# FUTURE LAND USE ELEMENT

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**FUTURE LAND USE ELEMENT**
**Goal, Objectives, and Policies**

**City of Auburndale Comprehensive Plan**

**GOAL 1: To provide for organized and compatible land uses that are sensitive to the environment, fiscally responsible, meet the social, economic and physical needs of present and future residents and protect the anticipated quality of life as a result of choosing to live in the City. [9J-5.006(3)(a)]**

**Objective 1: Location and Density Criteria; Establishment of a Future Land Use Map**

The City will ensure that growth will be directed to appropriate areas as depicted on the Future Land Use Map Series in order to discourage urban sprawl, reduce green house gas emissions and protect environmentally sensitive lands. Through the application of its land development regulations, the City will also ensure that new development is: consistent with sound planning practices; sensitive to the natural limitations of the specific sites to support development; consistent with the ability of the City to meet its established level of service standards; compatible with the protection of natural resources; and complementary to the existing social and economic environment of Auburndale [9J-5.006(3)(b)1,4,8]. The City will also work to ensure that all new development and redevelopment includes features that further the reduction of greenhouse gas emission and increase energy conservation in accordance with the requirements of chapter 9J-5FAC.

Policy 1.1: The Future Land Use map is a series of maps that may be amended from time to time. These maps shall be interpreted together and shall not be construed to be individual maps. The following Future Land Use map series adopted for the 2030 planning horizon are as follows:

1. The 2030 Future Land Use Map
2. The 2030 Transportation Based Energy Conservation Areas
3. The 2030 Major Roadways by Functional Classification
4. The 2030 Environmentally Sensitive Lands
5. The 2030 Natural Resource Conditions Map Series:
    a. Environmentally Sensitive Lands
    b. Historic Areas
    c. Soil Classifications
    d. Potable Water Well Areas

*Measurable Target: Land use changes classified and mapped according to the adopted classifications; CMS up to date; development located near city services.*

Policy 1.2: Through the application of its land development regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available. [9J-5.006(3)(c)3]

Policy 1.3: The City will continue to maintain a concurrency management system to ensure that before development orders are issued, public facilities and services necessary to maintain

established level of service standards are available or are committed to be available concurrent with the impacts of the development. [9J-5.006(3)(c)3]

Policy 1.4: Environmentally sensitive lands shall be defined as public supply potable water wellfield cones of influence, wetlands as identified by the Southwest Florida Water Management District (SWFWMD), floodplains as identified by the Federal Emergency Management Agency (FEMA); areas of critical state concern as defined by Chapter 380, F.S.; and natural resources identified by State and Federal agencies. These areas shall be protected through the application of the City's zoning and site plan review regulations, which shall regulate the density and intensity of use, and shall incorporate techniques such as cluster development to protect these resources. Residential densities in areas of 100-Year floodplains shall not exceed 1 dwelling per 5 acres. [9J-5.006(3)(c)6]

Policy 1.5: The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures. [9J-5.006(3)(c)6]

Policy 1.6 The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Element Natural Resource Conditions Map Series: 1) existing and planned public potable waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils. [9J-5.006(4)(a), (b), (d), (e)]

Policy 1.7: The following future land use classifications are established:

**I. Commercial and Employment Centers**

a) Community Activity Center
b) Neighborhood Activity Center
c) Business Park Center
d) Tourism Commercial Center
e) Regional Activity Center

**II. Residential**

a) Low Density Residential
b) Medium Density Residential
c) High Density Residential

**III. Other**

a) Institutional
b) Convenience Center
c) Commercial Corridors (existing)
d) Industrial
e) City, Public Uses, Parks

f) Schools, Public Private;
g) Conservation and Wetlands;
h) Agriculture
i.) Leisure/Recreation

Policy 1.8: Polk County and the participating cities have worked to develop a minimum of four major area classifications that are to be used as overlay district designations on the Future Land Use Map. These designations are (1) Urban Development Areas, (2) Urban Growth Area (3) Transition Areas, and (4) Rural Areas. Auburndale will use only the Urban Development Area designation and shall have all of the land within its entire corporate boundary classified as a part of this overlay district. The Urban Development Area is defined in the definition section of this element.

Policy 1.9: The proposed County Future Land Use plan contains activity center designations scaled to meet regional, community, neighborhood and convenience commercial needs. The City of Auburndale shall utilize the following criteria for the designations of Community Activity Centers and Neighborhood Activity Centers on the Future Land Use Map.

Policy 1.10: **Community Activity Centers:** Community Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business and service needs of residents of the City and surrounding area population. General characteristics of Community Activity Centers are:

| | |
|---|---|
| Maximum Non-Residential Impervious Surface Ratio: | 0.70 |
| Maximum Non-Residential Floor Area Ratio: | 0.50 |
| Percent of Lot Coverage: | 50 percent. |
| Usable Site Area: | 20 to 60 acres. |
| Gross Floor Area: | 150,000 to 400,000 square feet. |
| Min. Population Served: | 15,000 to 20,000 people. |
| Market Area Radius: | 2 miles or more. |
| Typical Lead Tenant: | Variety, department, discount store, retail sales. |
| Other Typical Tenants: | Supermarket, theater, offices, drug store, Post Office, professional services, restaurant, and related services. |
| Transitional Uses: | Medium and high density residential, (with buffers) institutional, open space. |

The maximum non-residential Floor Area Ratio shall not exceed 0.50. The maximum non-residential Impervious Surface Ratio shall not exceed 0.70.

A maximum residential density of up to and including 14 dwelling units per acre is allowed within the Community Activity Center Future Land Use classification. Residential uses shall not exceed 0.25 of usable acreage. Residential uses shall not exceed 0.55 Impervious Surface Ratio per residential lot.

Policy 1.11: **Neighborhood Activity Centers:** Neighborhood Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business and service needs of residents of the City and the adjacent surrounding population. General characteristics of Neighborhood Activity Centers are:

Location: Intersections of arterial roads or along arterial roads; minimum traveling distance of two miles between Neighborhood Activity Centers within the Urban Development Area.

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| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.50 |

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| Percent of Lot Coverage: | 40 percent. |
| Usable Site Area: | 5 to 20 acres. |
| Gross Floor Area: | 20,000 to 150,000 square feet. |
| Min. Population Served: | 5,000 to 10,000 people. |
| Market Area Radius: | 11/4 miles or more. |
| Typical Lead Tenant: | Supermarket, related retail sales. |
| Other Typical Tenants: | Office, convenience store, service station, drug store, gas station, related commercial services. |

Office uses shall not exceed 40 percent of the total usable area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

Policy 1.12: **Business Park Centers:** The City shall use a modified version of a Polk County land use designation known as **Business Park Centers**. The following criteria shall be utilized for the designation of Business Park Centers on the Future Land Use Map. Business Park Centers may be located within the Urban Development Area providing the necessary public facilities and services are available or scheduled to be available at the time of issue of any development order. Business Park Centers are intended to provide locations for the placement of establishments to accommodate light assembly (non-manufacturing) and wholesale employment needs of the residents of the Auburndale Planning Area and the adjacent areas. General characteristics of Business Park Centers are:

Location: Intersection of arterial roads or along arterial roads and preferably with rail access.

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|---|---|
| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.75 |
| Percent of Lot Coverage: | 50 percent. |
| Usable Site Area: | 5 acres or more. |
| Gross Floor Area: | 200,000 to 1,000,000 square feet. |
| Min. Population Served: | 10,000 or more people. |
| Service Area Radius: | 20 miles or more. |
| Typical Lead Tenant: | one or more light assembly plants, or warehouse |

| | |
|---|---|
| | facility, employing at least 50 people. |
| Other Typical Tenant: | Office, distributors, research and development. |

Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park. The maximum Floor Area Ratio for support commercial activities shall not exceed 0.25. The maximum Floor Area Ratio shall not exceed 0.75. The maximum Impervious Surface Ratio shall not exceed 0.70.

Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

Policy 1.13: **Tourism Commercial Centers** Tourism Commercial Centers shall be located in the Urban Development Areas and are intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Auburndale and also the residents of the City of Auburndale. Tourism Commercial Centers shall be located at the intersections of arterial or major collectors, preferably with the capability to accommodate a fixed-route mass- transit line. The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the location of Tourism Commercial Centers. General characteristics of Tourism Commercial Centers are:

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|---|---|---|
| Maximum Non-Residential Impervious Surface Ratio: | | 0.70 |
| Maximum Non-Residential Floor Area Ratio: | | 0.50 |
| Usable Area: | 10 acres or more | |
| Gross Floor Area: | 10,000 to 1,000,000 sq. ft. | |
| Typical Leading Tenant: | Theme park, hotel, motel, RV park | |
| Other typical tenants: | restaurants, service stations, gift shops, miniature golf, and entertainment activities. | |

The maximum non-residential Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

The maximum residential gross density for Recreational Vehicle Parks within the TCC district may be up to and including 10 units per acre. For parks utilizing on-site septic systems, the maximum density shall be 5 units per acre.

The minimum lot area for each recreational vehicle shall be 2,500 square feet.

The maximum lot area for each recreational vehicle shall be 4,500 square feet.

Recreation area equal to a minimum of 500 square feet per unit shall be provided exclusive of perimeter buffers, easements, drainage retention areas (unless approved by the City as useable recreation areas), and preservation areas. Recreation areas shall be accessible to all

residents of the park. In no case shall a recreation area be less than 10,000 square feet in area.

