

Chapter 4
SPECIAL DISTRICTS

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Section 401 Selected Area Plan Districts, Established

A. Purpose and Intent

A special district may be established as the result of a Selected Area Plan (SAP) which has been reviewed and adopted by the Board of County Commissioners. The Selected Area Plan Districts are mapped on the Future Land Use Map Series (FLUMS). Such regulations are to be applied in conjunction with the requirements of the Polk County Comprehensive Plan and the development regulations contained elsewhere in this Code. The regulations contained in this Code apply unless otherwise provided in this Chapter. When there is a conflict between the SAP district regulations and other regulations of this Code, the SAP district regulations shall guide and regulate development.

B. Applicability (Revised 09/02/09 – Ord. 09-056; 05/21/08 – Ord. 08-16; 7/25/07 – Ord. 07-039; 10/11/06 - Ord.06-64; 3/6/02 - Ord. 02-13; 11/1/01 - Ord. 01-44)

Selected Area Plan (SAP) districts established below are based upon the Selected Area Plan (SAP) policies and provisions in the Comprehensive Plan. Each SAP is divided into said districts, the boundaries and designations of which are shown on a series of maps entitled “Future Land Use Map Series (FLUMS).” The suffix “X” in the land use district abbreviation denotes a standard district modified as a SAP district. The specific uses which are permitted or conditional are shown on the Use Tables 4.1, 4.3, 4.8, 4.11, for each individual SAP district. The district description and intent is the same as those for the Standard Land Use districts in Section 203, except as modified by the Comprehensive Plan or this Chapter.

1. I-4/Northeast Parkway Selected Area Plan Districts:

SPA I-a	Special Provision Area - Ia
SPA I-b	Special Provision Area - Ib
SPA II	Special Provision Area - II
SPA III	Special Provision Area - III
RL-1X	Residential Low - 1X
RL-2X	Residential Low - 2X
RL-3X	Residential Low - 3X
RL-4X	Residential Low - 4X
RMX	Residential Medium - X
RHX	Residential High - X
CACX	Community Activity Center - X
BPC-1X	Business Park Center - 1X

BPC-2X	Business Park Center - 2X
TCCX	Tourist Commercial Center
LCCX	Linear Commercial Corridor - X
INDX	Industrial - X
ROSX	Recreation and Open Space - X
PRESVX	Preservation - X

2. CR 54/Loughman Selected Area Plan Districts:

RCC-RX	Rural Cluster Center - RX
RL-1X	Residential Low - 1X
RL-2X	Residential Low - 2X
RL-3X	Residential Low - 3X
RL-4X	Residential Low - 4X
RMX	Residential Medium - X
VX	Village - X
TCX	Town Center - X
ESDA	Environmentally Sensitive Development Area - X
LRHAX	Loughman Redevelopment Historic Area - X
NACX	Neighborhood Activity Center - X
RACX	Regional Activity Center - X
BPC-1X	Business Park Center - 1X
BPX-2X	Business Park Center - 2X
TCCX	Tourism Commercial Center - X
INDX	Industrial - X
ROSX	Recreation and Open Space - X
PRESVX	Preservation - X

3. North US 27 Selected Area Plan Districts:

RL-1X	Residential Low - 1X
RL-2X	Residential Low - 2X
RL-3X	Residential Low - 3X
RL-4X	Residential Low - 4X
RMX	Residential Medium - X
RHX	Residential High - X
VX	Village - X
RACX	Regional Activity Center - X
TCX	Town Center - X
PIX	Professional Institutional - X
GCX	Greenway Corridor - X
GSPA-X	Green Swamp Protection Area - X
L/RX	Leisure Recreation - X
INSTX	Institutional - X
ROSX	Recreation and Open Space - X

4. US Highway 98 Selected Area Plan Districts:

ARRX	Agricultural Residential Rural - X
RL-1X	Residential Low - 1X
RL-2X	Residential Low - 2X
RL-3X	Residential Low - 3X
RL-4X	Residential Low - 4X
RMX	Residential Medium - X
RHX	Residential High - X
ECX	Employment Center - X
CEX	Commercial Enclave - X
LCCX	Linear Commercial Corridor -X
NACX	Neighborhood Activity Center - X
OCX	Office Center - X
TCX	Town Center - X
BPCX	Business park Center - X
INDX	Industrial - X
LRX	Leisure recreation - X
INSTX	Institutional - X
ROSX	Recreation and Open Space - X
PRESVX	Preservation - X

5. State Road 559 Selected Area Plan Districts:

RL-1X	Residential Low - 1X
RL-2X	Residential Low - 2X
RL-3X	Residential Low - 3X
RL-4X	Residential Low - 4X
PRESVX	Preservation - X
BPC-1X	Business Park Center - 1X
BPC-2X	Business Park Center - 2X
TCCX	Tourist Commercial Center
L/RX	Leisure Recreation - X
NACX	Neighborhood Activity Center - X
INSTX	Institutional - X

6. North Ridge Selected Area Plan Districts:

A/RRX	Agriculture/Residential Rural - X
RSX	Residential Suburban - X
RLX	Residential Low - X
RMX	Residential Medium - X
RHX	Residential High - X
CEX	Commercial Enclave - X
LCCX	Linear Commercial Corridor - X
TCCX	Tourism Commercial Centers - X
CCX	Convenience Center - X
NACX	Neighborhood Activity Center - X
CACX	Community Activity Center - X

RACX	Regional Activity Center - X
PIX	Professional Institutional - X
INSTX	Institutional - X
ECX	Employment Center - X
BPCX	Business Park Center - X
INDX	Industrial - X
L/RX	Leisure Recreation - X
ROSX	Recreation and Open Space - X
PRESVX	Preservation - X

C. *Linked Recreation and Open Space System*

Development in all Selected Area Plans shall provide a linked recreation and open space system as outlined in the Polk County Comprehensive Plan. The purpose of the system is to provide on-site passive and active open space which is linked by non-vehicular access.

1. Open space shall comply with the Chapter 10 definition and Section 750 whichever is more restrictive.
2. Open space linkages shall be made possible by inclusion of a pedestrian path or sidewalk and appropriate easements. Exceptions may be necessary when it is demonstrated by the developer that linkage is not possible.

D. *Development in Established Selected Area Plans (Revised. 4/23/02 - Ord. 02-20; 3/6/02 - Ord. 02-13)*

Development in all Selected Area Plans shall be in accordance with the land use tables and requirements that are described in the sub-sections for each respective Selected Area Plan of this chapter and other pertinent chapters of this Code. Where applicable, Planned Developments shall be reviewed and processed in accordance with Chapters 3 and 9 of this Code.

Existing Planned Developments which were approved after September 1, 2000, shall remain in effect in accordance with the conditions of County approval, unless the property owner desires to abandon the Planned Development. Planned Developments that have been approved by the Planning Commission are subject to Level 3 Review to seek approval for abandonment. If a Planned Development received County approval through a Level 4 or BoCC approval, such Planned Development shall be subject to a Level 4 Review and approval for abandonment.