

## **APPENDIX 2.132**

### **SECTION 2.132 - CRITICAL AREA RESOURCE MANAGEMENT PLAN**

In 1974, the Florida Legislature designated the Green Swamp Area of Critical State Concern. The area consists of approximately 322,690 acres with portions lying in northern Polk and southern Lake Counties. The designation recognizes its valuable hydrologic functions and the need to specifically regulate encroaching development that imperils these functions. The Floridan Aquifer reaches its highest elevation within the Green Swamp, providing groundwater pressure to help maintain free-flowing springs, rivers, and abundant high quality drinking water. Additionally, the wetlands in the swamp coalesce to form the headwaters of four major rivers in central Florida: The Withlacoochee, Oklawaha, Peace, and Hillsborough Rivers. The Peace and Hillsborough Rivers are potable water sources for large population centers such as Tampa and Sarasota, and the Oklawaha, Withlacoochee and Hillsborough Rivers are designated Outstanding Florida Waters. The wetlands in the Green Swamp retain the seasonal flood for extended periods of time beyond the rainy season which reduces peak flows and flooding, increases aquifer recharge, and helps maintain seasonal river levels. The flatwoods and sandhill uplands that exist throughout the swamp provide moderate to high recharge to the aquifer. Moreover, within some areas of the western portion of the swamp, the limestone aquifer outcrops to the surface of the land, making it susceptible to pollution. For the reasons noted, the Green Swamp is considered an important hydrological area second only to that of the Everglades.

STATEMENT: The Critical Area Resource Management Plan is comprised of the Green Swamp Area of Critical State Concern as designated by the State Legislature. The following policies are intended to comply with statutory requirements.

#### **OBJECTIVE 2.132:**

**Development within the Critical Area Resource Management Plan shall occur 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 the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standard, the more stringent shall apply.**

#### **SECTION 2.132-A: GENERAL PROVISIONS:**

##### **POLICY 2.132-A1: DESIGNATION AND MAPPING**

The Critical Area Resource Management Plan is established as designated on the Future Land Use Map Series and is the Green Swamp Area of Critical State Concern. Development-Areas and land use categories shall be designated on the Critical Area Resource Management Plan Maps which are included as part of the Future Land Use Map Series.

## POLICY 2.132-A2: SPECIAL PROTECTION AREAS ESTABLISHED AND MAPPED

The following special protection areas shall be designated and mapped on the Polk County Future Land Use Map Series in accordance with the criteria established within Sections 2.132-B, 2.132-C, and 2.132-D on the Future Land Use Map Series:

- A. Ridge Area Special Protection Area (RIDGE-SPA)
- B. Polk City/Urban Growth Special Protection Area (PC-SPA)
- C. Rural Special Protection Area (RURAL-SPA)

## POLICY 2.132-A3: TRANSIT SUPPORTIVE DEVELOPMENT AREA DENSITY AND INTENSITY

For those areas of the County located within the Green Swamp Area of Critical State Concern and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the CARMP, the densities and intensities of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this Management Plan are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria of this Management Plan shall take precedence.

## **SECTION 2.132-B: RIDGE SPECIAL PROTECTION AREA (RIDGE-SPA)**

### **POLICY 2.132-B1: DESCRIPTION AND MAPPING**

The Future Land Use Map Series shall designate and map the Ridge Area Special Protection Area.

### **POLICY 2.132-B2: DEVELOPMENT AREAS**

The RIDGE-SPA shall have the following Development Areas as depicted on the County's Development Area Map:

- A. Transit Supportive Development Area
- B. Urban-Growth Area

### **POLICY 2.132-B3: LAND-USE CATEGORIES**

The following land-use categories shall be permitted within the RIDGE-SPA except that the activity centers listed below in the Ridge SPA shall be located at the intersection of arterials and collectors or two arterials:

- A. Activity Centers:
  - 1. Business-Park Center 1X (BPCX)
  - 2. Tourist Commercial Center 1X (TCCX)
  - 3. Town Center (TC)
  - 4. Office Center 1X (OCX)
  - 5. Employment Center 1X (ECX)
  - 6. Neighborhood Activity Center (NACX)
  - 7. Professional Institutional 1X (PIX)
  - 8. Community Activity Center 1X (CACX)

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<sup>1</sup> Modified – see Policy 2.132-B4

9. Regional Activity Center 1X (RACX)
- B. Residential:
1. Residential-Low (RL)
  2. Residential-Medium (RM)
  3. Residential-High (RH)
- C. Other:
1. Linear Commercial Corridor (existing) (LCC)
  2. Commercial Enclave (existing) (CE)
  3. Leisure/Recreation (L/R)
  4. Institution (INST)
  5. Recreation and Open Space (ROS)
  6. Preservation (PRES)
  7. Industrial <sup>1</sup>X (INDX)

#### POLICY 2.132-B4: MODIFIED LAND USES

Development which occurs within the Business-Park Center X or within the Tourist Commercial Center X shall comply with the provisions of Section 2.110-G and 2.110-I of the Comprehensive Plan and shall comply with the following provisions:

- A. 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,

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<sup>1</sup> Modified – see Policy 2.132-B4

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.
- B. General construction activities may be permitted. However, prior to the County issuing a development permit, the County 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 BMP 2.04 of the Florida Development Manual (DEP, 1988, Chapter 6).

