

**CITY OF AUBURNDALE COMPREHENSIVE PLAN**  
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**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.**

#### **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. 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.

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.

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.

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.

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.

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.

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

**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:

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

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50
<u>Percent of Lot Coverage:</u>	40 percent.
<u>Usable Site Area:</u>	5 to 20 acres.
<u>Gross Floor Area:</u>	20,000 to 150,000 square feet.
<u>Min. Population Served:</u>	5,000 to 10,000 people.
<u>Market Area Radius:</u>	1 1/4 miles or more.
<u>Typical Lead Tenant:</u>	Supermarket, related retail sales.
<u>Other Typical Tenants:</u>	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.

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.75
<u>Percent of Lot Coverage:</u>	50 percent.
<u>Usable Site Area:</u>	5 acres or more.
<u>Gross Floor Area:</u>	200,000 to 1,000,000 square feet.
<u>Min. Population Served:</u>	10,000 or more people.

<u>Service Area Radius:</u>	20 miles or more.
<u>Typical Lead Tenant:</u>	one or more light assembly plants, or warehouse facility, employing at least 50 people.
<u>Other Typical Tenant:</u>	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:

<u>Maximum Non-Residential Impervious Surface Ratio:</u>	0.70
<u>Maximum Non-Residential Floor Area Ratio:</u>	0.50
<u>Usable Area:</u>	10 acres or more
<u>Gross Floor Area:</u>	10,000 to 1,000,000 sq. ft.
<u>Typical Leading Tenant:</u>	Theme park, hotel, motel, RV park
<u>Other typical tenants:</u>	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: **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 1.15: **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 1.16: **High Density Residential:** 11 to 14 dwelling units per acre. High Density Residential future land use classification is available for use but has not 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 1.17: **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 1.18: **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:

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50
<u>Percent of Lot Coverage:</u>	40 Percent.
<u>Usable Site Area:</u>	1 to 3 acres.
<u>Gross Floor Area:</u>	3,000 to 20,000 square feet.
<u>Min. Population Served:</u>	1,000 or more people.
<u>Service Area Radius:</u>	1 to 11/4 miles or more.
<u>Typical Lead Tenant:</u>	Convenience store.
<u>Other Typical Tenants:</u>	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 1.19: **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.

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

Policy 1.20: **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 1.21: **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.

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

Policy 1.22: **Schools, Public, Private:** Schools, Public, Private future land use classifications applies to all educational buildings and grounds within the City.

Policy 1.23: **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 1.24: **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 1.25: **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 1.26: **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.

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

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 1.27: 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 1.28: 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 1.29: 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 1.30: 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 so, 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 1.31: 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 1.32: 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 1.33: Private property rights shall be protected through possible compensation if it is deemed that reasonable use of property is denied.

## **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.

*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.

- Policy 2.2: The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas.
- 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.
- 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.
- 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.
- 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 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.

- 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;
- 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.

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.

*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.

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. [

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.

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.

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.

*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.

### **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.

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.

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.

*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.

Policy 6.2: The City will continue to identify and eliminate any existing zoning that is inconsistent with this Comprehensive Plan.

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.

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.

*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.

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.

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: 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 will 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.
- Policy 7.12: 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.

*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.

Policy 8.2:      The City shall continue to support the Historic Commission of the City.

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.

Policy 8.4:      The City shall continue to enforce the historic preservation ordinance.

#### **Objective 9:    Protection of Natural Resources**

The City of Auburndale shall ensure the protection and conservation of environmentally sensitive land within the City.

*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. [

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.

#### **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.*

*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.

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.

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 total 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 Management 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 event 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:

- Y 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.
- Y Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- Y 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: 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.
- Policy 12.15: 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.

INSERT MAP 1, FLUM

INSERT MAP 2, GENERALIZED WETLANDS

INSERT MAP 3, GENERALIZED FLOODPLAINS

INSERT MAP 4, SOILS AND MINERALS



**TRANSPORTATION ELEMENT**  
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## **TRANSPORTATION ELEMENT**

### **Goals, Objectives and Policies**

#### **City of Auburndale Comprehensive Plan**

**GOAL 1: To provide a safe, efficient and convenient multi-modal transportation system for residents and non-residents traveling in and through the City.**

#### **Objective 1: Convenient and Efficient Transportation System**

The City shall provide a safe and adequate multi-modal transportation system for its residents and users.

*Measurable Targets:* Maintain a level of service D on all roads; amend the 5-Year CIP annually to include all roadway improvements; evaluate traffic safety problems and amend the land development code to include new measures.

Policy 1.1: A peak hour Level of Service (LOS) of D shall be adopted for all roadways within the corporate limits.

Policy: 1.2 The Polk Transportation Planning Organization (TPO) encourages local governments to adopt levels of service that promote transit by lowering Levels of Service where transit is available. In order to promote the development of transit services, the City hereby adopts the following multi-modal Levels of Service for roadways served by the transit system.

	<b>Highway Minimum Standard</b>	<b>Highway Minimum Duration</b>	<b>Transit</b>	<b>Pedestrian</b>	<b>Bicycle</b>
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

Policy 1.3: The City will base development approvals upon adequate system capacities at acceptable levels of service, as established in Policy 1.1 and 1.2, to accommodate the impacts of proposed development concurrent with the impacts of development.

Policy 1.4: For all municipal streets under City jurisdiction, the City will continue to add the yearly maintenance schedule to the 5-Year Capital Improvements Program (CIP) of the Comprehensive Plan's Capital Improvements Element.

Policy 1.5: In order to provide greater traffic safety, the City will enforce no-parking zones at street intersections and intersection visibility requirements, as adopted in the City's land

development regulations.

Policy 1.6: The City shall continue to enforce the landscape maintenance and weed control ordinance that contributes to traffic safety along all motorized and non-motorized traffic ways.

## **Objective 2: Sidewalks, Bikeways and Trails**

The City will continue to increase the amount of sidewalks and bikeways within the City limits.

*Measurable Targets:* add sidewalks and bikeways within the City limits; pave sidewalks in vicinity of transit stops; link Auburndale Trail to Van Fleet Trail, link Auburndale Trail to Tenoroc Trail; connect sidewalk/bike trail around Lake Ariana.

Policy 2.1: The City will analyze the existing sidewalk network annually and identify key gaps in pedestrian routes, including near schools, parks, trails and transit stops.

Policy 2.2: Funding priorities for correcting existing deficiencies and for future sidewalk improvements shall first be directed to locations where a critical public safety concern or an emergency exists; and second, serve pedestrian needs within ¼ mile of all schools, parks, and transit stops; and in the future, aviation and rail facilities.

Policy 2.3: The City will incorporate consideration of sidewalks and bikeways in all roadway improvements. Sidewalks and bikeways will be constructed where practical in the existing rights-of-way throughout the City. These strategies are intended to support energy efficient land use patterns and reduce greenhouse gas emissions.

Policy 2.4: Sidewalks and bikeways shall be combined where practical and feasible to keep the cost of improvements and maintenance to a minimum. The City will incorporate sidewalk and bikeway features into intersection projects and resurfacing projects to keep the cost of such projects to a minimum.

Policy 2.5: Continue to support the acquisition of right-of-way or easement for a bike path/walkway around Lake Ariana.

Policy 2.6: The City will work with the TPO, FDOT and Polk County in the identification of locations for sidewalks and bikeway on State and County highways.

Policy 2.7: In an effort to coordinate with the TPO and FDOT to provide continuous routes for bicycling, the City will work with the TPO in the development of: the Auburndale Trail; the Southern Extension of the Van Fleet Trail; the Auburndale Trail through Tenoroc State Park; the Auburndale-Lake Alfred-Winter Haven Trail; and other trails that link to the County and Regional network through adjacent municipalities.

## **Objective 3: Downtown Parking Strategy**

The City shall promote and invest in a safe and efficient system of parking with the proper quantity of spaces for customers and employees in the Community Activity Center in the historic downtown area.

*Measurable Targets:* promote public/private partnerships established for downtown parking; implement traffic calming devices; complete City/CRA/Chamber of Commerce parking study.

- Policy 3.1: The historic downtown area generally bounded by Bridgers Avenue, Ariana Avenue, Bennett Street, Robinson Street and Shelby Street, classified as the Community Activity Center on the Future Land Use Map, shall be the focus of continued analysis of parking needs, vehicular traffic flow, pedestrian circulation patterns and overall traffic safety.
- Policy 3.2: The City shall maintain and promote the alley system in the downtown for loading purposes in order to reduce conflicts between delivery trucks and pedestrian traffic.
- Policy 3.3: As development occurs within the downtown, the City will promote and allow on-street parking within the public right-of-way, which shall meet the parking needs of the business sector in accordance with City and DOT standards.
- Policy 3.4: The City will partner with businesses for the development of off-street parking that will be shared by customer and employee traffic within the downtown; and encourage informal agreements between public and private partners for shared parking between daytime and night time users, and between weekend and weekday users.
- Policy 3.5: The City will continue to support traffic calming and landscaping to improve the appearance of the downtown, particularly around Ariana Avenue and the Civic Center.
- Policy 3.6: The Auburndale CRA will maintain a reserve fund to pay for parking improvements in the community redevelopment area.

#### **Objective 4: Coordination with Future Land Uses**

The City will continue to improve and construct a transportation system that will meet the adopted levels of service standards, support the goals, objectives and policies of the Future Land Use Element, and support the uses shown on the Future Land Use Map.

*Measurable Targets:* promote multi-modal for mixed use development; promote carpooling/vanpooling.

- Policy 4.1: The City will prioritize roadway system improvements based on correction of existing deficiencies, available right-of-way system continuity, development of the central core downtown, development of infill areas, and consistency with needs generated with uses shown on the Future Land Use Map.
- Policy 4.2: A de minimis impact exception shall only be granted for a single family home on an existing lot regardless of the level of deficiency of the adopted level of service.

- Policy 4.3: The City will promote Planned Unit Developments and similar types of mixed use developments with multi-modal provisions.
- Policy 4.4: The City will implement land use policies in support of increased transit, which includes encouraging mixed-use developments and medium or higher residential densities within one-fourth mile of any transit route.
- Policy 4.5: If determined to be necessary to meet future traffic circulation needs, transportation impact fees shall be developed and adopted by the City.
- Policy 4.6: The City will encourage large employers in the industrial areas in the City adjacent to the City to promote carpooling/van pooling and utilization of transit for commuting.
- Policy 4.7: The City will minimize disruption to its historic downtown and historic buildings that may result from the construction of transit projects; the City shall encourage pedestrian and bicycle routes in order to minimize disruption of the historic street grid in downtown.
- Policy 4.8: Since the City does not have its own airport, the City shall promote the rail and surface transportation corridor that connects its industrial areas to the Bartow Municipal Airport for shipment of goods and products. The City will work with the TPO to promote an adequate transportation network for the transport of goods and for the establishment of truck routes to airports.
- Policy 4.9: The City will work with the TPO to enhance multi-modal transfer facilities through TPO priority setting.
- Policy 4.10: The City shall work with the Florida DOT and Polk County Transportation to establish a designated truck route network that maximizes the efficiency of goods movement, minimizes delays ,and enhances safety.
- Policy 4.11: TRANSPORTATION MAP ESTABLISHED: The following Transportation Map is hereby established: 2030 Major Roadways by Functional Classification.

#### **Objective 5: Intergovernmental Coordination**

The City shall continue to coordinate its transportation system with those of the Polk Transportation Planning Organization for the Lakeland/Winter Haven Urbanized Areas (TPO), the Polk Transit Authority (PTA), the Winter Haven Area Transit (WHAT) authority and the Lakeland Area Mass Transit District authority (LAMTD) for the intra-city bus system; and the Florida Department of Transportation (FDOT) Transportation Plan and Adopted Work Program.

*Measurable Targets:* Membership on the Technical Advisory Committee for the TPO; listing of other agency projects in the City's annual update of the 5-Year CIP.

- Policy 5.1: The City shall continue to coordinate with the FDOT and the TPO to recognize and include

County and State road projects in the City's 5-Year CIP and annual budget planning process; and to maintain consistency in policies between the City and the two agencies.

