

APPENDIX 2.131

SECTION 2.131-U SOUTHEAST POLK SELECTED AREA PLAN (SE POLK SAP)

Introduction

The Southeast Polk Selected Area Plan (SE Polk SAP) is generally located south of State Road 60, north of the Polk/Hardee/Highlands County line, east of Lake Buffum Road East and west of Tiger Creek Preserve/ Avon Park Air Force Range. The purpose of the SE Polk SAP is to develop a vision and supporting plan that encourage quality future growth that recognizes and protects existing community resources. The SE Polk SAP is adopted in recognition that this area of Polk County contains:

- significant amounts of environmentally sensitive lands;
- significant amounts of agricultural lands;
- water bodies worthy of special protection;
- transportation facilities that make this area of Polk County unique on a local and regional level;
- several jurisdictions/ communities, each of which has its own rural character and sense of place; and
- an adjacent military installation that warrants special attention concerning adjacent uses and compatibility.

In order to achieve the vision defined by the guiding principles, Future Land Use Map, and the Vision Map adopted as part of this selected area Plan, development within the SE Polk SAP as depicted in the Comprehensive Plan shall occur in accordance with the parameters established by the goals objectives and policies within this Section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies.

Vision – Guiding Principles

The guiding principles, along with the Vision Map, are not intended to be controls, but rather “guides” to develop a plan that recognizes the unique features of Southeast Polk County and encourages growth in a way that is beneficial to residents, businesses, visitors, and the environment. The guiding principles will be the foundation for future map and text amendments to the Comprehensive Plan, but will not restrict property owners from seeking Comprehensive Plan map and/or text amendments in response to market conditions that may change over time.

The guiding principles are as follows:

- Ensure the protection of property rights and land use options under the Polk County Comprehensive Plan.
- Recognize the rural character and quality of life of communities located in Southeast Polk County.

- Encourage sustainable growth, development and design that meets the needs of the present without compromising the needs of future generations.
- Promote the conservation, preservation, and management of the natural resources found on the Lake Wales Ridge and surrounding areas.
- Provide voluntary, incentive-based options to support the conservation of open space, wildlife habitat, natural resources and agricultural areas, and to promote connected systems of natural and agricultural lands.
- Encourage future land uses that are compatible with the continued operation of Avon Park Air Force Range and ensure the safety and well-being of the public at large.

GOAL: Develop a growth management plan for Southeast Polk County that protects the rural character of communities in the area; recognizes private property rights; encourages sustainable development and the conservation of environmentally sensitive lands and open space by providing incentive based options for development; and supports increased intergovernmental coordination with neighboring jurisdictions.

OBJECTIVE 2.131-UA:

Promote development strategies that embrace the rural character of communities within the SE Polk SAP.

POLICY 2.131-UA1: PRIVATE PROPERTY RIGHTS

Polk County shall recognize the existing private property rights, including the right to farm and carry out other agricultural activities, as well as existing entitlements granted under the Comprehensive Plan and Land Development Code regulations.

POLICY 2.131-UA2: RURAL CHARACTER

Polk County shall develop quality development standards within its Land Development Code that maintain and enhance the rural character of communities located within the SE Polk SAP. The term “rural character” within this SAP generally refers to communities that are characterized as having historical appeal, lands that support agricultural uses, undeveloped or undisturbed open space, natural water bodies, and outdoor recreational opportunities. Such development standards may include but are not limited to provisions that address:

- A. architectural design;
- B. buffering (landscaping and screening);
- C. open space and design;
- D. lighting;

- E. location and orientation of development;
- F. building height; and
- G. other features that will maintain the rural character of communities within this SAP.

POLICY 2.131-UA3: INCENTIVES

Polk County shall establish voluntary incentives within its Land Development Code to maintain and enhance the rural character of communities within this SAP. Such incentives may include but are not limited to:

- A. expedited review processes;
- B. increased densities (not to exceed those established in Table 2.131U-2 in Policy 2.131-UE2);
- C. flexible dimensional regulations.

POLICY 2.131-UA4: AGRICULTURAL OPERATIONS

Bona fide agricultural operations (classified as such for ad valorem tax purposes) existing prior to residential or non-residential development on adjacent property(s) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent agriculture uses.

