

# CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



**Adopted October 18, 2010**

Updated: November 18, 2024  
(Ordinance 1543-24)

**CITY OF LAKE ALFRED  
2030 COMPREHENSIVE PLAN**

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CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Future Land Use Element

Updated: February 1, 2021  
(Ordinance 1439-20)

## FUTURE LAND USE ELEMENT

**GOAL 1:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE ITS CITIZENS A SYSTEM WHICH PROMOTES ORDERLY GROWTH AND DEVELOPMENT, ENSURES THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES IS ONE THAT FOSTERS A BALANCED NATURAL, PHYSICAL, SOCIAL, AND ECONOMIC ENVIRONMENT, AND REDUCES GREEN HOUSE GAS EMISSIONS.

**OBJECTIVE 1.1:** FUTURE LAND USE CLASSIFICATIONS AND URBAN GROWTH

THE CITY OF LAKE ALFRED 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 AND REDUCE GREEN HOUSE GAS EMISSIONS WHILE ENCOURAGING ENERGY EFFICIENCY. 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 LAKE ALFRED.

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

**Policy 1.1.1:** 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 1.1.2:** 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. The level of service standards are established within the

elements of the City of Lake Alfred Comprehensive Plan, including the level of service standards listed within the following elements:

- a. Infrastructure Element
- b. Transportation Element
- c. Capital Improvements Element
- d. Public School Facilities Element

**Policy 1.1.3:**

Environmentally sensitive lands shall be defined as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S.; Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council; 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. No development is permitted in areas designated as Special Flood Hazard Area (100-Year floodplains).

**Policy 1.1.4:**

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 1.1.5:**

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 Map or 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.

The following Future Land Use classifications are established:

- a) Residential
- b) Urban Residential

- c) Mixed Use
- d) Heavy Commercial / Industrial
- e) Public Buildings and Grounds
- f) Conservation

**Policy 1.1.6: RESERVED**

**Policy 1.1.7: RESERVED**

**Policy 1.1.8:** The primary function of the **Residential** classification is to accommodate low to moderate density residential development consisting primarily of single-unit attached and detached dwellings. This Residential designation shall meet Lake Alfred's housing needs for the housing, promote efficient use of infrastructure, protect existing single unit neighborhoods and promote compatible land uses. This classification shall permit densities up to **six (6) units** per acre, depending on the development suitability of the site, and availability of public facilities and services.

This classification shall allow for agricultural uses on property without a dwelling unit, and to allow agricultural uses accessory to residential uses for properties transitioning from the County to urban uses. The density for any use in this district shall not exceed **one unit per 10 acres** (1 du/ 10 ac) where paved roads, municipal water and sanitary sewer service are not available.

**Policy 1.1.9:** The primary function of the **Urban Residential** classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. This Urban residential designation shall meet Lake Alfred's housing needs for the higher ranges of residential densities, promote efficient use of existing infrastructure and promote affordable housing. Densities in this classification may range **from more than six (6) to twenty-four (24) units per net acre**, depending on the development suitability of the site, and availability of public facilities and services.

**Policy 1.1.10: RESERVED**

**Policy 1.1.11: RESERVED**

**Policy 1.1.12:** The primary function of the **Mixed Use** classification is to provide support for economic development by providing a specific, defined location where

multiple opportunities may occur for working, shopping, entertainment, lodging and living.

The **Mixed Use** classification shall encourage pedestrian friendly and transit oriented complete street design especially within the “core area” between the northbound and southbound sides of the US 17/92 one-way pair split.

The **Mixed Use** classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the Urban Density Future Land Use. Residential densities shall not exceed a gross density of **24 dwelling units per acre**. Floor area ratios for non-residential uses shall not exceed 2.5. Through the City’s Land Development Regulations, the City shall establish a master plan for the “core area” including but not limited to public parking areas, pedestrian access; architectural standards; and signage.

**Policy 1.1.13:**

**Mixed Use** development standards require different development approaches and strategies to achieve the best possible build-out. A mix of land uses, both non-residential and residential should be contained in these areas. Adequate pedestrian connections between non-residential and residential development should be provided. Even though these areas have a specific land use focus, steps should be taken to ensure a mixture of uses that result in a live-work-play environment.

This category shall apply to developments that are not singular in their uses but comprised of multiple or mixed uses which require specific or selected land uses in order to implement them. Fundamental elements within the Mixed Use category should be present such as compact development, mixed uses, provision for multiple modes of transportation and responsiveness to the environmental and cultural attributes of the development site or community.

As the Mixed Use area of Downtown Lake Alfred redevelops, the following percentage distribution of land uses shall be implemented:

- a) Residential 15 to 35%
- b) Commercial 40 to 65%
- c) Office 10 to 40%
- d) Public/Civic (Institutional) 10 to 20%
- e) Public parks and open space 5 to 10%

**Policy 1.1.14:**

**RESERVED**

- Policy 1.1.15:** The primary function of the **Heavy Commercial / Industrial** classification shall be to accommodate the facilities necessary for the processing, fabrication, manufacturing, and distribution of goods. The City shall direct future heavy commercial/industrial development to areas which are well integrated into the transportation network and surrounding land uses. Industrial areas shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities. Floor area ratios for industrial structures in this category shall not exceed 2.5
- Policy 1.1.16:** The primary function of the **Public Buildings and Grounds** classification is to provide areas for existing or future government owned buildings or grounds and/or publicly or privately owned buildings, parks or open space for a public purpose. Floor area ratios for structures in this category shall not exceed 2.0.
- Policy 1.1.17:** **RESERVED**
- Policy 1.1.18:** The primary function of the **Conservation** designation is to protect natural resources, lake water quality and groundwater quality. The conservation designation includes land within wetlands and the Special Flood Hazard Area (100-year floodplain). Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, public beaches, and open spaces 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 unit per twenty acres. The Floor Area Ratio is 0.001 for public conservation areas.
- Upland property in the Green Swamp Area of Critical State Concern to be preserved for wildlife corridors and/or conservation areas as a conservation standard shall be assigned Conservation Future Land Use. The development potential for the lands in this area may be transferred out to other portions of a development project.
- Policy 1.1.19:** **RESERVED**
- Policy 1.1.20:** The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the

City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Lake Alfred will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, in order to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Lake Alfred.

**Policy 1.1.21:** The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be included on the Development Limitation Map and shown as Conservation on the Future Land Use Map, where no development shall be allowed, in accordance with the Conservation Future Land Use Classification.

**Policy 1.1.22:** Subject to the requirements of Public School Facilities Element, public schools are allowed in all land use classifications except the City of Lake Alfred's Future Land Use classifications of Conservation and Heavy Commercial/Industrial. 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 and Heavy Commercial/Industrial classifications 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 1.1.23:** The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. Such uses shall be classified in the Residential Future Land Use classification. [187.201 (23), F.S.]
- Policy 1.1.24:** 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 1.1.25:** **RESERVED**
- Policy 1.1.26:** 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 1.1.27:** The City shall incentivize mixed land uses and higher density and intensities within the County Transit Corridors and Centers Overlay to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions.
- Policy 1.1.28:** In support of the 2045 Long Range Transportation Plan (LRTP), the City shall require new development and redevelopment to conform with the following criteria:
- a. Provide access to transit facilities;
  - b. Connect to centralized potable water and wastewater systems;
  - c. Incorporate design features that promote green building principles;
  - d. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into and between all development including pedestrian shelters or awnings, thereby connecting developments;
  - e. Provide accesses to civic spaces, parks, green areas, open spaces, and other amenities;
  - f. Be supported by public safety (fire, EMS, law enforcement); and
  - g. Have access to public schools.

**Policy 1.1.29:** The City shall, through its Mixed Use and non-residential Future Land Use categories, promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

**Policy 1.1.30:** The City shall use the following incentives to encourage vertical mixed-use development:

- a) Reduced and shared parking standards under specified conditions;
- b) Minimum and/or incentivized FARs;
- c) Expedited review; and
- d) Alternative urban infill code compliance standards.

**OBJECTIVE 1.2: URBAN GROWTH**

**THE CITY OF LAKE ALFRED SHALL PROMOTE AN URBAN GROWTH PATTERN THAT IS ORDERLY, COMPACT, CONSISTENT WITH THIS COMPREHENSIVE PLAN, AND COMPATIBLE WITH THE EXISTING AND PROPOSED LAND USES AND CHARACTER OF THE CITY. URBAN SPRAWL SHALL BE DISCOURAGED BY MAXIMIZING THE USE OF EXISTING PUBLIC FACILITIES AND SERVICES. LAKE ALFRED 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 1.2.1:** The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap frog development patterns.

**Policy 1.2.2:** The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas.

**Policy 1.2.3:** The City will ensure that development of areas adjacent to U.S. Highway 17/92 shall be in conformance with an agreement between the City of Lake

Alfred, 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 1.2.4:** The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to unserved 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 Lake Alfred; new development in or adjacent to Lake Alfred; and new development that will contribute to the tax base through higher densities or intensities of land use.

**Policy 1.2.5:** 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 Lake Alfred.

**Policy 1.2.6:** 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 Lake Alfred'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 1.2.7:** 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.

**OBJECTIVE 1.3: LAND DEVELOPMENT REGULATIONS**

**THE CITY OF LAKE ALFRED 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 1.3.1:** The City shall enforce adopted 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, areas identified as the Potentiometric High of the Floridan Aquifer, 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, including the Potentiometric High of the Floridan Aquifer;
- 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 1.3.2:** 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 1.3.3:** 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 1.3.4:** 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 of Lake Alfred Comprehensive Plan.

**OBJECTIVE 1.4: REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS; DOWNTOWN REVITALIZATION**

**THE CITY OF LAKE ALFRED 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. [187.201(17), F.S.]**

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

**Policy 1.4.1:** The City will continue its current program of building inspections and code enforcement.

**Policy 1.4.2:** The City shall request that the Polk County Planning and Development Department make available Community Development Block Grant funds to correct substandard or inadequate housing within the City limits.

**Policy 1.4.3:** 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 1.4.4:** 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 1.5: ELIMINATION OF INCOMPATIBLE USES**

**THE CITY OF LAKE ALFRED 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 1.5.1:** 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 1.5.2:** The City will continue to identify and eliminate any existing zoning that is inconsistent with this Comprehensive Plan.

**Policy 1.5.3:** 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 1.5.4:** 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.