- Policy 5.2: The City shall seek the cooperation and utilize the resources of the TPO for funding of those roadway improvements that fall within the TPO's priority and funding jurisdiction.
- Policy 5.3: The City shall seek the cooperation and utilize the resources of the FDOT for those roadway improvements within the City that fall within the FDOT's Transportation Plan priority and funding jurisdiction.
- Policy 5.4: The City will coordinate with the TPO and the FDOT in assigning priority status to projects which are identified in airport and rail facility master plans which serve Auburndale and the region.
- Policy 5.5: The City will work with the TPO and FDOT to plan and program enhanced surface access to any station that is intended to serve Florida's intrastate high-speed rail system.
- Policy 5.6: The City will coordinate with the TPO, FDOT, the County and other municipalities in data sharing, standards interpretation, traffic counts and concurrency management issues relating to roadway levels of service.
- Policy 5.7: The City will participate in future updates of the TPO Long Range Transportation Plan.
- Policy 5.8: The City will coordinate with the TPO, Lakeland Area Mass Transit District authority, Winter Haven Area Transit authority and FDOT to establish strategies to reduce reliance on single occupancy automobile trips, such as encouraging large employers to develop commuter assistance incentives for employees that carpool/vanpool, and/or utilize transit or non-motorized modes for commuting trips.
- Policy 5.9: The City will coordinate with the three mass transit authorities and FDOT to implement plans for park-and-ride lots, as identified in TPO's Long-Range Transportation Plan.
- Policy 5.10: The minimum acceptable level-of-service standard for roadways on the Strategic Intermodal System, the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program, shall be in accordance with the Statewide Minimum Level-of-Service Standards for the State Highway System published in Rule 14-94 of the Florida Administrative Code, or any rule variance issued by the Florida Department of Transportation.

## **Objective 6: Support of Public Transit**

The City will promote and support ridership on the area's bus system by coordinating with the transit providers to locate stops and terminals near major trip generators and employment centers.

*Measurable Targets:* promote new businesses locating on transit routes versus non-transit areas.

- Policy 6.1: The City will promote the development of future major trip generators and employers on transit routes, to decrease the number of vehicle trips within the City and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle.
- Policy 6.2 The City will participate in planning and revising routes for all three transit districts in order to accommodate the transportation disadvantaged and to decrease the number of vehicle trips within the City.

### **Objective 7: Preservation of Rights-Of-Way**

The City shall protect existing and future rights-of-way from building encroachment and other forms of development that would hinder roadway improvements when needed, for existing and future traffic circulation, aviation, and mass transit rights-of-way.

*Measurable Targets:* review development plans for setbacks from ROW for all new development in accordance with the land development regulations.

- Policy 7.1: The City shall utilize street setbacks as determined in the City's land development regulations on all principal arterials, County urban collectors and City urban collectors.
- Policy 7.2: The City shall continue to coordinate with representatives of the TPO, FDOT, the County, and the transit districts to identify the applicable State, regional and City transportation corridor rights-of-way needed for future improvements.
- Policy 7.3: The City will protect airports and other transportation facilities and routes connecting or linking facilities from encroachment of incompatible land uses through implementation of the Future Land Use and Conservation Elements of the Comprehensive Plan.

### **Objective 8: Traffic Flow Safety & Access Management**

The City shall coordinate with the FDOT and Polk County to maximize access management on the Florida Intrastate Highway System (FIHS) and the Polk County road system.

*Measurable Targets:* number of new driveway cuts permitted on the FIHS; maintenance of speed limits on the FIHS and Polk County road system.

- Policy 8.1: Driveway access permits for land developments shall be coordinated with FDOT and Polk County as applicable.
- Policy 8.2: The City shall coordinate with the Florida DOT on the operation and management of computerized signal systems and traffic monitoring devices to improve traffic flow and reduce stop and go traffic.
- Policy 8.3: The City will coordinate with the FDOT to ensure all railroad crossings are constructed to allow maximum speeds at crossings.

Policy 8.4: The City shall require applicants for development proposals as determined by City's Land Development Regulations and Florida DOT regulations, to control the connections and access points of driveways and roads to collector roads and minimizing driveway and median cuts. Access management relating to thoroughfares shall be managed in a manner that reduces stop and go traffic, protects public investments in roadway capacity and enhances safety.

### **Objective 9: Airway Systems**

The City shall enforce regulations to protect the airways approach to airports in a manner consistent with DOT and FAA requirements, so that communication towers, antennas, water towers, industrial uses, multi-story residential uses, and church steeples are not erected in the flight path of the Winter Haven airport and others.

*Measurable Targets:* Maintain attendance on airport zoning board; protect approach to airport zone by enforcing land development regulations.

Policy 9.1: The City shall enforce its development regulations in compliance with the FDOT model navigable airspace system, and revise as necessary.

Policy 9.2: The City shall maintain representation on the Polk County Airport Zoning Board in order to coordinate multi-model transportation systems through the City that may be linked to one or more of the airports in the county.

### **Objective 10: Transportation Greenhouse Gas Emissions Reduction**

Reduce greenhouse gas emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.

Policy 10.1: The City of Auburndale shall encourage new urban development strategies that provide an emphasis on transit, bicycle, and walkable neighborhoods. These development strategies will include compact, mixed-use development to reduce vehicle miles of travel and greenhouse gas emissions.

Policy 10.2: The City shall implement mobility strategies to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These will include, but not be limited to:

1. Provision of an extensive pedestrian system;
2. Elimination of gaps in the sidewalk network;
3. Complete street treatment including improved pedestrian and bicycle crossings

Policy 10.3: The City of Auburndale will support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives.

Policy 10.4: The City of Auburndale shall support and promote the use of low- and zero-emission vehicles, and alternative fuels, and other measures to directly reduce emissions from motor vehicles.

Policy 10.5: All development or redevelopment shall include one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasize safe and comfortable pedestrian, bicycle and mass transit mobility. These strategies may include, but are not limited to:

- Physical and operational improvements.
- Provision of on-site pedestrian and bicycle linkages to external pathways to expand, improve and enhance a safe, continuous pedestrian and bicycle network throughout the City.
- On-site secured bicycle storage areas.
- Additional tree canopy adjacent to sidewalks to provide shade and comfort to the pedestrian that will increase pedestrian mobility.
- Pedestrian-scale decorative street lighting and street furniture along pedestrian pathways to create a safe and comfortable experience to encourage pedestrian mobility.
- Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways.
- Right-of-way donation for turn lanes and/or wider bike lanes.
- Dedication of easements for pedestrian and non-motorized pathways.

Policy 10.6: The City shall continue efforts to work with FDOT and all appropriate agencies to alleviate traffic circulation problems.



**HOUSING ELEMENT**  
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**HOUSING ELEMENT**  
**Goal, Objectives and Policies**

**City of Auburndale Comprehensive Plan**

**GOAL 1**    **It shall be a goal of the City of Auburndale to provide decent, safe and sanitary housing of the appropriate type, size, location and cost to meet the needs of present and future residents of the City.**

**Objective 1:   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.

**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.

*Measurable Targets:* Percentage of affordable demand met.

- Policy 1.1:    The City of Auburndale will provide technical assistance to the private sector to maintain a housing production capacity sufficient to meet existing and anticipated needs. "Technical assistance" will include, at a minimum: a) the assembly and availability to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks. [9J-5.010(3)(c)1]
- Policy 1.2:    The City will review any changes to the City Code for their impact to on the permitting process in order to eliminate any excessive requirements and to increase private sector participation in meeting the projected housing needs. [9J-5.010(3)(c)2]
- Policy 1.3:    The City will seek to develop a partnership with the Polk County Builders Association to improve the efficiency and expand the capacity of the housing delivery process. [9J-5.010(3)(c)1,2]
- Policy 1.4:    The City will develop schedules to provide municipal services to those areas designated on the Future Land Use Map for residential development.
- Policy 1.5:    The City will continue to participate in the county-wide housing task force for the purpose of developing and implementing a local housing agenda with particular emphasis on the needs of low and moderate income households, as well as others with identified special housing needs. [9J-5.010(3)(c)1,2]

- Policy 1.6: Due to unusually high property values of a nearby jurisdiction, the City may enter into an interlocal agreement with a nearby government to meet the affordable housing demand of that jurisdiction. [9J-5.010(3)(c)10]
- Policy 1.7: The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing over the planning timeframe, from 2010-2030. [9J-5.010(3)(c)11]
- Policy 1.8: 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. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

## **Objective 2: Elimination of Substandard Housing Conditions**

The City of Auburndale shall improve the structural and aesthetic condition of the City's housing stock. The City will actively pursue the rehabilitation or elimination and replacement of up to 10 substandard housing units per year through the year 2030, by use of federal, state, county, or private funding sources. Substandard Dwelling units shall be any dwelling unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; or a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value 420.0004 (13) (a-c) F.S. Also, a substandard dwelling unit is one that does not have an adequate level of exterior maintenance to assure that roof, walls, windows, doors, and foundation slab will withstand normal weather conditions to preclude visible structural deterioration.

*Measurable Targets:* Number of units rehabilitated and/or demolished per year.

- Policy 2.1. The City will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Land Development Regulations.
- Policy 2.2 No substandard housing units may be occupied, until upgraded to meet all Land Development Regulations.
- Policy 2.3: Using Community Development Block Grants (administered through the Polk County Community Development Department), or other federal, state, county or private funding sources, the City shall rehabilitate or demolish and replace up to 11 substandard housing units each year. [9J-5.010(3)(c)(7)]
- Policy 2.4: The principles which will be applied to rehabilitation and demolition techniques and strategies will include:
- Identification of housing units in violation of the City's housing quality standards and their degree of deterioration;
  - Establishment of priorities for rehabilitation and demolition; and

- Referral of the City's priorities to the Polk County Community Development Department for consideration and action. [9J-5.010(3)(c)4]

Policy 2.5                Contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety and general welfare.

### **Objective 3: Adequate Sites for all income levels and Mobile and 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. The City shall continue to implement zoning and site plan regulations that provide for adequate sites for housing for very-low, low- and moderate-income families, and adequate sites for the placement of mobile and manufactured homes.

*Measurable Targets:* maintain or increase the percentage of sites for all income levels and for mobile and manufactured housing from the baseline year of 1999.

Policy 3.1:        Policy 3.1: The principles and criteria for siting very low, low and moderate income housing shall be implemented through the Land Development Regulations:

- To ensure that very low, low/ and moderate income families have adequate public facilities and services based on a fair-share distribution of costs;
- To reduce concentrations of very low, low and moderate income housing; and
- To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home subdivisions, mobile home parks, multi-unit developments or zero-lot lines.

Policy 3.2:        The principles and criteria for siting mobile homes shall be:

- To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;
- To require that developers of new mobile home parks or subdivisions provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;
- To require that future mobile home parks or subdivisions be at least 10 acres in size; and
- To provide for adequate sites for mobile homes and mobile home parks or subdivisions, within residential future land use designations, based on projections and demand for such housing.

Policy 3.3:        The principles and criteria for the location of housing for households with special housing needs, including elderly, rural and farmworker households shall be:

- To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and
- To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate.

**Objective 4: Provision of Adequate Sites for Group Homes and Foster Care Facilities**

The City shall provide adequate sites for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families.

*Measurable Targets:* maintain or increase the percentage of sites for Group Homes and Foster Care Facilities from the baseline year of 1999.

- Policy 4.1: The City's land development regulations will be reviewed and amended to ensure that sufficient sites will be made available in suitable areas, including residential areas, for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families.
- Policy 4.2: The City will locate future group homes and foster care facilities of a residential scale in residential areas or areas of residential character in order to ensure that the needs of persons requiring such housing are met.
- Policy 4.3: 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.

**Objective 5: Conservation of Existing Housing**

The conservation, rehabilitation or demolition of housing, including the identification of historically significant housing, will be ensured through federally assisted housing and community development programs, technical assistance, and interagency coordination.

*Measurable Targets:* Number of units rehabilitated in planning period; Number of units saved from demolition due to their historical significance

- Policy 5.1: The City will review and amend, where necessary, its housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program.
- Policy 5.2: The City will continue to strictly enforce the standard housing code, particularly in those neighborhoods where code violations appear to be more prevalent.
- Policy 5.3: The City, in cooperation with the Polk County Community Development Division, will encourage neighborhood improvements by providing assistance to property owners in

meeting code regulations and locating financial assistance, as well as by concentrating capital budget improvements in the neighborhoods.

- Policy 5.4: The City shall establish procedures for the protection of locally designated historically significant housing, structures or sites, and shall develop criteria under which a locally designated structure or site may be altered or demolished. Action by the City Commission is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure.
- Policy 5.5: Housing that has been identified as historically significant shall be so designated by the City of Auburndale on an annual basis.
- Policy 5.6: The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried under the guidelines established in the City's adopted historic preservation ordinance.

#### **Objective 6: Relocation Housing**

The City of Auburndale shall assure that replacement housing is available to any residents displaced by efforts to revitalize and stabilize the City's housing.

*Measurable Targets:* Number of persons displaced, number of displaced persons provided relocation assistance.

