

APPENDIX 2.134 - ADOPTED NEIGHBORHOOD PLANS

Overview

With the adoption of the Comprehensive Plan in 1991, the County recognized up to two dozen communities that were to be studied to encourage revitalization and redevelopment of the selected areas of Polk County. While collaboration with several communities occurred over the years, Wahneta and other communities like it were not identified for study until 2000. The major impetus was initiated by the Board ranking neighborhood planning as a major priority in 2000. As a result, the County created the Office of Neighborhood Revitalization, with the task of revitalizing selected communities. The County spent approximately two years of neighborhood outreach into the selected communities to develop Redevelopment District Revitalization Plans.

SECTION 2.134-A WAHNETA NEIGHBORHOOD PLAN

Introduction

This Neighborhood Plan is adopted in compliance with Section 2.124-F, Redevelopment Districts, of the Comprehensive Plan. The area is bounded on the west by Gerber Dairy Road, on the east by the Wahneta Farms Drainage Canal flowing through the Lake Gwyn area, on the north by unincorporated Eloise and the City of Eagle Lake, and on the south by State Road 60. While the County has been involved with neighborhood planning and revitalization, the Wahneta community is the first unincorporated area chosen to develop a comprehensive neighborhood plan to assist in the revitalization of the area.

A variety of issues were discussed during the community and committee meetings, but housing and employment opportunities were recognized as the major concerns for the community. The main concerns revolved around the quality of life with regard to affordability, quality of housing, type of housing, and the impacts of cultural differences on residents' abilities to own their own homes. A housing inventory of the community indicates that approximately 60% of the residential units are mobile homes. Addressing the shelter needs of the residents is one aspect of the community that can translate into the economic development and growth of the community for the future. The community and the County realized the need to address the multiple and inter-related issues that will need to be targeted to effectively improve the overall quality of life within the community.

The vision principles below are in response to the issues identified from a survey at a community meeting conducted at the beginning of the Plan process. These issues of concern for the community have remained the same throughout the process. The following are some of the issues of importance to the community: Housing conditions, economic opportunities and job creation, recreation, open space, education, road improvements, stormwater and surface water drainage, street lighting, water and sewer services, Public Safety Services, code enforcement, mass transit, pedestrian access, appropriate locations for commercial and residential uses, quality of life, etc. Up to a dozen community meetings occurred within Wahneta to solicit input from the residents and property owners in the community. Some of the issues are outside of the County's realm of responsibilities, but through the adoption of a land use map and policies of the Plan, the County will lay out the framework to encourage development of intergovernmental relations to improve services to the area.

VISION - BASIC PRINCIPLES

The ABasic Principles@ section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the Wahneta Neighborhood Plan. It contains the following fundamental principles:

- A. Work with the residents of Wahneta to develop a community strategy to encourage beautification and establishment of a sense of place that fits and incorporates the diversity of the people that live and work in the area through participation in the Wahneta Neighborhood Association, community projects, and other activities in the community.
- B. Provide a more secure and suitable environment to enhance the community and discourage criminal activities that can contribute to the decline of the community through the creation of a street lighting district along collector and local roads.
- C. Improve public safety services in the community to promote greater stability, enhance public safety, provide fair and visible enforcement, and reduce criminal activities in the area.
- D. Encourage the County and other government agencies to improve the provision of customer service assistance, implement an education awareness program about the County=s regulations, and identify the various needs of residents, with diverse cultural and ethnic backgrounds, in which English is not the primary language.
- E. Foster and improve relationships with the surrounding local governments to more effectively provide services to the residents in the surrounding area.
- F. Encourage the residents to foster and improve relationships with the utility service providers to expand utility services in the community to promote economic development, reduce flooding issues, improve customer service, and enhance the quality of life in the community.
- G. Encourage the development of a neighborhood housing strategy to provide new single family residential and multifamily housing opportunities for the diverse population of the community and enhance the existing housing stock in the community.
- H. Provide the opportunity for redevelopment of existing housing units and vacant lots by encouraging property owners and landlords to repair and better maintain homes and yards to reflect the level of commitment to improving the quality of life for the community.
- I. Allow for greater flexibility for the development of small businesses and community service providers to meet the diverse needs of the community.
- J. Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents.
- K. Create awareness of employment and job training opportunities available for residents in the community.