POLICY 2.131-UA5: AGRITOURISM

Due to the significance of agricultural activities/operations in Southeast Polk County, agritourism (as defined in the Land Development Code) shall be promoted within the SE Polk SAP. Land Development Code regulations shall be developed that promote the following:

- A. profitability of agricultural “value added” activities;
- B. education concerning the importance of agriculture and its economic impact;
- C. agriculture as a means to conserve natural resources;
- D. and increasing the demand for locally grown produce.

POLICY 2.131-UA6: CONSERVATION AND ENVIRONMENTAL LANDS

Environmental Lands and recreation and other conservation and preservation areas existing prior to residential or non-residential development on adjacent property(s) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a

manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

OBJECTIVE 2.131-UB:

Polk County shall encourage sustainable growth within the SE Polk SAP by enhancing intergovernmental coordination with neighboring jurisdictions; recognizing prior planning efforts; establishing Village Centers around existing and/or proposed Activity Centers; promoting development in areas with adequate infrastructure; and promoting connectivity.

POLICY 2.131-UB1: INTERGOVERNMENTAL COORDINATION

The SE Polk SAP encompasses or is contiguous to several jurisdictions and/or recognized communities including: Lake Wales, Highland Park, Babson Park, Hillcrest Heights, and Frostproof. Although policies identified by the SE Polk SAP are only enforceable within unincorporated Polk County, intergovernmental coordination is a key component to producing a quality growth management plan for this area of the County. Therefore, Polk County will coordinate with the above mentioned jurisdictions/communities concerning growth management strategies/plans and encourage the development of Joint Planning Agreements (JPA) when applicable.

POLICY 2.131-UB2: VISION MAP

The SE Polk SAP Vision Map as adopted in the Comprehensive Plan Map Series, is a tool that helps depict the general location and types of future growth based on identified issues of concern that were received from comments and feedback gathered from the public, the SE Polk Selected Area Study (SAS) Focus Group, other governmental agencies, and recommendations that came out of the SE Polk Selected Area Study process. The Vision Map is not intended to deter development in particular areas of the SAP, and is conceptual in nature. Instead, it will serve as a visual representation of where opportunities exist to develop at higher densities/ intensities and/or receive incentives for the preservation and set-aside of environmental lands or open space.

POLICY 2.131-UB3: SR 17- RIDGE SCENIC HIGHWAY OVERLAY DISTRICT

A significant portion of the Ridge Scenic Highway Overlay District (as described in Section 2.124-H of the Polk County Comprehensive Plan) is located within the SE Polk SAP boundary. The SE Polk SAP goals, objectives, and policies seek to enhance this planning effort, which aims to protect and enhance this key community asset of scenic, environmental, historic and archeological importance. As a result, incentives for this SAP shall be developed to encourage the clustering of densities and intensities in ways consistent with those established in Section 2.124-H, SR 17 - Ridge Scenic Highway Overlay District. Development Standards applicable to this SAP shall be consistent with those adopted in the SR 17 - Ridge Scenic Highway Overlay District section of the Land Development Code (LDC). If there is a conflict, other than the higher densities allowed per policy 2.131-UB6, between goals, objectives or policies within this SAP and those under Section 2.124-H, Ridge Scenic Highway Overlay District, the ones under Section 2.124-H will prevail.

POLICY 2.131-UB4: VIBRANT CENTERS

Polk County shall promote vibrant centers within the SE Polk SAP to encourage sustainable development by:

- A. supporting existing NACs, RCCs, and CEs (commercial nodes);
- B. establishing Village Center Overlay Areas (and Village Center Core Areas) where higher density, intensity and mixed uses shall be encouraged;
- C. designating these centers as receiving areas for transfer of development rights;
- D. encouraging the revitalization of city centers;
- E. preserving local history and creating a “sense of place”;
- F. providing for a mixture of land uses; and
- G. providing a focal point for transit services.