- Policy 6.1: The City will abide by the mandate of the Federal Uniform Relocation Act, ensuring that anyone who is temporarily or permanently displaced, as a result of federally-assisted action, will be provided relocation assistance.

#### **Objective 7: Formulation of a Housing Implementation Program**

The City of Auburndale will continue to implement a housing program designed to meet the stated Objectives and Policies in this Housing Element.

*Measurable Targets:* Number of additional housing units built through partnerships; Number of training programs instituted; Numbers of persons qualified to purchase housing through training programs

- Policy 7.1: The City will solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the Policies established in this Housing Element.
- Policy 7.2: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City.
- Policy 7.3: The City will designate within its jurisdiction sufficient sites at sufficient densities to

accommodate the needs for affordable housing units over the planning timeframe.

1. 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.
2. 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 7.4: The City shall 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.

Policy 7.5: 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 7.6: 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 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.

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

Policy 7.7: The City shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

Policy 7.8: 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 7.9: Affordable housing shall be located where adequate infrastructure and services are available.

Policy 7.10: 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.

## **Objective 8: Identifying Housing Subsidy Sites**

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 8.1: 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.

Policy 8.2: The City shall identify and maintain a list of sites appropriate for the location of low, very low and moderate income housing.

Policy 8.3: Sites to be considered specifically suitable for very low, low and moderate income families shall preferably be located near a neighborhood or community shopping facility.

Policy 8.4: The City shall coordinate as appropriate with the County and other municipalities to promote energy conservation and education in affordable housing development.

Policy 8.5: 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 8.6: Permit and encourage mixed commercial-residential development or redevelopment.

## **Objective 9: Energy Efficient Housing**

Quality Community Development. The City shall strive to achieve a quality community in which to work, play, and live. Development and redevelopment will be directed to areas where a full range of public services and facilities are provided to effectively and efficiently meet the economic and social needs of the City. The City will use Activity Centers to promote development and redevelopment, concentrate multi/mixed uses, and promote transit and alternative means of transportation for the reduction of greenhouse gas emissions by the reduction in vehicle miles traveled. The City will promote energy efficient design and construction in private and public facilities. All development shall be required to meet the Green standards of the Florida Building Code, as amended from time to time.

Policy 9.1: Energy Efficient Housing Construction.  
The City shall provide opportunities for private and non-profit construction of energy efficient housing by establishing Land Development Regulations which encourage innovative and cost effective building techniques that minimize builders' and occupants' carbon footprints, minimize site disturbance, minimize water consumption, optimize the use of natural light and shade, and maintain affordability. The City encourages all new residential development to be built according to Leadership in Energy and Environmental



Design (LEED), Energy Star, Water Star certification criteria, or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.

**Policy 9.2: Alternative/Renewable Energy Sources.**

The City shall allow and encourage the use of alternative and renewable energy sources in the construction or renovation of housing throughout the City. Such alternative energy systems include, but are not limited to, solar water heaters, photovoltaic arrays, wind turbines, and other technologies that can allow a property to be self-reliant or otherwise reduce dependence on traditional fossil fuels.

**Policy 9.3: The City of Auburndale shall incorporate into its Land Development Regulations standards and policies for energy efficient design features and standards that encourage the use of Green development and redevelopment practices that exceed minimum standards for public and private development.**

**Policy 9.4: The City shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code, as amended from time to time.**

**Policy 9.5: The City shall pursue all available state and federal funding sources allocated towards very low, low and moderate income housing rehabilitation and utilize U.S. Green Building Council (USGBC) Leadership in Energy Efficient Design (LEED), Florida Green Building Coalition (FGBC), National Association of Home Builders' (NAHB), or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.**

**Policy 9.6: The City shall continue to monitor the housing stock for substandard properties and take actions necessary to bring the properties into compliance with current building codes including the use of green building construction technology to make the structures more energy efficient and to help reduce greenhouse gas emissions.**

**CONSERVATION ELEMENT**  
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## **CONSERVATION ELEMENT**

### **Goal, Objectives and Policies**

#### **CITY OF AUBURNDALE COMPREHENSIVE PLAN**

**GOAL 1:**     **It shall be a goal of the City of Auburndale to provide a quality environment which is compatible with the development of the City, as well as to enhance, conserve, and appropriately manage the City's natural resources for existing and future residents. [9J-5.013(2)(a)]**

**Objective 1: Protection of Air Quality**

The City of Auburndale shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection. [9J-5.013(2)(b)1]

*Measurable Targets:* Comparison of base line air quality information from 1999 and maintenance of standards throughout the planning period.

**Policy 1.1:**     The City, in cooperation with the Florida Department of Environmental Protection, will continue to ensure that air quality within the City's jurisdiction will meet the following standards, as adopted by the Florida Air and Water Pollution Control Act, Chapter 17-2, F.A.C., as amended from time to time:

Ozone	less than .125 parts per million
Carbon monoxide	less than 35 parts per million (hourly average)
Lead	less than 1.5 micrograms per cubic meter
Oxides of nitrogen	less than 100 micrograms per cubic meter
Sulfur dioxide	less than 1300 micrograms per cubic meter 3 hour average
	less than 260 micrograms per cubic meter 24 hour average
	less than 60 micrograms per cubic meter annual average
Particulates	less than 150 micrograms per cubic meter 24 hour average
	less than 50 micrograms per cubic meter annual average

Policy 1.2: The City shall obtain ambient air quality information from agencies that maintain air quality monitoring stations in Polk County and neighboring municipalities and establish conditions for the base year of 1999. Annually thereafter, comparisons to the base year shall be reported to the elected officials and actions recommended when air quality is found to be degraded from the baseline conditions.

## **Objective 2: Conservation and Protection of Water Sources**

The City of Auburndale will take specific steps to protect and enhance the quality and quantity of surface and groundwater sources within its jurisdiction.

Measurable Targets: Collection and comparison of base line groundwater quality information throughout the planning period; implementation of local water conservation programs; and reduction of adjusted gross per capita consumption of water from 160 gallons per capita day (gpcd) to a goal of 150 gpcd.

Policy 2.1: The City will continuously monitor the quality of groundwater at its potable water wells as a normal practice of treating and distributing the municipal water supply.

Policy 2.2: The City shall adopt and strive with all means available to meet the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption, as follows:

By December 31, 2013: 150 GPD. (40D-2, F.A.C.)

The City will develop a set of conservation incentives to assist in meeting these conservation standards.

Policy 2.3 The City will continue the following water conservation measures and practices to achieve the conservation standards set forth in Policy 2.2 above:

- a) The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations. [9J-5.011(2)(c)3], also [553.14, F.S]
- b) The City shall encourage the use of Xeriscape landscaping techniques for all new development.
- c) The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, waste water reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements. [9J-5.013(2)(c)4]
- d) The City shall continue to conduct an annual audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly. [9J-5.011(2)(c)3]

- e) The City shall evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.
- f) The City shall focus on the following additional conservation strategies:
  - Require native vegetation;
  - Incorporate advances in water conservation practices in building and land development codes;
  - Continue use of concurrency management system to ensure water supply is in place prior to issuance of a building permit;
  - Require use of reclaimed water where available;
  - Maintain regulations that allow the City to enforce SWFWMD's lawn and landscape irrigation rules;
  - Calibrate delivery meters annually and plan master meters semiannually;
  - Require metering of service connections;
  - Provide an educational outreach program that consists of the following or similar methods: messages with utility bills, periodic advertisements to homeowner association newsletters, public tours of water facilities, and information on the City's website; and
  - Equip City-operated irrigation systems with rain sensors and/or soil moisture monitoring devices.

Policy 2.4: The City will restrict uses in the wellhead protection zone; wellheads and wellhead protection areas (cones of influence) shall be mapped on the Future Land Use Map. [9J-5.006(2)(c)1]

Policy 2.5: The City will meet at least annually with the SWFWMD, the Central Florida Regional Planning Council, the City of Lake Alfred, the City of Lakeland, the Town of Polk City, and Polk County to develop measures or programs to protect and conserve water sources. Decisions to be reached shall include: coordination of land development regulations to ensure consistent and adequate protection; coordination of planning and development activities through reciprocal notification of proposed activities; coordination of planning areas; and agreement on utility service areas.

Policy 2.6: The City will participate with the Southwest Florida Water Management District during periods of drought, declared water shortages, or water shortage emergencies by adherence to the District's Water Shortage Plan, and to the guidelines outlined by the District. A local water shortage plan shall be developed and coordinated with Polk County for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan. [9J-5.013(2)(c)4]

Policy 2.7: Ten-Year Water Supply Facilities Work Plan  
The City shall assess projected water needs and sources for at least a ten (10) year period by creating and maintaining a Water Supply Facilities Work Plan (WSFWP). The

WSFWP shall maximize the efficient use of groundwater and, where possible and financially feasible, substitute alternative water sources for the use of groundwater.

- Policy 2.8: Consideration of the Regional Water Supply Plan  
The City shall demonstrate full consideration of the most current Southwest Florida Water Management District's Regional Water Supply Plan when proposing and/or amending the ten-year Water Supply Facilities Work Plan.

**Objective 3: Conservation and Appropriate Use of Minerals, Soils, and Natural Vegetative Communities**

The City of Auburndale shall protect, conserve and guide the appropriate use of native vegetative communities and mineral and soil resources within its jurisdiction. [9J-5.013(2)(b)3]

*Measurable Targets:* Acres of land with native vegetative communities annexed, identified and protected during the planning period.

- Policy 3.1: The City shall include on Future Land Use Element Natural Resource Conditions Map Series any native vegetative communities that are identified; and shall classify them as "environmentally sensitive lands". Development shall be restricted and minimum setback criteria established and enforced.
- Policy 3.2: The City shall include on the Future Land Use Element Natural Resource Conditions Map Series soils as mapped by the U.S. Department of Agriculture and shall promote the continuation of agricultural activities on lands that have a Polk County Greenbelt Exemption. Development shall be restricted to accessory agricultural use structures and one single family residence per five acres where an Agriculture land use is applied.
- Policy 3.3: When reviewing new development and redevelopment proposals, the City will refer to the guidelines of the Natural Resources Conservation Service of the U.S. Department of Agriculture, to determine soil capability, suitability, and limitations.
- Policy 3.4: The City, in coordination with Polk County, the Florida Department of Environmental Protection, and the Florida Game and Fresh Water Fish Commission to conserve, appropriately use and protect unique vegetative communities located jointly within the City and the county. [9J-5.013(2)(c)8]

**Objective 4: Conservation of Wildlife Habitat**

The City of Auburndale will conserve, appropriately use and protect wildlife habitat within its jurisdiction, especially lake habitat within the City limits. [9J-5.013(2)(b)4]

*Measurable Targets:* Acres of wildlife habitat annexed, identified and protected during the planning period; comparison of quality of City lakes in 1999 and annually throughout the planning period.

- Policy 4.1: The City has designated the lakes within its jurisdiction as water resource amenities and wildlife habitat areas and declares them to be “environmentally sensitive lands”. Lakes shall be included on the Future Land Use Element Natural Resource Conditions Map Series. The City will protect the lakes by restricting development activities, enforcing minimum setback requirements from the lakes, and restricting access to structures such as boat ramps, boardwalks, and other water dependent activities.
- Policy 4.2: During the development review process, the City will utilize the services of the Florida Game and Fresh Water Fish Commission to identify and avoid adverse impacts on wildlife habitats by new development and redevelopment. [9J-5.013(2)(c)3]
- Policy 4.3: The City shall continue to enforce its land development regulations to provide for the protection of wildlife and wildlife habitat within the City boundaries. Identified species of wildlife and their habitats shall be protected from activities that would adversely affect their survival, or the survival of any endangered or threatened wildlife or species of special concern which may occur within the City. These protective measures may include, but are not limited to:
- a) Requiring a developer to either restore disturbed wetlands to their original status or create new wetlands to mitigate the loss;
  - b) Requiring clustering of dwelling units away from sensitive ecological communities;
  - c) Discouraging the fragmentation of large vegetative community associations;
  - d) Requiring buffering of sensitive ecological areas; and
  - e) Providing for conservation easements. [9J-5.013(2)(c)(5),(6)]

#### **Objective 5: Management of Hazardous Wastes to Protect Natural Resources**

Throughout the planning period, the City of Auburndale will take actions to eliminate the improper handling, and disposal of hazardous wastes in order to protect natural resources within its jurisdiction.

*Measurable Targets:* Documented participation in hazardous waste recycling and disposal programs.