**Policy 1.5.5:** Consistent with the Polk County Joint Airport Zoning Regulations established by the Polk County Joint Airport Zoning Board pursuant to Chapter 333, Florida Statutes, the City shall work to eliminate incompatible uses and address the compatibility of lands near public use airports including Winter Haven Regional Airport and Brown Seaplane Base.

**OBJECTIVE 1.6: AVAILABILITY OF UTILITY FACILITIES**

**IN CONFORMANCE WITH THE CONCURRENCY PROVISIONS OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED 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 1.6.1:** 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 1.6.2:** Upon adoption of this Comprehensive Plan, public utilities needed to service existing and future land uses shall be permitted in all Future Land Use classifications, provided the performance standards in the Power Plant Siting Act, the Transmission Line Siting Act, the Lake Alfred Comprehensive Plan, Lake Alfred's Land Development Regulations, and any other applicable Land Development Regulations are met.

**Policy 1.6.3:** Electric distribution substations are allowed in all land use classifications, with the exception of historic neighborhoods or overlay districts. Land Development Regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating electric substation sites. [163.3208, F.S.]

**OBJECTIVE 1.7: PROTECTION OF HISTORIC RESOURCES**

**AS A PART OF THE CITY'S LAND DEVELOPMENT REGULATIONS, THE CITY OF LAKE ALFRED SHALL ADOPT AND ENFORCE STANDARDS AND PROGRAMS THAT PROTECT HISTORICALLY SIGNIFICANT RESOURCES.**

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

**Policy 1.7.1:** Historic structures or areas so designated by the City Commission shall be used to define the Historic Overlay District (HOD) for the Future Land Use Map Series.

**Policy 1.7.2:** The City shall annually consider designation of local historic structures or areas by using criteria established in the City's Land Development Regulations.

**Policy 1.7.3:** Through the Policies specified in the Housing Element, the City will encourage investment and reinvestment in older neighborhoods, and other areas considered historically significant, to prevent deterioration of these areas and to preserve the historic resources of the community.

**Policy 1.7.4:** As an added measure to help protect historical and archeological resources, the City shall inventory and prioritize for acquisition (in coordination with other governmental and non-profit agencies) properties that contain such resources and shall manage properties they acquire to ensure their preservation.

**OBJECTIVE 1.8: PROTECTION OF NATURAL RESOURCES**

**UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ESTABLISH DEVELOPMENT REVIEW STANDARDS TO 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 1.8.1:** 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 wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; 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 1.8.2:** 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; or wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; 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 of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas, and environmentally sensitive land.

**OBJECTIVE 1.9: COORDINATION WITH THE OBJECTIVES AND PROGRAMS IN THE POLK COUNTY LOCAL 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 LOCAL MITIGATION STRATEGY; AND THE CITY SHALL COORDINATE WITH ANY RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380.**

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

**Policy 1.9.1:** 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 1.9.2:** 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 Local 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 1.9.3:** 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 1.9.4:** 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 1.9.5:** 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 1.9.6:** 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 1.9.7:** 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 1.10: 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.***

**Policy 1.10.1:** 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.

- a. No premature or poorly planned conversion of rural land to other uses;
- b. No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area;
- c. No areas of urban development or uses that fail to maximize the use of existing public facilities;
- d. No areas of urban development or uses that fail to use areas within which public services are currently provided;
- e. No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and

**OBJECTIVE 1.11: ESTABLISHMENT AND COORDINATION OF GREENWAYS AND BLUEWAYS**

**Policy 1.11.1:** The City shall participate in the Polk Greenways System program. Those greenways and blueways identified through this effort shall comprise the City’s greenways and blueways network.

**Policy 1.11.2:** The City shall prioritize for acquisition properties located within and otherwise advance the greenways and blueways network. Once acquired, the City shall re-designate such lands into the appropriate Future Land Use category, primarily Conservation or Recreation and Open Space.

**OBJECTIVE 1.12: CONSERVATION DEVELOPMENT PROGRAM**

**THE CITY SHALL ESTABLISH INCENTIVE-BASED CONSERVATION STANDARDS FOR THE EFFICIENT USE OF LAND, CONSERVE NATURAL RESOURCES AND MAXIMIZE OPEN SPACE, AND REDUCE THE COST OF PROVIDING INFRASTRUCTURE.**

**Policy 1.12.1:** The purpose of the Conservation Development Program is to conserve land and natural resources by establishing policies that incentivize and result in:

- a. The preservation of natural and historic resources;

- b. The connectivity to adjacent open spaces supporting wildlife corridors;
- c. The clustering of development to permanently preserve and integrate open space into neighborhoods;
- d. The creation of usable, accessible open space and passive recreational areas; and
- e. The more efficient use of land, streets, and utilities.

**Policy 1.12.2:** The conservation standards shall be provided in the City's Unified Land Development Code. The standards shall be incentive-based for land outside the Green Swamp Area of Critical State Concern. It shall be applicable to new residential construction and commercial uses as may be needed to serve the residents of a development.

**Policy 1.12.3:** The conservation standards shall incorporate conservation planning principles to include, at a minimum, the following requirements:

- a. The permanent preservation of at least 40% of the land area as open space (natural resource or conservation-compatible land);
- b. A collaborative process for the applicant to work with City staff to identify potential conservation areas and areas most suitable for development; and
- c. The submission of Site Plans must include the conservation standards and or elements.

**Policy 1.12.4:** The natural resources to be protected shall be identified and protected prior to the areas of land to be developed and shall be based on the City's adopted Development Limitations Map. It shall include data on

- a. Wetlands, floodplains, and existing water bodies;
- b. Known land cover, habitat or ecological linkages;
- c. Species listed for protection by the USFWS or FFWCC;
- d. Historic sites listed on the State Master Site Files; and
- e. The location of significant attractive features such as scenic views or potential linkages to open space or multi-use trail networks.

**Policy 1.12.5:** Parcels Contiguous to Environmental Lands

The Conservation Development Program shall include incentives to encourage the use of conservation planning principles on parcels contiguous to public or privately-owned environmental lands. It shall

provide an attractive alternative to large lot subdivisions in order to minimize fragmentation of wildlife habitat. The program incentives shall also encourage the use of other sustainable development practices such as Low Impact Development, Dark Skies, WaterStar or Firewise.

**GOAL 2:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROTECT THE NATURAL REGIONAL RESOURCE KNOWN AS THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; AND TO GOVERN DEVELOPMENT OF THE GREEN SWAMP AS IS THE INTENT OF STATE LAW REGARDING THIS RESOURCE; AND MANAGE THE DEVELOPMENT OF THE RESOURCE SO IT IS COMPATIBLE WITH THE DEVELOPMENT OF THE CITY; AND ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE NATURAL RESOURCE FOR EXISTING AND FUTURE RESIDENTS.

**OBJECTIVE 2.1:** ANNEXATION AND DEVELOPMENT IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN.

THE CITY OF LAKE ALFRED SHALL ENFORCE REQUIREMENTS REGULATING ANNEXATION AND DEVELOPMENT OF LAND IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (ACSC) THAT WILL BE ANNEXED INTO THE CITY’S CORPORATE LIMITS.

*Measurable Target: Map Series updated for every annexation; development regulations adopted.*

**Policy 2.1.1:** For each annexation of land within the Green Swamp ACSC, the City shall amend the Future Land Use Map series, the environmental map series (wetlands, floodplains, soils and habitat), and the infrastructure map series (transportation facilities, water and sewer facilities, stormwater management facilities and recreation facilities), and the Development Limitations Map to include the newly annexed land.

**Policy 2.1.2:** Land in the Green Swamp ACSC proposed for annexation must be reviewed against the adopted City of Lake Alfred Development Limitations Map. Properties identified as limited development shall be assigned a Conservation Future Land Use upon annexation.

**Policy 2.1.3:** The City of Lake Alfred shall establish development standards to ensure the protection and conservation of environmentally sensitive land within the City and within the Green Swamp ACSC.

**Policy 2.1.4:** No residential development at a density greater than one unit per ten acres shall occur in the annexed area within the Green Swamp ACSC until the City has extended municipal services to the area, including paved roads, potable water service and sanitary sewer service. Within the Green Swamp ACSC, all residential development at a density greater than one dwelling unit per 10 acres and all commercial development shall be on municipal sewer and water and served by paved roads.

**OBJECTIVE 2.2 PROTECTION OF THE RESOURCES**

**THE CITY SHALL PROTECT ENVIRONMENTAL RESOURCES AS IDENTIFIED ON THE DEVELOPMENT LIMITATIONS MAP, WHICH IS BASED ON THE CRITICAL AREA RESOURCES MANAGEMENT PLAN (CARMP).**

*Measurable Target: Environmental resources are identified on the Development Limitations Map, wetland and floodplain areas are designated as Conservation on the FLU Map., and buffers are enforced.*

**Policy 2.2.1:** The City of Lake Alfred shall adopt a Development Limitations Map that will serve as the basis for Future Land Use and zoning determinations within the Green Swamp Area of Critical State Concern.

**Policy 2.2.2:** The Development Limitations Map updates the prior Development Limitation Map as created in the 1990 Critical Area Resources and Management Plan and includes the following information:

- a) Topography
- b) Wetlands
- c) Floodplains
- d) Soils
- e) Land Use and Cover
- f) Habitat – Burrowing Owl and Kestrels
- g) Endangered Wildlife and Plan Species Areas
- h) Archaeological Site Probability Zones

**Policy 2.2.3:** The City shall review the Development Limitations Map annually and update it as necessary. Property owners wishing to refute the information contained in the adopted Development Limitations Map may submit

official information provided by a professional environmental scientist or engineer for the City's review. Requests to amend the adopted Development Limitations Map are heard by the Planning Board and the City Commission, transmitted to DEO for review, and then adopted.

**Policy 2.2.4:** Wetlands and floodplains identified on the Development Limitations Map must be assigned a Conservation Future Land Use and no development is permitted.

**Policy 2.2.5:** The City shall ensure that a minimum of 30% of the land within the Green Swamp ACSC that annexes into the City of Lake Alfred will be held in permanent open space: including land located within the 100-year floodplain, all wetlands and areas largely characterized by wetlands, but excluding all surface water courses and lakes. Said lands shall be classified as Conservation on the Future Land Use Map (FLUM) and on all other maps.