POLICY 2.131-UB5: CONNECTIVITY

Polk County shall promote connectivity in the communities located in the SE Polk SAP by encouraging strategies and Land Development Code regulations consistent with the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and Polk 2035 Mobility Vision Plan. These strategies include but are not limited to:

- A. connecting city/ rural centers;
- B. improving access to transit services;
- C. improving access to/from rural areas;
- D. encouraging pedestrian activities;
- E. multi-use trail connections to natural areas;
- F. pedestrian and bicycle connections between mixed land uses;
- G. increasing travel options as part of a multi-modal transportation system; and
- H. encouraging the preservation of right of way for future construction of roadway networks as identified in the Polk 2035 Mobility Vision Plan.

POLICY 2.131-UB6: OVERLAY AREAS

Polk County shall develop Village Center Overlay Areas (Villages) and Village Center Core Overlay Areas (Cores) within the Southeast Polk SAP. The Village and Core overlays are

established as designated in the Comprehensive Plan Future Land Use Maps Series. These overlays will include those areas, as shown in the Vision Map, that surround existing Rural Cluster Centers (RCCs), Neighborhood Activity Centers (NACs), or significant existing commercial nodes (CEs and municipal commercial districts) located at intersections of arterial or collector roads, and where infill development and additional density/intensity shall be encouraged. Polk County shall establish quality development standards within its Land Development Code that include maximum densities to be achieved within Village Centers Overlay Areas and Village Center Core Areas through administrative and technical reviews.

- A. **VILLAGE CENTER OVERLAY AREAS (Villages):** Village Center Overlay Areas shall be those areas surrounding existing RCCs, NACs, or significant existing commercial nodes (CEs and municipal commercial districts), generally within the one to one and a half Market Area Radii described in Table 2.131U - 1 of this SAP. An exception to this is the intersection of US 27 and SR 17 Ridge Scenic Highway which is about one and three quarter miles from the activity center. Development Code regulations shall be developed that will allow densities (as described in Table 2.131U - 2 of this SAP) through administrative and technical reviews if certain development/design standards are met. These standards may include but are not limited to:
1. walkable development;
 2. a mix of complementary land uses and activities;
 3. a range of housing opportunities;
 4. improved vehicular and pedestrian access to adjacent uses; transportation services, and/or other Village centers; and
 5. access to community/public water and sewer service.

Table 2.131U – 1 - Village Center Market Radii

Activity Centers	Acreage	Market Area Radius
CE	1-5	1 mile
NAC	5-20	1.5 miles
RCC	1-60*	*1.5 miles
Municipal Commercial Nodes	Varies	1.5 miles

- B. **VILLAGE CENTER CORE OVERLAY AREAS (Core):** Core areas of Village Center Overlay Areas located within a quarter (1/4) mile radius of existing RCCs, NACs, or CEs

* Pursuant to Comprehensive Plan Policy 2.110-B4, the size of the RCC is determined by using the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers.

(Activity Centers) will be identified and allow for increased densities/ intensities (as outlined in Table 2.131U - 2 of this SAP) via an administrative and technical review and meeting the design standards listed in Policy 2.131-UB6-A. above.

Comprehensive Plan Amendments (CPA) that expand the existing Rural Cluster Centers (RCCs), Neighborhood Activity Centers (NACs), or significant existing commercial nodes (CEs and municipal commercial districts) do not automatically expand the Village or Core. A request to expand these overlay areas submitted with any CPA must meet the initial criteria as outlined in the supporting Vision Plan and the adopted Guiding Principles and Vision Map. Additionally, prior to any expansion, the existing overlay areas must be at least 80% developed.

POLICY 2.131-UB7 - VILLAGES AND CORES AS RECEIVING AREAS:

Villages and Cores shall be designated as “receiving areas” for transfers of development rights from areas designated as “sending areas” on the SE Polk SAP Vision Map (as per policies in Section 2.132-UC1).

POLICY 2.131-UB8: INFRASTRUCTURE

Polk County shall develop Land Development Code regulations that encourage development in those areas of the SE Polk SAP that are currently served or scheduled to be served by infrastructure (community facilities/services), which includes but is not limited to:

- A. transportation (roadways and transit);
- B. utilities;
- C. drainage;
- D. safety services (fire, EMS, and law enforcement);
- E. and schools.

POLICY 2.131-UB9: EXTENSION OF SEWER

Sewer lines may be extended into the Suburban Development Area (SDA) without approval from the Board of County Commissioners if a site is located within a Village or Core areas.