- Policy 5.1: The City shall continue to participate in a program to require the periodic, environmentally safe disposal of household, commercial and industrial hazardous wastes. The program may include, but not be limited to, the following measures:
- a) Actively participate in the activities of the Local Emergency Planning Committee (LEPC) to develop emergency response plans to handle accidents involving hazardous waste;

- b) Promote the recycling of hazardous wastes by publicizing lists of approved recyclers; and
- c) Participate in the County's Amnesty Days to collect hazardous wastes in the City. [9J-5.013(2)(c)10]

Policy 5.2: The City shall participate in programs that emphasize education, monitoring, inspections and proper disposal of small quantities of hazardous waste.

Policy 5.3: The City shall participate in programs that emphasize education, monitoring, inspections and proper disposal of hazardous medical waste.

### **Objective 6: Protection and Conservation of Wetlands**

The City of Auburndale will protect and conserve wetlands and the natural function of wetlands, and shall direct incompatible uses away from wetlands.

*Measurable Targets:* Acres of land designated as flood plain, wetlands or sensitive lands and protected from development or development impacts during the planning period.

Policy 6.1: The City will ensure that new and proposed development complies with all applicable wetland regulations of the Florida Department of Environmental Protection and Southwest Florida Water Management District. Site review will not proceed until all applicable permits are obtained from either or both agencies.

Policy 6.2: The City will utilize the technical expertise and assistance of the Southwest Florida Water Management District when reviewing new developments and redevelopment projects adjoining the 100-year floodplain of the City's lakes; or when reviewing development of any other identified wetland.

Policy 6.3: The wetlands and 100-year floodplains of the City's lakes are designated as "environmentally sensitive lands" and shall be included on the Future Land Use Element Natural Resource Conditions Map Series. Their hydrologic functions and habitat characteristics shall be protected through the enforcement of land development regulations, including zoning, site plan review, buffer zones, minimum setback requirements, regulation and prohibition of certain uses, and stormwater treatment regulations.

Policy 6.4: The City will enforce its land development regulations to eliminate expansion of nonconforming uses and ultimately eliminate nonconforming uses that threaten wetlands and the function of wetlands.

### **OBJECTIVE 7; Greenhouse Gas Emissions Reduction**



Reduce greenhouse gas emissions while protecting, conserving, and enhancing the ecological resources of the City, maintaining their quality and contribution to the quality of life and economic well-being of the City of Auburndale and its residents.

Policy 7.1: The City shall incorporate greenhouse gas reduction strategies and energy conservation into the Land Development Regulations to facilitate the reduction of greenhouse gas emissions.

Policy 7.2: DEVELOPMENT

Low impact development and uses permitted within a future or currently existing Conservation Area shall be restricted to the following:

- a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Conservation Areas or public safety;
- b. Development shall be limited to passive recreation facilities such as boardwalk or conservation related facilities such as monitoring facilities, educational trails or a park ranger/ caretaker residence. A residence for a park ranger or caretaker is permissible at one dwelling unit per twenty acres.
- c. Environmentally non-damaging access points and trails;
- d. Conservation and resource-based, non-motorized recreational uses which include:
  1. Non-motorized boating which does not require a paved boat ramp for access;
  2. Environmentally non-damaging access points and trails;
  3. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and
  4. Overnight primitive tent camping where permitted.
- e. The developer of land adjacent to areas designated with the Conservation land use shall bear the burden of proof in determining that proposed development will not adversely impact conservation resources.

Policy 7.3: Where feasible, conservation areas, parks, and other components of the City's open-space system shall be linked by bike paths, jogging trails, and/or pedestrian pathways to reduce traffic impacts and greenhouse gas emissions.

Policy 7.4: Wetland Best Management Practices

The City of Auburndale shall encourage, and as appropriate require, the use of Best Management Practices for wetlands based on the most current available publications. All activities within a Future Land Use of Conservation shall comply with applicable BMPs established by the appropriate state agencies.

**RECREATION AND OPEN SPACE ELEMENT**  
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## **RECREATION AND OPEN SPACE ELEMENT**

### **Goal, Objectives and Policies**

#### **City of Auburndale Comprehensive Plan**

**GOAL 1: To provide a balanced system of recreation facilities and open space which will satisfy the needs of the present and projected future residents of the City and will emphasize use of Auburndale's natural resources.**

#### **Objective 1: Ensure Public Accessibility to Recreation Facilities**

The City of Auburndale shall provide and improve public access to recreation sites and facilities including water bodies within Auburndale through ongoing maintenance of current facilities and access points.

*Measurable Targets:* Survey for opinions of users as to the level of accessibility. Percent increase in signage for parks. Any improvement in accessibility during the planning period.

Policy 1.1: The City will provide bicycle racks at all City parks.

Policy 1.2: The City will ensure that crosswalks and pedestrian signals are placed at arterial streets that lead to parks and recreation facilities.

Policy 1.3: The City Parks and Recreation Department shall maintain designated safe walking routes to City parks and recreation areas.

Policy 1.4: The City will provide appropriate signage clearly indicating the location of City owned and maintained recreation sites.

Policy 1.5: The City shall maintain public access currently available to the City's lakes.

#### **Objective 2: Coordination of Public and Private Resources to Meet Recreation Demands**

The City of Auburndale shall improve recreation opportunities for the citizens of Auburndale consistent with the adopted level of service standard.

*Measurable Targets:* Number of facilities with inter-local agreements in place. Increase in number of user days during the planning period.

Policy 2.1: The City shall attend and participate in meetings with the Polk Leisure Services Association (LSA) to develop a comprehensive Parks and Open Space Master Plan. The City will coordinate recreation programs and the use of facilities with surrounding municipalities and the County in order to maximize the recreation opportunities available to Auburndale residents. This shall be accomplished through discussions with the County and nearby municipalities. The City shall also suggest that the use and provision of

recreation facilities in the County annually be an agenda item at the monthly Polk County City Managers meetings.

Policy 2.2: The City will work with Polk County Parks and Recreation Division to coordinate the location and development of future county community and regional parks.

Policy 2.3: The City shall support continued public access to recreation facilities owned or maintained by the School Board.

Policy 2.4: The City will continue the established program for soliciting monies from Civic Clubs, individuals and businesses to provide additional equipment and facilities in the parks.

Policy 2.5: The City will continue the established program for soliciting monies from Civic Clubs, individuals and businesses to provide additional park sites or expansion of present parks.

### **Objective 3: Ensure Adequate Provision of Recreation Facilities**

The City shall ensure consistency with the adopted level of service standards for the provision of future recreation facilities.

*Measurable Targets:* Number of acres of recreation land increase and any other levels of service established for facilities.

Policy 3.1: The City of Auburndale establishes a level of service standard for recreation land of 5.5 acres per 1,000 residents.

Policy 3.2: The City shall enforce land development regulations that ensure that future development provides its fair share of recreation facilities and/or impact fees for such facilities, based on the established level of service standard.

Policy 3.3: The City's Department of Parks and Recreation shall periodically conduct surveys to determine the accessibility of existing recreation sites and facilities and types of additional facilities that may be needed.

Policy 3.4: The location of new recreation sites or facilities shall be prioritized, based on results of the Recreation Survey, and the location and extent of new residential development.

Policy 3.5: The City will maintain/replace existing recreation equipment at sites, based on equipment maintenance needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.

Policy 3.6: The City will add recreation equipment to sites that need additional recreation facilities, based on service area needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.

#### **Objective 4: Provision of Open Space**

The City of Auburndale shall ensure the provision of adequate open space.

*Measurable Targets:* Any addition to base year acres of 204 permanently classified as Conservation or Open Space.

Policy 4.1: The City shall promote the use of open space for protection of natural vegetation and for landscaping, buffering or greenbelts.

Policy 4.2: Passive recreation sites shall be designated as open space areas, and indicated as Recreation on the City of Auburndale Future Land Use Map.

Policy 4.3: The City shall work with Polk County, the Regional Planning County, Florida Department of Environmental Protection, and Southwest Florida Water Management District to implement and extend the Integrated Habitat Network, the Greenways System, Rails to Trails and the Green Swamp Area of Critical Concern.

Policy 4.4: The City shall enforce land development regulations that set standards for set-backs for all building and development from water bodies.

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# INTERGOVERNMENTAL COORDINATION ELEMENT

## Goals, Objectives and Policies

### City of Auburndale Comprehensive Plan

**GOAL 1:** Establish a regular means of communication among officials of two or more political or other jurisdictions for the purpose of addressing and resolving issues of mutual interest that arise from the local government's comprehensive plan and plans of others.

**Objective 1: Consider other Agency Plans**

Consider the plans of other agencies, special districts and all levels of governments.

*Measurable Targets:* Number of conflicts identified and resolved; number of times a particular type or form of resolution was utilized.

Policy 1.1 The City will review the plans and independent special district facility reports of the Polk Transit Authority (PTA), Winter Haven Area Transit Authority (WHAT), the Southwest Florida Water Management District (SWFWMD), Polk Transportation Planning Organization (PTPO), any airport master plans and any college and/or university master plans presented to the City, and identify and resolve conflicts with the City of Auburndale Comprehensive Plan, including concurrency related items.

Policy 1.2 The City will coordinate with other agency staff and governing boards in order to resolve issues raised in Policy 1.1.

Policy 1.3 The City will consider amending its Comprehensive Plan based upon the review of plans and discussions identified in Policy 1.2.

Policy 1.4 The City shall provide a formal notification of any proposed comprehensive plans or plan amendments that could affect land use, including locally undesirable land uses, in an adjoining jurisdiction by providing a detailed description of the proposed amendment and sending a map showing the location of the amendment. Where conflicts arise, the following guidelines and procedures shall be followed to resolve them.

a. City staff at the department head level will initially work with contemporary staff of other governmental entities in an informal manner to resolve conflicts. If conflicts cannot be resolved in this manner, the department head will confer with the City Manager to pursue resolution of the conflict with his or her counterpart.

b. Where the City has existing agreements with other governments or agencies that

address the resolution of conflicts, the City will use the procedures set forth in those agreements. Where there is no existing agreement, the City Manager will, at the direction of the City Commission, form a committee of elected officials and staff to meet with a like body from the other government or agency to meet and pursue a resolution to the conflict.

- c. If the process established in this policy fails to produce a resolution, the City Manager will request that the Central Florida Regional Planning Council's informal mediation process be used.

Policy 1.5: The City will maintain the interlocal agreement with the City of Lake Alfred, the City of Lakeland, and the Town of Polk City for emergency interconnection of potable water systems. The City will adopt a similar interlocal agreement with Winter Haven.

Policy 1.6: The City will participate in updates of the SWFWMD's water supply assessments, and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

## **Objective 2: Joint Planning Areas**

Identify, implement, and coordinate joint planning areas for annexation and service provision.

*Measurable Targets:* Number of meetings held; creation of annexation planning maps; utility service agreements executed.

Policy 2.1 The City will coordinate with Polk County, and other jurisdictions as appropriate, to establish a joint planning process and delineate the direction and extent of municipal annexation for the planning period.

Policy 2.2 The City and Polk County shall establish a municipal annexation area that appears on the County's *Future Land Use Map*, and shall develop an interlocal agreement for planning within the area, and for the exclusive provision of water and sewer service to all development therein.

Policy 2.3: Annually the City will coordinate with the cities of Lakeland, Winter Haven, Lake Alfred and Polk City and each municipality will discuss the potential need for reassessing utility service area lines, if relevant, and share any official service area map updates. Each municipality will also provide any official utility service planning area map updates to Polk County in order to ensure coordination for County utility and land planning. Coordination shall ensure the provision of water and sewer service to all developments therein.



### **Objective 3: Joint Processes for Population Projections**

Identify and describe joint processes for collaborative planning on population projections.

*Measurable Targets:* Number of plans reviewed; number of meetings held; population figures supplied to other agencies.

- Policy 3.1      The City will coordinate with Polk County Planning Department and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.
- Policy 3.2      The City will review the draft population projections and consider using them in the comprehensive plan.
- Policy 3.3      The City will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.
- Policy 3.4      The City will enter into an interlocal agreement with the School Board addressing such matters as the joint utilization of consistent and coordinated population projections.

### **Objective 4: Joint Processes for School Siting**

Identify and describe joint processes for collaborative planning on school siting.

*Measurable Targets:* Number of plans reviewed; number of meetings held; number of school sitings negotiated during the planning period.