#### POLICY 2.132-B5: MODIFIED SPECIAL USES

Residentially-based, Mixed-Use Developments shall meet the standards listed in Policy 2.125-H1 and 2.125-H2, with the exception of 2.125-H1(b)(2). Commercial uses within a Residentially-based, Mixed-Use Development shall meet the minimum population support, market area radius, and spacing criteria for a Convenience Center (CC) but in no instances shall non-residential uses exceed those listed below:

- A. Permitted Commercial Uses:
1. The personal service shop - hairstyling, tailoring, and shoe repair.
  2. General retail of a small scale such as bakeries, hardware stores, convenience stores excluding gasoline services.
  3. Business or professional offices - real estate, insurance, travel agency, medical, dental, and veterinary offices, banks and other financial institutions minus the drive-in window.
- B. Encouraged quasi-commercial, civic, and institutional uses:
1. Studios for art, dance, music, and photography
  2. churches and day-care centers
  3. neighborhood libraries and post offices
  4. a village common

## POLICY 2.132-B6: SPECIAL USES

The following special uses are prohibited or limited within the RIDGE-SPA:

- A. Transitional Areas are prohibited
- B. Non-Certified Electric-Power Generation Facilities are prohibited.
- C. Type E Community Facilities, as specified in the Land Development Code, may be approved with certain conditions, parameters, and limitations which may include a Conditional use review according to the following:
  - 1. Passive and active recreational uses not requiring the use of motorized vehicles or field lighting and not likely to attract a large attendance may be allowed in all Future land use designations.
  - 2. Active recreation facilities with field lighting, event level attendance, motorized vehicles, with incidental concession sales and informal instructions may be allowed in all Future Land Use designations with approval of a Conditional Use or functional equivalent except that Golf Courses may only be allowed in land uses consistent with Policy 2.132-B10 .
  - 3. Recreational uses dependent on continual retail sales of products and services may only be allowed in non-residential districts.
- D. Solid Waste Management Facilities are prohibited.

## POLICY 2.132-B7: OVERLAY DISTRICTS

All overlay districts shall be permitted within RIDGE-SPA in accordance with applicable criteria.

## POLICY 2.132-B8: EXISTING SAPS

As of the adoption of this CARMP, there were two existing SAPs (CR 54/Loughman SAP and North 27 SAP) and a SAP (North Ridge SAP) adopted after the CARMP\_ located, in part, within the Ridge-SPA. If there is a conflict between the land uses established in the SAPs and the land uses established within the CARMP, the land uses of the SAP shall take precedence. However, where the development criteria established within this Management Plan are more stringent than the development criteria found within the SAP, the development criteria of this management plan shall take precedence.

## POLICY 2.132-B9: DENSITY BONUSES

Density bonuses are used in the CARMP to encourage development designs consistent with the intent of the plan. These extra criteria will allow for higher densities and shall at a minimum address the following:

- A. Public infrastructure such as public safety sites, sidewalks above the required, and right-of-way dedication;
- B. Flexible subdivision design through internal street lighting, vertical and mixed development, varying lot sizes, access management, and providing landscaping and open space above the required;
- C. Alternative transportation opportunities such as vehicular and pedestrian interconnectivity, internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another rather than a local road, connecting residential and commercial centers via sidewalks;
- D. Internal recreation facilities, and connection to public recreation facilities via sidewalks; and
- E. Increased protection for wetlands, and uplands.
- F. Preservation or conservation easements for native vegetative communities.

## POLICY 2.132-B10: DEVELOPMENT CRITERIA

Development within the RIDGE-SPA shall conform to the following:

- A. Residential development shall not exceed a gross density per parcel of eight dwelling units per acre, within the RL land use category. Residential development within the US 27 SAP and North Ridge SAP shall be as adopted. Development of the RM parcels shall be subject to the following restrictions:
  - 1. Commercial development shall be prohibited unless permitted in conjunction with a Residentially-based, Mixed-Use Development. If a Residentially-based, -Mixed-Use development is approved, then commercial restrictions shall be as set forth in the Ridge-SPA.
  - 2. Consistent with the objectives and goal of making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RM parcel shall be allowed as follows:

- a. Up to or equal to 15 units per acre, providing the development meets the terms and conditions of this CARMP and the comprehensive plan as well as the required density bonus points listed within the Land Development Code.
- B. Development of RH parcels shall be subject to the following restrictions:
1. Commercial development shall be prohibited unless permitted in conjunction with a Residentially-Based, Mixed-Use Development or a Residentially - Based Mixed-Use Structure. If a Residentially-based,-Mixed-Use Development or Residentially-Based, Mixed Use Structure is approved, then commercial restrictions shall be as set forth in the Ridge-SPA and the North US 27 SAP.
  2. Consistent with the objectives and goal of making shorter the average daily trip lengths, and the goal of providing affordable housing in close proximity to places of employment and major transportation corridors, residential development within the RH parcel shall be allowed a maximum of 20 du/ac, providing the development meets the terms and conditions of this CARMP and Comprehensive Plan.
- C. Golf courses shall be considered to be recreational and commercial in nature and shall be permitted in the following land uses:
1. Tourist Commercial Center 1X (TCCX)
  2. Leisure/Recreation (L/R)
  3. Recreation and Open Space (ROS)
  4. Residential-Low (RL)
  5. Residential-Medium (RM)
- D. Development shall comply with the following Open Space (OS) and Impervious Surface Ratio (ISR) Standards:
1. All residential development must provide a minimum open space set-aside of no less than 30% of total land area.
  2. Single-family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community which maintains an overall Impervious Surface Ratio of 50%.

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1 Modified – see Policy 2.132-B4



3. Commercial development within Residentially-based Mixed-Use projects shall not exceed an impervious surface ratio of 60% unless the lots are within a master planned residential community which maintains an overall Impervious Surface Ratio of 50%.
4. Development within the TC, BPC, EC, LCC, CE, NAC, CAC, RAC, TCC, PI, and IND land use categories shall not exceed an impervious surface ratio of 70% for the entire project.

### POLICY 2.132-B11 GREENWAY CORRIDOR

The Greenway Corridor on the Future Land Use Map indicates land within the US 27, CR 54, North Ridge SAPs, and the Ridge SPA bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

- A. **PURPOSE** -- The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the Ridge SPA and Rural SPA and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the boundary between the CORE land use district and the Ridge Special Protection Area..
  1. **IMPLEMENTATION METHODS** -- The Greenway Corridor shall be created as follows:
    2. New development and redevelopment bordering the CORE land use district shall designate 50 feet on both sides of the boundary as a conservation easement for the Greenway Corridor.
- B. Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance. All retention areas shall be designed in a manner that minimizes disturbance to the land.

### SECTION 2.132-C POLK CITY/URBAN GROWTH SPECIAL PROTECTION AREA (PC-SPA)

#### POLICY 2.132-C1: DESCRIPTION AND MAPPING

The Future Land Use Map Series shall designate and map the Polk City/Urban Growth Special Protection Area as that area of the Green Swamp Area of Critical State Concern which is located between the cities of Polk City and Lakeland and is further defined as being those areas which are

depicted on the County's Development Area Maps as Urban-Growth Area, Utility-Enclave Area and Suburban-Development Area.

#### POLICY 2.132-C2: DEVELOPMENT AREAS

The PC-SPA shall have the following Development Areas as depicted on the County's Development Area Map:

- A. Urban-Growth Area
- B. Utility-Enclave Area
- C. Suburban-Development Area

#### POLICY 2.132-C3: LAND-USE CATEGORIES

The following land-use categories shall be permitted within the PC-SPA:

- A. Activity Centers:
  - 1. Business-Park Center <sup>1</sup>X (BPCX)
  - 2. Convenience Center (CC)
  - 3. Office Center (OCX)
- B. Residential:
  - 1. Residential-Suburban <sup>2</sup>X (RSX)
  - 2. Residential-Low <sup>1</sup> (RLX)
- C. Other:
  - 1. Linear Commercial Corridor (existing) (LCC)
  - 2. Leisure/Recreation (L/R)

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<sup>1</sup> Modified – see Policy 2.132-B4

<sup>2</sup> Modified – see Policy 2.132-B4

3. Institution (INST)
4. Recreation and Open Space (ROS)
5. Preservation (PRES)

#### POLICY 2.132-C4: MODIFIED LAND USES

Development which occurs within the Business-Park CenterX shall comply with the provisions of Section 2.110-G of the Comprehensive Plan and shall comply with the following provisions:

- A. 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.
- B. General construction activities may be permitted. However, prior to the County issuing a development permit, the County 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 BMP 2.04 of the Florida Development Manual (DER, 1988, Chapter 6).

#### POLICY 2.132-C5: MODIFIED SPECIAL USES

Residentially-based Mixed-Use Developments shall meet the standards listed in Policy 2.125-H1 and 2.125-H2, with the exception of 2.125-H1(b)(2). Commercial uses within a Residentially-based, mixed-use development shall meet the requirements for commercial development under Policy 2.132-B5.

## POLICY 2.132-C6: SPECIAL USES

The following special uses are prohibited or limited within the PC-SPA:

- A. Transitional Area are prohibited
- B. Special Residential are prohibited
- C. Non-Certified Electric-Power Generation Facilities are prohibited
- D. Type E Community Facilities, as specified in the Land Development Code, may be approved with certain conditions, parameters, and limitations which may include a Conditional Use review according to the following:
  - 1. Passive resource-based recreational sites, and leisure recreation activities not requiring the use of motorized vehicles or field lighting and not likely to attract a large attendance may be allowed in all Future land use designations.
  - 2. Golf Courses may only be allowed in land uses consistent with Policy 2.132-C8.
  - 3. Recreational uses shall be limited within the Preservation Future Land Use designation per Section 2.118 as there are guiding standards within this land use.
- E. Solid Waste Management Facilities are prohibited.

