

TABLE OF CONTENTS

<u>ARTICLE I. POLK COUNTY COMPREHENSIVE PLAN</u>		<u>VOLUME 1</u>
		Page
<u>CHAPTER 1. GENERAL</u>		<u>A-1</u>
DIVISION 1.100	GENERAL PROVISIONS	A-1
DIVISION 1.200	BASIC PRINCIPLES	A-6
DIVISION 1.300	THE PLANNING PROCESS	A-8
DIVISION 1.400	POPULATION PROJECTIONS	A-12
<u>CHAPTER 2. DEVELOPMENT POLICIES</u>		<u>B-1</u>
DIVISION 2.100	FUTURE LAND USE ELEMENT	B-1
SECTION 2.101	INTRODUCTION	B-1
SECTION 2.101A	GENERAL	B-10
SECTION 2.102	GROWTH MANAGEMENT	B-11
SECTION 2.103	DEVELOPMENT AREAS	B-16
SECTION 2.104	TRANSIT SUPPORTIVE DEVELOPMENT AREAS	B-17
SECTION 2.105	URBAN-GROWTH AREAS	B-22
SECTION 2.106	SUBURBAN DEVELOPMENT AREAS	B-24
SECTION 2.107	UTILITY ENCLAVE AREAS	B-26
SECTION 2.108	RURAL AREAS	B-27
SECTION 2.109	LAND USE CATEGORIES & OVERLAY DISTRICTS	B-29
SECTION 2.110	ACTIVITY CENTERS	B-35
2.110-B:	RURAL-CLUSTER CENTERS	B-36
2.110-C:	CONVENIENCE CENTERS	B-37
2.110-D:	NEIGHBORHOOD ACTIVITY CENTERS	B-39
2.110-E:	COMMUNITY ACTIVITY CENTERS	B-40
2.110-F:	REGIONAL ACTIVITY CENTERS	B-42
2.110-G:	OBJECTIONS (RESERVED)	B-44
2.110-H:	HIGH-IMPACT COMMERCIAL CENTERS	B-44
2.110-I:	TOURISM COMMERCIAL CENTERS	B-45
2.110-J:	ACTIVITY CENTER EXPANSIONS/RECLASSIFICATIONS	B-47
2.110-K:	ACTIVITY CENTER ESTABLISHMENT	B-48
2.110-L:	ACTIVITY CENTER PLANS	B-49
SECTION 2.111	LINEAR COMMERCIAL CORRIDOR (EXISTING)	B-50
SECTION 2.112	COMMERCIAL ENCLAVE (EXISTING)	B-53
SECTION 2.113	INDUSTRIAL AND BUSINESS PARK CENTER	B-54
2.113-A:	INDUSTRIAL	B-54
2.113-B:	BUSINESS-PARK CENTERS	B-58
2.113-C:	OFFICE CENTERS	B-60
SECTION 2.114	PHOSPHATE MINING	B-62
2.114-B:	PHOSPHATE MINING USES	B-65
SECTION 2.115	LEISURE/RECREATION	B-65
SECTION 2.116	INSTITUTIONAL	B-68
SECTION 2.117	RECREATION AND OPEN SPACE	B-70
SECTION 2.118	PRESERVATION AREAS	B-71
SECTION 2.119	RESIDENTIAL	B-73
SECTION 2.120	URBAN RESIDENTIAL	B-74
2.120-A:	RESIDENTIAL-SUBURBAN	B-74
2.120-B:	SUBURBAN PLANNED DEVELOPMENT (SPD)	B-76
2.120-C:	RESIDENTIAL-LOW	B-77
2.120-D:	RESIDENTIAL-MEDIUM	B-78
2.120-E:	RESIDENTIAL-HIGH	B-79
SECTION 2.121	RURAL RESIDENTIAL	B-79
2.121-A:	AGRICULTURE/RESIDENTIAL-RURAL	B-79