- Policy 4.1      The City will annually review Polk County School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10, and 20-year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The City will review the School Board's annually updated 5-year School Plant Survey (5-year facility work program), 10, and 20-year facility work programs and coordinate those plans with the comprehensive plan.
- Policy 4.2      As per Chapter 235, F.S., at least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility, and where the proposed site is in or adjacent to the City of Auburndale, the Polk County School Board shall notify the City of the location of the site. The City shall review the site as it relates to consistency with the *Auburndale Comprehensive Plan*, Future Land Use Element,

including a preliminary analysis of the potential impacts to public facilities. The City's review shall be given to the School Board within 45 days after receipt of their initial notification to the City.

Where additional time is required for a complete public facilities impact analysis as it relates to issues of concurrency for transportation, water, wastewater, parks, stormwater management and/or solid waste, the City shall request that the School Board delay the purchase or lease of a site for a new or expanded school site until such an analysis may be completed and reviewed by the City Commission and School Board respectively.

Policy 4.3 As per Chapter 235, F.S., the planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, in order to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The City will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

Policy 4.4 As per Chapter 235, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the *Auburndale Comprehensive Plan*, the City may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.

### **Objective 5: Joint Processes for Facilities Subject to Concurrency**

Identify and describe joint processes for collaborative planning for facilities subject to concurrency.

*Measurable Targets:* Number of plans reviewed; number of meetings held; 5-Year Schedule of Capital improvements updated and adopted annually.

Policy 5.1 City staff will coordinate annually, or more often as needed, with Polk County and the Cities of Lakeland and Lake Alfred for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City. The City will also coordinate annually with Winter Haven and Polk City. Until such an agreement is entered into, the City will continue to share its utility map with those municipalities.

Policy 5.2 For the purpose of obtaining comments pertaining to development expected in the *Polk County Comprehensive Plan*, the City will notify Polk County planning staff of plans to adopt construction schedules within its capital improvements element for water and sewer facilities in unincorporated areas within the City's service areas.

- Policy 5.3      The City will coordinate, through the Polk Transportation Planning Organization (PTPO), the transportation needs of the City with the needs of Polk County and the Florida Department of Transportation (FDOT).
- Policy 5.4      The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.
- Policy 5.5      The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.
- Policy 5.6      The City will enter into an interlocal agreement with Polk County for joint projects identified in the City's stormwater management plan and the County's Stormwater Management Plan.

**Objective 6: Joint Processes for Facilities with Regional Significance**

Identify and describe joint processes for collaborative planning for facilities with regional significance.

*Measurable Targets:* Number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.

- Policy 6.1      The City will continue to coordinate with the Polk County Board of County Commissioners staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.
- Policy 6.2      The City will coordinate with the PTPO, WHAT and the Polk Transit Authority for the provision of major transportation facilities and mass transit. The City shall improve growth management through coordination and cooperation between City and County, as well as other local governments.
- Policy 6.3      The City shall coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evaluate routes in the City and to determine hurricane shelter space availability and the effect of an increased evacuating population on evacuation clearance times and routes.
- Policy 6.4      The City will forward notice of proposed future land use plan policies that would effect any regional resource identified in the *Strategic Regional Policy Plan of the CFRPC* to the Central Florida Regional Planning Council (CFRPC).

- Policy 6.5      The City will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance as identified in the CFRPC's *Strategic Regional Policy Plan, October 1997*. The City will cooperate with Florida Department of Environmental Protection (FDEP) and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps and the Green Swamp Area of Critical Concern.

### **Objective 7: Joint Processes for Problematic Land Uses**

The City will establish, maintain, and improve intergovernmental coordination of development review activities, especially collaborative planning and review of locally unwanted land uses, and regulatory concerns.

*Measurable Targets:* Number of plans reviewed and projects approved; number of meetings held; county-wide regulations adopted and city-wide regulations adopted.

- Policy 7.1      The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.
- Policy 7.2      The City will coordinate with the County, the CFRPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient city-wide guidelines to coordinate the location of problematic land uses.

### **Objective 8: Voluntary Dispute Resolution Processes**

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

*Measurable Targets:* Number of voluntary dispute resolution processes received. Number facilitated.

- Policy 8.1      The City will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.
- Policy 8.2      The City will coordinate with the County and the CFRPC, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.

- Policy 8.3      The City will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City
- Policy 8.4      The City will utilize the CFRPC's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.

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**CAPITAL IMPROVEMENTS ELEMENT**  
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**CAPITAL IMPROVEMENTS ELEMENT**  
**Goal, Objectives and Policies**  
**City of Auburndale Comprehensive Plan**  
Update Transmitted December 2009

**GOAL 1:**     **To provide the necessary public facilities for City residents and planned growth in a manner that is fiscally responsible, cost effective and protective of the public health, safety and welfare through a calculated fiscal management process and service delivery system.**

**Objective 1:   Meet Existing and Future Needs for Capital Facilities**

The City of Auburndale will use the capital improvement process as the means to correct existing deficiencies, to accommodate planned growth and to replace obsolete and/or worn out facilities as contained in the 5-Year Schedule of Capital Improvements of this element. [9J-5.005(3)(b)1]

*Measurable Targets:* Annual update and adoption of the 5-Year CIP; number of developments approved with availability of public facilities should be 100%.

Policy 1.1: On an annual basis, proposed capital improvement projects shall be evaluated and ranked according to the following priority level criteria and funding feasibility:

- a.     Level One, whether the project is needed to protect public health, safety and welfare, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b.     Level Two, whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking full service or promotes in-fill development;
- c.     Level Three, whether the project represents a logical extension of facilities and services consistent with the Future Land Use Plan, to areas within a designated service area or is compatible with plans of the County, State or water management district. [9J-5.005(3)(c)1 a-g]

**Objective 2:   Capital Improvements/ Land Use Coordination**

Land use decisions (including future land use map amendments and all development orders) shall be coordinated with the City's financial commitment to expand or improve facilities as described in the 5-Year Schedule of Capital Improvements for the purposes of providing facilities that serve existing and future development at the adopted level of service standards. [9J-5.016(3)(b)3]

*Measurable Targets:* Meet or exceed adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed deficiencies; number of times the system dropped below the operational minimums.

- Policy 2.1: The City shall provide in its development regulations provisions for land dedication or payment-in-lieu of dedication as a part of land development or land subdivision for the purpose of securing easements for utility systems, setbacks for traffic circulation systems, parks and open space and for meeting all adopted level of service standards. [9J-5.016(4)(b)]
- Policy 2.2: The City Staff shall be responsible for certifying that all development orders are consistent with the Development Regulations, Comprehensive Plan and the 5-Year Schedule of Capital Improvement. [9J-5.016(4)(b)]
- Policy 2.3: Land use development orders shall be granted by the City only when facilities functioning at the adopted level of service exist, or will be available concurrent with occupancy or use of such developed land. [9J-5.016(4)(b)]
- Policy 2.4: The following level of service (LOS) standards are established and shall be maintained for previously approved but unexecuted development orders, public school facilities, and for all new development or redevelopment in the City or as applicable in the City's utility service area:

### **Level of Service Standards**

<b>Facility</b>	<b>Level of Service</b>
Traffic Circulation for all types of roads	D at peak hour
Potable Water, 2013	Adjusted Gross 150 gpcd
Sanitary Sewer	110 gallons per person per day
Solid Waste	6.2 pounds per person per day; and 1 truck per 1100 residences
Stormwater Management: Design storm	25 year, 24-hour duration
Stormwater Management: Distribution	SCS Type 2
Stormwater Management: Collection Systems	5.5 inches/hour without flooding; SWFWMD & DOT design criteria; Pre/post matching for the 25-year storm retention or detention is required; and If no positive outfall, subdivisions must retain all runoff from a 100-year, 3-day storm



Levels of service standards shall be updated or revised as necessary when the Capital Improvement Plan is being drafted each year.

Policy 2.5: Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. Water Quality: Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in natural drainage basins of 100 acres or more, or as an option, for projects or project subunits in natural drainage basins of less than 100 acres, the first one-half (1/2) inch of runoff, from the design storm in accordance with Rule 62-25, F.A.C. in order to meet the receiving water quality standards of Rule 62-302, section 62-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above. [9J-5.011(2)(c)2.c]

Policy 2.6: The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities. [9J-5.011(2)(c)2.c]

Policy 2.7: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan. [9J-5.015(2)(b)3]

Policy 2.8: The City shall adopt the conservation standards established by SWFWMD and its SWUCA for adjusted gross per capita, per day consumption, as follows:

By December 31, 2013: 150 GPD.

The City will develop a set of conservation incentives to assist in meeting these conservation standards.

**Policy 2.9:** The City shall include in its annual update of the City's five year capital improvements project list the first five years of the 10 year Water Supply Facilities Work Plan to ensure consistency between the Infrastructure Element and the Capital Improvement Element. Annual updates to the CIP projects list will continue to include projects listed in the *Work Plan* beyond the five-year time frame.

**Policy 2.10:** The following level of service (LOS) standards are established for recreation facilities and shall be maintained for previously approved but unexecuted development orders and for all new development or redevelopment in the City or as applicable in the City's utility service area:

### **Park Standards, City of Auburndale**

<b>Park Facility</b>	<b>Location</b>	<b>Service Area</b>	<b>Area per 1,000 Pop.</b>	<b>Population Served</b>	<b>Area Acreage: Park Adjoining School</b>	<b>Area Acreage: Separate Park</b>	<b>Facilities</b>
Neighborhood Park	Neighborhood area, adjacent to Elementary school when feasible	¼ mile to 2 mile radius	2 acres	Up to 5,000	Min. of 2 acres	Min. of 3 acres	Play apparatus areas, recreation building, sports fields, paved multi-purpose courts, senior citizens area, picnic area, open or free flay area, landscaping.
Community Park	Designed to serve residents of a group of neighborhoods adjacent to middle or senior high schools when feasible	2-3 mile radius	2 acres	Up to 25,000	Min. of 5 acres	Min. of 15 acres	All found in neighborhood park plus: Pools, ball fields, tennis courts.

### **Recreation Activities, City of Auburndale**

<b>Activity</b>	<b>Resource</b>	<b>Facility</b>	<b>Standard</b>	<b>Min. Space Requirement</b>
Swimming	Freshwater Beach	Beach	0.2 linear foot of beach per	

			user per day	
Fishing	Freshwater Lake		One within 50 miles of 20,000 population	3 acres of water area
Boating	Freshwater Lake	Boat ramp	1 ramp per 5,000 population	1 acre min.
Water skiing	Freshwater Lake		40 acres of water per boat	40 acres of water per boat
Picnicking	Picnic Areas	Picnic tables		4-8 table per acre
Bicycling	Bicycle trails	Bicycle trails	0.78 mile of trail per user	Min. 5 feet wide

**Use Standards of User-Oriented Facilities for One Mile Service Area  
City of Auburndale**

<b>Special Facility</b>	<b>Size Range for Each Facility*</b>	<b><i>Median Pop. Served</i></b>
Lighted Tennis Court	2.0 acres	2,000
Lighted Basketball Court	0.6 acres	5,000
Baseball Diamonds, Regulation	4.5 acres	5,000
Softball and/or Youth Diamonds	4.5 acres	5,000
Field Sports Area (Soccer, field hockey, rugby, open space)	2-3 acres	6,000
Three Walled Court Area (Handball, Racquetball)	0.5 acres	10,000
* The improvements required by these standards shall be implemented when the population of the City reaches the absolute numerical threshold established for each identified recreation facility.		

**Space Standards When Unit Facility is Provided  
City of Auburndale**

<b>Facility</b>	<b>Park Adjoining School, in acres</b>	<b>Separate, in acres</b>
Play apparatus area - preschool	0.25	0.25
Play apparatus area – older children	0.25	0.25
Paved multi-purpose courts	0.50	0.50
Recreation center building	NA	0.25
Sports field	NA	5.0
Senior citizens area	0.50	0.50
Quiet areas & outdoor classroom (City beach park)	1.0	1.0
Open or free play area	0.50	0.50
Family picnic area	1.0	1.0
Total	4.0	9.25

**Policy 2.11: Public School Facilities LOS standards:**

Consistent with Policies 3.603-B1 and 3.603-B-2 of the Public School Facilities Element and the Interlocal Agreement for Public School Facilities Planning, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

- a. One Hundred percent (100%) for Elementary, Middle, and High Schools, not to exceed dining core capacity.
- b. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
- c. Other: K-8 grade schools, 6th grade centers, 9th grade centers, 6-12 grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.
- d. Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
- e. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

### **Objective 3: Capital Improvements Cost Sharing**

The City shall continue the methodology to ensure that all future development pays its share of cost associated with demands for existing and future facility needs. [9J-5.016(3)(b)4]

*Measurable targets:* Impact fees collected, proportionate share figure paid for by developers to fund new public facilities.