- L. Collaborate with the School Board to enhance the educational opportunities of the children and adults in the community.
- M. Develop multi-modal transportation design and development standards for pedestrians, bicycles, trails, bus service, and vehicles. These standards will enable the community to encourage a more pedestrian-oriented community, particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development that will enhance and compliment the community=s workforce and residents= diverse heritages.
- N. Enhance the local road transportation network to allow for better interconnectivity within the community.
- O. Work with the residents to provide bus and paratransit services that will meet the work, social, and cultural needs of the community.
- P. Create recreational opportunities for residents in the area and reduce flooding that creates public health and safety concerns within Wahneta and to the south of the community.
- Q. Encourage the protection of environmentally sensitive lands in the area through collaboration with local, state and federal agencies.
- R. Collaborate with the surrounding communities and relevant organizations to improve the Wahneta Farms Drainage Canal to allow for regional drainage to reduce flooding in the surrounding areas.

GOAL 2.134-A: To develop and implement an effective neighborhood plan that maintains the history of the community while promoting an efficient urban-growth pattern in harmony with regional environmental conditions within the community.

OBJECTIVE 2.134-A:

Development within the Wahneta Neighborhood 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.

POLICY 2.134-A1: DESIGNATION AND MAPPING

The Wahneta Neighborhood Plan is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map Series and the Wahneta Neighborhood Plan Map which is included as part of the Map Series.

POLICY 2.134-A2: LAND USE CATEGORIES ESTABLISHED AND GENERAL DEVELOPMENT CRITERIA

All Future Land Use districts and development shall be permitted that are permitted as specified by the applicable policies in the general land use and Future Land Use elements of the Comprehensive Plan, unless otherwise specified in the Wahneta Neighborhood Plan within the Comprehensive Plan.

- A. MODIFIED LAND USE CATEGORIES AND SPECIAL USES: Land within Amodified land use categories@ and special uses shall be developed in accordance with the following criteria in addition to other applicable provisions:
1. Residential development within commercial and non-residential districts shall be permitted as an accessory above the commercial or non-residential use for the following Future Land Use districts within the Wahneta Neighborhood Plan: Convenience Center (CCX), Commercial Enclave (CEX), and Linear Commercial Corridor (LCCX).
 - (a) In the Transit Supportive Development Area (TSDA), the maximum permitted density/intensity is provided in Table 2.104.1 and Table 2.104.2 in the Future Land Use Element if centralized sewer is available; otherwise the maximum density/intensity is capped by the land use categories in this adopted plan and dry-line installation shall be required for both the residential and commercial uses.
 - (b) In the Urban Growth Area (UGA), the maximum permitted density is five dwelling units per acre (5 du/ac) if centralized sewer is available; otherwise the maximum density is three dwelling units per acre (3 du/ac) and dry-line installation shall be required for both the residential and commercial uses.
 - (c) In the SDA, the maximum density is three dwelling units per acre (3 du/ac).
 2. Business Park Center (BPCX) does not allow residential development, except for a single-family home for security purposes.
 3. The Neighborhood Activity Center (NACX), Residential Low (RL-X), and Residential Medium (RMX) shall have the following development requirements in the Neighborhood Utility Service Area (NUSA) consistent with Policy 2.134-E4.
 - (a) Neighborhood Activity Center (NACX) development requirements:
 - (1) Residential units above commercial uses at densities up to and including 10 dwelling units per acre (10 du/ac) with centralized sewer.
 - (2) If centralized sewer is not available, the maximum density shall be four dwelling units per acre (4 du/ac) and dry- lines shall be required.
 - (b) Residential Low (RL-X) shall be developed at a maximum of three dwelling units per acre (3 du/ac) if centralized sewer is not available, however, the maximum density is permitted up to six dwelling units per acre (6 du/ac) if centralized sewer is available.
 - (c) Residential Medium (RMX) development requirements:
 - (1) The minimum density shall be four dwelling units per acre (4 du/ac) with dry-line installation as a conditional use.

