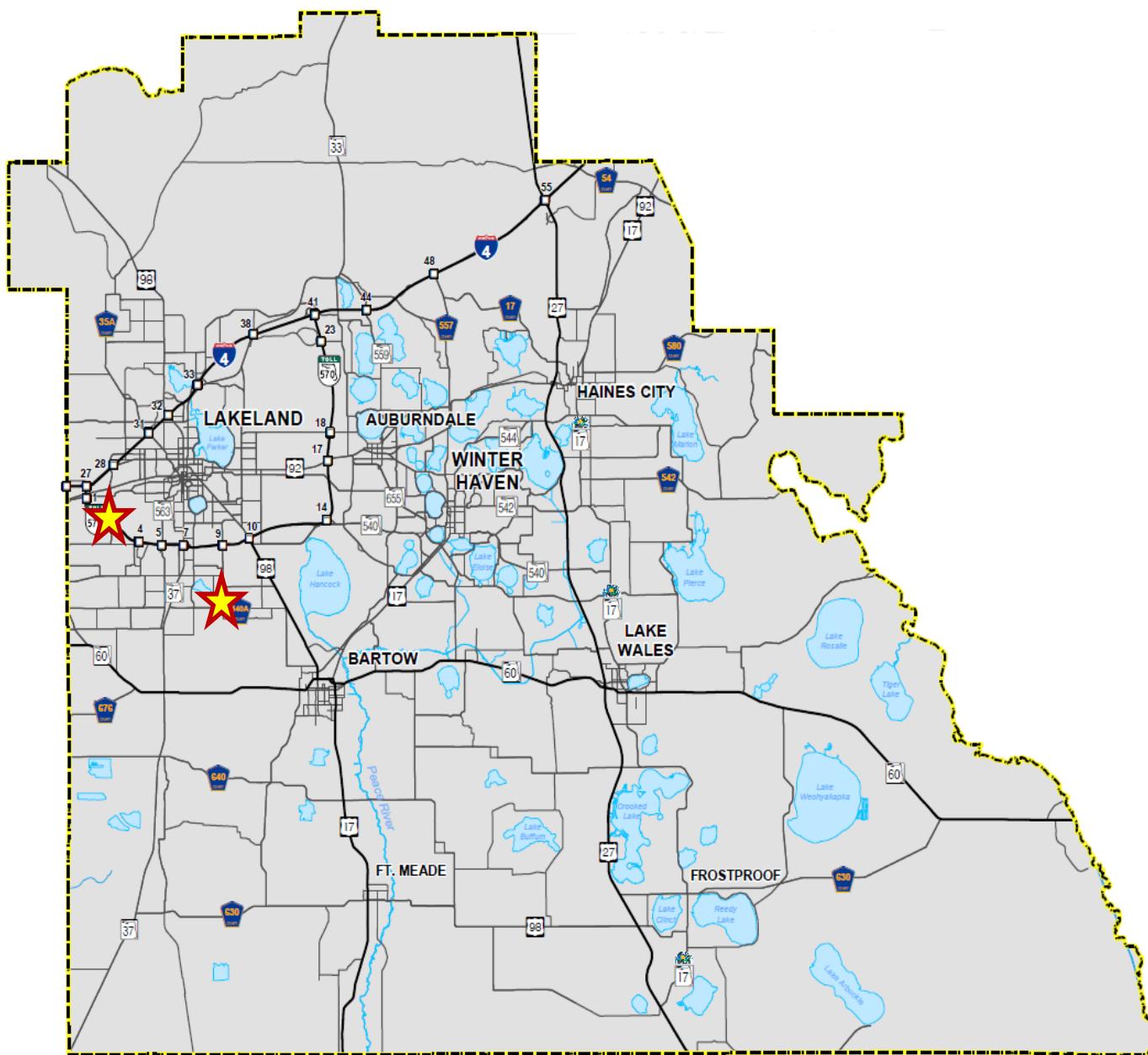




How it started



Park Center



County	Zoning Districts	FLU Designations	Population
Alachua	23	17	
Baker	25	12	
Bay	19	9	
Bradford	17	13	
Brevard	49	17	
Broward	18	21	
Calhoun	5	13	
Charlotte	6	29	
Citrus*	23	21	
Clay	46	36	
Collier	26	28	
Columbia	24	18	

County	Zoning Districts	FLU Designations	Population
Desoto	27	14	
Dixie		13	
Duval (COJ)	24	20	
Escambia	34	11	
Flagler	23	14	
Franklin	20	11	
Gadsden*	12	14	
Gilchrist	*	10	
Glades	15	12	
Gulf*	11	8	
Hamilton			
Hardee	13	14	

County	Zoning Districts	FLU Designations	Population
Hendry	23	20	
Hernando	30	10	
Highlands	28	13	
Hillsborough	49	30	
Holmes	21		
Indian River	37	19	
Jackson*	*	15	
Jefferson	*	14	
Lafayette**	23	13	
Lake	21	31	
Lee	70	29	
Leon	62	25	

County	Zoning Districts	FLU Designations	Population
Levy	11	13	
Liberty	17	11	
Madison	12	11	
Manatee	42	21	
Marion	26	13	
Martin	85	20	
Miami-Dade	38	25	
Monroe***	31	18	
Nassau	21	10	
Okaloosa	19	13	
Okeechobee**	17	17	
Orange	30	32	

County	Zoning Districts	FLU Designations	Population
Osceola	51	21	
Palm Beach***	41	15	
Pasco***	27	25	
Pinellas	48	34	
Polk**	10	30	
Putnam	20	12	
St. Johns	34	22	
St. Lucie	32	17	
Santa Rosa	62	22	
Sarasota	33	15	
Seminole	33	24	
Sumter	22	9	