The minimum setbacks for recreational vehicles and accessory structures from lot lines shall be as follows:

Minimum Yard Requirements:
Front, side, and rear setback from streets: 10 feet
Interior Side: 5 feet
Interior Rear: 5 feet

Policy 1.14: **Regional Activity Centers** (RAC) shall be located within the Urban Development Area. Regional Activity Centers are intended to accommodate residential development, regional shopping centers, other regional attractors and community facilities. A typical RAC is approximately sixty (60) or more acres with approximately 400,000 to 2,000,000 square feet. Up to 30% of land area can be devoted to medium or high density residential uses. Residential uses located above the first floor of non-residential uses shall not count against the 30% limitation; however, such residential space shall not comprise more than half of the total non-first floor square footage within the RAC. There is no limitation on the percentage of land in retail or office uses. General characteristics of Regional Activity Centers are:

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|---|---|
| Maximum Non-Residential Impervious Surface Ratio: | 0.70 |
| Maximum Non-Residential Floor Area Ratio: | 0.50 |
| Usable Area: | 60 acres or more |
| Gross Floor Area: | 400,000 to 2,000,000 square feet |
| Typical Leading Tenant: | Campus style multiple retail establishments, outlet stores, theaters |
| Other Typical Tenants: | Restaurant, motel/hotel, supermarket, big box, research and development facilities, or other similar and compatible uses with regional drawing capabilities or needs. |

Location Criteria: Regional transportation issues shall be considered when locating Regional Activity Centers. Regional Activity Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. Proposed Regional Activity Centers shall consider locations that provide the capability to accommodate a fixed-route mass-transit line. Interior traffic-circulation patterns will facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

Regional Activity Centers are not permitted within the boundaries of the Auburndale Green Swamp Protection Area.

Policy 1.15: **Low Density Residential:** 0 to 6 dwelling units per acre. Low Density Residential has been applied to those areas that primarily consist of existing low density single family detached dwellings established over the past years. As the City expands its boundaries, this classification will have considerable additional application. The primary type dwelling suited for this classification is the free standing or single family detached dwelling unit. Schools,

parks and related public uses will be a part of this classification.

Policy 1.16: **Medium Density Residential:** 7 to 10 dwelling units per acre. Medium Density Residential areas have been utilized in areas where mixtures of dwelling types exist on smaller lots and generally have access to minor arterial and urban collector streets. The primary intent of this classification is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two story apartments, townhouses, duplexes, and single family dwellings. Schools, parks and related public uses will be a part of this classification. Development activities within the intent of this classification can be achieved where such requirements as minimum land areas are met, open space is provided, public facilities and services are available and access to principal streets is safe and convenient.

Policy 1.17: **High Density Residential:** 11 to 14 dwelling units per acre. High Density Residential future land use classification is available for use but has not has been applied to any of the present land areas in the City. The intent of the classification is to encourage various dwelling unit mixes, including apartments, townhouses, low rise multiple family dwellings and certain single family type structures. Densities up to 14 dwelling per acre currently do not exist in the City. Such densities will require a high demand for public facilities and services and direct access to principal streets. Schools, parks and related public uses will be a part of this classification. It is anticipated that this classification will be used as the City expands its corporate limits. However, this will not preclude its use within the present corporate limits if adequate land parcels can be assembled for such uses.

Policy 1.18: **Institutional:** Institutional future land use classifications shall apply to land areas and uses for hospitals, major clinics and related uses including housing for medical staff, pharmacies and medical offices. Permits 35% lot coverage by the principal structure.

Maximum Non-Residential Impervious Surface Ratio: 0.60
Maximum Non-Residential Floor Area Ratio: 0.25

Policy 1.19: **Convenience Center:** Convenience Center classifications are intended to accommodate the convenience shopping needs of residents living within the immediate surrounding area. General characteristics of Convenience Centers are:

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|---|---|
| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.50 |

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|---|---|
| Percent of Lot Coverage: | 40 Percent. |
| Usable Site Area: | 1 to 3 acres. |
| Gross Floor Area: | 3,000 to 20,000 square feet. |
| Min. Population Served: | 1,000 or more people. |
| Service Area Radius: | 1 to 11/4 miles or more. |
| Typical Lead Tenant: | Convenience store. |
| Other Typical Tenants: | Laundry, dry cleaning, barber, restaurant, gas station. |

Offices uses shall not exceed 40 percent of the total area within the convenience center. Commercial uses may constitute 100 percent of the Convenience Center Future Land Use.

The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 70%.

Policy 1.20: **Commercial Corridor:** Commercial Corridor classifications are characterized by linear concentrations (strip commercial) of all types of commercial, office, light fabrication and vehicular dealerships along a roadway. New development within Commercial Corridors shall be limited to infilling existing strip commercial lands. Any new infill development within an existing Commercial Corridor shall be limited to a depth which corresponds to the prevailing depth of existing development in the immediate area of the new development. No industrial uses will be permitted as infill within areas designated Commercial Corridor. The Maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

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|---|---|
| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.50 |

Policy 1.21: **Industrial** future land use classifications are characterized by facilities for the processing, fabrication, manufacturing, recycling and distribution of goods. Permits 40% lot coverage by the principal structure. Utility company, railroad, and airport facilities that include such uses as administrative headquarters, corporation storage and repair yards, power stations, electrical generating facilities, electrical and liquefied gas substations, primary transmission lines, communication towers, potable water and sewage treatment plants, incinerators, and similar commercially operated facilities are included.

| | |
|---|---|
| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.60 |

The maximum Floor Area Ratio for non-commercial uses within an Industrial area shall not exceed 0.60. The maximum Impervious Surface Ratio shall not exceed 70%.

Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed seven percent (7%) of the total floor area or 15,000 square feet, whichever is the lesser.

Other retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum Floor Area Ratio for all other commercial uses other than industrial within an industrial area shall not exceed 0.25.

Policy 1.22: **City, Public Uses, Parks:** City, Public Uses, Parks future land use classifications applies to all City, County State and Federal lands within the City. This includes parks, offices, municipal buildings and public lands. The Floor-Area-Ratio is 0.01 for public parks.

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|---|---|
| Maximum Impervious Surface Ratio: | 0.70/0.55 Public Parks |
| Maximum Floor Area Ratio: | 0.25/0.01 Public Parks |

Policy 1.23: **Schools, Public, Private:** Schools, Public, Private future land use classifications applies to all educational buildings and grounds within the City.

Policy 1.24: **Conservation and Wetlands:** Conservation and Wetlands future land use classification applies to all lands designated for conservation purposes and applies to those areas identified as wetlands within the corporate limits. Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is permissible at one dwelling unit per twenty acres. The Floor-Area-Ratio is 0.001 for public conservation areas.

Policy 1.25: **Agriculture:** future land use classifications may apply to any lands qualifying for and receiving green belt exemptions. This category has not been applied to any lands presently within the City.

Policy 1.26: **Commercial Enclaves:** Commercial Enclaves are concentrations of small commercial and office uses and existing zoning districts which are located outside any activity centers and/or commercial corridors and whose future development or redevelopment will not likely further degrade the City's growth management program. These enclaves are the result of past zoning and/or annexation actions by the City, which may or may not have been previously developed, but are given official status through their designation on the Future Land Use Map. New development within a Commercial Enclave shall be limited to the development or redevelopment of property zoned commercial at the time of adoption of this Element. The expansion or establishment of new Commercial Enclaves after the adoption of this Element shall not be permitted. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development. There are no commercial enclaves shown on the Future Land Use Map. The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

| | |
|---|---|
| Maximum Impervious Surface Ratio: | 0.70 |
| Maximum Floor Area Ratio: | 0.50 |

Policy 1.27: **Leisure/Recreation:** The Leisure/Recreation Future Land Use is intended primarily toward providing recreational-related services for residents and short term visitors to Auburndale. Leisure/Recreation areas are not intended for permanent residents. The Leisure/Recreation land use shall have access to arterial or collector roads and shall be used in close proximity to recreation attractions, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

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| Maximum Non-Residential Impervious Surface Ratio: | 0.60 |
| Maximum Non-Residential Floor Area Ratio: | 0.25 |

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|---|---|
| Typical Leading Tenants: | Fish camps, commercial campgrounds, recreational-vehicle (RV) parks, golf courses. |
| Other Typical Tenants: | Accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores. |
| Prohibited Uses: | Motels, hotels, service stations, restaurants, including fast food. |

Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than seven (7%) of the net usable land within a specific L/R area shall be used for commercial uses.

The maximum non-residential Floor Area Ratio shall not exceed 0.25. The maximum non-residential Impervious Surface Ratio shall not exceed 0.60.

In addition to all applicable regulations the following standards shall apply:

1. All streets within a Recreational Vehicle Park shall be privately owned and maintained.
2. The maximum gross density for a Recreational Vehicle Park within the L/R district may be up to and including 10 units per acre. For parks utilizing on-site septic systems, the maximum density shall be 4 units per acre.
3. The minimum lot area for each recreational vehicle shall be 2,500 square feet.
4. The maximum lot area for each recreational vehicle shall be 4,500 square feet.
5. Within the L/R district only, combination mobile home/recreational vehicle park development may be allowed within a single project. In such cases, the recreational vehicle portion of the project shall comprise more than 50 percent of the total approved lots. Mobile home and recreational vehicle portions of the project shall be clearly identified on the development plan. Combination parks shall meet all of the standards for recreational vehicle parks, except that the minimum lot area for mobile homes within combination parks shall be 4,000 square feet.
6. The minimum setbacks for recreational vehicles and accessory structures from lot lines shall be as follows:

Minimum Yard Requirements:
Front, side, and rear setback from streets: 10 feet
Interior Side: 5 feet
Interior Rear: 5 feet

Housing structures may not exceed four (4) attached dwelling units. Housing densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach three dwelling units per acre (3 du/ac.) if centralized community or public water and community or public sewer is provided.

