

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
CASE OVERVIEW**

DRC Date: January 10, 2019	Level of Review: 4
PC Date: March 6, 2019	Type: Text Amendments
BoCC Date: May 7, 2019	Case Numbers: LDCPAL 2018-20 and LDCT 2018-19
July 2, 2019	Case Name: Circle K
Applicant: Bart Allen, Peterson & Myers	Case Planner: Michelle Orton, Senior Planner

Request:	This is an applicant-initiated request to amend the Comprehensive Plan, Appendix 2.131-Q4(M)(c)(i) North Ridge Selected Area Plan (SAP) and the Land Development Code, Section 401.06(E)(3)(f)(i and ii) and Section 401.06(E)(3)(i)(i and ii) Convenience Stores and Gas Station Establishments in the ECX district.
Location:	North Ridge Selected Area Plan (SAP)
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing
Public Comments:	Pending Hearing
Department of Economic Opportunity Objects:	Pending Transmittal

Summary:

The request is to modify the Comprehensive Plan, North Ridge Selected Area Plan (SAP) and the Land Development Code (LDC) for convenience stores and gas stations in the Employment Center-X. The modification is to increase the maximum percentage of retail/commercial uses allowed in the ECX district from 20 percent to 30 percent and from the LDC remove the minimum acreage requirement. The North Ridge SAP was adopted on December 19, 2001 as Ordinance No. 01-110 by the Board of County Commissioners.

The North Ridge SAP is located in the northeast portion of Polk County. The border to the north and a portion of the east is the Ronald Reagan SAP, to the west by the Core area of the Green Swamp Area of Critical State Concern (ACSC), the south by Haines City and to the east wetlands that border Osceola County border. The North Ridge SAP was created because the adjacent counties of Orange and Osceola were, “expected to experience a high degree of development over the next twenty years” (2001). This was a proactive response in order to shape the development of the area “into an organized and well-planned urban area” (2001).

Data and Analysis

Comprehensive Plan – North Ridge Selected Area Plan

M. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designated only within the County’s Selected Area Plans (SAP). It is designed to allow office

parks, light assembly, commercial, and other business uses to serve the needs of the growing population in the northeast area of the County.

a. DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).

b. CHARACTERISTICS -- The ECX in this SAP is intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses. General (approximate) characteristics of the Employment Center Xs are:

(a) Minimum Population Support: 20,000,

(b) Market Area Radius: 3+ miles,

- (c) Typical Tenants: Office Parks, colleges and universities, research parks, services to offices, light assembly, distribution centers, research firms, development firms, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, medium density residential development, hotels and uses that support or directly relate to the college campuses and the development of a research park, including small-scale retail stores and other commercial uses.
- c. DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:
- (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. No new individual driveways shall be permitted to access US 27.
 - (b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
 - (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such shared parking and permeable surface parking design.
 - (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - (e) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.
 - (f) Residential development, as primary will be permitted in up to 15% of the ECX designation at Medium and High Densities. Location of residential units above non-residential shall be encouraged by not considering such units against the maximum residential densities.
 - (g) Industrial uses which include at least fifty percent (50%) office space, assemble products, and conduct research and development, but do not manufacture any products.
 - (h) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 2.0.
 - (i) Retail and commercial uses are limited to ~~20~~ 30 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 1.0.
 - (j) All development, when it is feasible, shall take advantage of any mass-transit facilities.

Land Development Code, Chapter 4

- f. Convenience Store establishments within the ECX district shall conform to Section 303 (*Convenience Stores*) of the LDC in addition to the following conditional use development criteria:

- i. Convenience stores are considered to be retail/commercial uses and shall not exceed the ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the ECX district.
- ii. Convenience store establishments within the ECX district must be part of a Planned Development ~~that is no less than a total of eight (8) acres in size~~ and shall include a phasing plan for the incorporation of future ECX uses. The tract of land designated for the convenience store use does not require a minimum acreage amount, but shall be required to have direct frontage along US Highway 27 and provide interconnecting access to those adjacent tracts within the planned development. Proposed convenience store establishments within the ECX district that do not have frontage along this identified regional roadway shall be prohibited.
- iii. Direct access onto US Highway 27 via new individual driveways shall be prohibited; however, access to a proposed parcel/site may be achieved via:
 - a. An arterial road that intersects US Highway 27; or
 - b. An urban collector or local roadway that intersects US Highway 27 within a ¼ mile of the proposed site.
- iv. Additional buffering techniques that exceed Land Development Code standards (whether through vegetative screening, distance separation, limiting the scale, or a combination thereof) may be required by the Development Review Committee (DRC) where the effect of lighting, noise, or other such compatibility factors is determined to adversely impact nearby residential uses or residential FLU districts.

i. Gas Station establishments within the ECX district shall conform to Section 303 (*Gasoline Sales*) of the LDC in addition to the following conditional use development criteria:

- i. Gas Stations are considered to be retail/commercial uses and shall not exceed the 20% ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the ECX district.
- ii. Gas Stations within the ECX district must be part of a planned development ~~that is no less than a total of eight (8) acres in size~~ and shall include a phasing plan for the incorporation of future ECX uses. The tract of land designated for the Gas Station use does not require a minimum acreage amount, but shall be required to have direct frontage along US Highway 27 and provide interconnecting access to those adjacent tracts within the planned development. Proposed Gas Stations within the ECX district that do not have frontage along this identified regional roadway shall be prohibited.

iii. Direct access onto US Highway 27 via new individual driveways shall be prohibited; however, access to a proposed parcel/site may be achieved via:

a. An arterial road that intersects US Highway 27; or

b. An urban collector or local roadway that intersects US Highway 27 within a $\frac{1}{4}$ mile of the proposed site.

iv. Additional buffering techniques that exceed County development standards (whether through vegetative screening, distance separation, limiting the scale, or a combination thereof) may be required by the County's Development Review Committee (DRC) where the effect of lighting, noise, or other such compatibility factors is determined to adversely impact nearby residential uses or residential FLU districts.