- (2) The maximum density shall be 10 du/ac as a conditional use and centralized sewer shall be required for development of greater than four dwelling units per acre (4 du/ac).
4. All new Activity Centers within the Wahneta Neighborhood Plan may reduce the separation requirements to one mile, as measured from the center of each Activity Center, by demonstrating the need for reduction, based on accessibility, available vacant or redevelopable property, and all other requirements of an Activity Center Plan.
5. No new Activity Center, commercial districts, or expansion of commercial districts shall be permitted without demonstrating the need for additional commercial development, based on accessibility, available vacant or redevelopable property, and all other requirements of an Activity Center Plan.
6. Non-conforming uses may be required to meet all current development requirements prior to expansion of the use.
7. Uses within existing or designated commercial and non-residential districts shall be encouraged to meet current development standards, if redeveloped or expanded to improve the overall appearance of the property and business.
8. Residential Suburban (RSX) modified development standards:
 - (a) Small scale multifamily (duplexes, triplexes, and quads) may be developed as conditional uses.
 - (b) Residential uses shall be permitted at a density of two dwelling units per acre (2 du/ac) as a conditional use without a Suburban Planned Development (SPD) for parcels five acres or less.
 - (c) Development shall comply with Section 2.120-A and Section 2.120-B, except that the degree of existing development surrounding the proposed Suburban Planned Development=s (SPD=s) boundary shall be reduced as follows:
 - (1) Forty percent (40%) developed* (of developable area**) within one-half mile radius for parcels containing from 0.00 to 20.00 acres;

* Existing development is the amount of area included within parcels which contain:

- residential lots and/or parcels at densities of 1 DU/AC or greater, to also include subdivisions with lots of at least 1/AC which have been built out at least 50%;
- non-residential structures, excluding agricultural related structures;
- roads;
- parks; and
- other similar improvements

** Developable areas, for the purpose of this policy, excludes areas not suitable for development and/or areas where the Plan prohibits, or discourages development, e.g. ancient scrub, wetlands, floodplains, lakes, streams, rivers, and other waterbodies.

- (2) Forty percent (40%) developed* (of developable area**) within three-quarters mile radius for parcels containing from 20.01 to 60.00 acres;
 - (3) Forty percent (40%) developed* (of developable area**) within one mile radius for parcels containing from 60.01 to 99.99 acres;
 - (4) Sixty percent (60%) developed* (of developable area**) within one mile radius for parcels containing from 100.00 or more acres.
- (d) Sanitary sewer is permitted to be extended in the Suburban Development Area (SDA) to allow for migrant worker housing and multifamily (small or large scale) in order to address the affordable housing needs of the community consistent with Section 2.106 and Policy 2.124-F1 through Policy 2.124-F2, unless modified in Appendix 2.134-A Wahneta Neighborhood Plan.
9. Residential Low (RL-X) modified development standards:
- (a) Small scale multifamily (duplexes, triplexes, and quads) may be developed as conditional uses.
 - (b) Large scale multifamily (five or more units per structure or greater than four dwelling units per acre) may be developed as conditional uses.
 - (c) The maximum density shall be six dwelling units per acre (6 du/ac), and connection to centralized water and sewer shall be required. If centralized sewer is not available, the maximum density shall be four dwelling units per acre (4 du/ac) and dry-line installation is required.
10. Development in the Preservation (PRESVX) district, as permitted by the Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or any other pertinent agency, shall be consistent with Section 2.118. No development shall occur in the U.S. Wildlife Refuges without permission for the U.S. Department of Interior or acting agent at the time of development of the property located north of Cutrone Road, to the west and east of Gerber Dairy Road, and west of District Line Road.
11. Outdoor storage shall be screened from public view in all land use districts where this activity is permitted.
12. Trucks, buses, other commercial vehicles, and trailer parking is permitted as a conditional use in select commercial uses with the appropriate buffering/screening from public view.
13. Childcare Centers, Personal Services, and elderly care facilities are permitted as conditional uses in select residential and commercial districts with the appropriate buffering/screening from public view.