OBJECTIVE 2.131-UC:

Promote the conservation, preservation, and effective management of environmentally sensitive lands, water bodies, greenways (and corridors), and natural resources.

POLICY 2.131-UC1: TRANSFER OF DEVELOPMENT RIGHTS

Land Development Code regulations shall be developed for this SAP that permit development rights (density) to be transferred from designated “sending areas” to designated “receiving areas” within the SE Polk SAP boundary and identified on the SE Polk SAP Vision Map.

POLICY 2.131-UC2: POLK GREEN

Polk Green Districts (established pursuant to Objective 2.124-E and depicted in the Comprehensive Plan Map Series) were used in the development of the SE Polk Vision Map to identify those areas within the SE Polk SAP where the voluntary set side of open space and conservation of land and natural resources is encouraged through the use of incentives.

POLICY 2.131-UC3: POLK GREEN SENDING AREAS

For the purposes of this SAP, the Polk Green areas within this SAP shall be designated as the “Sending Areas” on the SE Polk SAP Vision Map. Conservation easements or similar mechanisms shall be encouraged to promote the set-aside of open space and connected corridors.

POLICY 2.131-UC4: CONSERVATION DEVELOPMENTS

Residential and mixed use developments including Conservation Developments (as per Section 2.1251 of this Comprehensive Plan), Rural Residential Developments (RRDs), and Rural Mixed-Use Developments (RMDs) will be encouraged within the SE Polk SAP to conserve land and natural resources.

POLICY 2.131-UC5: COMPATIBILITY OF DEVELOPMENT WITH ADJACENT NATURAL AREAS

The development of properties adjacent to natural areas (environmental lands, water bodies, Recreation and Open Space [ROS], or Preservation [PRESV] districts) shall attempt to minimize impacts to such areas by taking into consideration factors including but not limited to:

- A. location and orientation of development;
- B. existing wildlife corridors;
- C. movement of wildlife;
- D. existing native vegetative buffers;
- E. wetlands and floodplains;
- F. drainage/ storm water runoff;
- G. noise and light pollution; and

- H. fire management of natural areas.

POLICY 2.131-UC6: ECOTOURISM

Ecotourism (as defined in the Land Development Code) shall be encouraged within the SE Polk SAP through the development of Land Development Code regulations that promote:

- A. nature-based activities;
- B. the education of residents and visitors about the importance of the conservation of biodiversity; and
- C. supporting local participation, ownership and opportunities related to ecotourism.

POLICY 2.131-UC7: OPEN SPACE/ AQUIFER PROTECTION

In order to preserve open space and recognize the importance of aquifer recharge within the SE Polk SAP, impervious surface ratios (ISR) shall not exceed 0.60 for non-residential development and 0.50 for residential development that occurs outside of Village and Core areas.

OBJECTIVE 2.131-UD:

Promote land uses and development strategies that are compatible with the continued operation of the Avon Park Air Force Range.

POLICY 2.131-UD1- COORDINATION

The Avon Park Air Force Range is located along the southeastern border of the SE Polk SAP. Therefore, in accordance with Objective 2.128-D of the Comprehensive Plan, Polk County will coordinate with representatives of the Avon Park Air Force Range (APAFR), the Central Florida Regional Planning Council, and property owners concerning growth management related issues and strategies.

POLICY 2.131-UD2 – JOINT LAND USE STUDY (JLUS)

Polk County shall implement the Land Development Code regulations within the Military Compatibility Zones (MCZs) to address the following issues and strategies identified in the Avon Park Air Force Range Joint Land Use Study:

- A. compatibility of development with the APAFR;
- B. impacts of proposed development on Range operations;
- C. noise attenuation;
- D. maximum height;

- E. lighting standards;
- F. effective disclosure procedures; and
- G. Military Compatibility Zones.

OBJECTIVE 2.131-UE:

Polk County shall designate and establish Future Land Use categories and development criteria that are specific to this Selected Area Plan (SAP).

POLICY 2.131-UE1: DESIGNATION AND MAPPING

The SE Polk SAP is established as designated on the Comprehensive Plan Map Series. Land use categories shall be designated on the Future Land Use Map Series and the SE Polk SAP Map which is included as part of the Future Land Use Map Series.