	2.121-B: RURAL RESIDENTIAL DEVELOPMENT (RRD)	B-82
	2.121-C: RURAL MIXED-USE DEVELOPMENT (RMD)	B-83
SECTION	2.122 SPECIAL-AREA OVERLAY DISTRICTS	B-84
SECTION	2.123 DEVELOPMENT-LIMITATION AREAS	B-86
	2.123-A: OBJECTIVE	B-86
	2.123-B: FLOODPLAIN-PROTECTION AREAS	B-86
	2.123-C: WETLAND-PROTECTION AREAS	B-88
	2.123-D: AQUIFER-PROTECTION AREAS	B-90
	2.123-E: RESERVED	B-91
	2.123-F: GREEN SWAMP AREA OF CRITICAL STATE CONCERN	B-91
	2.123-G: LOCAL HAZARD MITIGATION STRATEGY	B-93
SECTION	2.124 RESOURCE-PROTECTION DISTRICTS	B-93
	2.124-A: TRANSIT CORRIDORS AND COENTERS OVERLAY	B-93
	2.124-B: AIRPORT-BUFFER DISTRICTS	B-98
	2.124-C: MINERAL RESOURCE-PROTECTION DISTRICTS	B-98
	2.124-D: WELLFIELD-PROTECTION DISTRICTS	B-99
	2.124-E: POLKGREEN DISTRICTS	B-100
	2.124-F: REDEVELOPMENT DISTRICTS	B-103
	2.124-G: HISTORIC-PRESERVATION SITES	B-107
	2.124-H: SR 17 RIDGE SCENIC HIGHWAY	B-107
	2.124-I: AVON PARK AIRFORCE RANGE MILITARY COMPATIBILTY ZONE	B-108
SECTION	2.125 SPECIALIZED USES	B-110
	2.125-B: ISOLATED CONVENIENCE-STORE LOCATIONS	B-112
	2.125-C: TRANSITIONAL AREAS	B-114
	2.125-D: UTILITIES	B-116
	2.125-E: COMMUNITY FACILITIES	B-117
	2.125-F: SPECIAL RESIDENTIAL	B-119
	2.125-G: NON-PHOSPHATE MINING	B-119
	2.125-H: RESIDENTIAL MIXED-USE DEVELOPMENTS	B-122
	2.125-I: NON-CERTIFIED ELECTRIC-POWER GENERATING FACILITIES...B-123	
	2.125-J: CERTIFIED ELECTRIC-POWER GEN. FAC.	B-124
	2.125-K: HAZARDOUS WASTE TREATMENT FAC.	B-126
	2.125-L: AGRICULTURAL SUPPORT ACTIVITIES.....	B-129
	2.125-M: PLANNED DEVELOPMENT (PD).....	B-131
	2.125-N: RESIDENTIAL INFILL DEVELOPMENT.....	B-132
	2.125-O: SOLAR ELECTRIC-POWER GENERATION FACILITES.....	B-133
	2.125-P: SOLID WASTE MANAGEMENT FACILITIES.....	B-134
SECTION	2.1251: COMMUNITY DESIGN	B-134
SECTION	2.126 NEW COMMUNITIES	B-140
SECTION	2.127 SELECTED AREAS -- STUDIES & PLANS	B-142
SECTION	2.128 MISCELLANEOUS	B-143
	2.128-A: SIGNAGE	B-143
	2.128-B: SURFACE-WATER MANAGEMENT	B-143
	2.128-C: SUBDIVISION OF LAND	B-144
SECTION	2.129 IMPLEMENTATION	B-145