A minimum of 25% open space is required if housing structures are proposed.

Policy 1.28: The City will keep an updated list of all hazardous wastes and uses within the identified cone of influence of every wellhead; wellheads and wellhead protection areas (cones of influence) shall be mapped on the Future Land Use Map.

Policy 1.29: The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be developed consistently with the policies of Objective 5 of the Infrastructure Element.

Policy 1.30: Public schools are allowed in all land use classifications except the City of Auburndale's Future Land Use classification of Conservation and Wetlands. When annexing undeveloped land, the City shall classify sufficient land proximate to residential development to meet the projected needs for schools in coordination with the Polk County School Board, and may establish differing criteria for schools of different type or size. The City hereby classifies lands contiguous to existing school sites within all land use categories except the City's Conservation classification for future expansion of public schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code. [163.3177(6)(a), F.S.]

Policy 1.31: The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the city, as a component of this Comprehensive Plan. Upon doing do, the City shall review the comprehensive plan, land development regulations and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion. [163.3167(11), F.S.]

Policy 1.32: The City Commission shall require the development of a Selected Area Plan (SAP) for any contiguous property in single or multiple ownership that is annexed. A SAP may be developed for any size of land area where the location, configuration, potential density, intensities and mix of land uses, and incidence and/or location of natural and historical/archeological resources warrants detailed planning. Any property in single ownership planned for 750 or more residential units, or exceeds 50% of the DRI thresholds for nonresidential uses established for Polk County, shall require a SAP. Where a potential project is or may become a Development of Regional Impact (DRI), a SAP shall be prepared to amend the Comprehensive Plan.

Policy 1.33: The City shall encourage the establishment of permanent residential units on the second and third floors of historic downtown buildings and infill buildings, in order to increase the property value and tax base of the traditional downtown core.

Policy 1.34: Private property rights shall be protected through possible compensation if it is deemed that reasonable use of property is denied. [9J-5.005(9)]

## Objective 2: Urban Growth

The City of Auburndale shall provide for a distribution of land use by type, density that is orderly, compact, consistent with this Comprehensive Plan, and compatible with the existing and proposed land uses and character of the City and with an intensity to meet the needs of the current and future resident and seasonal population in a manner that; protects, improves, conserves and sustains the natural and manmade environment; that discourages urban sprawl; is energy efficient; that promotes the reduction of greenhouse gases; that ensures the timely, cost-effective provision of public facilities and services while retaining the unique variety of lifestyles and quality of life; and that facilitates the annexation or incorporation of Unincorporated Areas.

Urban sprawl shall be discouraged by maximizing the use of existing public facilities and services. The City of Auburndale shall encourage development techniques such as on- site traffic control, limitation of driveway and road access to arterial and collector highways, and cluster development. Land development regulations shall specify the review processes, conditions and criteria for utilizing such development techniques. [9J-5.006(3)(b)3,9]

*Measurable Target*: *number of non-residential uses added in residential areas; number of developments built without city services.*

Policy 2.1: The City shall locate future land uses at densities and intensities that will discourage urban sprawl and leap frog development patterns. [9J-5.006(3)(c)7]

Policy 2.2: The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas. [9J-5.006(3)(c)2,3]

Policy 2.3: The City will ensure that development of areas adjacent to Havendale Blvd. And U.S. Highway 92 shall be in conformance with an agreement between the Cities of Lake Alfred and Winter Haven, Polk County, and the Florida Department of Transportation to mitigate traffic impacts. At a minimum, this interlocal agreement should address access management, facility design options, right of way needs, and on site traffic flow. [9J-5.006(3)(c)3,4]

Policy 2.4: DEVELOPMENT LOCATION – The City of Auburndale shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

Policy 2.5: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service concurrency requirements.

Policy 2.6: DEVELOPMENT POLICIES - All development within the City of Auburndale shall be subject to the goals, objectives and policies included within the City of Auburndale Comprehensive

Plan, including the following:

a. Future Land Use Element
b. Housing Element
c. Conservation Element
e. Infrastructure Element
f. Transportation Element Traffic Circulation Element
g. Recreation and Open Space Element
h. Public School Facility Element
i. Intergovernmental Coordination Element
j. Capital Improvements Element
k. Concurrency Element

Policy 2.7: DEVELOPMENT STANDARDS - All development within the City of Auburndale shall conform to all City Land Development Regulations, shall meet or exceed all applicable City construction standards, and shall comply with the level-of-service standards established within all elements of the City of Auburndale Comprehensive Plan, including levels-of-service standards listed within the following elements:

a. Infrastructure Element
b. Transportation Element
c. Recreation and Open Space Element
d. Capital Improvements Element
e. Public School Facilities Element

Policy 2.8: Development regulations adopted in 1991 shall require that development opportunities be provided to utilize land along highway corridors with greater emphasis on depth and less on linear expansion.

Policy 2.9: The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to non-serviced areas of the City. Priority for the expansion of municipal water and sewer facilities shall be given to: legal obligations; existing development that is in or adjacent to Auburndale; new development in or adjacent to Auburndale; and new development that will contribute to the tax base through higher densities or intensities of land use.

Policy 2.10: The City shall request that adjacent governments provide notification of all proposed amendments to their respective Comprehensive Plans which may affect land uses in areas adjacent to the City of Auburndale. [9J-5.006(3)(c)2]

Policy 2.11: The City Manager, or his designee, shall review and comment on proposed comprehensive plan amendments of Polk County and neighboring municipalities Comprehensive Plans. If a proposed amendment would create a conflict between Auburndale's and the neighboring jurisdiction's land uses, the City shall transmit written comments and recommendations to that governmental entity regarding the nature of the incompatible use. [9J-5.006(3)(c)2]

Policy 2.12: The City shall follow the procedures for negotiation and mediation outlined in the Intergovernmental Coordination Element to resolve disputes which may arise from land use planning issues with neighboring municipalities.

Policy 2.13: PUBLIC FACILITIES AND UTILITIES - Public facilities and utilities shall be located to:

a. maximize the efficiency of services provided,
b. minimize their cost, and
c. minimize their impacts on the natural environment.

Policy 2.14: The City will, to the maximum extent feasible, promote "Smart Growth" and energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policy 2.15: The City will encourage and implement, to the maximum extent feasible for those (re)development projects within its jurisdictional boundary, the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

Policy 2.16 Development within the City of Auburndale shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives and Policies incorporated within the City of Auburndale Comprehensive Plan.

## Objective 3: Prevent Proliferation of Urban Sprawl

*The City shall enforce adopted land development regulations that include standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl, and in order to achieve cost effective land development patterns.*

*Measurable Target: number of developments brought into the city rather than into the county to diffuse urban sprawl; number of plan amendments reviewed for urban sprawl using the standards established by Rule.*

Policy 3.1: In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, the City shall enforce adopted land development regulations consistent with those standards listed below which shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development. [9J-5.006(5)]

- No premature or poorly planned conversion of rural land to other uses;
- No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area;
- No areas of urban development or uses that fail to maximize the use of existing public facilities;
- No areas of urban development or uses that fail to use areas within which public services are currently provided;
- No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and
- Development shall be consistent with criteria in Rule 9J-5.006 (5).

- No areas of low-intensity, low-density, or single-use development or uses in excess of demonstrated need;
- No significant amount of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development;
- No urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments;
- No areas that fail to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, and other significant natural systems;
- No areas that fail to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils;
- No areas that fail to maximize use of existing public facilities and services;
- No areas that fail to minimize the use of future public facilities and services;
- No areas for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government;
- Areas that fail to provide a clear separation between urban and rural uses shall not be allowed;
- Areas that discourage or inhibits in-fill development or redevelopment of existing neighborhoods and communities shall not be allowed;
- Areas that fail to encourage an attractive and functional mix of land uses shall not be allowed;
- No areas that result in poor accessibility among linked or related land uses;
- Areas that result in the loss of a significant amount of functional open space shall not be allowed; and
- Development shall be consistent with criteria in Rule 9J-5.006 (5).

Policy 3.2: The City shall take steps to discourage urban sprawl by entering into an interlocal agreement with Polk County to coordinate all development activities requiring any municipal services.

Policy 3.3: The City shall give first priority to those property owners located within the corporate limits prior to extending facilities and services to properties located in the unincorporated area of the County.

Policy 3.4: The City shall utilize the Florida Interlocal Cooperation Act of 1969, Chapter 163.01, Florida

Statutes, with the County and other local governments to coordinate the provision of any public facilities and services outside its corporate limits.

Policy 3.5: The City shall continue to update the district established in 1991, in concert with Polk County, an Urban Service District which will be that area serviced by the City with potable water and sewer services, based upon programmed extensions of those facilities meeting concurrency requirements and joint City/County land use coordination.