- B. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Modified Land Use Categories And Special Uses of this neighborhood plan may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this neighborhood plan and all other policies within the Polk County Plan not in conflict with these policies.
- C. CONNECTION BETWEEN DEVELOPMENTS - Interconnectivity between developments will be encouraged to increase internal circulation, promote multi-modal transportation, reduce conflicts with the traffic patterns off-site, and encourage pedestrian access.
- D. DENSITY STANDARDS - The Floor Area Ratio (FAR) for each land use category shall be in accordance with Policy 2.109-A1, Policy 2.111-A4, Policy 2.119-A1, except the maximum Non-Residential FAR for Residential Medium (RMX), Linear Commercial Corridor (LCCX) and Neighborhood Activity Center (NACX) shall be 0.70.
- E. INTERGOVERNMENTAL COORDINATION - The County shall collaborate with the Cities of Eagle Lake, Winter Haven, and Bartow to ensure that compatible development and effective planning for public services and infrastructure occur for the region.
- F. PRIVATE/PUBLIC PARTNERSHIPS - The County shall collaborate with private and public organizations and service providers to encourage effective and efficient planning for the needs of Wahneta and surrounding communities.
- G. PEDESTRIAN-ORIENTED COMMUNITY - Commercial districts and schools will be required to have sidewalks for interconnection to allow for safe pedestrian access. Parking space requirements may be reduced by up to 60% of the required parking spaces for commercial and non-residential development to promote more pedestrian access within the community. Additional sidewalk standards may be required to provide for improved pedestrian access in the community.

POLICY 2.134-A3 - SPECIAL PROVISION AREAS:

Due to the specific characteristics of this neighborhood plan, the uses permitted in land use classifications shall be more specifically defined and may vary from those allowed under the general provisions of a land use classification, and/or basic overlay district, as defined within the following special categories:

- A. WAHNETA FARMS DRAINAGE CANAL - Development along the canal shall occur in a manner that will maintain and preserve the performance of the canal to serve as a regional system to alleviate flooding and allow for stormwater control.
- B. PEACE CREEK CORRIDOR - Development along Peace Creek shall occur in a manner that will maintain and preserve the performance of the Peace Creek to serve as a regional system to alleviate flooding, allow for stormwater control, and maintain the ecological system.

- C. MULTI-MODAL TRANSPORTATION NETWORK - A multi-modal transportation network will provide an effective system for pedestrian, bicycle, vehicular, and mass transit modes of transportation.
1. DESIGNATION AND MAPPING - The Multi-Modal Collector Road System is designated on the Future Land Use Map. A minimum of 30 feet for local and 40 feet for collector roads from the centerline of the road shall be designated as right-of-way to ensure a continuous corridor along the designated collector roads within the neighborhood plan. Existing roads in the community will be reviewed to meet this requirement to the greatest extent possible and new roads will be required to meet this minimum requirement.
 2. PURPOSE - The Multi-Modal Transportation Network is intended to establish safe vehicular, bicycle, and pedestrian circulation in the area to promote alternative modes of transportation within the Wahneta Neighborhood Plan.
 3. IMPLEMENTATION METHODS - The network shall be created as follows:
 - (a) The County will coordinate planning for pedestrian, bicycle, vehicular, and mass transit needs with the Transportation Planning Organization and other County divisions, local governments, state agencies, federal agencies, and other public and private organizations.
 - (b) The County shall identify needs and seek a variety of options for funding the various modes of transportation within the community that may include, but not limited to impact fees, density credits, bonus points for dedications, government funding (federal, state, local), and other private sources of funding.
- D. SCHOOL SAFETY ZONE - The School Safety Zone in the Wahneta Neighborhood Plan indicates a two mile radius from the Wahneta Elementary School and future schools that may be built in the community or neighborhood plan area.
1. PURPOSE - This radius is intended to be reviewed by the County, School Board, and residents to provide a safe and efficient pedestrian use plan to and from the school for the children and residents of the community.
 2. IMPLEMENTATION METHODS - A two mile radius overlay will be utilized to identify area improvements to sidewalks, signage, road and drainage improvements, etc. needed to allow for safer pedestrian use surrounding the schools in the community. Road, sidewalk, stormwater, and surface water drainage improvements may need to be required to provide for improved pedestrian access.
- E. NEIGHBORHOOD UTILITY SERVICE AREA (NUSA) - The NUSA is a limited corridor along Rifle Range Road (CR 655) that consists of the area between Eagle Lake Loop Road and 9th Street East. The County will work with the residents and surrounding communities to create a centralized sewer system to serve the existing, future commercial development, and higher intensity housing developments consistent with Policy 2.134-A3 of the Wahneta Neighborhood Plan. Changes to the dry-line installation requirements shall be reviewed by

the appropriate County staff, in collaboration with other utility providers serving the Wahneta area, residents, and businesses within the community.

OBJECTIVE 2.134-B:

The county will work with the residents in coordination with other public and private organizations to assist in the revitalization of the community.