DIVISION 2.200	HOUSING ELEMENT	C-1
SECTION 2.201	INTRODUCTION	C-1
SECTION 2.202	CONSERVATION OF EXISTING HOUSING	C-2
SECTION 2.203	PROVISION OF FUTURE HOUSING	C-6
SECTION 2.204	HOUSING FOR SPECIAL NEEDS GROUPS	C-9
SECTION 2.205	IMPLEMENTATION	C-10
DIVISION 2.300	CONSERVATION ELEMENT	D-1
SECTION 2.301	INTRODUCTION	D-1
SECTION 2.302	AIR QUALITY	D-1
SECTION 2.303	SOILS	D-2
SECTION 2.304	MINERAL RESOURCES	D-3
SECTION 2.305	SURFACE WATER	D-3
SECTION 2.306	GROUNDWATER	D-5
SECTION 2.307	FLOODPLAINS	D-7
SECTION 2.308	WETLANDS	D-8
SECTION 2.309	ECOLOGICAL COMMUNITIES	D-8
SECTION 2.310	HAZARDOUS WASTE/MATERIALS	D-10
SECTION 2.311	GENERAL CONSERVATION	D-12
SECTION 2.312	IMPLEMENTATION	D-13
DIVISION 2.400	ECONOMIC ELEMENT	E-1
SECTION 2.401	INTRODUCTION	E-1
SECTION 2.402	ECONOMIC BASE MAINTENANCE	E-2
SECTION 2.403	ECONOMIC BASE DIVERSIFICATION	E-4
SECTION 2.404	ECONOMIC DEVELOPMENT INTEGRATED WITH PLANNING	E-4
SECTION 2.405	IMPLEMENTATION	E-6
<u>CHAPTER 3. PUBLIC FACILITIES POLICIES</u>		<i>F-1</i>
DIVISION 3.100	INFRASTRUCTURE ELEMENT	F-1
SECTION 3.101	INTRODUCTION	F-1
SECTION 3.102	SANITARY SEWER	F-1
SECTION 3.103	SOLID WASTE	F-5
SECTION 3.104	STORM WATER MANAGEMENT	F-6
SECTION 3.105	POTABLE WATER	F-09
SECTION 3.106	NATURAL GROUNDWATER AQUIFER RECHARGE	F-14
SECTION 3.107	GENERAL	F-14
SECTION 3.108	IMPLEMENTATION	F-16
SECTION 3.109	THROUGH 3.149 RESERVED	F-16
SECTION 3.150	10 YEAR WATER SUPPLY PLAN	F-16
DIVISION 3.200	TRANSPORTATION ELEMENT	G-1
SECTION 3.201	INTRODUCTION	G-1
SECTION 3.202	MULTI-MODAL TRANSPORTATION SYSTEM	G-2
SECTION 3.203	TRANSPORTATION SAFETY	G-10
SECTION 3.204	TRANSPORTATION AND LANDS USE COMPATIBILITY	G-11
SECTION 3.205	ACCESS MANAGEMENT	G-14
SECTION 3.206	COORD. WITH FLU ELEMENT & INTERGOV COORD	G-15
SECTION 3.207	IMPLEMENTATION	G-16
DIVISION 3.300	DELETED	
DIVISION 3.400	DELETED	
DIVISION 3.500	RECREATION AND OPEN SPACE ELEMENT	H-1
SECTION 3.501	INTRODUCTION	H-1
SECTION 3.502	PLANNING	H-3
SECTION 3.503	FUNDING	H-8