**Policy 2.2.6:** Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC.

**Policy 2.2.7:** No parcel within the Green Swamp ACSC shall be created which consists entirely of 100-year floodplains, unless accompanied by a deed restriction which prohibits any future development on the parcel.

**Policy 2.2.8:** The City hereby establishes within the Green Swamp ACSC a fifty (50) foot wide upland buffer from wetlands and floodplains in which no structure may be placed.

**Policy 2.2.9:** The City shall prohibit any and all use of package plants within the Green Swamp ACSC. A package plant is defined as having less than 100,000 gallons per day capacity.

**Policy 2.2.10:** The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

**Policy 2.2.11:** The City shall prohibit all peat and lime rock mining and sand mining.

**Policy 2.2.12:** The City shall require a 75 foot minimum setback between the drain field and all wetlands when onsite sewage disposal systems are used. Inspection and pump-out at five year intervals is required.

**OBJECTIVE 2.3: RESIDENTIAL AND COMMERCIAL DEVELOPMENT STANDARDS**

**THE CITY SHALL LIMIT DEVELOPMENT BY REQUIRING A MINIMUM OF 30% OF THE GREEN SWAMP ACSC TO BE LEFT UNDEVELOPED AND CLASSIFIED AS CONSERVATION, TO PROTECT THE NATURAL AQUIFER RECHARGE FUNCTIONS OF THE GREEN SWAMP ACSC, TO PROTECT THE FUNCTIONS OF THE GREEN SWAMP POTENTIOMETRIC HIGH OF THE FLORIDAN AQUIFER, TO PROTECT THE WATER-RETENTION CAPABILITIES OF WETLANDS, AND TO PRESERVE THE RESOURCE FOR FUTURE GENERATIONS TO ENJOY.**

*Measurable Target: All development meets criteria of these policies.*

- Policy 2.3.1:** All development in the Green Swamp ACSC shall balance the protection of the ACSC as a natural resource of critical state and regional importance with the demands of future growth and development.
- Policy 2.3.2:** Within the Green Swamp ACSC, the City shall allow residential development on uplands at an overall site density no greater than four (4) dwelling units per gross acre.
- Policy 2.3.3:** For all single unit developments, within the Green Swamp ACSC, the impervious surface is restricted in order to achieve the overall goal of 60% open space on the development sites situated on the high sand hills in the Green Swamp ACSC.
- Policy 2.3.4:** As an incentive for all single residential unit, detached cluster developments within the Green Swamp ACSC, increased impervious surface on individual residential lots within a subdivision may be allowed by leaving large areas open and natural within the overall development site. Each proposal will be assessed on an individual basis, so that the 30% minimum amount of overall open space is never compromised.
- Policy 2.3.5:** The City shall adopt regulations for all commercial development within the Green Swamp ACSC; to limit the intensity of development, to establish locational standards to limit areas where commercial development can occur, and to establish development standards that strictly regulate the commercial uses allowed as well as sets limits for size, setbacks and lot coverage of commercial uses. Specific regulations for commercial development within the Green Swamp ACSC are adopted in the Unified

Land Development Code of the City as part of the Green Swamp Overlay District.

**Policy 2.3.6:** Golf Courses within the Green Swamp ACSC shall be approved on a case by case basis pursuant to specified approval criteria.

**Policy 2.3.7:** Gross impervious surfaces within the Green Swamp ACSC shall be kept to a minimum by limiting paved areas and encouraging alternatives to impervious paving surfaces.

**Policy 2.3.8:** Stormwater retention facilities must retain the first three inches of runoff from substantially paved areas.

**Policy 2.3.9:** Pollution abatement requirements shall be the first inch (or 2.5 times the impervious area) of run off for the developed site, or as per the Water Management district, with this volume being recovered within 72 hours.

**Policy 2.3.10:** The use of Florida Friendly and native plants and the use of irrigation systems that conserve water shall be required within the Green Swamp ACSC for all landscaped areas including residential and commercial development, golf courses and publicly owned spaces.

CITY OF LAKE ALFRED

Polk County, Florida

# 2030 Comprehensive Plan



## Transportation Element

Updated: May 6, 2024  
(Ordinance 1536-24)

## TRANSPORTATION ELEMENT

**GOAL** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE AND MAINTAIN A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT IS FINANCIALLY FEASIBLE, CONSISTENT WITH COMMUNITY NEEDS, AND ENVIRONMENTALLY SOUND.

**OBJECTIVE 1:** MAINTENANCE OF LEVEL OF SERVICE

THE CITY OF LAKE ALFRED, SHALL MAINTAIN OR ACHIEVE THE MINIMUM LEVEL OF SERVICE ON ALL SEGMENTS OF THE CITY'S TRANSPORTATION SYSTEM.

**Policy 1.1:** The City of Lake Alfred shall coordinate with the Florida Department of Transportation (FDOT), Polk Transportation Planning Organization (TPO), Polk County, and the Central Florida Regional Planning Council to adopt multi-modal levels of service that promote transit by lowering levels of service where transit is available. In order to promote the development of transit services and multi-modal services, the City hereby adopts the multi-modal levels of service for State and County roadways in addition to the City's Transportation System.

Facility Type	Pedestrian Level of Service	Pedestrian Crossing Spacing	Bicycle Level of Service
Principal Arterials*	LST 2	C3C: 1,320 feet C2T: 660 feet	LST 2
Urban Collector **	LST 2	660 feet	LST 2
Rural Major Collector**	LST 2	N/A	LST 2
Mixed Use Collector	LST 1	660 feet	LST 2
Neighborhood Collector	LST 2	660 feet	LST 2
Industrial Collector	LST 2	N/A	LST 2

Local / Neighborhood Roads	LST 1	N/A	LST 1
<p>* Or standard set by the Florida Department of Transportation                  ** Or standard set by Polk County                  LTS = Level of Traffic Stress</p>			

**Policy 1.2:** The following peak season/peak hour level of service standards will be considered the minimum acceptable operational level of service for roadways within the jurisdiction of the City.

Facility Type	Level of Service
Principal Arterials*	C3C: D C2T: E
Urban Collector **	D
Rural Major Collector**	C
Mixed Use Collector	D
Neighborhood Collector	C
Industrial Collector	C
Local / Neighborhood Roads	N/A
<p>*Or standard set by the Florida Department of Transportation                  ** Or standard set by Polk County</p>	

**Policy 1.3:** The City shall ensure through the adoption of Land Development Regulations and a concurrency management system that new development permitted by the City shall not cause the level of service to fall below that established in Policy 1.1 for that facility type.

**Policy 1.4:** Lake Alfred shall review and comment on proposed transportation plans or programs and will cooperate with regard to any traffic or transportation system management program proposed for the County by the Polk County Transportation Planning Organization or the Florida Department of Transportation. Lake Alfred shall also work with the Transportation Planning Organization to implement the county-wide transportation program.

**Policy 1.5:** Request that CSX railroad assist the City in making improvements to at grade railroad crossings within the City limits.

**Policy 1.6:** The City shall develop and implement a pavement maintenance system accounting for pavement condition, roadway priorities, and integration of the multimodal network that allows all City roads to be maintained at the minimum established pavement rating.

**Policy 1.7:** The City shall identify and prioritize transportation maintenance projects that improve deficient roadways, improve multimodal access, provide traffic calming, and/or incorporate complete street elements.

**OBJECTIVE 2: ACCESS CONTROL**

**THE CITY OF LAKE ALFRED SHALL PRESERVE THE CAPACITY AND SAFETY OF ARTERIALS AND COLLECTORS THROUGH ITS LAND DEVELOPMENT REGULATIONS BY COORDINATING AND CONTROLLING ACCESS POINTS, MEDIAN OPENINGS, AND INTERSECTION LOCATIONS.**

**Policy 2.1:** The City shall adopt and maintain Land Development Regulations to control access to arterial and County collector roads from adjacent development based on Access Management Standards as developed by the Florida Department of Transportation.

**Policy 2.2:** The City shall adopt and maintain Land Development Regulations which will establish standards for requiring shared driveways and frontage roads to limit direct access to arterial and collector roadways.

**Policy 2.3:** The City will coordinate with the Polk County Transportation Planning Organization and the Florida Department of Transportation by reviewing and appropriately commenting on proposed transportation site plans or programs to ensure safe and efficient access to arterial and County collector roads from adjacent development.

**OBJECTIVE 3: RIGHTS OF WAY**

**THE CITY OF LAKE ALFRED SHALL PROTECT EXISTING AND PLANNED ROAD RIGHTS-OF-WAY WAY FROM ENCROACHMENT BY INCOMPATIBLE DEVELOPMENT.**

**Policy 3.1:** No new construction or substantial improvements to existing structures shall be approved within the right-of-way designated by the Florida Department of Transportation as necessary for the widening of U.S. 17/92 in Lake Alfred.

**Policy 3.2:** The City will amend or adopt Land Development Regulations that require minimum building setback lines and land dedication through the plat and site plan review and approval process.

**Policy 3.3:** The Polk County, the Polk Transportation Planning Organization, and the Florida Department of Transportation shall be consulted concerning potential impacts to the rights of way for state or county-maintained roads, including Land Development Regulations and development projects.

**OBJECTIVE 4: COORDINATION WITH OTHER ELEMENTS AND PLANS**

**THE CITY OF LAKE ALFRED SHALL COORDINATE THE TRANSPORTATION ELEMENT WITH THE FUTURE LAND USE ELEMENT AND WITH THE FUTURE PLANS OF THE POLK COUNTY TRANSPORTATION PLANNING ORGANIZATION, THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND ADJACENT MUNICIPALITIES.**

**Policy 4.1:** The City shall review changes to the Transportation Element for the necessity and appropriateness of any changes in relation to future land uses as depicted on the Future Land Use Map and the adopted level of service standards.

**Policy 4.2:** The Transportation Element shall be consistent with the adopted long-range plans of the Polk County Transportation Planning Organization and the Florida Department of Transportation and shall be amended as necessary to remain consistent with the future long-range plans of the TPO and the Florida Department of Transportation.

**Policy 4.3:** The City hereby incorporates the City’s Transportation Master Plan, which identifies and prioritizes necessary improvements to the multimodal transportation network within the City. The Transportation Master Plan is prepared with the intention to provide a guide for the orderly improvement, expansion, operation, and maintenance of the City’s Transportation System. The City will use the Transportation Master Plan to prepare annual budgets for capital improvements. The Transportation Master Plan should be

regularly updated to reflect conditions that have changed within the City's service area. Updates to the Transportation Master Plan should be scheduled every 4 to 5 years.