## POLICY 2.132-C7: OVERLAY DISTRICTS

All overlay districts shall be permitted within PC-SPA in accordance with applicable criteria.

## POLICY 2.132-C8: DEVELOPMENT CRITERIA

Development within the PC-SPA shall conform to the following:

- A. Golf courses shall be considered to recreational and commercial in nature and shall be permitted in the following land uses:
  - 1. Leisure/Recreation
  - 2. Recreation and Open Space
  - 3. Residential-Low
  - 4. Residential-Suburban
- B. Residential densities shall be modified as follows:

1. densities within the PC-SPA shall not exceed a gross density per parcel of 3 dwelling units per acre.
  2. Within the PC SPA the use of septic tanks shall only be permitted within the SDA. If septic tanks are to be utilized, the maximum net density shall be 1 dwelling unit per 40,000 square feet.
- C. 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 2.132-C9:

Municipalities or other entities may apply for a Comprehensive Plan Amendment to exchange the SDA designation to TSDA, UGA, or UEA if the following are met:

- A. They demonstrate they have the capacity at existing central regional sewer plants to provide service for the area, or they demonstrate through a capital improvements plan that within a ten year (TSDA) or twenty-year (UGA) period they will have capacity in a central regional sewer plant to provide service for the area; and
- B. An interlocal agreement (or similar conveyance) is in place which indicates that the municipality or entity will commit to serve to the area.

POLICY 2.132-C10:

Sewer may be extended into the Suburban Development Area to serve existing or previously approved development that meets the following standards:

- A. The development has:
  1. entered into a settlement agreement or developer's agreement with DCA, and
  2. received a Vested Rights Special Use Permit from Polk County, or

3. received Engineering Services and Planning Division approval of Engineering Plans prior to the adoption date of this policy;
- B. The developer pays all costs of line extensions, including oversizing, and capacity to serve the development; and
  - C. The provider is a municipal or county facility.

The allowed density of land adjacent to the sewer lines remains the same as allowed under Section 2.132 A.

## **SECTION 2.132-D RURAL SPECIAL PROTECTION AREA (RURAL-SPA)**

### **POLICY 2.132-D1: DESCRIPTION AND MAPPING**

The Future Land Use Map Series shall designate and map the Rural Special Protection Area as all the unincorporated areas within the Green Swamp Area of Critical State Concern located within Polk County which is not located within RIDGE-SPA or PC-SPA.

### **POLICY 2.132-D2: DEVELOPMENT AREAS**

The RURAL-SPA shall incorporate the Rural-Development Area as depicted on the County's Development Area Map.

### **POLICY 2.132-D3: LAND-USE CATEGORIES**

The following land-use categories shall be permitted within the RURAL-SPA:

- A. RESIDENTIAL: Agriculture/Residential-Rural <sup>1</sup>X (A/RRX)
- B. OTHER:
  1. Institution (INST)
  2. Leisure/Recreation (L/R)

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<sup>1</sup> Modified – see Policy 2.132-B4

3. Recreation and Open Space (ROS)
4. Preservation (PRES)
5. Commercial Enclave (CE)
6. Conservation-Core (CORE)

X Modified - see Policy 2.132-D5

#### POLICY 2.132-D4: CONSERVATION-CORE LAND USE

Within this Management Plan a land use category of "Conservation-Core" (CORE) is created. This land use district includes the most ecologically sensitive and intact natural resources in the Green Swamp Area of Critical State Concern as described in this first section of this CARMP, and it shall establish additional standards to protect water quantity and quality and wildlife habitat in this land use. Within the Conservation-Core land-use category, residential development may occur at up to one dwelling unit per twenty acres (1 DU/20 AC). Density may be transferred to the upland portion of the site from the wetlands at a ratio of one dwelling unit per twenty acres (1 DU/20 AC). The Future Land Use Map series depicts the boundary of the CORE. The eastern boundary of the CORE was revised based on a 2015 study entitled "*Defining the Eastern Boundary of the CORE Land Use Designation*" which is incorporated into this Policy and Plan by reference. The study evaluated the science and purpose of the eastern boundary location.

#### POLICY 2.132-D5: MODIFIED LAND USES

Within this Management Plan the development criteria of Policy 2.121-A2 applies with the exception of 2.121-A2:a and that Rural Mixed-Use Developments and Rural Residential Developments are prohibited.