## Objective 4: Land Development Regulations

The City of Auburndale will manage future growth and development through the preparation, adoption, implementation, and enforcement of land development regulations. Local regulations shall address a variety of land development techniques, including mixed use and planned unit developments. [9J-5.006(3)(b) 4,8,10]

*Measurable Target*: *number of site plans approved without special exceptions made and in accordance with the adopted LDRs; number of nontraditional developments built.*

Policy 4.1: The City shall enforce land development regulations containing specific and detailed provisions sufficient to implement this Comprehensive Plan, and which will:

a) Regulate the subdivision of land. The existing subdivision ordinance shall be reviewed and updated to ensure consistency with the Comprehensive Plan;
b) Regulate the use of land in a manner consistent with this Future Land Use Element and ensure the compatibility of adjacent land uses;
c) Provide for open space in a manner consistent with the recreation and open space element;
d) Protect lakes, wetlands, the Green Swamp ACSC, and other environmentally sensitive areas;
e) Regulate areas subject to periodic flooding ;
f) Protect historically significant properties and archeological resources;
g) Protect potable water wells and aquifer recharge areas;
h) Provide regulations to encourage the use of innovative development techniques by providing provisions for planned unit development, cluster and zero lot line development and new urbanism development;
i) Regulate signs within the City limits. At a minimum, this provision shall establish the frontage requirement for signs, and define terms within the provision to clarify its intent;
j) Regulate parking, vehicular site access, and on site traffic flow, through the adoption and continued enforcement of design standards for new construction; and
k) Provide that development orders and permits will not be issued that will result in a reduction of the level of service for the affected public facilities below the level of service standards established in this Comprehensive Plan [9J-5.006(3)(c)1,2,4,5,6]

Policy 4.2: The City's adopted land development regulations shall maintain standards for density and intensity of use for each future land use category on the future land use map series, consistent with the Future Land Use Element. [9J-5.006(3)(c)1,7]

Policy 4.3: The City's adopted land development regulations shall permit and encourage the use, where appropriate, of development techniques such as mixed use projects, planned unit development projects, zero lot line development, cluster housing and new urbanism mixed use development. [9J-5.006(3)(c)5]

Policy 4.4: In conjunction with processing any development request, the zoning category requested shall be compatible with the Future Land Use Element and Future Land Use Map of the City.

Policy 4.5: The City shall require the developer/owner of any site seeking a development order to be responsible for on-site management of storm water runoff in a manner which assures post development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 4.6: The City shall coordinate its land development regulations with those of Polk County and adjacent jurisdictions, and will strive to develop and utilize a similar or uniform future land use classification system to jointly address the organization of land uses in the common Auburndale Planning Area.

## Objective 5: Creation and/or Preservation of Affordable Housing

The City of Auburndale shall assist in the creation and preservation of affordable housing for very low, low, and moderate income households of the City, and households with special housing needs including rural and farm worker households. [9J-5.010(3)(b)1]

The City of Auburndale shall protect the quality of its neighborhoods through continued code enforcement, site plan review, and renewal and redevelopment of blighted areas; and the City shall protect its investment in the urban core by continuously practicing downtown revitalization. [9J-5.006(3)(b)2] [187.201(17), F.S.]

*Measurable Target*: *Measure the change in the amount of sub-standard structures, both commercial and residential from the established base year; the change in the number of vacant commercial structures from the base year; and, the change in the total property value within the downtown area*.

Policy 5.1 **Definition: Very Low, Low and Moderate Income Households**:

As defined by the Federal Department of Housing & Urban Development (HUD), moderate income is a household that does not exceed 120% of the median income of the Area Median Income (AMI); low income is a household with an annual income that does not exceed 80% of the AMI; and very low income is a household with an annual income that does not exceed 50% of the median family income of the AMI.

Policy 5.2**:** Assure the availability of adequate sites for the projected number and type of housing units through the Future Land Use Element and Future Land Use Map Series. [9J-5.010(3)(c)5]

Policy 5.3: **Streamline Review Process**
The City shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community,

ensuring all housing applications including affordable, and very low, low and moderate income housing applications are processed as quickly as possible.

Policy 5.4: The City will review its regulations and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive City regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the City will consider: a) the establishment of a maximum time limit for the review of development proposals; and b) waiving of processing fees for affordable housing projects. [9J-5.010(3)(c)2]

As part of this review the City shall include review of potential regulatory changes which may affect housing cost.

Policy 5.5: The City shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

Policy 5.6: **Structural and Architectural Design**
Provisions in the Land Development Regulations controlling green building structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low, low and moderate income housing.

Policy 5.7: **Affordable Housing Developed with Adequate Infrastructure and Services**
Affordable housing shall be located where adequate infrastructure and services are available.

Policy 5.8: The City shall work with interested parties to identify sites, and aid in the submission of applications for funding for development of housing for the very low and low income populations.

Policy 5.9: The City shall continue to work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions.

Policy 5.10: **Infrastructure Coordination**
The City shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved for development.

Policy 5.11: Permit and encourage mixed commercial-residential development or redevelopment.

Policy 5.12: **Substandard Housing Defined**
The City shall identify substandard housing based on the definition of sub-standard housing established in Florida Statutes, Chapter 420.

Policy 5.13: **Identify Housing Subsidy Sites**
The City shall identify and maintain a list of sites appropriate for the location of low, very low and moderate income housing.

Policy 5.14: **Site Criteria for Very Low and Low Income Housing**
Sites to be considered specifically suitable for very low and low income families shall preferably be located near a neighborhood or community shopping facility.

Policy 5.15: **Site Criteria for Elderly Housing and Those with Special Housing Needs**
Sites to be considered specifically suitable for the elderly and those with special housing needs should be located in close proximity to development centers in the City to ensure the convenient availability of shopping, health care, and access to transportation options.

Policy 5.16: **Affordable Housing**
The City shall promote quality affordable housing for existing and future residents to support affordable housing needs and ensure the continued viability of affordable housing by encouraging de-concentration of low income neighborhoods. The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing. [9J-5.010(3)(c)11]

Policy 5.17: The City shall establish provisions and programs contained in the Land Development Regulations relating to affordable housing within the Future Land Use Series that include the following:

- Provision of standards that ensure the integration of housing to prevent the undue concentration of lower income dwellings within a development site;
- Coordinating with other municipalities to provide affordable housing;
- Encouraging the revitalization of existing housing and neighborhoods

Policy 5.18: **Site Specific**
For sites specifically identified by the City as suitable for very-low, low and moderate income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

Policy 5.19: The City will encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.

Policy 5.20: **Manufactured Homes**
The State and City recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly moderate income households. Therefore, the City shall continue to have sufficient land for the placement of manufactured and mobile homes.

Policy 5.21: **Coordinated Energy Conservation**
The City shall coordinate as appropriate with the County and other municipalities to promote energy conservation and education in affordable housing development.

Policy 5.22: The City will continue its current program of building inspections and code enforcement.

Policy 5.23: The City shall request that the Polk County Community Development Department make available Community Development Block Grant funds to correct substandard or inadequate housing within the City limits.

Policy 5.24: The City shall protect its investment and continue to invest in its downtown by maintaining a schedule of routine maintenance and enforcing the city's minimum maintenance codes for property owners; and continue revitalization of the urban core through enforcement of the sign ordinance, beautification projects and incentive programs for revitalization of the downtown area.

Policy 5.25: The City will promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining the existing land use map, which clearly identifies vacant parcels.

## Objective 6: Elimination of Incompatible Uses

The City of Auburndale shall reduce existing land uses, conditions, and zoning that are inconsistent with this Comprehensive Plan and the proposed future land uses as depicted on the Future Land Use Map Series. [9J-5.006(3)(b)2,3]

*Measurable Target*: *Number of nonconforming uses eliminated during the planning period*.

Policy 6.1: Land development regulations shall specify criteria for determining non conforming uses, including damage or destruction to structures or cessation of activity, and the appropriate action to regulate or eliminate non conforming uses. [9J-5.006(3)(c)4]

Policy 6.2: The City will continue to identify and eliminate any existing zoning that is inconsistent with this Comprehensive Plan. [9J-5.006(3)(c)2]

Policy 6.3: The City will ensure that land uses which are potentially incompatible due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, alternative site design or other suitable means. Land development regulations shall establish criteria for appropriate buffering between adjacent land uses. [9J-5.006(3)(c)(2)]

Policy 6.4: The City will ensure that continuation of existing agricultural uses within all future land use categories be permitted, and shall not be deemed incompatible with existing or future residential uses. The conversion of existing agricultural land uses to uses of greater intensities shall take place only if public services and facilities, consistent with established levels of service, are available concurrent with the impacts of development.

## Objective 7: Availability of Utility Facilities

In conformance with the concurrency provisions of this Comprehensive Plan, the City of Auburndale shall ensure the availability of suitable land for utility facilities necessary to support proposed development. [9J-5.006(3)(b)9]

*Measurable Target:* Number of acres set aside for utility facilities during the planning period.

Policy 7.1: The City's land development regulations shall require sufficient land be set aside, by dedication or easement, to accommodate public utility facilities needed to service a proposed development. [9J-5.006(3)(c)3]

Policy 7.2: Public utilities needed to service existing and future land uses shall be permitted in the approved future land use classifications, provided the performance standards in the Power Plant Siting Act, the Transmission Line Siting Act, the Auburndale Comprehensive Plan, Auburndale's land development regulations, and any other applicable land development regulations are met. [9J-5.006(3)(c)3]

Policy 7.3: UTILITIES PERMITTED USES The following utility facilities shall be permitted throughout the City in all land use classifications, excluding areas designated as Conservation/Wetlands and areas designated as Historic Districts, subject to City approval, to support existing and proposed development:

a. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;
b. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the City's Land Development Code);
c. public potable wells and temporary package treatment plants, and
d. natural-gas and liquefied-fuel pipelines.

Policy 7.4: UTILITIES' DEVELOPMENT CONTROLS Utility facilities shall be subject to the following criteria:

a. The scale of all Utility facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.
b. In the best interest of public health, safety, and welfare the City may provide utilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.
c. The development of utility facilities shall be permitted in the Urban Development Area, as designated on the Future Land Use Map, to serve the existing needs of the immediate area in which it is located.
d. The City shall employ the City of Auburndale Land Development Regulations in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the location and site criteria for utilities.