County	Zoning Districts	FLU Designations	Population
Suwannee	30	15	
Taylor	No Zoning	10	
Union	28	15	
Volusia	51	18	
Wakulla	30	19	
Walton	No zoning	38	
Washington	No zoning	13	

** - blended and may not have zoning that matches their flu

*** - Combined LDC (Districts) with concept of zoning

More of Jennifer's Slides

Polk County vs Traditional

One Map System (FLU/zoning)

- Faster Development Approvals
- Offers subdistricts similar to Euclidian Zoning
- Limited hearings (reliance on LDRs and staff review)
- Less review by elected officials

Two Map System (FLU/Zoning)

- Two separate hearings
 - FLU Map Amendment
 - Rezoning
 - Hearings unlimited (Example of at least 5 in Lakeland)

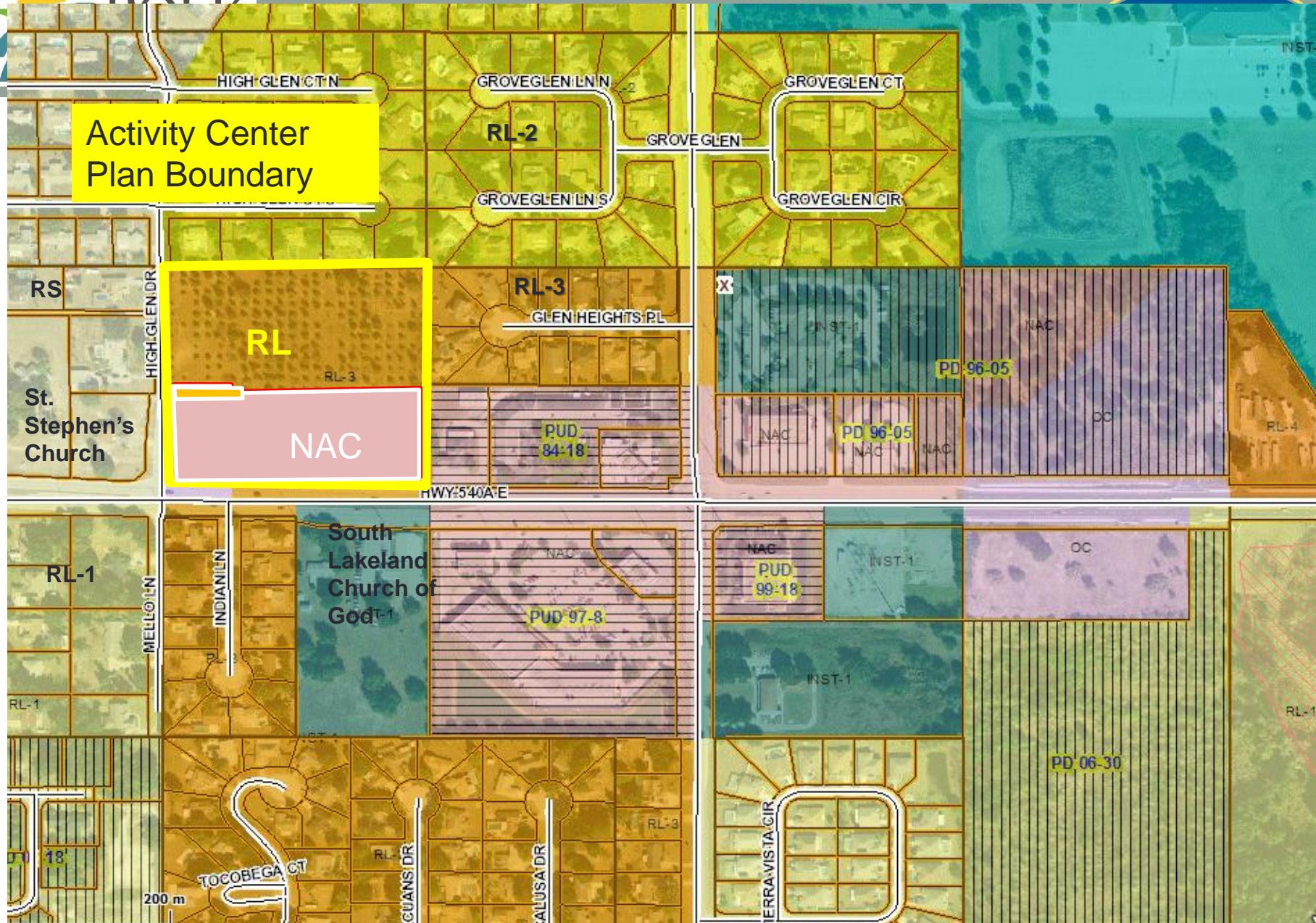
Polk County vs Traditional

One Map System (FLU/zoning)

- ✓ Comprehensive Plan
 - ✓ Future Land Use Map
 - ✓ Land Use Categories
- ✓ Conditional Comprehensive Plan Amendments
- ✓ Land Development Regulations
 - ✓ Special Land Use Districts
 - ✓ Appendix housing all site-specific development conditions

Two Map System (FLU/Zoning)

- ✓ Comprehensive Plan
 - ✓ Future Land Use Map
 - ✓ Land Use Categories
- ✓ Land Development Regulations
 - ✓ Zoning Map
 - ✓ Zoning Districts



Example – FLU, PUD (level of detail)

- Landscaping
 - Reduces noise, due to uses on a property
 - Buffer in front of property



Hearings

Pros

- One Step Process for FLU & Rezoning

(No need to rezone property after FLU Amendment)

- Reduces confusion with general public

(Many do not realize there is also FLU to consider)

Cons

- Perceived loss of control
- Future Complexity of housing all site-specific conditions in LDC