POLICY 2.131-UE2: FUTURE LAND USE DISTRICTS ESTABLISHED

In recognition of the goals, objectives, and policies of this SAP, the following Future Land Use districts and associated land development densities and intensities may be permitted within the SE Polk SAP as listed below. The ranges for Floor Area Ratios (FAR) and number of dwelling units per acre (du/ac) are listed in Table 2.131U-2 according to the Future Land Use designation and location in or out of the Village and Core areas. The lowest number in the table represents the FAR or density that may be achieved without any additional bonus points, implementation of special development standards, or Planned Development approvals outside the overlays. Development above the lowest number may be approved through a combination of bonus points, special development standards meeting the policies of this SAP especially Policies 2.131-UA2 and 2.131-UC5, or a Planned Development review. The maximums listed in the last two column of Table 2.131U-2 are for development meeting all the design criteria within the Village and Core areas.

POLICY 2.131-UE3: GENERAL DEVELOPMENT CRITERIA

Development shall be permitted with this SAP as follows:

- A. BASIC LAND USE CATEGORIES – Development shall be permitted for the following Future Land Use districts based on the applicable policies in the Future Land Use Element of the Comprehensive Plan:
 - 1. Convenience Center (CCX).
- B. MODIFIED LAND USE CATEGORIES – Due to specific characteristics of this SAP, development may be more specifically defined and may vary from those allowed under the general provisions of the land use category within the Future Land Use Element of the Comprehensive Plan:

1. Residential Low (RLX);
2. Residential Medium (RMX);
3. Linear Commercial Corridor (LCCX);
4. Commercial Enclave (CEX);
5. Agriculture/ Residential-Rural (A/RRX);
6. Residential Suburban (RSX);
7. Rural Cluster Center (RCCX);
8. Tourism Commercial Center (TCCX);
9. Neighborhood Activity Center (NACX);
10. Office Center (OCX);
11. Business Park Center (BPCX);
12. Industrial (INDX);
13. Institutional (INSTX);
14. Recreation and Open Space (ROSX); and
15. Preservation (PRESVX)
16. Leisure Recreation (LRX).

Table 2.131U – 2 - Future Land Use Districts (Density/Intensity)

FUTURE LAND USE DISTRICTS ¹	MAXIMUM RANGES	MAXIMUM RANGES	MAXIMUM RANGES	MAXIMUM RANGES
	OUTSIDE VILLAGE AND CORE ²	OUTSIDE VILLAGE AND CORE ²	IN VILLAGE AND CORE ^{2, 3}	IN VILLAGE AND CORE ^{2,3}
	MAXIMUM NON-RES FAR RANGES	MAXIMUM DENSITY RANGES du/ac	MAXIMUM NON-RES FAR RANGES	MAXIMUM DENSITY RANGES du/ac
1. Agriculture/ Residential-Rural (A/RRX)	0.15 - 0.25	0.20 – 2.0	0.15 - 0.25 ⁴	1.0 – 3.0
2. Residential Suburban (RSX)	0.15 - 0.25	0.40 – 3.0 ⁵	0.15 - 0.25 ⁴	1.0 - 4.0
3. Residential Low (RLX) ⁶	0.00- 0.25	1.0 – 45.0	0.15 - 0.25 ⁴	1.0 – 6.0
4. Residential Medium (RMX)	0.00 – 0.25	4.0 – 8.0	0.15 - 0.25 ⁴	6.0 - 10.0
5. Rural Cluster Center (RCCX)	0.10 – 0.30	1.0 – 2.0	0.45 - 0.60	1.0 - 4.0
6. Convenience Center (CCX)	0.25 – 0.50	n/a	0.35 - 0.50	n/a
7. Neighborhood Activity Center (NACX)	0.25 – 0.70	0.0 – 5.0	0.5 - 0.70	2.5 - 6.0 ⁴
8. Tourism Commercial Center (TCCX)	0.50 – 1.0	n/a	0.70 – 1.0	n/a
9. Linear Commercial Corridor (LCCX)	0.20 – 0.35	n/a	0.35 - 0.60	n/a
10. Office Center (OCX)	0.20 – 0.30	n/a	0.3 – 0.60	n/a
11. Business Park Center (BPCX)	0.75 – 1.0	n/a	0.75 -1.0	n/a
12. Industrial (INDX)	0.75 – 1.5	n/a	0.75 – 1.5	n/a
13. Commercial Enclave (CEX)	0.20 – 0.35	n/a	0.35 – 0.60	n/a/
14. Institutional (INSTX)	0.30 – 0.75	6.0 – 15.0	0.50 – 0.75	0.0 – 15.0
15. Leisure Recreation (L/RX)	0.07 – 0.25	7.0 – 10.0	0.20 - 0.35 ⁴	7.0 – 10.0 ⁴
16. Recreation and Open Space (ROSX)	0.07 – 0.25	n/a	0.15 - 0.25	n/a
17. Preservation (PRESVX)	0.0001 – 0.0001	n/a	0.0001 – 0.0001	n/a