**OBJECTIVE 5: MINIMIZATION OF NEGATIVE IMPACTS**

**THE CITY OF LAKE ALFRED SHALL MINIMIZE THE POTENTIAL DISRUPTIVE OR NEGATIVE IMPACTS OF THE TRANSPORTATION SYSTEM ON THE COMMUNITY AND SET FORTH CRITERIA IN THE LAND DEVELOPMENT REGULATIONS TO MANAGE ROADWAY DESIGN AND ACCESS.**

**Policy 5.1:** Major road construction projects shall be reviewed by the City for potential environmental impacts and for consistency with the Conservation Element.

**Policy 5.2:** The City will ensure that the design and construction of the transportation system will minimize the negative impacts that could damage the character and integrity of existing residential neighborhoods or significant cultural or historic resources, including designated historic districts.

**Policy 5.3:** The City shall implement Land Development Regulations that contain design criteria for the safe and efficient flow of traffic and for the provision of adequate on and off-street parking for motorized and non-motorized vehicles and shall include amenities as appropriate such as street and pathway lighting, transit amenities, medians, street trees and landscaping, and connection and integration of the street and modal networks all withing consideration of local context of land uses and the City's adopted roadway typology.

**Policy 5.4:** The City shall implement Land Development Regulations that contain design criteria for the landscape buffering of new roads and for the landscaping of parking lots to provide maximum shading, aesthetics, and stormwater retention.

**OBJECTIVE 6: NON-MOTORIZED TRANSPORTATION**

**THE CITY OF LAKE ALFRED SHALL PROVIDE FOR THE NEEDS OF BICYCLISTS AND PEDESTRIANS AS A MEANS OF REDUCING LOCAL MOTOR VEHICLE TRAFFIC.**

- Policy 6.1:** The City shall encourage energy efficiency and savings, alternative modes of transportation shall be accommodated to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles, etc.)
- Policy 6.2:** The City will consider the needs of bicyclists and pedestrians in conjunction with all road construction or maintenance projects. The recommended transportation projects and evaluation criteria, from the City’s Transportation Master Plan, shall be used to determine which projects, if any, will be considered for upgrading to recognized bicycle facility standards.
- Policy 6.3:** The City shall continue to evaluate the need for improved bicycle and pedestrian access ways connecting residential areas with shopping centers, parks, schools, and public buildings and shall make recommendations to the City Commission based upon this evaluation. This evaluation process will be coordinated with an evaluation of access to parks and recreational facilities and with the Polk County School Board in regard to access to public schools.
- Policy 6.4:** The City shall include annually in the Capital Improvements Program those bicycle and pedestrian facility improvements that are identified in Policy 6.2 and meet the City's definition of a capital improvement.
- Policy 6.5:** The City will coordinate with and participate in the Polk County Transportation Planning Organization's bicycle and pedestrian programs.
- Policy 6.6:** Coordinate with the TPO and FDOT to provide continuous routes for bicycling and other non-motorized modes of travel. Work with the TPO in the continuing development of future recreation trails within the City limits, and those which may link to unincorporated areas or adjacent municipalities, supporting and complementing the County and Regional greenways and trails network.
- Policy 6.7:** The City will develop Land Development Regulations to implement the City’s Complete Streets Policy to provide streets, intersections, and connection points that are designed and operated to provide safe access and travel for all types of users – pedestrians, bicyclists, motorists and transit riders – of all ages and abilities. Complete streets improve safety, support economic development, and create quality places through integrated land

uses and transportation planning. Complete streets provide easy access to cross the street, walk to shops, and bicycle to work. They also support safe and convenient access to transit services.

**OBJECTIVE 7: SUPPORT OF PUBLIC TRANSIT**

**THE CITY WILL PROMOTE ACCESS TO AND RIDERSHIP ON THE COUNTYWIDE BUS SYSTEM, COORDINATING WITH TRANSIT PROVIDERS TO LOCATE STOPS AND TERMINALS NEAR MAJOR TRIP GENERATORS AND EMPLOYMENT CENTERS, AND COORDINATING WITH THE MULTI-MODAL PLANS OF POLK COUNTY FOR TRANSIT SUPPORTIVE DEVELOPMENT AREAS WHICH INCLUDE TRANSIT CORES, TRANSIT CENTERS, AND TRANSIT CORRIDORS.**

**Policy 7.1:** The City will coordinate with the efforts of the Polk Transit Authority to continue connection of Lake Alfred to a countywide transit system.

**Policy 7.2:** The City will coordinate with the Polk Transit Authority and participate in the planning process to accommodate the transportation disadvantaged, and to decrease the number of vehicle trips within the City, and provide Lake Alfred with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities.

**OBJECTIVE 8: VISION ZERO**

**THE CITY WILL SUPPORT THE VISION ZERO GOAL TO ELIMINATE ROADWAY FATALITIES AND SERIOUS INJURIES AND TO REDUCE THE TOTAL NUMBER OF CRASHES AND THE NUMBER OF CRASHES PER VEHICLE MILES TRAVELED IN LAKE ALFRED.**

**Policy 8:1** Transportation projects within the City shall implement safe and convenient access and travel for all users of the transportation system.

**Policy 8:2** The City will design, build, and maintain streets in accordance with the City's Complete Street Policy in collaboration with the Polk TPO adopted the Complete Street Policy

**Policy 8:3** The City will monitor accident patterns and high accident locations to identify safety improvements in the transportation system.

**Policy 8:4** The City will continue to coordinate and implement safety projects for all

transportation modes through its City Safety Team and participate in the Polk County Community Traffic Safety Team.

**Policy 8:5**

The City will continue to work with the FDOT and Polk TPO to evaluate and implement safety countermeasures on the State Highway System. Special emphasis will be placed on addressing safety problems at high-crash intersections and corridors.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



### Housing Element

Updated: November 19, 2018  
(Ordinance 1399-18)

## **HOUSING ELEMENT**

**GOAL**                    **IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE DECENT, SAFE AND SANITARY HOUSING OF THE APPROPRIATE TYPE, SIZE, AND LOCATION, AND COST TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE CITY.**

**OBJECTIVE 1: PROVISION OF ADEQUATE AND AFFORDABLE HOUSING**

**BEGINNING UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ENSURE THE PROVISION OF ADEQUATE AND AFFORDABLE HOUSING FOR THE CITY'S EXISTING AND ANTICIPATED POPULATIONS THROUGH INFILL OF ITS EXISTING PLATTED SUBDIVISIONS, AND THE APPLICATION OF ITS ZONING AND OTHER LAND DEVELOPMENT REGULATIONS.**

**Policy 1.1:**            The City will continue to participate in the county-wide housing task force for the purpose of developing and implementing a local housing agenda based upon locally defined needs and to facilitate in implementing the goal, objectives and policies of Lake Alfred's Housing Element.

**Policy 1.2:**            The City will develop an active partnership with the private sector and, in coordination with the Housing Task Force sponsored by the Central Florida Regional Planning Council, shall provide information and technical assistance to maintain housing production, rehabilitation, and capacity sufficient to meet the projected needs. "Information and technical assistance" shall include, at a minimum: the assembly and distribution 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; or the referral of interested parties to appropriate local, regional or state agencies, such as the regional Housing Task Force, the Florida Housing Coalition, or the Polk County Community Development Department.

**Policy 1.3:**            The City of Lake Alfred shall amend, as necessary, its ordinances, codes, 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 shall consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public

hearings; and c) waiving of processing fees for affordable housing projects, and cluster development.

**Policy 1.4:** For sites specifically identified by the City as suitable for very low and low income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units. 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 1.5:** The City shall incentivize 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 1.6:** The City shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

**Policy 1.7:** The City shall, through its Land Development Regulations, promote a mix of housing types, densities, and affordable housing.

**OBJECTIVE 2: PROVISION OF ADEQUATE SITES FOR ALL INCOME LEVELS AND FOR MOBILE HOMES**

**THE CITY OF LAKE ALFRED SHALL MAINTAIN ADEQUATE SITES FOR EXTREMELY LOW, VERY LOW, LOW AND MODERATE INCOME HOUSING FOR THE CITY'S EXISTING AND ANTICIPATED POPULATIONS THROUGH THE APPLICATION OF LAND DEVELOPMENT REGULATIONS.**

**Policy 2.1:** The City's Land Development Regulations shall be amended to accommodate adequate sites for low and moderate income families, and households with special housing needs including rural and farmworker households and implement the principles and location criteria:

- a. To ensure that extremely low, very low, low, and moderate income families, and households with special housing needs including rural and farmworker households have adequate public facilities and services, such as roads, recreational facilities, and water, sewer and solid waste disposal services based on a fair-share distribution of costs, and

- b. To ensure that zoning and other local regulations provide for varying densities, and alternatives such as multi-unit or mixed-use developments.

**Policy 2.2:** The principles and criteria for siting mobile homes shall be:

- a. To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;
- b. To require developers of new mobile home parks or subdivisions to provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;
- c. To permit mobile homes within residential Future Land Use classifications, based on projections and demand for such housing, provided that they are anchored or attached to permanent foundations, meet safety codes and all other applicable requirements of the City's Land Development Regulations.

**OBJECTIVE 3: ELIMINATION OF SUBSTANDARD HOUSING**

**BEGINNING UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ACTIVELY PURSUE THE ELIMINATION OF SUBSTANDARD HOUSING WHILE SEEKING TO IMPROVE THE STRUCTURAL AND AESTHETIC CONDITIONS OF THE CITY'S EXISTING HOUSING STOCK.**

**Policy 3.1:** Beginning upon adoption of this Comprehensive Plan, the City shall strictly enforce minimum housing and building codes, particularly in those neighborhoods where code violations appear to be prevalent.

**Policy 3.2:** The City of Lake Alfred shall request the Polk County Community Development Department to utilize Community Development Block Grant funds in Lake Alfred so as to reduce the number of substandard units in the City by two percent each year. Substandard units may be eliminated through demolition and replacement or by rehabilitation.

**Policy 3.3:** The City will coordinate housing provision for very low, low, and moderate income households with the Polk County Community Development Department by actively seeking an allocation of Community Development Block Grant funds for the rehabilitation and/or demolition and replacement of substandard housing units within the City's jurisdiction.