- Policy 3.1: As part of the land development regulations, the City shall require that any proposed development or redevelopment that will utilize components of the existing infrastructure system, that has been determined to need replacement within 5 years in order to maintain the adopted level of service standards, shall be required to replace or pay the proportionate costs for the replacement. [9J-5.016(3)(c)8]
- Policy 3.2: The City shall continue to assess new developments a pro rata share of expenses necessary to finance public facility improvements created by development in order to maintain adopted levels of service standards. [9J-5.016(3)(c)8]
- Policy 3.3: The City shall continue to assess impact fees that contain incentive rates, based on the length of extension, degree of public facility improvements required, degree of reuse of existing facilities or improvements required for older facilities to serve proposed developments.

Policy 3.4: The City shall discourage the use of small satellite water, wastewater, solid waste and hazardous waste facilities for proposed developments by requiring, as a part of the land development regulations that such facilities and services be provided only by the City or City/other local governments as applicable, primarily in appropriately located public centers.

Policy 3.5: The capital improvements needed to repair, renovate, or replace obsolete or worn out facilities under the City's jurisdiction shall be determined by the City Commissioners upon the recommendation of the City Manager. For those facilities under the fiscal responsibility of another public agency, said agency shall determine needed capital improvements consistent with the guidelines of an applicable interlocal agreement(s) (e.g. schools, state roads).

For those needed capital facilities that are under the fiscal responsibility of another public agency, The City of Auburndale shall adopt by reference the applicable agency's 5-Year capital improvement program or work plan.

Policy 3.6: The City of Auburndale adopts by reference the School Board's Five-Year Program of Work which includes the needed capital improvements to achieve and maintain the adopted Level of Service Standards, and subsequent annual updates thereto, as part of its Schedule of Capital Improvements.

Policy 3.7: The City of Auburndale hereby adopts, by reference, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation Five 5-Year Work Program, for the currently adopted year and subsequent updates thereafter into the City's 5-Year Schedule of Capital Improvements.

#### **Objective 4: Management of Fiscal Resources Consistent with Comprehensive Plan**

The City of Auburndale shall manage its fiscal resources in a manner that ensures that needed capital improvement funding is provided for previously issued development orders and future permits for development and redevelopment. For those facilities under the fiscal responsibility of another public agency, the City of Auburndale shall coordinate with said agency to ensure that necessary capital improvements are in the agency's five-year capital improvement program. [9J-5.005(3)(b)5]

*Measurable Targets:* annual adoption of a capital budget, number of times levels of service were compromised to accommodate new development.

- Policy 4.1: The 5-Year Schedule of Capital Improvements shall reflect the facility improvements, including replacement and renewal, determined to be necessary in the several elements of the Comprehensive Plan in order to establish and/or maintain the adopted level of service standards. The City of Auburndale shall maintain an Interlocal Agreement for School Facilities Planning with the Polk County School Board and the non-exempt municipalities to ensure that the School Board's Five-Year Program of Work include the needed capital improvements to achieve and maintain the adopted Level of Service Standards. [9J-5.016(3)(c)3]
- Policy 4.2: Each City Department head shall submit to the City Manager, no later than July 1 of each year, a listing of necessary capital improvements that have been systematically identified along with a ranking by priority based on the criteria identified in Objective 1, Policy 1.1. Such list shall include an evaluation of the life expectancy remaining in the existing facility. [9J-5.016(3)(c)3]
- Policy 4.3: The Capital Improvement Coordinating Committee, composed of the City Manager, Director of Public Works, City Planner, City Engineer and a citizen at large appointed by the City Commission, created in 1990 for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the 5-year Schedule of Capital Improvement needs, shall meet annually.
- Policy 4.4: The City shall not issue any development order unless the level of service standards for all public facilities are:
- a. available at the adopted level of service standards concurrent with the impacts of development;
  - b. are available concurrent with the impacts of development; the development is phased so that public facilities and related services needed to operate the facilities
  - c. the Concurrency Management Systems Plan adopted by the City ensures that the public facilities will be built when needed by the proposed development; or determined by the City Staff to not below the LOS standards for the required facility(s). [9J-5.016(3)(c)6]
  - d. Public School Facilities:
    - 1. Shall be based upon the Polk County School Board's ability to maintain the minimum level of service standards.
    - 2. The applicant for a Development Order or Development Permit which includes any residential component provides a determination of capacity by the Polk County School Board showing that the proposed development will meet the public school facilities level of service standards. A determination by the School District

is not required for any residential development or project exempt from concurrency in accordance with the Interlocal Agreement for Public School Facility Planning.

Policy 4.5: Projects approved with development orders issued prior to adoption of the Comprehensive Plan shall be provided needed public facilities on a first priority basis, provided the developer pays the applicable impact fees and other associated cost in order to maintain the adopted level of service standards. Other associated cost necessary to maintain adopted level of service standards shall be established by the City Staff. [9J-5.016(3)(c)5]

## **Objective 5: Budgetary Procedures**

The Capital Improvements Element shall be reviewed and updated annually to reflect existing and projected capital needs in concert with the adopted level of service standards for the purpose of assessing the cost of those needs against projected revenues and expenditures. [9J-5.016(3)(b)5]

*Measurable Targets:* impact fees collected, impact of restructured rates within the planning period, adoption of 5-year capital improvements budget annually.

Policy 5.1: Beginning with the 1990-91 City budget, a 5-year capital improvements plan shall be incorporated into the annual budget in order to establish funds for future capital facilities. [9J-5.016(3)(c)7]

Policy 5.2: The City shall continue to collect impact fees for the purpose of off-setting the cost of public facility improvements. [9J-5.016(3)(c)2]

Policy 5.3: The City shall establish a budget process in FY 1990-91 that will require debt service to not exceed 15% of annually budgeted revenues by 1995. [9J-5.016(3)(c)2]

Policy 5.4: The City shall reserve and designate Enterprise Fund surpluses (if existing) for major capital expenditures. [9J-5.016(3)(c)2]

Policy 5.5: The City shall continue to support restructured water rates to reflect a lower minimum billing quantity and implementing an accelerated rate structure for larger users.

Policy 5.6: The City shall continue to support restructured sewer rates to capture the total cost of treating wastewater.

Policy 5.7: The City shall continue to apply for funds to finance applicable improvements to the water and sewer systems.

Policy 5.8: The City shall annually reevaluate the projected cost of the deficits in the infrastructure

system and projected revenues and revise the 5-Year schedule of capital improvements accordingly.

Policy 5.9: All new development which has a direct or indirect impact on the level of services established in the several elements of the City Comprehensive Plan shall continue to be subject to impact fees which shall be spent to benefit those from whom they were collected. [9J-5.016(3)9]

Policy 5.10 The City of Auburndale in coordination with the Polk County School Board, shall implement mechanisms by which the impacts of development on public school facilities can be mitigated by the cooperative efforts of the public and private sector as outlined in the Interlocal Agreement for Public School Planning.



# AUBURNDALE FIVE YEAR CIP 2008/09-2012/13

Project Number	Project Name	FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		Total Project Cost	Comp Plan
PARKS AND RECREATION													
1	Lake Myrtle Park Development	\$10,200,000	BOCC Bond Funded	\$70,000	BOCC \$30K Reserved			\$13,000	City Funds Appropriation			\$10,283,000	Yes
2	Community Center - Gym	\$1,900,000	City Funds are allocated									\$1,900,000	Yes
3	Municipal Beach Improvements	\$25,000	\$25k Funded by Reserve	\$13,000	City Funds Appropriation	\$4,000	City Funds Appropriation					\$42,000	Yes
4	Civic Center/Senior Center Improvements			\$14,000	City Funds Appropriation	\$100,000	City Funds Appropriation	\$104,000	City Funds Appropriation	\$300,000	City Funds	\$518,000	Yes
5	City Playgrounds			\$12,000	City Funds Appropriation					\$30,000	City Funds	\$42,000	Yes
6	Auburndale Softball Complex	\$3,000	City Funds Appropriation	\$7,000	City Funds Appropriation	\$25,000	City Funds Appropriation					\$35,000	Yes
7	Tennis and Racquetball Courts									\$1,503,500	City Funds/TBD	\$1,503,500	Yes
8	Athletic Improvements Spivey Complex Phase II							\$200,000	City Funds Appropriation			\$200,000	Yes
9	Skate Park Improvements					\$5,000	City Funds Appropriation			\$3,000	City Funds	\$8,000	Yes
10	Baynard House Improvements	\$17,500	City Funds Appropriation	\$20,000	City Funds Appropriation	\$20,000	City Funds Appropriation	\$20,000	City Funds Appropriation	\$20,000	City Funds	\$97,500	Yes
11	Football Fields							\$125,000	City Funds Appropriation			\$125,000	Yes
Parks and Recreation		\$12,145,500		\$136,000		\$154,000		\$462,000		\$1,856,500		\$14,754,000	
TRANSPORTATION													
1	Sidewalk Replacement	\$30,000	City Funds Appropriation	\$30,000	City Funds Appropriation	\$30,000	City Funds Appropriation	\$30,000	City Funds Appropriation	\$30,000	City Funds Appropriation	\$150,000	Yes
2	Street Resurfacing			\$50,000	Restricted Transportation Account			\$50,000	Restricted Transportation Account			\$100,000	Yes
Transportation Total		\$30,000		\$80,000		\$30,000		\$80,000		\$30,000		\$250,000	
STORMWATER DRAINAGE													
Stormwater Drainage Total		\$0		\$0		\$0		\$0		\$0		\$0	
SANITATION													
1	Vehicle Purchase (Trash Truck)	\$115,000	City Funds Appropriation									\$115,000	Yes
2	Equipment Purchase (Hobo)	\$52,500	\$27K Reserve									\$52,500	Yes
3	Vehicle Purchase (Garbage Truck)			\$170,000	City Funds Appropriation							\$170,000	Yes
4	Equipment Purchase (Hobo)					\$55,000	City Funds Appropriation					\$55,000	Yes
5	Equipment Purchase (Hobo)							\$57,000	City Funds Appropriation			\$57,000	Yes
6	Vehicle Purchase (Reserve Truck)							\$100,000	City Funds Appropriation			\$100,000	Yes
7	Vehicle Purchase (Hobo Truck)									\$200,000	City Funds Appropriation	\$200,000	Yes
Sanitation Total		\$167,500		\$170,000		\$55,000		\$157,000		\$200,000		\$749,500	
POTABLE WATER													
1	Upsize/Extension Water Line - Bridgers	\$75,000	06 Bond Funds									\$75,000	Yes
2	Upsize/Extension Water Line - Bridgers - Berkley Relocate	\$500,000	BOCC Loan to be acquired for Project									\$500,000	Yes
3	Upsize/Extension Water Line - Winter Haven Interconnect					\$80,000	City Funds Appropriation					\$80,000	Yes
4	Upsize/Extension Water Line - Hwy 542 Water Main							\$550,000	City Funds Appropriation			\$550,000	Yes
5	Upsize/Extension Water Line - East Derby Loop									\$80,000	City Funds Appropriation	\$80,000	Yes
6	Upsize/Extension Water Line - South McKean Loop									\$80,000	City Funds Appropriation	\$80,000	Yes
7	Radio Read Water Meter Replacement	\$100,000	City Funds Appropriation	\$100,000	City Funds Appropriation	\$100,000	City Funds Appropriation	\$100,000	City Funds Appropriation	\$100,000	City Funds Appropriation	\$500,000	Yes
8	Water Plant Improvement - Elevated Storage Repairs	\$50,000	City Funds Appropriation									\$50,000	Yes
9	Water Plant Improvement - Roof at Water Shop			\$15,000	City Funds Appropriation							\$15,000	Yes
10	Water Plant Improvement - Paving							\$20,000	City Funds Appropriation			\$20,000	Yes
11	Winona Park Water Plant Expansion							\$1,328,000	City Funds Appropriation/TBD			\$1,328,000	Yes
12	Water Plant Improvement - Paving Winona									\$20,000	City Funds Appropriation	\$20,000	Yes
Potable Water Total		\$725,000		\$115,000		\$180,000		\$1,998,000		\$280,000		\$3,298,000	
WASTEWATER													
1	Wastewater Collection Upsize/Extension - Berkley Road Relocation	\$1,000,000	BOCC Loan to be acquired for Project									\$1,000,000	Yes
2	Wastewater Collection Upsize/Extension - Force Main 559 N. Sutton Place									\$400,000	Developer Funds/TBD	\$400,000	Yes
3	Allred WWTP Improvement - Auto Headworks Reserve			\$100,000	City Funds Appropriation							\$100,000	Yes
4	Allred WWTP					\$200,000	City Funds Appropriation					\$200,000	Yes



**INFRASTRUCTURE ELEMENT  
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## **INFRASTRUCTURE ELEMENT**

### **Goal, Objectives and Policies**

#### **City of Auburndale Comprehensive Plan**

**GOAL1:**     **It shall be a goal of the City of Auburndale to provide its citizens public services in such a manner that the delivery of these services protects investments through fiscal responsibility, promotes orderly growth and redevelopment of the City, and ensures the protection and preservation of the environment.**

#### **Objective 1: Correcting Existing Facility Deficiencies and Maximizing Current Facilities**

The City of Auburndale shall correct any existing deficiencies in the municipal water and wastewater systems, through a continued program of regular inspection, maintenance, renovation, and replacement. [9J-5.011(2)(b)1]

*Measurable Targets:* Number of inspections of wastewater and potable water facilities; number of deficiencies identified; number of deficiencies corrected.