¹ ISR shall not exceed 0.50 for residential development and 0.60 for non-residential outside of the Village and Core Areas;

² Except for parcels within the Ridge Scenic Highway Overlay District.

³ Maximum densities in the Village and Core Areas can only be achieved if design standards are met;

⁴ Allowed with Mixed-use development;

⁵ Maximum Density Permitted outright in the RSX will be 0.40 if the parcel is 5 acres or smaller

⁶ Maximum Densities permitted in the RLX Land Use Designation outside and within the Village and Core range from 1 to 5 and from 1-6 respectively based on the Land Use District as identified in the Land Use District Map of the Polk County Land Development Code..

POLICY 2.131-UE4: DEVELOPMENT CRITERIA FOR MODIFIED FUTURE LAND USE DISTRICTS

Land within the Modified Future Land Use districts permitted within the SE Polk SAP shall be developed in accordance with the densities/intensities described in Table 2.131U - 2. Additionally to promoting walkability and the use of transit, and requiring that development adjacent to conservation, preservation and agricultural uses be placed in a manner to reduce impacts to those areas, the following criteria be implemented within each land use district:

- A. AGRICULTURE RESIDENTIAL RURAL (A/RRX)- In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to A/RR districts within this SAP:
1. Farm Worker Housing, Barrack Style shall be permitted within A/RRX Future Land Use districts through an administrative and technical review as long as conditions of such use listed in Section 303 of the Land Development Code are met.
 2. Development rights may be transferred from properties within A/RRX districts designated on the SE Polk SAP Vision Map as “sending areas” to any Future Land Use district that permits residential or mixed use development that is located within an area designated as a “receiving” area.
- B. RESIDENTIAL SUBURBAN (RSX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RSX districts within this SAP:
1. Residential uses shall be permitted at a maximum density of one dwelling unit per two and one half acres (1 du/2.5 ac or 0.40 du/a) through an administrative and technical review for parcels five (5) acres or less existing as of the effective date of this SAP; Five acre parcels created after the effective date of adoption of this SAP will need approval via a Suburban Plan Development to be further subdivided.
 2. Centralized sewer services may be extended into RSX districts without approval from the Board of County Commissioners.
- C. RURAL CLUSTER CENTER (RCCX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, mixed uses shall be encouraged in RCCX districts through incentives including but not limited to expedited reviews and project approval through administrative and technical reviews;
- D. RESIDENTIAL LOW (RLX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RLX districts within this SAP:
1. Outside the Village and Core, residential uses shall be permitted, consistent with Section 2.119, Future Land Use Element, in compliance with all other requirements of this SAP.