**OBJECTIVE 4: PROVISION OF RELOCATION HOUSING**

**UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ASSURE THAT PERSONS, HOUSEHOLDS OR BUSINESSES DISPLACED BY FEDERALLY-ASSISTED PROGRAMS ARE TREATED UNIFORMLY IN FINDING REPLACEMENT HOUSING.**

**Policy 4.1:** The City will abide by the Federal Uniform Relocation Act, and cooperate with the Polk County Community Development Department to ensure that anyone who is temporarily or permanently displaced as a result of federally-assisted actions is provided adequate relocation assistance.

**OBJECTIVE 5: CONSERVATION OF EXISTING HOUSING**

**BEGINNING OCTOBER 1, 1991, THE CITY OF LAKE ALFRED WILL ENSURE THAT ITS EXISTING HOUSING STOCK WILL BE CONSERVED, AND THAT HISTORICALLY SIGNIFICANT HOUSING WILL BE IDENTIFIED, PRESERVED AND PROTECTED FOR RESIDENTIAL USES.**

**Policy 5.1:** The City will encourage individual property owners to increase private reinvestment in housing through technical and financial assistance generated from the Community Development Block Grant program, as administered by Polk County.

**Policy 5.2:** The City, in cooperation with interested private groups and organizations, will seek to heighten the public's awareness of the historical significance of the housing stock, through a local historic preservation and rehabilitation program.

**Policy 5.3:** The City will develop criteria for local designation of historically significant housing. All sites listed on the Florida Master Site File and National Register shall be considered for local designation. Local designation of historically significant housing, as well as approval for alteration or demolition of locally designated structures, shall be by action of the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures in the City, but is an additional safeguard to protect structures designated by the City Commission as historically significant.

**Policy 5.4:** The City shall adopt a housing code which addresses the quality of housing and the stabilization of neighborhoods. The City shall adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program.

**OBJECTIVE 6: IMPLEMENTATION**

**BEGINNING UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL MONITOR THE IMPLEMENTATION OF THE OBJECTIVES AND POLICIES SET FORTH IN THIS HOUSING ELEMENT. THE CITY WILL CONTINUE TO COOPERATE WITH THE POLK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT WITH REGARD TO IMPLEMENTING HOUSING PROGRAMS IN THE CITY OF LAKE ALFRED.**

**Policy 6.1:** The City shall request the assistance of the Polk County Community Development Department in implementing and monitoring the programs specified in this Comprehensive Plan. The City Commission will request that the Polk County Community Development Department complete an annual report which outlines the progress made towards the implementation of CDBG-assisted housing activities in the City.

**OBJECTIVE 7: PROVISION OF SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES**

**UPON PLAN ADOPTION, THE CITY SHALL ENSURE THE AVAILABILITY OF SITES IN SUITABLE RESIDENTIAL AREAS FOR GROUP HOMES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES.**

**Policy 7.1:** Upon Plan adoption, the City shall ensure the provision of sites for group homes and foster care facilities. The location criteria for group homes and foster care facilities shall be:

- a) To permit group homes and foster care facilities of residential scale in all residential Future Land Use classifications;
- b) To provide the clients of such facilities adequate public facilities and services on the basis of fair-share distribution of costs.

**OBJECTIVE 8: REDUCTION OF GREENHOUSE GASES AND INCREASE IN ENERGY EFFICIENCY**

**THE CITY SHALL SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING.**

**Policy 8.1:** The City shall support 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. The City shall promote the use of energy efficient processes in the construction of new development to reduce greenhouse gas emissions.

**Policy 8.2:** The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish standards for the appropriate placement of photovoltaic panels.

**Policy 8.3:** The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

**Policy 8.4:** 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 and shopping for essential goods.

**Policy 8.5:** The City shall maintain its Future Land Use categories that promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed-use land use areas.

**Policy 8.6:** The City shall promote the following incentives to encourage vertical mixed-use development:

1. Reduced and shared parking standards under specified conditions;
2. Minimum and/or incentivized FARs/Density;
3. Expedited review; and
4. Alternative urban infill code compliance standards.

**Policy 8.7:** The City shall work to reduce, by 15%, emissions from the generation of electricity by reducing electricity use through increased efficiency and the use of renewable energy systems.

CITY OF LAKE ALFRED

Polk County, Florida

# 2030 Comprehensive Plan



## Infrastructure Element

Updated: November 18, 2024  
(Ordinance 1543-24)

## INFRASTRUCTURE ELEMENT

**GOAL 1:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE ITS CITIZENS WITH 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 LAKE ALFRED SHALL CORRECT ANY EXISTING DEFICIENCIES IN THE MUNICIPAL WATER AND WASTEWATER SYSTEMS, THROUGH A CONTINUED PROGRAM OF REGULAR INSPECTION, MAINTENANCE, RENOVATION, AND REPLACEMENT.

**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.

**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.

**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:** 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.

**Policy 1.5:** The City shall work to provide availability for connection to central wastewater along waterbodies during the planning horizon.

**Policy 1.6:** The City shall work to reduce septic tank usage along water bodies by 50% during the planning horizon.

**OBJECTIVE 2: EXPANSION OF CURRENT FACILITIES TO MEET FUTURE NEEDS**

**THE CITY OF LAKE ALFRED 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.**

- Policy 2.1:** The City’s current and future water needs shall be met from a variety of sources including groundwater, reclaimed water, alternative water sources, and through conservation of existing water sources.
- Policy 2.2:** Continually monitor water consumption trends to ensure the most efficient use of existing water sources and the timely development of new water sources.
- Policy 2.3:** 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.
- Policy 2.4:** 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 2.5:** 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 2.6:** The City will continue to ensure, through Land Development Regulations and the City's Concurrency Management System, that no development order will be issued that would result in a level of service deficiency.
- Policy 2.7:** The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Lake Alfred 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 2.8:** 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.
- Policy 2.9:** 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 2.10:** Population projections shall be periodically evaluated to verify whether actual growth has followed projected growth. When necessary, population projections shall be adjusted to reflect observed conditions.

**Policy 2.11:** Continually monitor water consumption trends to ensure the most efficient use of existing water sources and the timely development of new water sources.

**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.**

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

Sanitary Sewer	47 gallons of treatment per person per day 130 gallons per day ERU
Potable Water	100 gallons per person per day 277 gallons per day ERU
Solid Waste	Disposal of 8.00 pounds per person per day
Stormwater Management Facilities for <i>existing</i> development	Designed for a 3-year, 24-hour storm event
Stormwater Management Facilities for <i>new</i> development	Designed for a 25-year, 24-hour storm event
*ERU = Equivalent residential unit is calculated by the LOS times 2.77 persons per household as based on the 2030 Forecast.	

**Policy 3.2:** The City hereby incorporates the City’s Potable Water Utility Master Plan which identifies and prioritizes necessary improvements to the City’s existing water system infrastructure in order to meet current and projected potable water demands through a 20-year planning horizon (2042). The Master Plan is prepared with the intention to provide a guide for the orderly expansion, operation, and maintenance of the potable water system. The City will use this Master Plan to prepare annual budgets for capital improvements. The Master Plan should be regularly updated to reflect conditions that have changed within the City’s service area. Updates to the Master Plan should be scheduled every 4 to 5 years.

**Policy 3.3** The City hereby incorporates the City’s Wastewater Utility Master Plan which identifies and prioritizes necessary improvements to the City’s existing wastewater system infrastructure in order to meet current and projected wastewater flows through a 20-year planning horizon (2042). The Master Plan is prepared with the intention to provide a guide for the orderly expansion, operation and maintenance of the wastewater facilities and collection/transmission system. The City will use this Master Plan to prepare

annual budgets for capital improvements. The Master Plan should be regularly updated to reflect conditions that have changed within the City's service area. Updates to the Master Plan should be scheduled every 4 to 5 years.

**Policy 3.4:**

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 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 3.5:**

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.

- Policy 3.6:** The City shall prepare a Stormwater Master Plan to identify and prioritize necessary improvements to the City’s existing storm water system infrastructure to ensure compliance with Section 403.9302 of Florida Statutes.
- Policy 3.7:** 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.
- OBJECTIVE 4:** **CONSERVATION OF POTABLE WATER RESOURCES**
- THE CITY OF LAKE ALFRED SHALL CONSERVE WATER RESOURCES.**
- 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.
- Policy 4.2:** Periodically undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.
- Policy 4.3:** Undertake a water meter replacement program to replace low registering water meters in use throughout the utility service area.
- Policy 4.4:** 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.
- Policy 4.5:** Periodically evaluate water rate structures to ensure that rate structures encourage the conservation of potable water resources.
- Policy 4.6:** The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies.
- Policy 4.7:** The City shall require the use of Florida-Friendly landscaping techniques for all new development.
- Policy 4.8:** The City shall adopt the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption.
- Policy 4.9:** Adopt the water conservation plan approved by the Southwest Florida Water Management District (SWFWMD).
- Policy 4.10:** Coordinate with SWFWMD to enforce water restrictions. Coordinate with Polk County for enforcement of water restrictions in the unincorporated areas of the utility service area.
- Policy 4.11:** Hold public education workshops, at a minimum twice yearly, to educate residents on methods to conserve water.