POLICY 2.134-B1: CODE ENFORCEMENT:

The County will collaborate with the residents and community leaders to address building code and property appearance code violations to enhance the community by:

- F. Encourage residents to assist property owners to correct code violations.
- G. Issue warnings of code violations to give residents the opportunity to have the violation(s) eliminated prior to being cited with the assistance of County staff and volunteers.
- H. Provide education and awareness flyers and seminars for residents in English and Spanish about code violations, home maintenance and repairs, rental property maintenance and repairs, and others as needed in collaboration with other County divisions and other public or private organizations.
- I. Perform occasional code enforcement sweeps of the community.
- J. Educate residents and encourage the implementation of recycling in the community to reduce solid waste collection and reduce littering.
- K. Provide information regarding beautification efforts supported by the County and other public or private organizations.
- L. Pursue other methods that encourage tenants and property owners to better maintain property and residential units.
- M. The County shall promote an annual clean-up event.

POLICY 2.134-B2: STREET LIGHTING:

The County will provide street lighting on local and collector roads within designated Redevelopment Districts, where feasible with the use of Street Light Districts, and other available funding sources, to provide for safe pedestrian, bicycle, and vehicular traffic, and discourage criminal activities in the community.

POLICY 2.134-B4: CURB SIDE APPEARANCE:

The County will encourage property owners to consider the design and curb appeal of commercial, non-residential, and residential structures and parking areas. Building facade renovations, design, and landscaping may be encouraged to improve the appearance and assist in creating an identity for the community.

POLICY 2.134-B5: MEDIAN LANDSCAPING:

For major transportation routes, such as Rifle Range Road, the County will encourage landscaped medians provided the community designates an established group, community organization, or individuals to maintain the landscaped areas.

POLICY 2.134-B6: HOUSING STRATEGY:

To determine the best means to achieve improved housing and quality of life for residents, the County shall work with the community, public and private organizations to determine the housing needs, establish priorities, and seek funding sources to redevelop existing housing stock and attract new residential development to the community.

POLICY 2.134-B7: HOUSING REHABILITATION:

The County shall seek a variety of funding sources to implement programs to help low income residents repair and maintain their homes, provide safe and decent rental housing, improve the value of the homes and rental units, and enhance the community.

POLICY 2.134-B8: HOUSING REDEVELOPMENT:

When existing residential units are significantly remodeled, demolished, or removed from the property, the County will encourage the development of conventionally built or manufactured homes. If cost or economic hardship is a major factor in the decision to replace an existing mobile home, new mobile homes meeting the County's mobile home standards shall be allowed consistent with the land use district.

POLICY 2.134-B9: INFILL HOUSING DEVELOPMENT:

The County will encourage the development of vacant property by allowing infill development to occur at the same densities as surrounding properties to the maximum allowed by the land use district.

POLICY 2.134-B10: MULTIFAMILY STRUCTURES:

The County will work with the community and other public and private organizations to encourage small (duplex, triplex, and quad) and large scale (five units or more in one building) multifamily structures to be developed in the community to meet the housing needs of the area. Multifamily structures in the Wahneta Neighborhood Plan may require a conditional use and appropriate utility services.

POLICY 2.134-B11: MIGRANT WORKER HOUSING:

The County shall collaborate with various government, public, and private organizations to encourage and provide migrant worker housing.

POLICY 2.134-B12: ON-PREMISE SIGNS:

All signs within the Wahneta Neighborhood Plan area shall conform to the typical standards for Polk County.

POLICY 2.134-B13: OFF-PREMISE SIGNS:

The construction of any new off-premise signs along any roadway within the Wahneta Neighborhood Plan shall be specifically prohibited, except for temporary billboards advertising the availability of commercial space located within the Wahneta Neighborhood Plan area for the respective property(ies), and except for properties that have road frontage on State Road 60, as of the adoption date of the Wahneta Neighborhood Plan, consistent with the typical off-premise sign standards of Polk County.

POLICY 2.134-B14: SURFACE WATER MAINTENANCE:

The County will continue to work with property owners to maintain the Wahneta Farms Drainage Canal and Peace Creek to ensure that stormwater is properly drained into and flows through the community to reduce flooding to the greatest extent possible.

POLICY 2.134-B15: RETENTION/DETENTION PONDS:

- A. The County shall encourage shared retention areas for new development and redevelopment of properties in the Wahneta Neighborhood Plan area, where feasible.
- B. A fence shall be required to surround all wet retention/detention ponds for all development.