#### POLICY 2.132-D6: SPECIAL USES

The following special uses are prohibited or limited within the Rural-SPA:

- A. Transitional Area is prohibited
- B. Special Residential are prohibited
- C. Non-Certified Electric-Power Generation Facilities are prohibited
- D. Type E Community Facilities are limited, as specified in the Land Development Code; additionally;

1. Motorized recreation is prohibited except when providing access for disabled persons and boat access for non-competitive recreation.
  2. Golf courses are prohibited in the Rural SPA.
  3. Recreational uses shall be limited within the CORE and Preservation Future Land Use designation as listed in the CARMP, and per Section 2.118 as there are guiding standards within this land use.
- E. Solid Waste Management Facilities are prohibited.

#### POLICY 2.132-D7: OVERLAY DISTRICTS

All overlay districts shall be permitted within Rural-SPA in accordance with applicable criteria.

#### POLICY 2.132-D8: 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: one dwelling unit per twenty acres (1 DU/20 AC).
  3. Wetland density shall be transferred to the uplands.
- 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. Golf Courses are expressly prohibited from the Conservation-Core.
- D. 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. The County 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 the County to maintain the roads at private expense.



3. New subdivision roads shall be required to meet County construction standards.
  4. The County'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.
- E. Unless determined to be a health and/or safety issue, the County shall place the paving of roads within the RURAL-SPA as the lowest paving priority for the County. This shall not be construed to include the maintenance of roads already paved in this area.
- F. The vegetative communities and habitat found in the-RURAL-SPA shall be protected by requiring:
1. development which is started on or after the adoption of this Management Plan 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 and at least 90% of the land within the Core-Conservation 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 to be 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 of 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 Management Plan which are less than five acres in size and have direct access onto a County-approved road shall be permitted to construct one house.
- G. In the Rural Special Protection Area of the Green Swamp Area of Critical State Concern Recreation and Open Space may not include the following:
1. Motorized Recreation except when providing access for disabled persons and boat access for non-competitive recreation;

2. Recreation activities that produce large crowds
3. Facilities with lighting that accommodates nighttime use.

#### POLICY 2.132-D9: PDR PROGRAM

#### POLICY 2.132-D10: E.R. Jahna Ranch Sand Mine Settlement Agreement

This Comprehensive Plan Settlement Agreement and related agreements are recognized by being recorded in O.R. Book 4137, Pages 1143 through 1171, inclusive; 1172 through 1183, inclusive; and 1184 through 1197, inclusive, are hereby made a part of and incorporated by reference in their entirety and part of the Public Records of Polk County, Florida.

#### SECTION 2.132-E: GENERAL DEVELOPMENT CRITERIA

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

#### POLICY 2.132-E1: FLOODPLAINS

Development within a "Floodplain-Protection Area," as defined in Section 2.123-B, shall conform to the development criteria listed in Policy 2.123-B2(b) and (c) and 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 the County's land development regulations (the minimum lot/area size shall be exclusive of the floodplain area) with lots in the SDA and RDA no less than 40,000 sq.ft.
- B. 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).

- C. No parcel shall be created after December 1, 1993, which consists entirely of 100-year floodplains, unless accompanied by a deed restriction which prohibits any future development on the parcel.
- D. The development criteria listed in Policy 2.132-E1 (a), (b) and (c), above, shall be included in the County's Land Development Code.
- E. 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. Subdivisions which contain 10 lots or less shall be exempt from these requirements. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37).

#### POLICY 2.132-E2: 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 1 dwelling unit can be developed on the property. No parcel shall be created after December 1, 1992, which 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. mining that meets state and federal regulations; and
  - f. for the purpose of preventing all beneficial use of the property from being precluded, as provided by Policy 2.132-E2.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 the County 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.
- D. Development regulations shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:
- 1. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per 20 acres (1 DU/20 AC). Wetlands shall be shown as preservation areas on the plat and it shall be noted that the wetlands shall be retained in their natural and unaltered state.
  - 2. All such transfers of density shall:
    - a. be to contiguous property under the same ownership or control;
    - b. only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;
    - c. not result in lot sizes per dwelling unit less than 14,500 sq.ft. in the TSDA, UGA, and UEA. The minimum lot size in the SDA and RDA shall be 40,000 sq.ft. (the minimum lot/area size shall be exclusive of the wetland area; and
    - d. be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.
  - 3. Wetlands shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance are permissible activities within the wetlands, provided they are performed in accordance with current

Silviculture Best Management Practices published by the Division of Forestry. Any isolated wetlands of less than one acre shall be exempt from these requirements.

### POLICY 2.132-E3: 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), the County shall do the following:

- A. The County 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. The County 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.
- B. by July 1, 1994, the County shall contact the FGFWFC and USFWS and shall work with them in developing an overall habitat management plan for the Green Swamp. This plan shall be completed no later than July 1, 1995.

### POLICY 2.132-E4:

Habitat, for the purpose of this Management Plan, shall be defined as habitat for endangered, threatened, and/or species of special concern, as generally indicated on the Florida Natural Area Inventory (FNAI) map. 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 the FNAI map indicates that the property is within such an area.