- Policy 4.12:** The City shall require participation in the Florida Water Star<sup>SM</sup> and WaterSense certification programs as new development and redevelopment activities occur.
- OBJECTIVE 5:** **AQUIFER PROTECTION**  
**OBJECTIVE 6:** **PROTECTION OF NATURAL DRAINAGE FEATURES AND MAN-MADE DRAINAGE STRUCTURES**  
**OBJECTIVE 7:** **PROVISION FOR COLLECTION OF SOLID WASTE**  
**OBJECTIVE 8:** **REDUCING THE VOLUME OF THE MUNICIPAL SOLID WASTE STREAM**
- OBJECTIVE 9:** **THE CITY SHALL IDENTIFY AND DEVELOP ALTERNATIVES TO TRADITIONAL GROUNDWATER SOURCES FOR THE CITY’S WATER NEEDS.**
- Policy 9.1:** Require agricultural wells to be abandoned and plugged upon conversion to urban development. Upon agreement with SWFWMD, allow for the transfer of the Consumptive Use Permit to the City.
- Policy 9.2:** Continue to expand and encourage development and redevelopment of the City’s reclaimed water system for aquifer recharge, water supply, and irrigation when available.
- Policy 9.3:** Seek out and apply for grants to expand the reclaimed water reuse system to provide aquifer recharge and to serve existing Heavy Commercial / Industrial development.
- Policy 9.4:** Study the feasibility of using surface water sources as secondary, back-up water supplies.
- Policy 9.5:** Study the feasibility of utilizing lower quality groundwater from the Lower Floridan Aquifer to supplement non-domestic water needs.
- OBJECTIVE 10:** **THE CITY SHALL WORK WITH SURROUNDING GOVERNMENTS AND SWFWMD TO EXPLORE THE DEVELOPMENT OF REGIONAL WATER SUPPLY SYSTEMS IN ORDER TO MEET FUTURE POTABLE WATER NEEDS.**
- Policy 10.1:** The SWFWMD Regional Water Supply Plan is hereby adopted by reference.
- Policy 10.2:** Continue involvement with the Heartland Water Alliance (HWA), Central Florida Water Initiative (CFWI), and the Polk Regional Water Cooperative (PRWC).
- Policy 10.3:** Maintain inter-local agreements with surrounding public utility systems to inter-connect water systems for use in emergencies or times of extraordinary water demand.

- Policy 10.4:** Within 18 months of the adoption of the Southwest Florida Water Management’s District’s Regional Water Supply Plan, the City shall update its 10 Year Water Supply Facilities Work Plan.
- Policy 10.5:** The City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan in order to maximize the use of existing facilities and provide for future needs.
- OBJECTIVE 11:** **THE CITY SHALL REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION.**
- Policy 11.1:** To reduce public demand for potable water, the City shall require the reuse of reclaimed wastewater within its utility service area as the reuse system and available capacity allows.
- Policy 11.2:** The City shall develop and implement Land Development Regulations (LDRs) requiring Heavy Commercial / Industrial development within proximity of the reclaimed water system, to connect to the City’s reclaimed water system and/or install dry lines and connect to the City’s potable water system until such time as reuse is available to the development.
- Policy 11.3:** When available, utilize reclaimed wastewater for irrigation on all public grounds and landscaping highway medians within the City.
- Policy 11.4:** Require the use of Florida-Friendly landscaping for all developments subject to the City’s Landscape Ordinance.
- Policy 11.5:** When possible, discourage homeowners associations from enacting deed restrictions precluding the use of Florida-Friendly landscaping by homeowners.
- Policy 11.6:** Phase out and eliminate the use of potable water irrigation meters for Heavy Commercial / Industrial utility customers.
- Policy 11.7:** To prevent cross-contamination of potable water supplies, require all private irrigation wells to be permitted by the Building Division.
- OBJECTIVE 12:** **REDUCE, TO THE GREATEST EXTENT POSSIBLE, THE EFFECTS OF GROUNDWATER WITHDRAWAL ON NATURAL SYSTEMS.**
- Policy 12.1:** Study area lakes to determine whether groundwater withdrawals are resulting in abnormal fluctuations in historic or established desirable lake levels.
- Policy 12.2:** When locating new public water supply wells, ensure that the well’s cone of influence will not adversely affect any lake or major wetland system.

**Policy 12.3:** Continue to periodically study existing well sites to determine the feasibility of decommissioning wells negatively impacting adjacent lakes or major wetland systems.

**Policy 12.4** Continue participation in the Polk Regional Water Cooperative (PRWC) and the design, development, and implementation of alternative water supply sources.

CITY OF LAKE ALFRED

Polk County, Florida

# 2030 Comprehensive Plan



## Conservation Element

Updated: November 18, 2024  
(Ordinance 1543-24)

## CONSERVATION ELEMENT

**GOAL 1:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE A QUALITY ENVIRONMENT WHICH IS COMPATIBLE WITH THE DEVELOPMENT OF THE CITY, AND TO ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE NATURAL RESOURCES FOR EXISTING AND FUTURE RESIDENTS.

**OBJECTIVE 1:** CONSERVATION AND PROTECTION OF WATER SOURCES

THE CITY OF LAKE ALFRED WILL TAKE SPECIFIC STEPS TO PROTECT AND ENHANCE THE QUALITY AND QUANTITY OF SURFACE AND GROUNDWATER SOURCES WITHIN ITS JURISDICTION.

**Policy 1.1:** The City shall continue to strive with all means available to comply with the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption and not exceed the City' adopted Level of Service.

**Policy 1.2:** The City will cooperate with the guidelines set by the Southwest Florida Water Management District during periods of drought, declared water shortages, or water shortage emergencies by participating in the District's Water Shortage Plan.

**Policy 1.3:** The City shall establish the following water conservation measures and practices:

- 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.
- b. The City shall require the use of Florida-Friendly landscaping techniques for all new development and redevelopment.
- c. The City shall require participation in the Florida Water Star<sup>SM</sup> and WaterSense certification program(s) as new development and redevelopment activities occur.
- d. The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, wastewater reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements.
- e. The City shall continue to conduct an 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.

- f. 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. The evaluations shall be presented to the City Commission for consideration.

**Policy 1.4:** The City shall amend or adopt the City’s Land Development Regulations to require that new development and redevelopment projects provide stormwater treatment improvements as required by the FDEP, Chapter 62-25, FAC. Existing development shall be maintained in accordance with the SWFWMD’s storm water management regulations.

**Policy 1.5:** The City of Lake Alfred shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period for construction of public, private, and regional water supply facilities which are identified as being necessary to serve existing and new development.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Recreation and Open Space Element

Updated: August 20, 2018  
(Ordinance 1400-18)

## RECREATION AND OPEN SPACE ELEMENT

**GOAL**                    **IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO ENSURE THE PROVISION AND MAINTENANCE OF SUFFICIENT RECREATIONAL SITES AND FACILITIES AND OPEN SPACE TO MEET THE LEISURE AND AESTHETIC NEEDS AND DESIRES OF CURRENT AND FUTURE RESIDENTS OF THE CITY.**

**OBJECTIVE 1: ENSURE ACCESS TO FACILITIES**

**THE CITY OF LAKE ALFRED SHALL ENSURE PUBLIC ACCESS TO CITY OWNED RECREATIONAL SITES AND FACILITIES THROUGH AN ONGOING MAINTENANCE PROGRAM.**

**Policy 1.1:**            The City shall continue to maintain and upgrade, where appropriate, existing open space, green spaces, parks and recreational facilities to satisfy existing and future recreational needs.

**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 will ensure that all parks and recreational facilities provide access for pedestrians, bicyclists, and those with disabilities.

**Policy 1.4:**            The City will ensure that public access to all lakes within the City limits will be maintained through continued implementation of its park maintenance program.

**Policy 1.5:**            The City will provide appropriate signs to clearly indicate the location of City owned and maintained recreational sites.

**Policy 1.6:**            The City shall continue to provide, as part of its land development regulations, that future development on Lake Cummings shall be required to set aside areas to be used for recreational purposes and to ensure public access to the Lake.

**Policy 1.7:**            Through the development approval process, the City will require new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the City's parks and recreation system including the trails.

**Policy 1.8:** The City will provide bicycle racks or bicycle parking areas at all City owned recreational sites.

**OBJECTIVE 2: COORDINATION OF PUBLIC AND PRIVATE RESOURCES**

**THE CITY OF LAKE ALFRED SHALL COORDINATE PUBLIC AND PRIVATE RESOURCES TO IMPROVE RECREATIONAL OPPORTUNITIES FOR ITS CITIZENS.**

**Policy 2.1:** The City shall continue to encourage private golf course owners, churches, and others to maintain public usage of their recreational facilities by holding periodic meetings with such organization and assessing the use of their facilities by the public.

**Policy 2.2:** The City will work with the Polk County regarding the location and development of future county community and regional parks.

**Policy 2.3:** The City will establish interlocal agreements with the entities that operate school facilities in Lake Alfred regarding the use of School facilities for recreational uses and after school hours access.

**Policy 2.4:** 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 for Polk County. 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 Lake Alfred 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 2.5:** The City shall coordinate with the Lake Region Lakes Management District to provide additional access to the City's lakes for recreational opportunities.

**Policy 2.6:** In 2018, the City adopted a Parks and Recreation Master Plan. The City will continue to implement the Parks and Recreation Master Plan and update the Parks and Recreation Master Plan every five years.

**Policy 2.7:** The City will continue agreements with the Polk County Library Cooperative to provide library services within the City of Lake Alfred.

**OBJECTIVE 3: PROVISION OF RECREATIONAL FACILITIES**

**THE CITY OF LAKE ALFRED SHALL ENSURE THAT PARKS AND RECREATIONAL FACILITIES ARE ADEQUATELY AND EFFICIENTLY PROVIDED FOR EXISTING AND FUTURE RESIDENTS OF THE CITY BY ESTABLISHING AND MAINTAINING LEVEL OF SERVICE STANDARDS FOR SUCH FACILITIES.**

- Policy 3.1:** The City establishes a level of service a publicly-accessible neighborhood park within a fifteen (15) minute walk (or approximately 0.75 miles) of all new residences within the city-limits.
- Policy 3.2:** The City establishes a neighborhood park development standard which requires all new neighborhood parks to provide sidewalk access, meet or exceed ADA requirements, include a playground, provide shaded passive amenities, and provide a minimum of a half-acre of upland open space which is not also used for stormwater.
- Policy 3.3:** The City will maintain a minimum level of service of 5.5 acres per 1000 residents to be used for the provision of lands dedicated to passive and active outdoor recreational uses and facilities.
- Policy 3.4:** The City shall also adhere to the Level of Service standards established in this Element to private developers providing recreation facilities in subdivisions or Planned Unit Developments.
- Policy 3.5:** Guidelines for private developers to provide recreation facilities shall include but not ne limited to the following strategies: park land dedication for on or off sire dedication; fees in lieu of dedication of land; mitigation of impacts on public facilities; consider the addition of park impact fees for redevelopment dollars to enhance parks; and maintenance plans or provide development funding to ensure upkeep.
- Policy 3.6:** Greenways and blueways shall be incorporated into the City’s recreational program to include appropriate uses such as nature trails, bicycle trails, opens pace parks and related facilities.
- Policy 3.7:** The City will work to optimize existing facilities by adding recreation equipment or facilities to sites that need additional recreation facilities, based on service area needs, age of equipment, safety, accessibility, etc., and these needs shall be programmed into the Five-Year Schedule of Capital Improvements.