SECTION 3.504 DEVELOPMENT	H-8
SECTION 3.505 MAINTENANCE AND PROTECTION	H-10
SECTION 3.506 OPEN SPACE	H-10
SECTION 3.507 IMPLEMENTATION	H-12
DIVISION 3.600 PUBLIC SCHOOL FACILITIES ELEMENT	I-1
SECTION 3.601 INTRODUCTION	I-1
SECTION 3.602 COORDINATION TO MAINTAIN A HIGH QUALITY OF EDUCATION	I-1
SECTION 3.603 IMPLEMENTATION OF SCHOOL CONCURRENCY	I-4
SECTION 3.604 SCHOOL SITING, DESIGN AND PLANNING, CO-LOCATION AND SHARED USE OF PUBLIC FACILITIES	I-10
SECTION 3.605 INTERGOVERNMENTAL COORDINATION IN A MULTIJURISDICTIONAL ENVIRONMENT	I-13
SECTION 3.606 MONITORING, EVALUATION AND IMPLEMENTATION	I-15
<u>CHAPTER 4. IMPLEMENTATION</u>	<i>K-1</i>
DIVISION 4.100 INTERGOVERNMENTAL COORD. ELEMENT	K-1
SECTION 4.101 INTRODUCTION	K-1
SECTION 4.102 GENERAL COORDINATION ISSUES	K-2
SECTION 4.103 COORDINATION OF PLANNING ISSUES	K-5
SECTION 4.104 CONFLICT MEDIATION	K-8
SECTION 4.105 IMPLEMENTATION	K-9
DIVISION 4.200 CAPITAL IMPROVEMENTS ELEMENT	L-1
SECTION 4.201 INTRODUCTION	L-1
SECTION 4.202 COORDINATION	L-1
SECTION 4.203 LEVEL-OF-SERVICE STANDARDS	L-2
SECTION 4.204 DETERMINING NEEDED CAPITAL IMPROVEMENTS	L-6
SECTION 4.205 ASSESSING THE FINANCIAL FEASIBILITY OF PROJECTS	L-8
SECTION 4.206 PROVIDING NEEDED CAPITAL IMPROVEMENTS	L-11
SECTION 4.207 CONCURRENCY MANAGEMENT	L-12
SECTION 4.208 IMPLEMENTATION	L-18
DIVISION 4.300 ADMINISTRATIVE PROVISIONS	M-1
SECTION 4.301 IMPLEMENTATION	M-1
SECTION 4.302 RELATIONSHIP OF ELEMENTS	M-2
SECTION 4.303 ADMINISTRATION AND INTERPRETATION	M-2
SECTION 4.304 MONITORING	M-3
SECTION 4.305 PLAN AMENDMENTS	M-4
SECTION 4.306 VARIANCES	M-5
SECTION 4.307 ADMINISTRATIVE FEES	M-5
SECTION 4.308 ENFORCEMENT	M-5
DIVISION 4.400 GLOSSARY	N-1
APPENDIX 2.130 DRIs & PRE-DRI SAPs	AA-1
SECTION 2.130-A: POINCIANA (PRE-DRI #1)	AA-1
SECTION 2.130-B: INDIAN LAKE ESTATES (PRE DRI #2)	AA-2
SECTION 2.130-C: RIDGEWOOD LAKES (DRI #1)	AA-8
SECTION 2.130-D: OAK HILLS ESTATES (DRI #2)	AA-8
SECTION 2.130-E: GRENELEFE (DRI #3)	AA-8
SECTION 2.130-E: IMPERIALAKES (DRI #4)	AA-12
SECTION 2.130-F: WINTERSET (DRI #5)	AA-13
SECTION 2.130-G: STATE FARM (DRI #7)	AA-13
SECTION 2.130-H: RIVER RANCH (DRI #8)	AA-13
SECTION 2.130-I: BOARDWALK & BASEBALL (DRI #9)	AA-13