### POLICY 2.132-E5:

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 the County's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area), with lots utilizing septic tanks no less than 40,000 SQ FT. 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 the County's Land Development Code;
  - c. be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.
- 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 County 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 2.132-E6: 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.
- 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. the County 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. the County'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 the County for the maintenance of the stormwater management system has been established and is listed on the plat.
- I. Prior to issuing a construction permit, the County 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 2.132-E7: WELL FIELDS

The County shall not permit or approve additional regional well fields.

#### POLICY 2.132-E8:

By July 1, 1994, the County shall petition SJRWMD/SWFWMD to conduct a groundwater basin resource availability inventory pursuant to Chapter 373.095, FS to assist in limiting growth to the available groundwater or other available supplies. The County shall further petition the districts to establish pursuant to Chapter 373.042, FS the minimum flows and levels of water courses and groundwater for the purpose of the districts establishing a safe withdrawal amount including groundwater and surface water sources.

#### POLICY 2.132-E9: SEPTAGE/SLUDGE STUDY GROUP

By July 15, 1994, the County shall establish a Septage/Sludge Study Group. This group shall, no later than November 1, 1994, produce a report making recommendations on when, where, and how the spreading of septage and/or sludge within the Green Swamp Area of Critical State Concern should occur.

#### POLICY 2.132-E10: SEPTAGE/SLUDGE

By January 31, 1995, the County shall adopt regulations which address the recommendations made by the Septage/Sludge Study Group. After May 1, 1994, the disposing of sludge from wastewater treatment plants or land spreading of septage from septic tanks shall be prohibited until these regulations are adopted.

#### POLICY 2.132-E11: SEPTIC TANKS

- A. All septic tanks and all drainfields shall be set back a minimum of 75 feet from the furthest upland extent of any wetland.



- B. The County shall adopt a septic tank maintenance and inspection ordinance by July 31, 1995, which, as a minimum, shall be applicable to all new septic tanks permitted within the Green Swamp Area of Critical State Concern. The ordinance shall require that:
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. The County Engineer, or other qualified individual, 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 which 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.
- C. The County shall investigate the feasibility of making the septic-tank-maintenance-and-inspection program applicable to all septic-tank owners in the Green Swamp Area of Critical State Concern.

#### POLICY 2.132-E12: SANITARY SEWER

All development within the TSDA, UGA, and UEA shall be required to connect to a centralized regional sewer system at the time of development, with lots of record being exempt from this requirement. Where septic tanks are permitted within the CARMP, the minimum lot size shall be no smaller than 40,000 sq. ft.

#### POLICY 2.132-E13: SILVICULTURE

The County shall require that silviculture follow the BMPs 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 the County that timber harvesting will be occurring.

#### POLICY 2.132-E14: IRRIGATION/LANDSCAPING

The County'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 DER (or its successor agency) 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 2.132-E15: GOLF COURSE LOCATIONAL CRITERIA

Golf courses shall be permitted in the Ridge-SPA and Polk City-SPA within the land uses identified in Policies 2.132-B10 and 2.132-C8.

#### POLICY 2.132-E16: GOLF COURSE DEVELOPMENT CRITERIA

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 2.132-E17: SITE ALTERATION

The County's Land Development Code shall require that the recharge or storage characteristics of the development site not be significantly altered.

#### POLICY 2.132-E18: INTERGOVERNMENTAL COORDINATION

In addition, Polk County shall coordinate the development of specific standards within the Land Development Code for this area with Lake County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

#### POLICY 2.132-E19: 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 2.132-E1, where applicable;
- B. Wetland development criteria requirements under Policy 2.132-E2, 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 2.132-E20:

he following shall be exempt from the applicable residential building densities established by the Critical Area Resource Management Plan (CARMP):

Those projects listed on Appendix A.

Residential building density exemptions relate to density only and all other requirements of the Comprehensive Plan shall apply. However, adjustment of the development criteria of the CARMP 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.

POLICY 2.132-E21:

The Polk County 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."

**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)**

Name	Total Lots	Unoccupied Number	Unoccupied Percent	Roads Paved	Roads Dirt	Protection Area
Buckhorn Run	24	4	16	X		Rural
Cedar Knoll	44	5	11	X		Polk City
Citrus Hill	52	11	21	X		Polk City
Clearwater Lake Estates	161	23	14	X		Polk City
Costine Meadows	49	12	24		X	Rural
Country Estates	26	10	38	X		Polk City
Country Haven	49	15	30		X	Rural
Country Meadows	26	10	38	X		Rural
Country Trails, Phases I-V	447	248	55	X		Polk City/Rural
Country Trails Addition	5	5				Rural
Country Woods	29	12	41		X	Rural
Country World Village	21	13	61		X	Rural
Countryside	26	8	31	X		Polk City
Deer Trails	30	3	10	X		Polk City
Deer Trails North	58	31	53	X		Polk City
Double Diamond	40	30	75		X	Rural
Evans Acres	48	7	14		X	Rural
Evergreen Trails	35	25	71		X	Rural
Flanders Station	18	5	27	X		Rural
Forest Glen	8	3	37		X	Polk City
Gibson Oaks	45	10	22		X	Rural
Greenwood Estates	66	52	78	X		Polk City
Halmac Heights	28	2	7	X		Polk City
Hunters Run, Phase I	81	0	0	X		Polk City
Kent Acres	25	8	32	X		Polk City
KO Estates	25	21	84		X	Rural
Lake Agnes Shores	26	3	11	X		Polk City
Lake Gum Estates	33	25	75		X	Rural
Lake Mattie	10	2	20	X		Rural
Lexington Green	58	2	0.03	X		Polk City