OBJECTIVE 2.134-C:

Recreational opportunities shall be provided within the Wahneta Neighborhood Plan area to meet the community needs.

POLICY 2.134-C1: RECREATION SYSTEM:

Within the Wahneta Neighborhood Plan area, a Recreation and Open Space system shall be established as development occurs, governed by the following provisions:

- A. DESIGNATION AND MAPPING: Recreation and Open Space (ROSX) shall be incorporated into the Future Land Use Map.
- B. PURPOSE - The ROSX is intended to provide open space and recreation space for Wahneta and surrounding communities to utilize for sports programs, community events, and shared activities with the School Board.

C. POLK COUNTY COMMITMENTS

1. Polk County shall commit to leasing or purchasing land from the state to provide additional recreational opportunities for Wahneta and the surrounding communities. A proposed new park will be established using various funding sources.
2. Polk County shall coordinate with public and private organizations to provide interconnection of recreational areas in the community to surrounding regional recreational areas.

OBJECTIVE 2.134-D:

The county shall optimize the capacity of Rifle Range Road (CR 655), Bomber Road (CR 559), and Eagle Lake Loop Road as the primary transportation roadways with the remainder of the roads as the supporting network.

POLICY 2.134-D1: SITE ACCESS:

Access for new development or redevelopment of property will comply with the Wahneta Neighborhood Plan standards in the Land Development Code.

POLICY 2.134-D2: MULTI-MODAL ELEMENTS:

New development and redevelopment is encouraged to improve pedestrian, bicycle, vehicular, and mass transit access and to increase internal-capture rate to reduce external trips by creating compatible uses that provide a full range of activities, thereby reducing external trips.

POLICY 2.134-D3: SHARED ACCESS:

All new development and redevelopment fronting the major roads - Rifle Range Road (CR 655), Bomber Road (CR 559), Eagle Lake Loop Road, and Gerber Dairy Road - shall provide access via a shared driveway or a side street. A shared ingress/egress access easement agreement or other shared access method, as approved by the Planning Division Director or his designee, shall be required. Such easement agreements shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.

POLICY 2.134-D4: CONNECTION BETWEEN DEVELOPMENTS:

All new development and redevelopment shall be encouraged to provide connection between developments, pedestrian and bicycle connections, and mass transit stops for adjacent parcels and roadway connections along major and local roads within the Wahneta Neighborhood Plan.

POLICY 2.134-D5: MULTI-MODAL TRANSPORTATION NETWORK:

Future collector and local roadways or improvements within the Wahneta Neighborhood Plan area will be further analyzed with a redevelopment plan. The network will allow for pedestrian, bicycle, vehicular, and mass transit needs to be met.

- A. Improvements to, and rights-of-way acquisition for collector and local roadways shall be funded consistent with the Polk County Capital Improvement Program which shall identify revenue sources for these projects.
- B. Right-of-way dedication or road improvements shall be required as needed and consistent with the Land Development Code as development occurs in the community.
- C. The right-of-way for collector and local roads shall include sidewalks to meet the pedestrian needs of Wahnetta and allow for adequate stormwater drainage to alleviate flooding problems and effectively drain stormwater off of the road network.
- D. Collector and local roads built by developers shall conform to the adopted road plan for the Wahnetta Neighborhood Plan and redevelopment plan. Polk County shall amend the following transportation maps in the Comprehensive Plan Map series to reflect the designed road plan for the Wahnetta Neighborhood Plan and the redevelopment plan as needed:
 - 1. Lakeland and Winter Haven Urbanized Areas/Small Urban Areas (Figure GO-3.214-3),
 - 2. 2020 Future Roadway Laneage (Figure GO-3.214-4), and
 - 3. 2020 Future Roadway Functional Classification (Figure GO-3.214-5).
- E. Developers shall be encouraged to locate mass transit stops at major employment centers or other locations along Rifle Range Road (CR 655), Bomber Road (CR 559), Eagle Lake Loop Road, and other roads as determined by the County's mass transit providers.
- F. Bicycle lanes shall be provided along the major roads, Rifle Range Road and Bomber Road to encourage a separation of pedestrians and cyclists.