APPENDIX 2.131	ADOPTED SELECTED-AREA PLANS (SAP)	BB-1
	APPENDIX 2.131-A: I-4/NE PARKWAY SAP	BB-A1
	APPENDIX 2.131-B: RONALD REAGAN PARKWAY SAP	BB-B1
	APPENDIX 2.131-C: NORTH US 27 SAP	BB-C1
	APPENDIX 2.131-G: OLD FLORIDA PLANTATION SAP	BB-G1
	APPENDIX 2.131-O: BANANA LAKE SAP	BB-O1
	APPENDIX 2.131-P: STATE ROAD 559 SAP	BB-P1
	APPENDIX 2.131-Q: NORTH RIDGE SAP	BB-Q1
	APPENDIX 2.131-R: US HIGHWAY 98 SAP	BB-R1
	APPENDIX 2.131-S: BREWSTERS	BB-S1
	APPENDIX 2.131-T: GATEWAY	BB-T1
	APPENDIX 2.131-U: SOUTHEAST POLK SAP	BB-U1
APPENDIX 2.132	CRITICAL AREA RESOURCE MANAGEMENT PLAN (RMP)	CC-1
	SECTION 2.132-A: GENERAL PROVISIONS:	CC-1
	SECTION 2.132-B: RIDGE SPECIAL PROTECTION AREA (RIDGE-SPA)	CC-3
	SECTION 2.132-C: POLK CITY/URBAN GROWTH SPECIAL PROTECTION AREA (PC-SPA)	CC-8
	SECTION 2.132-D: RURAL SPECIAL PROTECTION AREA (RURAL-SPA)	CC-12
	SECTION 2.132-E: GENERAL DEVELOPMENT CRITERIA	CC-16
APPENDIX 2.133	INDIVIDUAL SETTLEMENT AGREEMENTS	DD-1
APPENDIX 2.134	ADOPTED NEIGHBORHOOD PLANS	EE-1
APPENDIX 2.135	PARCEL SPECIFIC FLU MAP AMENDMENTS	FF-1
<u>COMPREHENSIVE-PLAN MAP SERIES</u>		<u>VOLUME 2</u>
FUTURE LAND USE MAP SERIES (FLUMS)		
DEVELOPMENT-AREAS MAP		
FUTURE LAND USE MAP (FLUM)		
DEVELOPMENT-LIMITATION MAPS		
RESOURCE-PROTECTION MAPS		
SELECTED-AREA PLANS (SAP) MAPS		
SELECTED-AREA PLANS (SAP) VISION MAPS		
INTERGOVERNMENTAL COORDINATION MAP SERIES (ICMS)		
JOINT PLANNING AREA MAP		
TRANSPORTATION ELEMENT MAP SERIES (TEMS)		
ROAD SYSTEM		
PUBLIC TRANSIT SYSTEM		
BICYCLE AND PEDESTRIAN WAYS		
AIRPORT IMPACT DISTRICTS		
NATURAL DISASTER EVACUATION ROUTES		

SUPPORT DOCUMENTATION:*

FLU PARCEL-LEVEL DETAIL MAPS -- SET 1*	.....	VOLUME 3
FLU PARCEL-LEVEL DETAIL MAPS -- SET 2*	.....	VOLUME 4
APPENDIX A: POPULATION PROJECTIONS*	.....	VOLUME 5
APPENDIX B: FUTURE LAND USE ELEMENT*	.....	VOLUME 6
APPENDIX C: HOUSING ELEMENT*	.....	VOLUME 7
APPENDIX D: CONSERVATION ELEMENT*	.....	VOLUME 7
APPENDIX E: ECONOMIC ELEMENT*	.....	VOLUME 7

* Support Documentation is historic data utilized during the original adoption of the Comprehensive Plan. It is periodically updated through the Evaluation and Appraisal Reporting (EAR) Process and is available upon request.

APPENDIX F:	INFRASTRUCTURE ELEMENT*	VOLUME 8
APPENDIX G:	TRAFFIC CIRCULATION ELEMENT*	VOLUME 8
APPENDIX H:	MASS TRANSIT ELEMENT*	VOLUME 8
APPENDIX I:	AVIATION ELEMENT*	VOLUME 8
APPENDIX J:	RECREATION & OPEN SPACE ELEMENT*	VOLUME 10
APPENDIX K:	INTERGOVERNMENTAL COORD. ELEMENT*	VOLUME 9
APPENDIX L:	CAPITAL IMPROVEMENTS ELEMENT*	VOLUME 9
APPENDIX M:	PUBLIC PARTICIPATION PROGRAM*	VOLUME 10
APPENDIX N:	EVALUATION & APPRAISAL REPORT*	VOLUME 10
	COMPLIANCE CHECKLIST: 9J-5 & PLANS*	VOLUME 10