Policy 7.5: By December 2012, the City shall establish standards to enact reasonable setbacks and

landscape standards for electric substation. The standards shall be in compliance with the provisions of F.S. 163.3208., which establishes compatibility standards, procedures for the review of applications for location of a new substation.

Policy 7.6: Established electric transmission and distribution line rights-of-way shall be exempted from the normal requirements of vegetation maintenance and tree pruning/trimming, to the extent required by Florida Statutes.

Policy 7.7: Where the City determines that public sanitary sewers are feasible, such sewers shall installed by the developer or its agents at the expense of the developer to City specifications and design standards and under City supervision. Private treatment plants shall also meet all the technical standards of the Florida Department of Environmental Protection (FDEP).

Policy 7.8: Where the City is unable to provide public sanitary sewers, private septic tanks with be permitted only if approved by the Department of Health. Where a private sewage plant is proposed, it must be approved by the Florida Department of Environmental Protection (FDEP) and the City. Any such private sewage plant shall be designed as an extended aeration facility in accordance with Florida Department of Environmental Protection (FDEP) and Ten State standards.

Policy 7.9: Private sewage plants shall be allowed in all Future Land Use categories except Conservation Wetlands Future Land Use.

Policy 7.10: "Temporary" shall mean that should municipal sanitary sewer not be immediately available for a proposed development the petitioner may enter into a development agreement with the City of Auburndale to construct and maintain, at their cost, a private package plant to serve the needs of the proposed development until such time that municipal services become available. At such time the private sanitary sewer facility shall be phased out and connection shall be made to the City sewer system.

Policy 7.11: The City of Auburndale shall coordinate with Florida Department of Environmental Protection (FDEP) in regulating the design and operation of private sanitary sewer treatment and disposal systems (e.g. package treatment plants) in private or public development in order to ensure that proper and efficient systems are installed.

Policy7.12: The City shall coordinate with the Florida Department of Environmental Protection (FDEP) and the Department of Health to require that all buildings served by on-site sewage disposal systems developed under the provisions of law and administrative rules, meet at a minimum, the requirements of Chapter 64E-6 (FAC).

Policy 7.13: Siting:
Where individual parcels of land are located within the existing City limits of the City of Auburndale and are part of or encompassed by existing development; and where soils capabilities either individually or cumulatively support the use of on-site wastewater treatment; and, the City is not currently providing wastewater nor has programmed for the provision of wastewater infrastructure; then on-site wastewater facilities may be allowed through a

development agreement with the City of Auburndale. Upon availability of public wastewater capacity and infrastructure, individual on-site wastewater treatment systems will be abandoned and the dwelling units will be hooked up to the City's system.

Policy 7.14: Criteria:
Under no circumstances shall the development of a private treatment plant be used to increase the density of an area beyond the density permitted by the Future Land Use element or any other portion of the Comprehensive Plan.

Policy 7.15: A binding development agreement shall be established for all new private treatment plants and such agreement will, at a minimum, address the following:

1. Execution of a closure agreement with the City of Auburndale. The closure agreement shall identify the amount of and payment schedule for connection or impact fees, as may be applicable.
2. Terms of closure for the private treatment plant facility, including the ownership of the private treatment plant and land.
3. Escrow account for the purpose of funding the prepayment of connection charges for connecting units served by private treatment plants to the permanent service provider shall be made by the developer into the escrow account at the time of certificate of occupancy.
4. Other facility requirements and costs that the developer is responsible for such as force mains, pump stations, a reuse needs analysis, and other related infrastructure needs.
5. Timing and conditions for connection to the permanent service provider.

Policy 7.16 Wastewater Availability:
The City's wastewater system is considered available when the system is not under Florida Department of Environmental Protection (DEP) moratorium, the system has adequate hydraulic capacity to accept the quantity of wastewater to be generated by the proposed establishment.

## Objective 8: Protection of Historic Resources

The City shall protect all historical resources within its jurisdiction by conducting selected property evaluations, organizing a historical society and enforcing measures to protect those resources.[9J-5.006(3)(b)4]

*Measurable Target:* number of units identified as locally significant and designated, per year, during the planning period.

Policy 8.1: The City shall annually consider designation of local historic structures or areas. [9J-5.006(3)(c)8]

Policy 8.2: The City shall continue to support the Historic Commission of the City.[9J-5.006(3)(c)8]

Policy 8.3: The City shall utilize State agencies and local historical organizations to seek appropriate

designations of structures and/or properties identified as having potential historical significance. [9J-5.006(3)(c)8]

Policy 8.4: The City shall continue to enforce the historic preservation ordinance. [9J-5.006(3)(c)8]

**Objective 9: Protection of Natural Resources**

The City of Auburndale shall ensure the protection and conservation of environmentally sensitive land within the City. [9J-5.006(3)(b)4]

*Measurable Target: number of acres designated for protection during the planning period*.

Policy 9.1: The City will require developers to obtain all required permits from the US Army Corps of Engineers, Florida Department of Protection, the Southwest Florida Water Management District, and the Polk County Health and Rehabilitative Services when a proposed development: 1) is located within the 100 year floodplain as delineated by the Federal Emergency Management Agency; 2) contains jurisdictional wetlands designated by the Florida Department of Environmental Regulation and/or the Southwest Florida Water Management District, or 3) contains soils rated as having "severe limitations" by the Polk County Soil Conservation Service. The City shall require evidence of appropriate permits from state or federal regulatory agencies prior to the issuance of a development permit. [9J-5.006(3)(c)3,6]

Policy 9.2: Policy 9.2: All development proposals exceeding one half acre in size, excluding applications for single family building permits, are subject to an environmental site review. The review shall identify environmentally sensitive areas and conditions limiting development potential, establish procedures to avoid, minimize or mitigate the destruction to natural systems, and ensure the structural integrity of manmade structures. This environmental site review shall include a review of the following: 1) soils suitability based on the analysis presented in the Soils Survey of Polk County; 2) areas containing jurisdictional wetlands designated by the FDEP and/or the SWFWMD; and 3) areas located within the 100-year floodplain as delineated by the Federal Emergency Management Agency (FEMA). This process shall be expanded to include a review to provide for the protection potable water wellfields by designating appropriate activities and land uses within wellhead protection areas, and environmentally sensitive land. [9J-5.006(3)(c)3,6]

**Objective 10: Coordination with the Objectives and Programs in the Polk County Hazard Mitigation Strategy; and Coordination with Chapter 380 Plans**

*The City shall coordinate future land use designations with the County and surrounding municipalities to eliminate or reduce development in areas identified as having repetitive loss due to natural hazards and which are identified in the Polk County Hazard Mitigation Strategy; and the City shall coordinate with any resource planning and management plan prepared pursuant to Chapter 380. [9J-5.006 (3)(b)6,7]*

*Measurable Target:* number of repetitive loss areas mitigated; number of developments under 380 F.S.

Policy 10.1: As proposed future land use activities are presented to the City for actions, they shall be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, in an effort to reduce potential conflicts. [9J-5.006(3)(b)6]

Policy 10.2: The City, through the implementation of its land development regulations, will ensure that development approvals are consistent with the objectives and policies of the Polk County Hazard Mitigation Strategy, August 1999, as amended. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.

Policy 10.3: The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to insure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.

Policy 10.4: In conjunction with the American Red Cross and the Polk County School Board, the City will develop plans for reduction of the shelter deficit state-wide.

Policy 10.5: The City hereby requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough to house all park residents that reside in the park during the official Hurricane Season, from June 1 to November 1.

Policy 10.6: The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, in order to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and the location of shelters.

Policy 10.7: The City will trim trees on city rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies, in order to, reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.

**Objective 11: The City of Auburndale shall ensure that all development within the "Auburndale Green Swamp Protection Area" shall maintain the cumulative natural function of its wetlands and aquifer-recharge areas and shall conform to the development policies stated in this section in addition to other policies found within the Comprehensive Plan, State Statute, and Florida Administrative Code. Where there is a conflict in policy or standard the policies of this objective shall supersede others in the Comprehensive Plan.**

**It is the intent of the City to protect natural resources within the Auburndale Green Swamp Protection Area and to mitigate any potential negative impact land uses may pose to natural resources. These development criteria are designed to**

**ensure that natural resources will be adequately protected and their viability will be reasonably assured by establishing administrative procedures for identifying the presence of natural resources on properties and obtaining environmental clearance for any affected development orders.**

Policy 11.1 The Auburndale Green Swamp Protection Area (AGSPA) shall be generally defined as that area both within the City Limits and within the Green Swamp Areas of Critical State Concern.

Policy 11.2 The following City of Auburndale Future Land Use categories shall be allowed in the Auburndale Green Swamp Protection Area (AGSPA). All land use categories shall be used as already defined in the Future Land Use Element and as amended in this Section. These designations shall be followed by a "GS" when used in the AGSPA.

a) Conservation and Wetlands
b) Agricultural Residential
c) Low Density Residential
d) Tourism Commercial Center
e) Neighborhood Activity Center
f) Convenience Center
g) Business Park Center
h) Leisure/Recreation
i) Institutional
j) City, Public Use, Parks
k) Schools, Public and Private

Policy 11.3 In the Auburndale Green Swamp Protection Area (AGSPA) the following uses shall be prohibited:

a) Petroleum pipelines
b) Wholesale chemical operations
c) Petroleum related industries and fuel dealers (however, gas stations may be permitted)
d) Dry cleaning plants
e) Chemical research operations
f) Non-certified Electric-power Generation Facilities

Policy 11.4 General Development Criteria

a) The word "development" shall be used as defined in Section 380.04, F.S.
b) New development shall connect to a regional public sewer system. New development shall not be allowed to use septic tanks for disposal of wastewater.
c) General construction activities may be permitted. However, prior to the City issuing a development permit, the City will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: Environmental Protection Agency's National Pollution Discharge and Elimination System, 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).

d) Development regulations shall permit densities to be transferred from Environmentally Sensitive Lands to adjacent non-environmentally sensitive property under the same ownership or control subject to the following:
    1. Transfers shall be at a density not to exceed one dwelling unit per 20 acres (1du/20ac);
    2. Transfers shall only be permitted within a subdivision platted and developed in accordance to the City's Land Development Regulations;
    3. Transfers shall not result in lot sizes per dwelling unit less than 14,500 sf.