**Policy 3.8:** The City will identify and prioritize funding sources for the acquisition or enhancement of facilities to serve as a nature center and/or community center.

**OBJECTIVE 4: PROVISION OF OPEN SPACE**

**THE CITY OF LAKE ALFRED SHALL ENSURE THE PROVISION OF ADEQUATE OPEN SPACE.**

**Policy 4.1:** The City will continue to enforce land development regulations which define open space and standards addressing open space protection, natural vegetation, landscape and signage as well as the provision and use of open space for buffering and for greenbelts.

**Policy 4.2:** The City will depict the Recreation and Open Space Future Land Use category on the Future Land Use map in order to inform landowners and developers of those areas which will be actively protected by the City.

**Policy 4.3:** The City shall continue to enforce, as part of the land development regulations, provisions that require developers to provide adequate open space (buffers or visual breaks) within all new developments.

**Policy 4.4:** The City shall work with Polk County, the Regional Planning Council, Florida Department of Environmental Protection, and Southwest Florida Water Management District to implement and extend the Integrated Habitat Network, the Greenways System and Rails to Trails.

**Policy 4.5:** The City shall identify, and prioritize for acquisition, lands that provide needed open space for passive and active outdoor recreational uses and facilities.

**Policy 4.6:** The City will coordinate with the County and municipalities to coordinate future trails connecting Lake Alfred to other parts of the county.

**Policy 4.7:** The City may work to identify and establish incentives, guidelines, and potential funding for the development of community gardens.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



### Intergovernmental Coordination Element

Updated: February 1, 2021  
(Ordinance 1439-20)

## INTERGOVERNMENTAL COORDINATION ELEMENT

**GOAL:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO IMPROVE GOVERNMENTAL EFFICIENCY AND TO RESOLVE CONFLICTS BY ESTABLISHING EFFECTIVE COORDINATION MEASURES WITH VARIOUS GOVERNMENTAL, PUBLIC, AND PRIVATE ENTITIES.

**OBJECTIVE 1:** CONSIDER OTHER AGENCY PLANS

CONSIDER THE PLANS OF OTHER AGENCIES, SPECIAL DISTRICTS AND ALL LEVELS OF GOVERNMENTS.

*Measurable Targets: Number of plans reviewed; number of meetings held.*

**Policy 1.1:** The City will review the plans and independent special district facility reports of the Lakeland Area Mass Transit District (LAMTD), 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 Lake Alfred 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 coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in Lake Alfred.

**Policy 1.5:** The City shall continue to participate in and coordinate with the Polk County Joint Airport Zoning Board pursuant to Chapter 333, Florida Statutes.

**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:** The City will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

**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 and Development 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 Capital Outlay Plan (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 Lake Alfred, 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 *Lake Alfred 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 Lake Alfred 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 planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.

**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 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.

**Policy 5.7:** The City shall notify the school board of all proposed residential development projects, which are subject to school concurrency per the Interlocal Agreement for Public School Facility Planning.

**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, LAMTD, and the Polk Transit Authority for the provision of major transportation facilities and mass transit.

**Policy 6.3:** The City will forward notice of proposed Future Land Use Plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

**Policy 6.4:** The City will forward notice of proposed future land use plan policies that would affect 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 FDEP and CFRPC to identify and include greenways and an integrated habitat network of uplands on all

planning maps. The City will enforce goals and objectives for protection of the Green Swamp Area of Critical State Concern.

**Policy 6.6:** The City will coordinate with Polk Vision, myregion.org’s How Shall We Grow – Growth Scenario, One Bay, and the Heartland 2060 Vision.

**Policy 6.7:** The City will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

**OBJECTIVE 7: JOINT PROCESSES FOR PROBLEMATIC LAND USES**

**IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON PROBLEMATIC LAND USES.**

*Measurable Targets: Number of plans reviewed; 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.

**OBJECTIVE 9: PROVISION OF COORDINATED GREENWAYS AND BLUEWAYS NETWORK**

**Policy 9.1:** The City shall participate in, and coordinate with the Polk Greenways System Program in order to help establish an interconnected local, regional and statewide system of greenways and blueways.

**Policy 9.2:** Alternative transportation facilities listed in the Transportation Planning Organization (TPO) work program that traverse through the City shall be incorporated into its greenways system, where such facilities establish, extend, or otherwise enhance greenways and related open space corridors.

**OBJECTIVE 10: COOPERATE IN AN EFFORT TO OBTAIN CONSISTENCY BETWEEN THE LAKE ALFRED COMPREHENSIVE PLAN AND THE PLANS OF THE POLK COUNTY SCHOOL BOARD.**

**Policy 10.1:** Lake Alfred elected officials and administrative personnel will participate in Polk County intergovernmental coordination/cooperation workshops and/or joint workshops with the Polk County School Board.

**Policy 10.2:** City staff shall participate in the Planners Working Group as established in the Interlocal Agreement for Public School Facilities Planning to set direction, plan for the annual school summit, formulate recommendations and discuss issues related to the Public School Facilities Element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

**Policy 10.3:** The City of Lake Alfred will continue to actively participate in implementing the inter-local agreement with the Polk County School Board as regards the coordination of locating new schools and expanding or redeveloping existing school facilities. The School Board is encouraged to locate new educational facilities near urban residential areas

where public infrastructure and services exist to support the new facilities, and where such can support infill development.

**Policy 10.4:** The City of Lake Alfred will continue to participate on any siting committee established by the Polk County School Board in order to locate a site for a new public school in the City or in the Lake Alfred Planning Area.

**Policy 10.5:** The City shall continue to exchange data with the School Board regarding population projections, development trends, the 5-year Schedule of Capital Improvements Projects and school board (5-year) facility plans as such data or plans are updated but not less than annually.

**Policy 10.6:** The City will continue to coordinate with the School Board regarding shared use of recreational facilities owned by either entity. In addition, the City shall pursue collocation of parks, libraries and other public facilities with public educational facilities, as appropriate and feasible.

**Policy 10.7:** To the maximum extent feasible, the City will work with the Polk County School Board to ensure minimal impact of potential rezoning of school enrollment zones to existing neighborhoods and the housing investments made by residents of those neighborhoods.

**OBJECTIVE 11:** **THE CITY OF LAKE ALFRED SHALL WORK WITH SURROUNDING GOVERNMENTS AND SWFWMD TO ENSURE THAT MEETING FUTURE POTABLE WATER NEED IS COORDINATED ON A REGIONAL BASIS.**

**Policy 11.1:** The City shall continue coordination with Polk County and adjacent municipalities regarding cooperative water supply planning and joint-projects which may collectively conserve groundwater, enhance use of reclaimed water and explore opportunities for alternative sources of water. Coordination shall also include entities such as the Central Florida Water Initiative (CFWI), the Polk Regional Water Cooperative (PRWC) and the Heartland Water Alliance (HWA) which are parties reviewing and planning alternative water supply projects within Polk County.

CITY OF LAKE ALFRED

Polk County, Florida

# 2030 Comprehensive Plan



## Capital Improvements Element

Updated: November 18, 2024  
(Ordinance 1543-24)

## **CAPITAL IMPROVEMENTS ELEMENT**

**GOAL:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO IMPROVE GOVERNMENTAL EFFICIENCY AND TO RESOLVE CONFLICTS BY ESTABLISHING EFFECTIVE COORDINATION MEASURES WITH VARIOUS GOVERNMENTAL, PUBLIC, AND PRIVATE ENTITIES.

**GOAL:** IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE PUBLIC FACILITIES IN A TIMELY AND EFFICIENT MANNER.

**OBJECTIVE 1:** MEET EXISTING AND FUTURE NEEDS FOR CAPITAL FACILITIES

**THE CITY OF LAKE ALFRED WILL USE THE CAPITAL IMPROVEMENTS ELEMENT TO GUIDE THE PROVISION OF PUBLIC FACILITIES TO ACCOMMODATE FUTURE GROWTH, MEET THE CITY'S NEED FOR CAPITAL FACILITIES, AND REPLACE WORN OUT FACILITIES.**

**Policy 1.1:** The City will ensure that proposed capital improvements projects shall be ranked and evaluated according to the following criteria:

- a. The project is needed to protect public health and safety, fulfill the City's legal obligation to provide facilities and services, achieve maximum usage of existing facilities;
- b. The project increases the efficiency of existing facilities, promotes infill development;
- c. The project represents the logical extension of facilities and services consistent with the Future Land Use Element, or is compatible with the plans of State agencies and the Southwest Florida Water Management District;
- d. Other priority criteria, as established in other elements of this Comprehensive Plan, shall be incorporated into the annual capital improvements prioritization.
- e. Capital improvement projects shall be consistent with this Comprehensive Plan, including the Future Land Use Map Series and Future Transportation Map Series, shall be demonstrated to be

financially feasible, and shall be consistent with debt management practices as established in this Element.

**Policy 1.2:** The City Commission shall be responsible to ensure that the City's fiscal policies are consistent with this Comprehensive Plan. Capital improvement expenditures shall not jeopardize the fiscal integrity of the City. Unless necessary for the immediate health and safety of the residents of Lake Alfred, capital improvement expenditures shall be demonstrated to have adequate funding from a reliable revenue source prior to City Commission approval for expenditure of funds.

**Policy 1.3:** The City of Lake Alfred hereby adopts, by reference, the Polk County School District’s 5-Year Work Program as amended, as approved annually by the School Board, which includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities and based on the adopted level of service standards for public schools. The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the 5-year period. Annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements. Annual updates by the School Board shall be adopted by reference as the City annually updates its CIE and CIP.

**OBJECTIVE 2: DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS**

**THE CITY OF LAKE ALFRED WILL COORDINATE LAND USE DECISIONS WITH THE SCHEDULE OF CAPITAL IMPROVEMENTS IN A MANNER THAT MAINTAINS THE ESTABLISHED LEVEL OF SERVICE STANDARDS AND MEETS EXISTING AND FUTURE FACILITY NEEDS.**

**Policy 2.1:** As established in the various elements of the City of Lake Alfred Comprehensive Plan, the City will use the following level of service standards in reviewing the impacts of new development and redevelopment.