POLICY 2.134-D6: CURB CUTS AND JOINT ACCESS:

The following curb cut and joint access criteria shall be implemented along Rifle Range Road (CR 655), Bomber Road (CR 559), and Eagle Lake Loop Road, and other collector roadways consistent with the following:

- A. Curb Cuts - Curb cuts for Rifle Range Road (CR 655), Bomber Road (CR 559), and Eagle Lake Loop Road shall be consistent with the County's collector road requirements established in the Land Development Code.
- B. Unified Access and Joint-Use Driveways
 - 1. Unified Access and Circulation - All development shall be designed to incorporate unified access and circulation in accordance with the requirements described below.
 - 2. Joint Use Driveways - The County shall require the establishment of a joint-use driveway serving abutting building sites, with cross-access easements.

3. Stub-outs and other design features which make it visually obvious that the abutting properties may be tied in to provide access to abutting undeveloped commercial properties shall be constructed at the time of development. If a commercial district abuts a vacant residential property, the stub-out shall be required to reduce external trips that may be generated by development on the residential site.
- C. Easements Required to be Dedicated - Where unified and joint-use driveways are in place, no subdivision plat, site plan or other development shall be approved unless the property owner shall grant an easement, running with the land, allowing access to and from the other properties in the affected area. Such easement shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.
- D. Coordinated or Joint Parking Design - Wherever unified access and joint-use driveway occurs, the business sites within the affected area shall be so designed as to provide for mutually coordinated or joint access and circulation systems, and shall include stub-outs and other design features as necessary to make it visually obvious that the abutting properties may be tied in to create a unified system.
- E. Parking Space Requirements for Development - Parking spaces can be reduced as specified in the Land Development Code to promote a more pedestrian-oriented environment for businesses within the community.
- F. Parking Lot Design and Layout - A mix of parking lots in front and to the rear of buildings is encouraged to improve the traffic flow for vehicles while also providing a more pedestrian-oriented environment.
- G. Development Prior to Abutting Use - In the event that the building site is developed prior to an abutting property, it shall be designed to ensure that its parking, access, and circulation may be easily connected to create a unified system at a later date.
- H. Existing Abutting Uses - In the event that the building site abuts an existing developed property, it shall be so designed as to connect to the abutting parking, access and circulation to create a unified system unless the County Engineer finds that this would be impractical or create a traffic safety hazard that is not consistent with the Land Development Code.
- I. Exemption - If the County Engineer finds that one or more requirements of this policy may be impractical or may create a traffic safety hazard that is not consistent with the Land Development Code, then the County Engineer may exempt the development from that requirement(s) of the policy.

POLICY 2.134-D7: MULTI-MODAL FACILITIES AND IMPROVEMENTS:

The County shall encourage mass-transit bus stops, bicycle lanes, trails, and sidewalks consistent with the plans of the Polk Transportation Planning Organization and the Transportation Element of the Comprehensive Plan.

POLICY 2.134-D8: SIDEWALKS:

Sidewalks shall be developed in accordance with standards in the Land Development Code and consistent with the Polk County 2025 Long Range Transportation Plan. The County shall require developers to provide sidewalks for all development along the frontage of collector roads and major roads in Wahneta (Rifle Range, Bomber, Eagle Lake Loop, and Gerber Dairy Roads), and within a two-mile radius of existing and future schools in the community.

POLICY 2.134-D9: STORMWATER:

The County will continue to maintain and improve stormwater drainage along the local and major roads within the Wahneta Neighborhood Plan area to allow for effective stormwater drainage in the community.

OBJECTIVE 2.134-E:

The County shall coordinate with public service providers to improve and expand, where feasible, the services in the area.

POLICY 2.134-E1: JOINT PLANNING AGREEMENTS:

The County will work with the cities of Eagle Lake, Winter Haven, and Bartow to agree on the responsibilities that the County may share with the cities, including utility services, code enforcement, building permits, inspections, public safety, etc.

POLICY 2.134-E2: WATER:

The County will continue to coordinate the provision of water services for development in the Wahneta area with the City of Eagle Lake, County, and Wahneta Water Systems, Inc. to ensure adequate services are available in the community.

POLICY 2.134-E3: SEWER:

The County will continue to coordinate the provision of sewer services for development in the Wahneta area with the cities of Eagle Lake and Winter Haven to ensure adequate services are available in the community.