Policy 11.5 Road Standards

a) Construction of new roads over rivers and major tributaries and shall only be permitted where it has been demonstrated that no other alternative is practical. In such cases, design and construction shall:

e. Minimize adverse impacts to water quality;

f. Prevent adverse impact to the free flow of water through natural channels; and

g. Prevent the creation of major obstacles to the movement of aquatic and wetland dependent species.

Policy 11.6 Agricultural Residential is a Land Use classification that shall only be applied in the AGSPA. It shall allow single family residential development of up to 1 unit per 5 acres. Clustering shall be on upland areas only and may allow 40,000 sq. ft. lots as long as the overall gross density for the property is not exceeded.

Policy 11.7 The Low Density Residential Land Use shall allow single family residential development at a density of 0-3 units per acre, including any fraction thereof, with central water and paved road access.

Policy 11.8 Residential Development Criteria

a) Single family lots shall not exceed an impervious surface ratio of 50%. If the lots are within a master planned residential community, the overall Impervious Surface Ratio shall be 50%.

b) All residential development shall provide a minimum open space set-aside of no less than 30% of total land area. Open space is defined as passive recreation, agriculture or conservation easement. Retention/Detention areas and golf courses do not count as open space.

Policy 11.9 The Tourism Commercial Center Land Use shall only be allowed on property with direct access to Interstate 4 by way of frontage road, or on property with access to SR 559 or CR 557A. The following uses are permitted within this Land Use:

- Theme parks, entertainment/attractions, major regional venues, and permanent exhibits;
- Motels, hotels, RV parks, apartments;
- Service stations/convenience stores;
- Restaurants, gift shops, miniature golf, driving range;
- Golf courses and accessory minor commercial uses necessary to support these facilities,

such as club house, driving range and pro shop.
Other similar uses.

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Policy 11.10 These uses shall be prohibited in the Tourism Commercial Center:

c) Industrial, manufacturing, warehousing;
d) Shopping centers, malls
e) Junk yards
f) Facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System.

Policy 11.11 Commercial Development Criteria

a) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities, and air conditioning units, signage, retention areas, etc. are examples of facilities that require special buffering.
b) All development shall be limited to a maximum of 60% impervious surface coverage.
c) All development shall be limited to a maximum of 40% of building coverage.

Policy 11.12 Business Park Centers shall only be located at intersections of arterial and collector roads. The following uses shall be permitted:

a) Office parks, including research and development facilities;
b) Wholesaling and distribution centers;
c) Outside storage, which shall be screen from view of any residential or commercial uses by a solid wall a minimum of 6 feet in height;
d) Warehousing, including self-storage facilities;
e) Commercial uses which support the businesses and activities within the business park;
f) Golf courses and accessory minor commercial uses necessary to support these facilities such as club house, driving range, and pro shop.

Policy 11.13 These uses shall be prohibited in the Business Park Center:

a) Shopping centers
b) Junk yards, outdoor storage

Policy 11.14 Business Park Center Development Criteria

a) Commercial activities within a Business Park Center shall not exceed 15% of the toal area of the Business Park.
b) All development shall be limited to a maximum of 70% impervious lot coverage.

Policy 11.15 Golf Course Development Criteria

i. All golf courses developed in the AGSPA shall conform to these development criteria.
ii. Prior to issuance of a development permit for a golf course, a Golf Course Management Plan shall be developed which at a minimum contains:
    i. A Chemical and Pest Managemnt Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers.
    ii. A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands.

iii. Best Management Practices which at a minimum identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course.
iv. Golf courses shall be equipped with computer operated irrigation systems using rain or soil moisture sensors to override the irrigation system in the evnt of significant rainfall.
v. Landscaping for golf courses shall be designed in accordance with xeriscape principles; and
vi. Golf courses may not be used to satisfy open space requirements.

Policy 11.16 Wetlands, Lakes, and Floodplains **-** While the City may generally map wetlands, lakes, and floodplains within its corporate limits using National Wetlands Inventory maps and similar tools, their locations as identified within this Plan are preliminary and may change at the time of a state or federal agency jurisdictional determination. Furthermore, the City relies upon regulatory agency specialists to identify, designate, exercise, and enforce regulations of natural resources, including mitigation requirements. It is the applicant's responsibility to obtain a site-specific survey which indicates the jurisdictional limits, quality, and function of the resource. Development of wetlands, lakes, and floodplains within the Auburndale Green Swamp Protection Area shall conform to the following criteria:

a) No new lots shall be created which are entirely within a jurisdictional wetland or 100-year floodplain.

b) An undisturbed 25-foot-wide native vegetative buffer shall be maintained from the ordinary high-water line of any lake.

c) Jurisdictional wetlands, lakes, and 100-year floodplains are designated Environmentally Sensitive Lands.

d) Development shall cluster in non-wetland and non-floodplain areas.

e) The applicant shall provide assurances that the development will be directed away from wetlands and conducted in a manner to protect the vegetation, habitat, water storage, water quantity, water quality, and recharge functions of wetlands.

f) Controlled burns, fire lanes, silviculture, and ecosystem restoration and maintenance are permissible activities in wetlands provided they are performed in accordance with Best Management Practices. But for the provisions of this section, wetlands shall be maintained in their natural and unaltered state.

g) Development shall designate natural buffers averaging 25 feet in width but not less than 15 feet from the landward extent of jurisdictional wetlands. Wider setbacks may be imposed by the City if warranted by the wetlands' environmental sensitivity and the intensity of the proposed development.

h) Natural buffers averaging 25 feet in width but in no case less than 15 feet shall be

maintained upland of the 100-year floodplain.

i) No development shall be permitted within a wetland unless authorized or exempted by the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the Southwest Florida Water Management District, and the policies of this Comprehensive Plan.

j) Consideration of wetland impacts shall include, but not necessarily be limited to, the following circumstances where no reasonable alternative exists:

(1) access to the site;
(2) internal traffic circulation;
(3) utility lines;
(4) pretreated stormwater and floodplain management;
(5) public safety;
(6) mining that meets state and federal regulations;
(7) to avoid precluding all beneficial use of the property.

k) Where impacts to wetlands, floodplains, and the associated buffers of each cannot be avoided, the developer must demonstrate:

(1) maximum utilization of uplands;
(2) that there is no other reasonable, practical, or economical alternative; and
(3) that without the proposed activity the property owner will be deprived of all reasonable uses of the property.

l) The applicant must provide a narrative illustrating the degree to which wetland avoidance and minimization were undertaken in the project design. All wetland impacts shall be offset by agency-approved mitigation to be performed within the Green Swamp.

m) Particular attention in the project design evaluation will be paid to those wetlands occurring in conjunction with other Environmentally Sensitive Lands, particularly habitats known to support state or federally listed species.

n) Structures in wetlands shall be placed in a manner that will not adversely affect the natural flow regime and not reduce aquifer recharge capabilities. Placement of structures shall be consistent with sound floodplain management practices.

o) Where impacts to wetlands cannot be avoided, all agency permits with jurisdiction shall be approved prior to the issuance of a 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.

p) Activities permitted to encroach into native vegetative wetland buffers include the following:

(1) agriculture and silviculture
(2) passive recreation

(3) irrigation systems
(4) native species planting including mitigation or habitat restoration
(5) utility lines
(6) pretreated stormwater and floodplain management
(7) boardwalks, docks, or trails
(8) ramps for lake access

q) Development shall not alter the natural function of the floodplain.

r) Development shall not enlarge the off-site floodplain.

s) Development shall not result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by SWFWMD.

t) Encroachment, including fill, new construction, substantial improvements, and other development, shall be prohibited within the floodplain unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the 100-year base-flood discharge.

u) The extent of lakes shall be defined by their Ordinary High Water Line (OHWL).

v) Floodplain Assessment. A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development having five (5) acres or more in the 100-year floodplain. The construction of a single-family dwelling on a parcel 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 meets 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).

w) 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 11.17 Protection of Listed Species - To protect wildlife species identified as endangered, threatened, or species of special concern by the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC), the developer shall perform listed species surveys for any non-residential development in excess of five (5) acres or any residential development consisting of 100 acres or more than 10 lots. If it is determined that listed species or habitat are located on the site, the developer shall prepare a habitat management plan using guidelines and protocols of the appropriate wildlife agency. It shall be the responsibility of the applicant to notify the City and other agencies of any proposed development which may affect listed species habitat and subsequently prepare and submit the above referenced habitat management plan. Prior to final plat or site plan approval, the City must receive written assurance from the agency stating that the proposed management plan meets wildlife agency guidelines and protocols. Protection of listed species and habitats within the Auburndale Green Swamp Protection Area shall conform to the following criteria:

a) Protected habitat shall be defined as habitat for endangered, threatened, and/or species of special concern (listed species). In most cases, the specific boundaries of these areas may not be determined until site-specific field inspections are conducted. It shall be the responsibility of the owner and/or developer to submit documentation to all relevant review agencies including exhibits, studies, etc., for the purpose of establishing that properties should not be classified as protected habitat for such species.

b) Those properties identified as containing protected habitat shall comply with the following requirements:

(1) Development shall be clustered and designed to ensure that the smallest possible area of habitat be utilized.