Name	Total Lots	Unoccupied Number	Unoccupied Percent	Roads Paved	Roads Dirt	Protection Area
Manors of Nottingham	54	13	24	X		Polk City
Martin Estates, Phases I-III	121	76	62	X		Polk City
Mt. Olive Estates	96	23	23	X		Polk City
Mt. Olive Heights	150	31	20	X		Polk City
Mt. Olive Heights, Unit 2	100	25	25	X		Polk City
North Forty	38	25	65	X		Polk City
Nottingham	84	0	0	X		Polk City
Oakland Heights	51	19	37	2	2	Polk City
Pine Glen	110	20	18	2	2	Rural
Pine Haven	6	6	100	X		Rural
Plantation Ridge	55	9	16	X		Polk City
Plantation Ridge West	49	23	46		X	Rural
Ponderosa Ranchettes	43	15	34		X	Rural
Ranchland Acres	49	19	38		X	Rural
Ranchland Acres Addition	91	39	42		X	Rural
Ridge Meadows	40	12	3	2	2	Rural
Robson Acres	50	19	38		X	Rural
Robson Acres (Unrecorded)	73	33	45		X	Rural
Rockridge Acres	33	8	24		X	Rural
Rockridge Farnettes, All Phases	101	32	31		X	Rural
Rockridge Ranchettes	51	23	45		X	Rural
Sugarbush	13	8	61		X	Rural
Sunny Acres	9	5	55		X	Rural
Timberidge, Phases I-V	293	33	11	X		Polk City
Van Fleet Acres	9	4	44		X	Rural
Woods # 1-5	242	61	25	X		Rural
Woods Ranchettes	49	20	40	2	2	Rural
Woods Ranching & Farming Tr.	201	127	63		X	Rural
Wood View	31	7	22		X	Rural
<b>TOTALS</b>	3886	1337	34			

**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**

Name	Total Lots	Unoccupied Number	Unoccupied Percent	Roads Paved	Roads Dirt	Protection Area
Bay Lakes Resorts RV Park*	368	368	100		X	Rural
Buck Hill*	55	55	100	X		Rural
Country Trails, Phases VI & VII	202	202	100	X		Rural
Deer Trails North, Phases II*	64	58	90	X		Polk City
Double Diamond, Phases I-III	17	17	100		X	Rural
Gator Creek Campground, Ph I, III	142	142	100		X	Rural
Glenridge, Phases I-III	99	51	50	X		Polk City
Hunters Ridge*	49	42	86	X		Polk City
Hunters Run, Phases II & III	125	86	69	X		Polk City
Lake Littleton Estates*	110	110	100	X		Polk City
Lake Margaret Shores*	597	597	100	X		Polk City
LeLynn RV Resort	366	366	100	X		Rural
Lucky World*	48	48	100		X	Core
Manors of Nottingham Addition & York Hill*	160	153	98	X		Polk City
Mt. Olive Shores, Phases I-V	332	215	64	X		Polk City
Nottingham Trails*	59	59	100	X		Polk City
Paradise Country Estates*	166	166	100		X	Rural
Polo Park West, Phases I-III	725	170	23	X		Ridge
Saddlewood Est., Phase I	116	87	75	X		Rural
Scandinavia USA, Unit III	136	136	100	X		Polk City
Scandinavia, Excl. I & II	833	833	100	X		Polk City
Scandinavia/Lake Finlandia	157	126	80	X		Polk City
Sherwood Estates	75	75	100	X		Polk City
Sonora Heights	25	15	60	X		Rural
T & J Estates*	5	5	100		X	Rural

\* 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.

Name	Total Lots	Unoccupied Number	Unoccupied Percent	Roads Paved	Roads Dirt	Protection Area
Turkey Creek*	57	57	100	X		Rural
Westridge, Phases I & II*	170	62	36	X		Ridge
Westwood	224	224	100	X		Ridge
Yearling Trace*	74	48	62	X		Rural
<b>TOTALS</b>	<b>5556</b>	<b>4573</b>	<b>82</b>			