POLICY 2.134-E4: NEIGHBORHOOD UTILITY SERVICE AREA (NUSA):

The County will coordinate with the City of Winter Haven, Wahneta Water Systems Inc., other service providers, businesses, and residents to provide centralized sewer service along Rifle Range Road (CR 655) between Eagle Lake Loop Road and 9th Street East. The provision of sewer service for all development along the designated corridor will allow for higher intensity uses to be developed in the community consistent with Policy 2.134-A2 & A3. Development within the Neighborhood Utility Service Area (NUSA) shall be consistent with the following:

A. Dry-line installation requirements:

1. All residential development, whether primary or accessory uses, from 3.01 to five dwelling units per acre (3.01 - 5 du/ac) shall install dry-lines at the time of development if centralized sewer is not available.
 2. Non-residential, commercial, and mixed use development shall install dry-lines if centralized sewer is not available at the time of development.
 3. Dry-lines shall be installed from the structures(s) to within the right-of-way of Rifle Range Road (CR 655) shall be modified as necessary to include additional requirements once an overall sanitary sewer plan is developed and funded consistent with Policy 2.134-H1 through Policy 2.134-H3.
- B. Centralized sewer shall be required of development that meets the requirements of Policy 2.134-A2 of the Wahneta Neighborhood Plan.

POLICY 2.134-E5: EDUCATION:

The County and School Board will continue to collaborate to provide additional educational opportunities for children and adults in the community.

POLICY 2.134-E6: PUBLIC SAFETY SERVICES:

The County shall encourage the implementation of the following to improve public safety services in the community:

- A. Use of the Wahneta Community Oriented Police Station (COPS) and Community Center for programs that will create educational opportunities and assist in the development of programs to enhance community security.
- B. Street lighting on local, collector, and other roads to improve pedestrian and vehicular traffic and reduce criminal activities.
- C. Neighborhood Watch.
- D. Increase patrols by or presence of the deputies in the community.
- E. Improve fire protection and presence in the community.
- F. Shared Public safety service facilities.

OBJECTIVE 2.134-F:

The county will assist in providing diverse employment opportunities for the community.

POLICY 2.134-F1: EMPLOYMENT RESOURCES:

The County will continue to work with residents to provide employment assistance and job training services to the community. Services provided may vary depending on the needs of the community, but may include activities such as General Equivalency Diploma (GED) classes, English as a

Second Language (ESL) classes, job search assistance, interview preparation, etc.

POLICY 2.134-F2: NEW BUSINESS DEVELOPMENT:

The County will work with public and private organizations to promote and attract new businesses to the community to create a more diverse economy and enhance the residents' quality of life.

OBJECTIVE 2.134-G:

The County, in coordination with other public and private agencies, shall improve accessibility to public services.

POLICY 2.134-G1: CUSTOMER SERVICE:

The County, in coordination with other public and private organizations, shall work to meet the needs of its non-English speaking residents with the use of translators, translated written materials, development of education or awareness seminars, and other means.

POLICY 2.134-G2: HEALTH AND SOCIAL SERVICES:

The County will work with public and private organizations to educate and make people aware of services available to low income and elderly persons.

OBJECTIVE 2.134-H:

The County will identify the necessary capital improvements for the Wahneta area to support the proposed development and the funding sources to implement improvements for parks, public safety facilities, road improvements (local, collector, and arterial), intersection improvements, sidewalks, utility services, and other identified needs in the community.

POLICY 2.134-H1: REDEVELOPMENT DISTRICT REVITALIZATION PLAN:

The County shall develop and implement a Redevelopment District Revitalization Plan, which will identify the capital improvements and costs for the area, in accordance to Section 2.124-F by February 14, 2005.

POLICY 2.134-H2: FUNDING SOURCES:

A variety of funding sources shall be sought by the County in collaboration with other local governments and other public and private organizations. Funding sources may include Community Development Block Grant, special assessments, grants, impact fees, bonds, loans, etc. in order to address the infrastructure needs of the community.

POLICY 2.134-H3: ESTABLISHMENT OF A COMMUNITY DEVELOPMENT CORPORATION OR SIMILAR ENTITY:

The County shall review the benefit of forming a Community Development Corporation or similar entity to pursue funding sources and be capable of generating development to improve the quality of life and assist in the provision of infrastructure, housing, and business development in the

Wahneta area.

Revision History Appendix 2.132 C Critical Area Resource Management Plan	
POLICY 2.134-A2	CPA 10B-01 (Ord. 10-039) 8/4/10