(2) Portions of lots may be platted into habitat areas and shall not be construed as having disturbed the habitat area for a 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.

Policy 11.18 Green Swamp Impact Assessment Statement - All development, with the exception of a single-family dwelling unit and accessory uses, shall submit to the City a Green Swamp Impact Assessment Statement (GSIAS) for consideration prior to grant of any development order. The content of the IAS shall include:

a) An inventory of all Environmentally Sensitive Lands (ESL) as defined in Appendix A - Definitions of this Comprehensive Plan found within the project development discussing their functions and the significance thereof;

b) Maps and a description of those ESL's which may be impacted by the proposed development;

c) An evaluation of project wetlands according to currently accepted ranking procedures, identifying them according to their type, value, function, size, condition and location;

d) Recommendations for on-site protection measures or appropriate mitigation;

e) Recommended land maintenance and management procedures to assure the continued viability or function of identified ESL's after development;

f) A list of agencies which may have permit requirements pertaining to the proposed development;

g) Completed applications for applicable state or federal permits; and

h) A discussion of current and past land uses, particularly those that may have degraded habitat quality such as development, agriculture, silviculture, clearing, and the presence of exotic species; and

i) A narrative addressing how the development supports the Green Swamp Area of Critical State Concern Principles for Guiding Development to:
- Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood-detention areas.
- 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.
- Protect or improve the water available for aquifer recharge.
- Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.
- Protect or improve the normal supply of ground and surface water.
- Prevent further salt-water intrusion into the Floridan Aquifer.
- Protect or improve existing ground and surface-water quality.
- Protect or improve the water-retention capabilities of wetlands.
- Protect or improve the biological-filtering capabilities of wetlands.
- Protect or improve the natural flow regime of drainage basins.
- 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.

j) The Green Swamp Impact Assessment Statement shall be prepared by qualified professionals, firms, agencies, or institutions.

k) The GSIAS will be transmitted to those identified agencies whom may have permit requirements pertaining to the proposed development.

l) Prior to taking action on a development order, the City shall consider and evaluate the recommendations of the Green Swamp Impact Assessment

Statement with regard to following:

1. Protect and preserve the water quality or natural functions of floodplains and drainage ways, and wetlands;
2. Protect and preserve the function of native vegetative communities or the habitats of listed species endemic to the GSACSC;
3. Establish land maintenance and management procedures for the ESL's to assure their continued viability or function after development;
4. The City's final development order shall be conditioned upon adequate avoidance, preservation, mitigation, or remedial actions for the protection of environmental resources identified in the GSIAS and shall be consistent with the protection measures set forth within the policies framework of this Comprehensive Plan;
5. Necessary state and/or federal permits shall be obtained as a condition of approval for the project's final development order. The City will not impose any requirements for wetlands beyond those required by the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, or the Southwest Florida Water Management District.

Policy 11.19 Development within the Auburndale Green Swamp Protection Area (AGSPA) shall require a capital improvements budget showing the concurrent provision of public services required by the development, the timing of said development, and the source of funds for the public portion of the investment.

Policy 11.20 The development of Bay Lake Resort (a.k.a. MSD-Mattie, LLC property) shall be limited to the uses and densities stipulated in the Department of Community Affairs Section 380.05, Florida Statutes Settlement Agreement.

**Objective 12: Greenhouse Gas Reduction**

The City shall ensure that the residential character of the City of Auburndale is maintained and protected while reducing green house gas emissions and protecting environmentally sensitive lands as well as:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- Maintaining the community's recreation, open space and natural environment.

The City of Auburndale shall promote a sustainable community by requiring the use of Green standards and practices identified by the Florida Building Code. For all development and redevelopment within the City of Auburndale the City shall promote development that meets or exceeds U.S. Green Building Council, Leaders in Energy and Environmental Design (LEED), Department of Environmental Protection, Energy Star, or other such recognized governmental or industry regulatory authority. The City shall also establish incentive programs such as, but not limited to, expedited site plan review and building permitting in exchange for utilizing Green design standards and practices that benefit the quality and sustainability of the environment and:

- ✓ Conserve water and other natural resources.
- ✓ Reduce energy consumption.
- ✓ Improve air quality by reducing Greenhouse gas emissions.
- ✓ Reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- ✓ Reduce urban heat by reducing paved surfaces; reduce the need for parking by participating in shared parking plans.
- ✓ Reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
- ✓ Reduce waste through efficient design and recycling programs.
- ✓ Promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.
- ✓ Encourage housing construction that uses the U.S. Green Building Council or the Florida Green Building Coalition land development, new construction and major renovation building standards.

Policy 12.1: Within the Land Development Regulations the City shall establish minimum Green design standards, practices and technologies for all new construction, major renovation and redevelopment in compliance with the Florida Building Code, as amended from time to time.

Policy 12.2: The City shall promote energy efficiency in government operations and facilities. The City shall evaluate the transitioning of its fleet of government vehicles to energy efficient technology.

Policy 12.3: Pedestrian Access: The City shall ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use development areas, including:

- Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, thoroughfares;
- Ensuring a balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures;
- Locating schools in neighborhoods, within safe and easy walking distances of residences served.

Policy 12.4: The City supports residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy 12.5: By 2015, the City shall determine a threshold and criteria for a LEED certification standard, or an equivalent standard, in private design to be implemented through the Land Development Regulations. In addition, consider pilot incentive programs to encourage Green building and development Citywide, including the Community Redevelopment District.

Policy 12.6: The City will not prohibit the appropriate placement of photovoltaic panels. The City shall consider review criteria to establish standards within the Land Development Regulations for the appropriate placement of photovoltaic panels.

Policy 12.7: The City will encourage the strategic placement of landscape materials to reduce energy consumption.

Policy 12.8: The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.

Policy 12.9: The City shall, through the Future Land Use Map and Future Land Use Categories, encourage the greatest concentration of housing desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

Policy 12.10: All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions.

Policy 12.11: Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Policy 12.12: The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida –friendly landscaping techniques including use of reclaimed water.

Policy 12.13: As administered through the LDRs, land use proposals which could potentially increase point-source air and water pollution shall not be permitted.

Policy 12.14: The City shall promote building and site design construction and operation practices that support long-term environmental sustainability by: constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; reducing urban heat through innovative building and site design.

Policy12.15: All development and redevelopment shall be encouraged to exceed minimum Green standards as outlined in the Florida Building Code, as amended from time to time.

**OBJECTIVE 13: Energy Conservation Areas**

**The City of Auburndale shall establish Transportation Based Energy Conservation Areas by:**

**a. the designation and mapping of a Transportation Based Energy Conservation Areas Map;**

**b. the establishment of transit-supportive incentives and design standards applicable to development within the energy conservation areas identified on the map;**

**c. the establishment of mobility strategies within the energy conservation areas; and**
**d. the coordinated implementation of design standards and mobility strategies consistent with other jurisdictions within the respective transit corridors.**

POLICY 13.1: Core Transit Corridors and Centers, as identified in the Transportation Planning Organization's (TPO) 2060 Transportation Vision Plan, provide the basis for the Transportation Based Energy Conservation Areas Map. The map will provide a framework for land use policies and mobility strategies that:

a. Connect city centers;
b. Improve access to transit services including high speed rail service;
c. Improve transit access to/from rural areas;
d. Promote compact, mixed-use development;
e. Improve travel connections and access between land uses;
f. Provide a pedestrian-scale built environment and encourage pedestrian activity;
g. Promote the provision of public spaces and improved access to public spaces;
h. Implement reduced or flexible parking standards;
i. Increase travel options as part of a multi-modal transportation system;
j. Reduce reliance on single-occupant vehicles (SOV) and vehicle miles traveled; and
k. Reduce energy consumption and greenhouse gas emissions.

POLICY 13.2: The Transportation Based Energy Conservation Areas Map shall be shown on the Future Land Use Map Series to include the following:

a. areas within ¼ mile of fixed route transit service;
b. areas within a one mile radius of the point of access for transit services.

POLICY 13.3: The City shall implement site design principles in the form of development incentives and standards. These design principles shall address:

a. Convenient, direct and safe pedestrian connections to building entrances, existing and planned transit stops, parking facilities, mixed land uses and public spaces;
b. Pedestrian-scale blocks and interconnected street networks to promote pedestrian mobility;
c. Architecture and streetscape features, such as awnings, articulated facades, pedestrian lighting, sidewalk furniture, street trees and store front display windows to create a human-scale or pedestrian-focused environment;
d. Orientation of buildings and entrances towards streets or public spaces to encourage and support pedestrian activity;
e. Provision of complete streets to increase mobility for transportation system users;
f. Provision of parks, plazas and greenways to create community gathering places;
g. Provision of bicycle parking;
h. Incorporation of transit facilities and amenities into site design, e.g., shelters, benches, and lighting;
i. Provision of structured parking as part of mixed land uses; and

j. Reduced or shared parking.

POLICY 13.4: Transportation Based Energy Conservation Areas include areas where infrastructure and community services are available or planned to support higher densities and intensities of development. The City shall implement site design principles and mobility strategies within the Transportation Based Energy Conservation Areas to maximize access to existing or future transit services. The City shall promote the development of transit services and centers intended to support transit ridership, service existing and future development, and improve transit access to/from rural areas.