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

**Vesting Certificate from County Not Reviewed by DCA**

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

## Revision History Appendix 2.132 - Critical Area Resource Management Plan

SECTION 2.132	<b>CPA 16B-10 (Ord. 16-033) 6/21/16;</b>
POLICY 2.132-A1	<b>CPA 01B-11 (Ord. 01-103) 12/19/01</b>
POLICY 2.132-A3	<b>CPA 10B-01 (Ord. 10-039) 8/4/10</b>
POLICY 2.132-B2	<b>CPA 10B-01 (Ord. 10-039) 8/4/10</b>
POLICY 2.132-B3	<b>CPA 16B-08 (Ord. 16-032) 6/21/16; CPA 08B-06 (Ord. 08-071) 12/3/08; CPA 01A-10 (Ord. 01-44) 7/11/01; CPA 01B-11 (Ord. 01-103) 12/19/01; CPA 00A-10 (Ord. 00-42) 6/20/00</b>
POLICY 2.132-B4	<b>CPA 01A-10 (Ord. 01-44) 7/11/01</b>
POLICY 2.132-B5	<b>CPA 10A-05 (Ord. 10-022) 6/2/10</b>
POLICY 2.132-B6	<b>CPA 14-05 (Ord. 14-024 05/20/2014; CPA 13B-07 (Ord. 13-026) 6/18/2013; CPA 01B-11 (Ord. 01-103) 12/19/01</b>
POLICY 2.132-B9	<b>CPA 09B-10 (Ord. 09-082) 12/1/09; CPA 08B-06 (Ord. 08-071) 12/5/08; CPA 01B-11 (Ord. 01-103) 12/19/01; CPA 00A-05 (Ord. 00-40); 6/20/00;</b>
POLICY 2.132-B10	<b>CPA 09B-10 (Ord. 09-082) 12/1/09; CPA 08B-06 (Ord. 08-071) 12/5/08 CPA 01B-11 (Ord. 01-103) 12/19/01; CPA 01A-10 (Ord. 01-44)7/11/01; CPA 00A-05 (Ord. 00-40) 6/20/00; CPA 96B-15 (Ord.96-81) 12/19/96</b>
POLICY 2.132-B11	<b>CPA 16B-10 (Ord. 16-033) 6/21/2016; CPA 09B-10 (Ord. 09-082) 12/1/09; CPA 02B-13 (Ord. 02-104) 12/18/02</b>
POLICY 2.132-C2	<b>CPA 10B-01 (Ord. 10-039) 8/4/10</b>
POLICY 2.132-C3	<b>CPA 00A-10 (Ord. 00-42) 6/20/00</b>
POLICY 2.132-C6	<b>CPA 14C-05 (Ord. 14-024) 5/20/14; CPA 13B-07 (Ord. 13-026) 6/18/2013</b>
POLICY 2.132-C8	<b>CPA 01A-19 (Ord. 01-51); 7/11/01:</b>

## Revision History Appendix 2.132 - Critical Area Resource Management Plan

POLICY 2.132-C9	<b>CPA 11A-06</b> (Ord. 11-016) 7/12/11;
POLICY 2.132-C10	<b>CPA 95A-03</b> (Ord. 95-32) 17 OCT 95).
POLICY 2.132-D4	<b>CPA 16B-10 (Ord. 16-033) 6/21/16; CPA 01B-06</b> (Ord. 01-98) 12/19/01; <b>CPA 96B-13</b> (Ord. 96-60) 12/3/96; <b>CPA 95R-01a</b> (Ord. 95-08) 6/01/95
POLICY 2.132-D6	<b>CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 14C-05 (Ord. 14-024) 5/20/14; CPA 13B-07 (Ord. 13-026) 6/18/2013</b>
POLICY 2.132-D8	<b>CPA 14A-05 (Ord. 14-058) 09/16/14; CPA 02A-01</b> (Ord. 02-38) 7/10/02
POLICY 2.132-D9	<b>CPA 95R-01a</b> (Ord. 95-08) 6/1/95
POLICY 2.132-D10	<b>CPA 01A-18</b> (Ord. 01-50)7/11/01
POLICY 2.132-E1	<b>CPA 02A-01</b> (Ord. 02-38) 7/10/02
POLICY 2.132-E2	<b>CPA 11A-06</b> (Ord. 11-016) 7/12/11; <b>CPA 02A-01</b> (Ord. 02-38) 7/10/02
POLICY 2.132-E4	<b>CPA 05B-04</b> (Ord. 05-084) 12/7/05
POLICY 2.132-E5	<b>CPA 02A-01</b> (Ord. 02-38) 7/10/02:
POLICY 2.132-E6	<b>CPA 02A-01</b> (Ord. 02-38) 7/10/02
POLICY 2.132-E7	<b>CPA 12A-01</b> (Ord. 12-016) 6/5/12;
POLICY 2.132-E12	<b>CPA 11A-06</b> (Ord. 11-016) 7/12/11;
POLICY 2.132-E15	<b>CPA 09B-10</b> (Ord. 09-082) 12/1/09
POLICY 2.132-E17	<b>CPA 02A-01</b> (Ord. 02-38) 7/10/02
POLICY 2.132-E18	<b>CPA 02A-01</b> (Ord. 02-38) 7/10/02

**Revision History Appendix 2.132 - Critical Area Resource Management Plan**

POLICY 2.132-E20

**CPA 96B-13** (Ord. 96-60) 12/3/96; **CPA 95R-01b** (Ord. 95-09) 6/1/95