2. Inside the Village and Core, residential uses shall be permitted at a maximum density of six dwelling unit per acre (6 du/ac) in compliance with all other requirements of this SAP.
- E. RESIDENTIAL MEDIUM (RMX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to RMX districts within this SAP:
1. Outside the Village and Core, residential uses shall be permitted at a maximum density of eight dwelling unit per acre (8 du/ac) in compliance with all other requirements of this SAP.
 2. Inside the Village and Core, residential uses shall be permitted at a maximum density of ten dwelling unit per acre (10 du/ac) in compliance with all other requirements of this SAP.
- F. TOURISM COMMERCIAL CENTER (TCCX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to TCCX districts within this SAP:
1. Agritourism and ecotourism (as defined in the Land Development Code) shall be encouraged within TCCX districts in the SE Polk SAP;
 2. Development occurring within TCCX districts adjacent to environmental lands and/or water bodies shall be placed on site in such a manner to reduce the effects of light, noise, and odors that may adversely impact such areas; and
 3. Development within TCCX districts that highlights or complements the rural character of communities and/or unique environmental qualities of the SE Polk SAP shall be encouraged.
- G. NEIGHBORHOOD ACTIVITY CENTER (NACX) – In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, mixed uses shall be encouraged in NACX districts through incentives including but not limited to expedited reviews and project approval through administrative and technical reviews.
- H. OFFICE CENTER (OCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to OCX districts within this SAP:
1. Location criteria- OCX districts shall have frontage on collector or arterial roads and be located within one (1) mile of an intersecting collector or arterial roadway; and
 2. Design standards that promote transit, walkability, connectivity, and architectural consistency with existing development shall be developed in the Land Development Code.

- I. BUSINESS PARK CENTER (BPCX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to BPCX districts within this SAP:
1. Business Park Centers shall be encouraged in locations consistent with those areas designated as “Business Commercial” on the SE Polk SAP Vision Map;
 2. Location criteria- BPCX districts shall have frontage on and direct access to arterial or collector roads within a half (1/2) mile of an intersecting arterial or collector roadway;
 3. Residential development is not a permitted use within BPCX districts (regardless of sub-district) located within the SE Polk SAP, except for security residences as permitted by Section 206.B of the Land Development Code;
 4. All BPCX districts, regardless of the sub-district, shall be required to screen outdoor storage from off-site view;
 5. Additional buffering standards will be established in the Land Development Code for development adjacent to conservation, preservation, and residential districts; and
 6. Development occurring in these districts shall promote transit when applicable.
- J. INDUSTRIAL (INDX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to INDX districts within this SAP:
1. Industrial districts shall be encouraged to develop in locations consistent with those areas designated as Village Centers on the SE Polk SAP Vision Map;
 2. Location criteria- INDX districts shall have frontage on and direct access to arterial or collector roads within a half (1/2) mile of an intersecting arterial or collector road.
 3. All development within INDX districts shall be required to screen outdoor storage from off-site view;
 4. Development occurring within INDX districts that are adjacent to conservation or preservation areas shall be placed on site in such a manner to reduce impacts to such areas; and
 5. Additional buffering standards will be established in the Land Development Code for development adjacent to conservation, preservation, and residential districts.
- K. INSTITUTIONAL (INSTX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, environmental educational uses and ecotourism shall be promoted within INSTX Future Land Use districts within this SAP.

L. RECREATION AND OPEN SPACE (ROSX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to ROSX districts within this SAP:

1. In addition to providing recreational areas and facilities to the general public, ROSX districts within the SE Polk SAP shall also serve as districts that preserve open space.
2. Agricultural uses shall be encouraged in ROSX districts as a means to preserve open space and promote connected corridors.
3. Recreational, High Intensity uses shall not be permitted in ROSX districts within the SE Polk SAP.
4. Nature-based uses/ activities and environmental education shall be encouraged in ROSX districts.
5. Controlled burns and other land management techniques shall be permitted with these districts to effectively manage natural areas.
6. Parks and open space facilities existing prior to residential or non-residential development on adjacent property(s) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

M. PRESERVATION (PRESVX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to PRESVX districts within this SAP:

1. Nature-based uses/ activities and environmental education shall be encouraged in PRESVX districts.
2. Agricultural uses shall be permitted in PRESVX districts as a means to preserve open space and promote connected corridors.
3. Controlled burns and other land management techniques shall be permitted with these districts to effectively manage natural areas.

Preservation Areas existing prior to residential or non-residential development on adjacent property(s) shall not be hindered by such development. In order to prevent compatibility issues that may result from activities such as spraying and burning, residential development will be required to be placed on site in such a manner to provide adequate spacing and buffering from adjacent preservation and conservation uses.

Revision History Section 2.131-U SE Polk SAP

Appendix 2.131	Added by CPA 12E-03 (Ord. 12-035)
Table 2.131U – 2	Revised by CPA 13C-04 (Ord. 13-046)
Policy 2.131-UE4	Revised by CPA 13C-04 (Ord. 13-046)