Policy 1.1:     The City shall continue a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan. [9J-5.011(2)(c)1]

Policy 1.2:     The City shall continue its current program to prioritize necessary replacement, correct any deficiencies, and provide for future needs of the City for all municipal services. [9J-5.011(2)(c)1]

Policy 1.3:     The City shall permit existing septic tanks to remain in service until such time as municipal sanitary sewer service becomes available to the property, in accordance with State law.

Policy 1.4.     Use of on-site wastewater treatment systems shall be limited to the following conditions:

- 1)     Use of septic tank systems for new development shall be prohibited;
- 2)     Use of package treatment plants shall be limited to provide pretreatment of sewage prior to discharge into regional systems in the sanitary sewer service areas.

Policy 1.5:     Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable, because of capacity or line extension deficiencies, and conditions are favorable to their use, including soils, drainage, and proximity to water bodies or conservation lands. Septic tanks shall be considered temporary, and their use shall be

discontinued upon availability of municipal sanitary sewer facilities. Septic tanks shall be considered only for residential uses. All replacement septic tank systems must be permitted by the City, in addition to the county. Replacements shall not be allowed if municipal sanitary sewer service is available to the site.

## **Objective 2: Expansion of Current Facilities to Meet Future Needs**

The City of Auburndale will increase facility capacity or service area as necessary to ensure the provision of services at or above the established Level of Service for all municipal services and facilities available to accommodate future demands. [9J-5.011(2)(b)2,3]

*Measurable Targets:* Meet or exceed the adopted level of service standards of all municipal services and facilities (measured by the CMS) to accommodate future growth.

- Policy 2.1: The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area. [9J-5.011(2)(c)1]
- Policy 2.2: The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.
- Policy 2.3: The City shall require that all new subdivisions constructed within the City limits, or existing subdivisions annexed into the City must be connected to the municipal sanitary sewer and potable water systems.
- Policy 2.4: The City will continue to ensure, through land development regulations that no development order will be issued that would result in a level of service deficiency.
- Policy 2.5: The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Auburndale shall be extended to those areas suitable for higher densities and intensities of use that are only contiguous to the City, and to discourage urban sprawl.
- Policy 2.6: All improvements, including repair, maintenance and expansion of municipal sanitary wastewater and potable water facilities shall be included in the 5-Year Schedule of Capital Improvements. [9J-5.001(2)(c)1]
- Policy 2.7: City shall require property owners to hook-up to the municipal water system and sanitary sewer system, at the property owner's expense, within one year of notice from the City that municipal service is available.
- Policy 2.8: In conjunction with the Polk Regional Water Cooperative (PRWC) the Southwest Florida Water management Area ( SWFWMD) and other local governments, the City will continue to seek the development of efficient, cost-effective, and technically feasible water sources

that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems. Through the Combined Projects Implementation Agreement and the Conservation Project Agreement the City has helped to fund the following 5 year projects:

- Peace Creek Integrated Water Supply Project.
- Southeast Wellfield Project
- West Polk County Lower Floridian Aquifer Wellfield project

The City will maintain its interlocal agreements with the County and other municipalities in the County to develop alternative water supplies and the City or its identified partners will submit a CUP application for development of one or more alternative water supply development projects to help meet the City's future water needs.

Policy 2.9: The City will maximize the usage of existing potable water facilities through the implementation of management techniques that can enhance sources of supply, sustain water resources and related natural systems, and/or optimize water supply yields. These techniques may include, but are not limited to, aquifer storage recovery, system interconnects, and water conservation.

Policy 2.10: The City's annual water consumption will be equal to or less than the amount allocated under the District-issued Water Use Permit.

Policy 2.11: The City will participate in updates of the SWFWMD water supply assessments, and updates of the District's *Water Supply Plan*, to enable the City to design and implement an effective water supply plan.

### **Objective 3: Design/Operational Criteria and Level of Service Standards**

The City shall design/operate and maintain Level of Service standards for all municipal services, as established by this Comprehensive Plan. [9J-5.011(2)(b)2]

*Measurable Targets:* Meet or exceed adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed the water quality standards adopted by reference in 62-25, F.A.C. for all stormwater management facilities; number of times the system dropped below the operational minimums; number of variances approved to the stormwater management criteria.

Policy 3.1: The City establishes the following Levels of Service:

Sanitary Sewer	118 gallons of treatment per person per day
Potable Water	<u>150 gallons</u> per person per day
Solid Waste	Disposal of 6.2 pounds per person per day; 1 truck per 1100 residences
Stormwater Management Facilities for <i>new</i> development	Designed for a 25-year, 24-hour storm event

[9J-5.011(2)(b)(2)a]

Policy 3.2: The City establishes minimum design and operational criteria for public supply potable water facilities of:

- a. Flow Capacity: 7.68 million gallons per day;
- b. Storage Capacity: 2,200,000 gallons
- c. Pressure: 20 pounds per square inch.

[9J-5.011(2)(c)(2)d]

Policy 3.3: Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. Water Quality: Water Quality: Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in natural drainage basins of 100 acres or more, or as an option, for projects or project subunits in natural drainage basins of less than 100 acres, the first one-half (1/2) inch of runoff, from the design storm in accordance with Rule 62-25, F.A.C. in order to meet the receiving water quality standards of Rule 17-302, section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to apply to all development and

redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 3.4: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.

#### **Objective 4: Conservation of Potable Water Resources**

The City of Auburndale shall conserve water resources. [9J-5.011(2)(b)4]

*Measurable Targets:* Number of gallons of water saved per capita per year; lowering of the LOS for potable water.

- Policy 4.1: The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly. [9J-5.011(2)(c)3]
- Policy 4.2: The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations. [9J-5.011(2)(c)3], also [553.14, F.S.]
- Policy 4.3: The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies that are consistent with the *Regional Water Supply Plan*. [9J-5.0011(2)(c)(3)]
- Policy 4.4: The City shall require the use of Xeriscape landscaping techniques for all new development. [9J-5.011(2)(c)3]
- Policy 4.5: The City shall adopt the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption.

#### **Objective 5: Water Supply Facilities Work Plan**

The City of Auburndale will maintain a Water Supply Facilities Work Plan for at least a 10-year planning period that addresses water supply facilities necessary to serve existing and future development within the City's water service area, in conjunction with the City's Consumptive Use Permit.



- Policy 5.1      The City has adopted a Water Supply Facilities Work Plan.
- Policy 5.2      The Water Supply Facilities Work Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future needs.
- Policy 5.3      Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

## **Objective 6: Aquifer Protection**

Protect groundwater recharge areas within the City's jurisdiction from any avoidable contamination or damage. [9J-5.011(2)(b)5]

*Measurable Targets:* Completion of survey of all hazardous uses and uses that produce hazardous wastes within the identified cones of influence of all wellheads; degree of elimination of any hazardous wastes or uses within the cones of influence of wellheads; number of hazardous uses or sources of contamination eliminated near wells.

### **Prime Recharge Area**

- Policy 6.1:      The City shall assist the Southwest Florida Water Management District (SWFWMD) in delineating prime recharge areas for the Floridan Aquifer within the City's jurisdiction upon completion of the water management districts study on prime recharge areas, as required by Section 373.0395, FS.
- Policy 6.2:      The City, upon receiving the results from updated analysis of aquifer recharge studies of the Water Management District updated analysis of recharge to the aquifer, shall:
- A. update the City's Comprehensive Plan data and analysis, and
  - B. amend the Plan's objectives and policies where the revised data and analysis may so indicate.
- Policy 6.3:      The City shall continue to coordinate its development regulations and regulatory processes with the water management district, DOH, and FDEP, to standardize rules, procedures, and monitoring mechanisms for the protection and utilization of natural groundwater aquifer recharge areas and shall coordinate the 10-Year Water Supply Plan with the Regional Water Supply Plans adopted by the corresponding water management district.

- Policy 6.4: The City shall continue to implement established development regulations that prohibit the location of incompatible uses, such as solid waste handlers, storage tanks, etc, in those areas that have been determined as highly susceptible to pollution of the aquifer system. As new areas are identified, the Plan will be amended to reflect these changes.
- Policy 6.5: The City shall continue to implement established development regulations that limit the use of septic tanks in areas where percolation might be detrimental to the aquifer system as establish by the USDA Soil Conservation Services Soil Survey, and the water management districts' Groundwater Resource Availability Inventory for Polk County.
- Policy 6.6: The City shall established development regulations that will ensure the protection of the Floridan Aquifer from direct pollution through sinkholes, other natural features, and deep-injection wells.

### **High Recharge Area**

- Policy 6.7: The City of Auburndale Comprehensive Plan shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by the establishment of criteria applicable to the development of lands within Aquifer- Protection Areas.
- Policy 6.8: **DESIGNATION**  
The City of Auburndale Comprehensive Plan establishes the category of "Aquifer-Protection Area" for those areas classified by Florida Department of Environmental Protection (FDEP) as being "high recharge areas" (above 12 inches of recharge per year) on or within the Florida Aquifer Vulnerability Assessment (FAVA) data model Recharge Areas of the Floridan Aquifer Map.
- Policy 6.9: **DEVELOPMENT CRITERIA**  
Development and redevelopment within Aquifer-Protection Areas shall conform to the Land Development Code, adopted by the City in accordance with Section 163.3202(1), FS. These regulations shall implement the following requirements:
- a. Land uses shall be regulated so as to minimize the threat of contamination to the Floridan Aquifer, or other potable-water supplies, through restrictions on the storage, generation, and/or use of hazardous materials (as defined by applicable Federal or state regulations) within Aquifer-Protection Areas.
  - b. Aquifer recharge volumes shall be protected by requiring that post-development runoff volumes not exceed pre-development runoff volumes for a design storm at least as stringent as those determined by the applicable water management district and/or FDEP. Pervious ground cover shall be encouraged.

- c. All surface waters and storm-water runoff shall be treated as required by the applicable water management district and the Florida Department of Environmental Protection FDEP.
- d. All new development and redevelopment within a "high recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate pre-development natural conditions.

**Policy 6.10: PLAN AMENDMENT AND LAND-DEVELOPMENT REGULATIONS REVISIONS:**

The City shall transmit a Comprehensive Plan amendment if the applicable water management district provides new delineation of prime recharge areas, recommended regulations for protecting those areas, and other information required by Section 373.0391, FS, and shall amend its development regulations after the adoption of the transmitted Plan amendment.

**Objective 7: Protection of Natural Drainage Features and Man-made Drainage Structures**

Protect natural drainage features, man-made drainage structures and the City's lakes from receiving stormwater runoff that could degrade water quality in the City or downstream from the City. [9J-5.011(2)(b)5]

*Measurable Targets:* Monitor the City's stormwater discharge to assess compliance with standards of the Florida Department of Environmental Protection; number of site plans modified or rejected due to impacts on drainage features or structures, or impacts to the City's lakes; number of inspections of retention facilities and amount of clean-up done.

- Policy 7.1: The City institute a monitoring program to eliminate point and non-point sources of pollution to the City's lakes. [9J-5.013(2)(c)6]
- Policy 7.2: The City will enforce land development regulations to restrict land use activities which may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an identification and analysis of natural drainage features and man-made drainage structures, and the impacts of proposed development on drainage and topographic features. [9J-5.011(2)(c)4]
- Policy 7.3: The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities at least as stringent as those specified in Section 62-25, F.A.C.
- Policy 7.4: The City shall continue to participate in the Federal Flood Insurance Program.
- Policy 7.5: The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of

these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Auburndale. [9J-5.0011(2)(c)4]

Policy 7.6: The City shall ensure that stormwater management facility improvements requiring correction shall be included in the 5-Year Schedule of Capital Improvements (CIP).