POLICY 13.5: The City shall identify and promote opportunities to co-locate civic or community uses within the Transportation Based Energy Conservation Areas including:

a. urban parks;
b. community recreation centers;
c. schools;
d. child care facilities;
e. libraries and medical facilities;
f. governmental buildings; and
g. Police, Fire and EMS facilities.

Buildings in these areas should be sited to form a green space or public common for community use. Site planning, building orientation, architectural design and landscaping should reflect the character of the community.

POLICY 13.6: The City shall require, through the Land Development Regulations, transit-supportive standards to be applied to development within the Transportation Based Energy Conservation Areas. These standards may include, but will not be limited to:

a. Provision of pedestrian infrastructure;
b. Provision of transit facilities and passenger amenities;
c. Building orientation, e.g. orientation towards a street or public space; and
d. Maximum parking requirements.

POLICY 13.7: The City shall implement mobility strategies within the Transportation Based Energy Conservation Areas to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These strategies may include, but will not be limited to:

a. Provision of an extensive pedestrian system;
b. Elimination of gaps in sidewalk network;
c. Complete street treatment including improved pedestrian and bicycle crossings;
d. Provision of transit facilities and passenger amenities;
e. Provision of bicycle parking; and
f. Shared, reduced or maximum parking requirements.

POLICY 13.8: The City shall consider funding improvements as part of the annual update of the Capital Improvement Element to support the provision of complete streets, continuous sidewalk networks, transit facilities and passenger amenities, and public spaces. Candidate projects

within the Transportation Based Energy Conservation Areas shall receive priority consideration.

POLICY 13.9: The City shall support the merging of public and private interests and resources for the purpose of facilitating transit oriented development within the Transportation Based Energy Conservation Areas. Public-private partnerships may be used to leverage transit enhancements and infrastructure, create mixed uses inclusive of civic and communities spaces, and establish redevelopment strategies.

POLICY 13.10: The City shall identify candidate sites for affordable and workforce housing within the Transportation Based Energy Conservation Areas Map as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

POLICY 13.11: The Transportation Based Energy Conservation Areas Map includes transit corridors that extend into and through multiple governmental jurisdictions. To ensure a seamless transportation system, the City will coordinate with other cities and Polk County to encourage the implementation of consistent land use policies and mobility strategies within these corridors.

**FUTURE LAND USE ELEMENT**
**School Collocation Report**

**City of Auburndale Comprehensive Plan**

**Policy SCH99-01: School collocation**

As a requirement of the State Legislature, by October 1, 1999, adopt a policy to encourage collocation of schools and other public facilities, and to designate lands adjacent to public schools with land use classifications that allow new schools and the expansion of existing schools.

After conferring with John Baker and Dixon at the Department of Community Affairs, this policy has been changed to simplify the policy, as well as make it clear that the provisions apply to the expansion of existing schools as well as development of new schools.

Policy SCH001: Public schools are allowed in all land use classifications except the City's Conservation classification. This provision applies to lands contiguous to existing schools, as well as development of vacant land for new schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code.

**Site Specific Regulations:**

Policy 5J International 12-01:

The 5J International, Inc. properties identified by the following parcel identification numbers shall have the specified regulations applied:

25-28-05-000000-042010
25-28-07-000000-011120
25-28-08-000000-031010
25-28-17-000000-031010

1. Prior to development of any proposed use of the properties where the potential combined with the existing annual average daily traffic (AADT) trip generation will exceed more than 7,800 AADT, a major traffic analysis shall be prepared and submitted by the developer confirming that established Level of Service Standards will be maintained following development of the proposed use. The major traffic analysis shall be reviewed by the City, Polk County and the Florida Department of Transportation.

The developer shall submit an estimated trip generation analysis with each proposed use of the properties prior to the total combined AADT trip generation for all uses exceeding the established level of 7,800 AADT. The estimated trip generation analysis shall be reviewed by the City, Polk County and the Florida Department of Transportation.

Policy Fantasy of Flight/Orlampa Property, Amendment 12-3ACSC:

The developers of the Fantasy of Flight/Orlampa property (aka Kermit A Weeks, Kermit A Weeks as Trustee, Imperial Polk Properties, Inc, and Orlampa Inc., also described in Ordinance 1402) will be responsible for improving long-term roadway failures associated with Amendment 12-3ACSC. The developers of the Fantasy of Flight/Orlampa property will not be responsible for improving roadway failures associated with development not associated with this amendment. The City will be responsible for monitoring roadway Levels of Service tied to the development of this project.

1. Internal roadways to the project will be funded by the developer.

2. A traffic signal at the intersection of CR557A and SR559 when warranted and only when associated with the impacts from the above stated development. The signal will be funded by the developer through voluntary impact fees when signal warrants are met based on the Manual of Uniform Traffic Control Devices (MUTCD) or LOS issues.

3. Four-laning of SR559 from the northern terminus of the planned FDOT four-laning of SR559 (approximately 1/10 mile) to the intersection of CR557A and SR559. This improvement will be funded through voluntary impact fees or a special assessment to be exacted by the developer.

4. Right-of-way required for the four-laning of SR559 from the Interstate 4 interchange north will be dedicated by the developer along the eastern edge of SR559. This right-of-way dedication shall not include land required for deceleration and acceleration lanes on the north side of Interstate 4 and SR559 related to interchange improvements.

INSERT MAP 1, FLUM

INSERT MAP 2,  GENERALIZED WETLANDS

INSERT MAP 3, GENERALIZED FLOODPLAINS

INSERT MAP 4, SOILS AND MINERALS

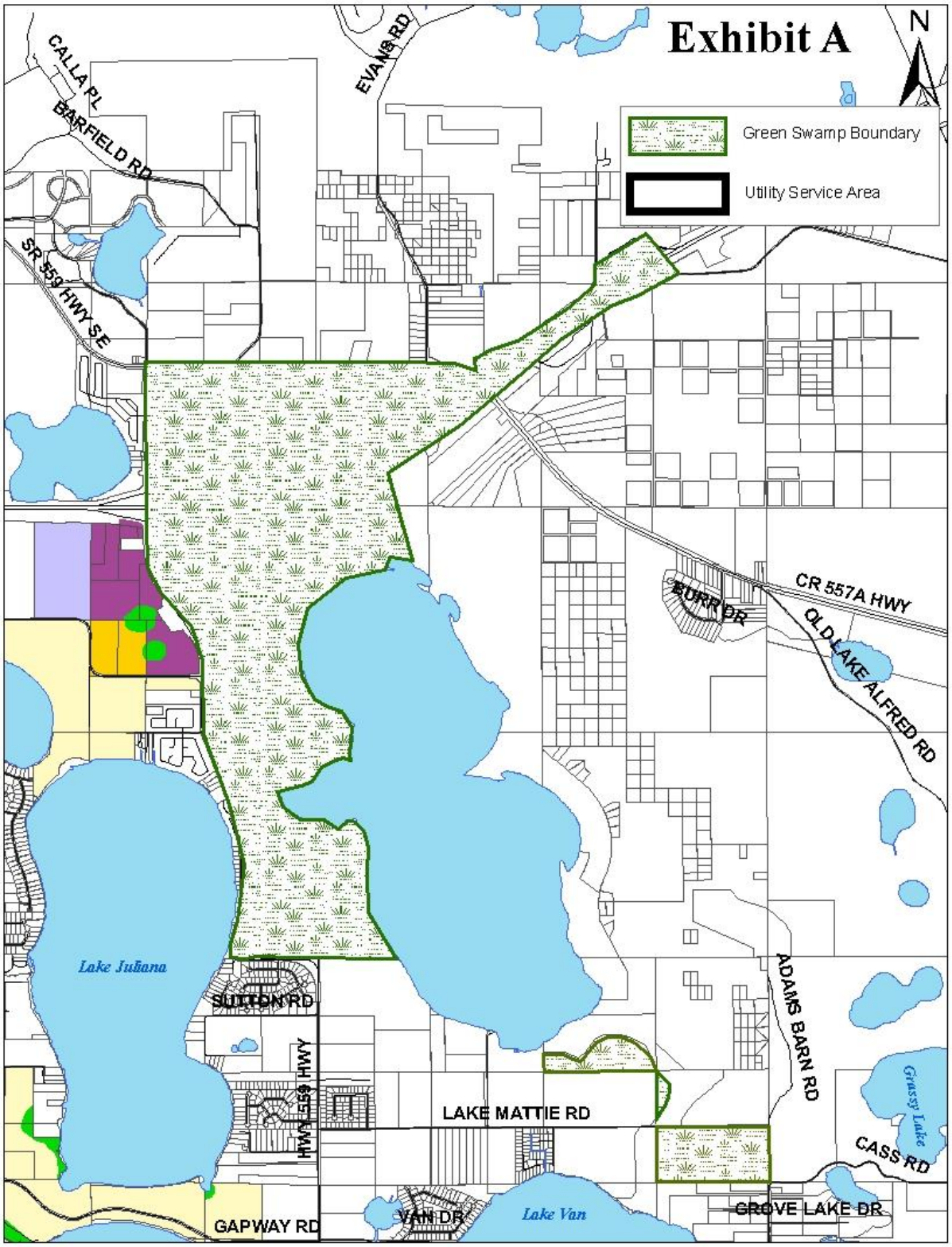
Exhibit A
N
Green Swamp Boundary
Utility Service Area
CALLA PL
BARFIELD RD
EVANS RD
SR 559 HWY SE
CR 557A HWY
BURR DR
OLD LAKE ALFRED RD
Lake Juliana
SUTTON RD
HWY 559 HWY
LAKE MATTIE RD
ADAMS BARN RD
Grassy Lake
CASS RD
GAPWAY RD
VAN DR
Lake Van
GROVE LAKE DR