Policy 7.7: The City shall not extend stormwater management facilities to new areas if such an extension would exceed the present ability of the City to provide protection from flooding to presently served areas, consistent with the established level of service standard for new stormwater management facilities. [9J-5.011(2)(c)1]

### **Objective 8: Provision for Collection of Solid Waste**

The City of Auburndale will provide for the environmentally sound collection and disposal of solid waste to meet the needs of the residents of the City. [9J-5.011(2)(b)1,2,5]

*Measurable Targets:* all residents of the City receive service.

Policy 8.1: The City shall ensure that all solid waste within the City limits is collected. [9J-5.011(2)(c)1]

Policy 8.2: The City will explore curbside recycling collection in an attempt to reduce solid waste disposal to all landfills.

### **Objective 9: Reducing the Volume of the Municipal Solid Waste Stream**

The City of Auburndale, in cooperation with Polk County, shall continue to recycle at least thirty percent of the total volume of solid waste generated within the City. This program will include the separation of aluminum, paper, glass, and other materials to comply with the State mandated requirements. [9J-5.011(2)(b)3]

*Measurable Targets:* Continued recycling and recycling education to keep the solid waste stream below that which was required by the State by 1994.

Policy 9.1: The City will maintain its current Level of Service of 6.2 pounds per person per day for solid waste by promoting and educating its citizens about recycling. [9J-5.0011(2)(c)1]

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## **DEFINITIONS AND ACRONYMS**

### **City of Auburndale Comprehensive Plan**

**Adequate Public Facilities:** public facilities available to serve a development in a manner to meet the levels of service set forth in the Capital Improvements Element.

**Affordable Housing:** Housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in s. 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either HUD or the State may be used by local governments if such programs are implemented by the local government to provide affordable housing.

**Agricultural Uses:** Activities within land areas which are predominantly used for the cultivation of crops and livestock including: crop land; pasture land; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

**Airport Clear Zone:** A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

**Airport Facility:** Any are of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

**Ambient Air Quality Standards:** Standards which establish acceptable concentration levels for major classes of pollutants in the "ambient air" (that portion of the atmosphere which is external to buildings and accessible to the general public).

**Amendment:** Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modification of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections, updates or modifications of current costs in other elements, as provided in Subsection 163.3187(2).

**Amnesty Days:** A period time authorized by the state for the purpose of purging small quantities of hazardous waste, free of charge, from the possession of homeowners, farmers, schools, state agencies, and small businesses. (s. 403.7264 F.S.)

**Annexation:** The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. (s. 171-031 F.S.)

**Arterial Road:** a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**Backlogged Facility:** A state roadway, at least 0.2 miles in length, operating below the Florida Department of Transportation's statewide adopted minimum operating level of service standards for its functional classification, and that is not in the FDOT's Five-Year Work Program and has not been determined by FDOT to be a constrained facility. Unlike a constrained roadway, there are no prohibitive costs or environmental constraints.

**Bicycle and Pedestrian Ways:** Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**Buffer:** An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

**Capacity, Reserved:** the setting aside of an agreed upon quantity of a public facility or service, to be used for a specific project having been assigned a development order.

**Capital Budget:** means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

**Capital Improvement:** physical assets constructed or purchased to improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the Rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Capital Improvements Element (CIE):** the Capital Improvements Element of the City's Comprehensive Plan.

**Central Business District:** A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

**Certificate of Concurrency:** a certificate which constitutes proof that public facilities and services are or will be available, consistent with the adopted LOS set forth in the CIE and shall specify the public facilities and services which are to be constructed, timing of, and responsibility for construction. Certification of Concurrency shall cause the reservation of capacity in the public facilities and services which are or will be available, until the Certification of Concurrency is utilized, amended or expires.

**CIE (Capital Improvements Element):** The Capital Improvements Element of the City's Comprehensive Plan.

**Cluster Development:** Generally refers to a development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners' association.

**Clustering:** The grouping together of structures and infrastructure on a portion of a development site.

**Collector Road:** a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**Community Development Block Grant (CDBG):** The Federal Small Cities Community Development Block Grant program, as administered by the Florida Department of Community Affairs; a competitive grant program which can fund a range of activities directed toward neighborhood revitalization, economic development, and provision of improved community facilities and services.

**Compatibility:** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

**Comprehensive Plan (LCP):** the Comprehensive Plan of the City, including the various Elements, as adopted and amended by the City of Auburndale.

**Commercial Uses:** activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Concurrency:** the necessary public facilities and services to maintain the adopted LOS standards are available when the impacts of development occur as set forth in the Capital Improvements Element.

**Concurrency Management System (CMS):** The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**Concurrent with the Impacts of Development:** Concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement.

**Cone of Influence:** an area around one or more major potable water wells the boundary of which is determined by a government agency based on groundwater travel or drawdown depth.

**Conservation Uses:** Activities or conditions within land areas designated for the purpose of conserving or



protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

**Constrained Facility:** A segment of roadway on the state highway system operating below the adopted level of service standard and unable to reach the standard because of prohibitive costs and environmental constraints. Existing level of service must be maintained on these roadways.

**DCA (FDCA):** The Florida Department of Community Affairs.

**Density:** An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements, or other means. The average density over an area or parcel remains constant, but internal variations are allowed.

**DEP (FDEP):** The Florida Department of Environmental Protection.

**Development Agreement:** an agreement entered into between the City and a developer, corporation or other legal entity in connection with the approval of a development order pursuant to the requirements of Chapter 163.3220-163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

**Development Controls:** Standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

**Development Permit:** any development order issued in conjunction with a building permit, zoning approval, subdivision approval (including preliminary and final approvals), rezoning, certification, site plan approvals, impact statement approvals, special exception, variance, or any other official action of a local government having the effect of permitting the development of land.

**DOT (FDOT):** Florida Department of Transportation.

**Drainage Basin:** see Stormwater Basin.

**Drainage Detention Structure:** see Stormwater Management Detention Structure.

**Drainage Facilities:** see Stormwater Management Facilities.

**Drainage Retention Structure:** see Stormwater Retention Structure.

**DRI:** Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county or jurisdiction. Thresholds that define when a proposed development would be a DRI,

according to the number of dwelling units, parking spaces or square feet, are established for each county by State Statute.

EAR: An Evaluation and Appraisal Report as defined in 163.3191, F.S.

Educational Uses: activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Environmentally Sensitive Land: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

EPA: The United States Environmental Protection Agency.

Evacuation Routes: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

F.A.C.: The Florida Administrative Code.

Facility Availability: Whether or not a facility is available in a manner to satisfy the concurrency management system.

Farm: The land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Farm operation: All conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors, dust, and fumes; ground or aerial seeding and spraying; the placement and operation of an apiary; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

FDCA (DCA): Florida Department of Community Affairs; and the arm of the state government that administers the growth management act by reviewing all comprehensive plans and amendments.

FDEP (DEP): Florida Department of Environmental Protection, formerly the Departments of Environmental Regulation and Natural Resources.

FDOT (DOT): Florida Department of Transportation.

FEMA: Federal Emergency Management Agency.

Floodplains (100-Year Floodplain): Areas inundated during a storm so severe that it would theoretically happen only once every 100 years; and, areas inundated during a 100-year storm event and identified

by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Floodprone Areas:** Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, produced by FEMA.

**Florida Master Site File:** The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.

**F.S.:** Florida Statutes, the laws of the State.

**Fugitive Air Emissions:** Unconfined particulate matter entering the ambient air.

**Goal:** The long-term end toward which programs or activities are ultimately directed.

**Growth Management Act:** Chapter 163, Part II, Florida Statutes, known and cited as the "Community Planning Act."

**Hazardous Waste:** Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Historic Resources:** All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

**HUD:** United States Department of Housing and Urban Development.

**Hurricane Shelter:** A structure designated by local officials as a place of safe refuge during a storm or hurricane.

**Incompatible Land Uses:** Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

**Industrial Uses:** the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure:** Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**Intensity:** An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**Internal trip capture:** Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

**LCP:** Local Comprehensive Plan; the comprehensive plan of a municipality or county, but not of the State.

**Land Development Regulations or Unified Land Development Code:** Includes local zoning, subdivision, building, and other regulations controlling the development of land. (s. 380.031 F.S.)

**Level of Service (LOS):** an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on the operational characteristics of the facility.

**Limited Access Facility:** a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**Local Comprehensive Plan:** Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. (s. 380.031 F.S.)

**Local Road:** a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements and high volume land access for abutting property.

**LOS (Level of Service):** Level of Service.

**Low Income Persons:** One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Bartow, the median income of Polk County is used.

**Major Trip Generators or Attractors:** Concentrated areas of intense land use or activity that produces or attracts a significant number of local (vehicle) trip ends.

**Manufactured Home (a.k.a. Mobile Home):** A structure, transportable in one or more sections, which, in the traveling mode, is twelve body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. (320.01, F.S. 1992 Supplement)

MGD: Million gallons per day usage, as is referred to in potable water planning.

Minerals: all solid materials, including clay, gravel, phosphate rock, lime shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the State.

Mobile Home: see Manufactured Home.

Moderate Income Persons: One or more natural persons or a family, the total annual adjusted gross household income of which does is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Bartow, the median income of Polk County is used.

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains, and wetlands.

Natural Drainage Flow: The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Natural Reservations: Areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Space: Undeveloped lands suitable for passive recreation or conservation uses.

Policy: The way in which programs and activities are conducted to achieve an identified goal.

Planned Unit Development (PUD): A form of development usually characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. It also refers to a process, mainly revolving around site-plan review, in which public officials have considerable involvement in determining the nature of the development. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

Potable Water Wellfield: The site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Prime Aquifer Recharge Areas:** Geographic areas of recharge to the aquifer system, to be designated by the appropriate Water Management District, as critical for the continuation of potable ground water supplies.

**P.S.I. (p.s.i):** Pounds per square inch.

**PTPO:** the State designated metropolitan planning organization for the Lakeland/Winter Haven Urbanized Area, known as the Polk Transportation Planning Organization.

**Public Buildings and Grounds:** structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**Public Facilities:** Major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

**Public Shelter Space:** An area within a public hurricane shelter which can accommodate a temporary refugee during a storm or hurricane. Generally, public shelter space is measured as a minimum of 20 square feet per person.

**PUD:** Planned Unit Development)/Planned Development.

**Purchase of Development Rights:** The acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser.

**Redevelopment:** Undertakings, activities, or projects of a county, municipality, or community redevelopment agency for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment, or rehabilitation or conservation, or any combination or part thereof. (s. 163.340 F.S.)

**Relocation Housing:** those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

**Reserved Capacity:** the setting aside of an agreed upon quantity of a public facility or service to be used for a specific project having been assigned a development order.

**Right-of-Way:** land in which the State, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Roadway Functional Classification:** the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, collector roads, and local roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**Rural Areas:** Low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

**Rural Village or Rural Activity Center:** A small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic and institutional needs of the surrounding rural areas.

**Seasonal Population:** Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

**Stormwater Basin (formerly Drainage Basin):** The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic water, including all areas artificially added to the basin.

**Stormwater Detention Structure (formerly Drainage Detention Structure):** A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical or biological processes with subsequent gradual release of the stormwater.

**Stormwater Management Facilities:** Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stormwater Management Retention Structure (formerly Drainage Retention Structure):** A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**Subdivision:** Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (Chapter 10D-6 F.A.C.)

**Substandard Housing:** A housing unit having a deteriorated or dilapidated appearance, and is unsafe or unhealthful for occupancy.

**Sufficiency Review:** Department of Community Affairs (DCA) review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S.

**Suitability:** The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**SWFWMD:** Southwest Florida Water Management District.

**25-Year Frequency, 24-Hour Duration Storm Event:** A storm event and associated rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the storm event.

**Transfer of Development Rights:** A governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

**Transit-Oriented Development:** A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

**Transportation Disadvantaged:** Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

**Urban Service Area:** Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

**Urban Areas:** An area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

**Urban Development Areas:** in the 1991 Comprehensive Plan: areas which are, at a minimum, currently or programmed within the next 5 years to be served with central sewer and water; urban level public safety; an urban road network; a developed parks system; and, elementary schools within walking distance to residential areas.

**Urban sprawl:** A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

**Very-Low Income Persons:** One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the State or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Auburndale, the median income of Polk County is used. (420.004, F.S.)

**Wellhead Protection Area:** An area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this code, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using



professionally accepted methodologies based on the best available data and taking into account any zones or contribution described in existing data.

**Wetlands:** Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. Wetlands as used in this rule has the meaning as defined in Subsection 373.019, F.S. (and repeated here) and as further described by the delineation methodology in Section 373.4211, F.S.