<b>Element</b>	<b>Facility</b>	<b>Level of Service</b>
Infrastructure	Sanitary sewer treatment	Policy 3.1
Infrastructure	Potable water treatment	Policy 3.1
Infrastructure	Solid waste	Policy 3.1
Transportation	Multimodal	Policy 1.1
Transportation	Roadways	Policy 1.2

Recreation and open space	Neighborhood Park	Policy 3.1
Recreation and open space	Passive and active outdoor recreational uses and facilities	Policy 3.3
Infrastructure	Stormwater Management Facilities LOS for <i>existing</i> development	Policy 3.1
Infrastructure	Stormwater Management Facilities LOS for NEW development	Policy 3.1
Public School Facilities	Magnet and School of Choice: Other: Special Facilities: Conversion Charter Schools:	Set by the Polk County School Board and adopted by reference.
*ERU = Equivalent residential unit is calculated by the LOS times 2.77 persons per household as based on the 2030 Forecast.		

**Policy 2.2:** 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 16-25, 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.

**Policy 2.3:** 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

**Policy 2.4:** 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.

**Policy 2.5:** The City shall adopt the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption.

**Policy 2.6:** The City will only issue development orders and permits when the public facilities are operating at the established level of service, or will be available concurrent with the impacts of the development

**Policy 2.7:** Consistent with the Interlocal Agreement for Public School Facilities, the uniform, district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity as determined by the Polk County School Board.

a. 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.

b. Other:

K-8, 6<sup>th</sup> grade centers, 9<sup>th</sup> grade centers, 6-12 are at one hundred percent (100%) of permanent DOE FISH capacity.

c. Special:

Including alternative education or special programmatic facilities will be determined by the type and use of programs for each facility.

d. Conversion Charter Schools:

The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

**Policy 2.8:** The City hereby adopts by reference, the current Polk County Transportation Planning Organization Transportation Improvement Plan and the Florida Department of Transportation 5-Year Work Program into the City’s 5-Year Schedule of Capital Improvements.

**Policy 2.9:** The City hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following the adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 17, 2020.

**Policy 2.10** The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Lake Alfred Comprehensive Plan. In implementing this Policy, the City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

**OBJECTIVE 3:           EQUITABLE DISTRIBUTION OF COSTS ASSOCIATED WITH NEW DEVELOPMENT**

**TO MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD, THE CITY OF LAKE ALFRED WILL ENSURE THAT FUTURE DEVELOPMENT SHALL BEAR A PROPORTIONATE COST OF FACILITY IMPROVEMENTS NECESSITATED BY THE IMPACTS OF THE DEVELOPMENT.**

**Policy 3.1:** The City shall continue to collect impact fees for water and sewer services. Impact fees shall be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements.

**Policy 3.2:** As part of the land development regulations, the City shall require, as part of land subdivision or development, the dedication of land, or payment in lieu of

dedication, or some other form of exaction, to retain easements for utilities and roadways.

**Policy 3.3:** The City shall continue to apply for grants or private funds (when available) to finance municipal operations and capital improvements for the City.

**Policy 3.4:** School facility concurrency mitigation options shall be available to address the impacts of residential developments when applicable elementary, middle, or high schools to which the development is assigned or districted by the PCSB are at maximum capacity and/or exceed adopted levels of service standards. The school concurrency mitigation options shall be incorporated into the City's ordinance for concurrency management and shall be consistent with those options identified within the Polk County Interlocal Agreement for Public School Facility Planning and Chapter 163.3180, but at a minimum include donation, construction or funding of school improvements sufficient to offset the demand created by the proposed development. School facility mitigation must be reflected in the PCSB's adopted 5 Year Program of Work, or approved as an update to same. The City's annual CIE update will include this Program of Work by reference.

**OBJECTIVE 4: MANAGEMENT OF FISCAL RESOURCES CONSISTENT WITH COMPREHENSIVE PLAN**

**THE CITY OF LAKE ALFRED 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.**

**Policy 4.1:** The City will ensure that existing and future public and private capital facilities shall operate and provide services at the level of service established in this plan.

**Policy 4.2:** The City will adopt a capital budget as part of the annual budgeting process, to reserve funding for the capital improvement needs of the City.

**Policy 4.3:** The City hereby incorporates the 5-year Capital Improvement Program and the 10-year Facility Plan, that are adopted in the annual budget into this element by reference. The adopted 5-year Capital Improvement Program and 10-year Facility Plan and any amendments thereto shall represent an update to the Lake Alfred Comprehensive Plan.

**Policy 4.4:** The City shall review, on an annual basis, the status of all public facilities. This review shall consider available and projected capacity for purposes of concurrency management, and shall assess the need for the replacement or renewal of capital facilities. Identified needs shall be prioritized, and included in the City's capital budget and/or Five-Year Schedule of Capital Improvements as appropriate. Funding sources for identified capital improvements shall also be identified. This annual review shall consider adopted policies and amendments of all other elements of this Comprehensive Plan.

**Policy 4.5:** The City shall inventory all development orders issued and that have not yet requested or been granted a certificate of occupancy. Public facility capacity shall be allocated to these developments for a period of one year, after which time they must adhere to the level of service, concurrency and fair share standards established in this plan. Unless terms of the development order state otherwise, it shall be the responsibility of the City of Lake Alfred to ensure that adequate public facilities are available for such development.

**CITY OF LAKE ALFRED**

**CAPITAL IMPROVEMENTS PROGRAM (CIP)**

FY 2020/2021 - FY 2024/2025

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Funding
	1st Year	2nd Year				
	Budget	Budget				
<b>General Gov. / Finance / Community Development</b>						
Replacement Vehicles			\$30,000	\$30,000	\$30,000	
Accounting/Permit Software			\$150,000			50k Gen Imp?
City Hall Conference Room					\$400,000	Impact / Permit
Technical Standards	\$25,000					
City Website Replacement		\$40,000				
<b>Total:</b>	<b>\$25,000</b>	<b>\$40,000</b>	<b>\$180,000</b>	<b>\$30,000</b>	<b>\$430,000</b>	
<b>Police Department</b>						
Replacement Patrol Vehicle	\$45,000	\$50,000	\$50,000	\$50,000	\$100,000	
Evidence Building					\$300,000	Public Safety Imp
<b>Total:</b>	<b>\$45,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$400,000</b>	
<b>Fire Department</b>						
Replacement Fire Engine	\$50,000	\$450,000	\$50,000	\$50,000	\$50,000	350k GF Asg.
Replace Tanker Truck		\$50,000	\$100,000			
Replacement Rescue Truck			\$50,000			
<b>Total:</b>	<b>\$50,000</b>	<b>\$500,000</b>	<b>\$200,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	
<b>Community Redevelopment Agency</b>						
Downtown Streetscaping					\$50,000	
P&R Master (Lions & Central)	\$220,000	\$120,000	\$240,000	\$160,000	\$320,000	110k CRA Asg.
Retail Development Consultant	\$40,000	\$40,000	\$40,000			
Façade Grant	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	
<b>Total:</b>	<b>\$310,000</b>	<b>\$210,000</b>	<b>\$330,000</b>	<b>\$210,000</b>	<b>\$420,000</b>	
<b>Parks and Recreation</b>						
P&R Master Plan	\$100,000	\$50,000	\$100,000	\$50,000	\$100,000	50k GF Asg.
Gardner House Restoration		\$25,000	\$150,000	\$75,000	\$350,000	Hist. Pres. Grant
Vehicle Replacement				\$30,000		
<b>Total:</b>	<b>\$100,000</b>	<b>\$75,000</b>	<b>\$250,000</b>	<b>\$155,000</b>	<b>\$450,000</b>	
<b>Facility Ops. &amp; Maint.</b>						
Misc Projects	\$20,000	\$60,000	\$60,000	\$60,000	\$60,000	
<b>Total:</b>	<b>\$20,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	
<b>Public Works</b>						
Replacement Service Vehicles		\$30,000		\$30,000		
Lightning Loader Replacement				\$160,000		Sanitation R.
Garbage Truck Replacement		\$250,000			\$250,000	Sanitation R.
Sidewalk Projects	\$10,000	\$20,000	\$50,000	\$50,000	\$50,000	
Street Resurfacing	\$150,000		\$200,000		\$200,000	Local Gas Tax
<b>Total:</b>	<b>\$160,000</b>	<b>\$300,000</b>	<b>\$250,000</b>	<b>\$240,000</b>	<b>\$500,000</b>	

**CITY OF LAKE ALFRED**

**CAPITAL IMPROVEMENTS PROGRAM (CIP)**

FY 2020/2021 - FY 2024/2025

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Funding
	1st Year	2nd Year				
<b>Public Utilities</b>						
Replacement Service Vehicles		\$30,000		\$30,000		
CR 557 Sewer Extension		\$1,500,000				Sewer Impact
Sewer Infill Project				\$2,000,000		Partial Grant Offset
557 Widening: Main Relocate		\$1,000,000				Water Impact
New Water Plant	\$800,000		\$4,000,000			Partial Grant Offset
Polk Cooperative Rate Study						Water Impact
Buena Vista Master Lift Station			\$600,000			1/2 Impact
Stormwater Master Plan	\$40,000					Stormwater R.
Stormwater/Trail Project				\$100,000		
Vac Trailer	\$90,000					40k EF Asg.
<b>Total:</b>	<b>\$930,000</b>	<b>\$2,530,000</b>	<b>\$4,600,000</b>	<b>\$2,130,000</b>	<b>\$0</b>	

■ Funding Reserves     
 ■ External Funding     
 ■ Restricted Funding

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Public School Facilities Element

Updated: February 1, 2021  
(Ordinance 1439-20)

## PUBLIC SCHOOL FACILITIES ELEMENT

The following goals, objectives, and policy statements have been developed for the use of local policy makers in guiding and directing the decision making process as it relates to public school facilities issues. For purposes of definition, the goal is a generalized statement of a desired end state toward which objectives and policies are directed. The objectives provide the attainable and measurable ends toward which specific efforts are directed. The policy statements are the specific recommended actions that the City of Lake Alfred will follow in order to achieve the stated goal.

The goals, objectives, and policy statements in the Public School Facilities Element of the Lake Alfred Comprehensive Plan are consistent with the requirements of Chapter 163, Florida Statutes and the other elements of this plan and with the goals and policies of the Central Florida Comprehensive Regional Policy Plan.

**GOAL 1: COORDINATE WITH THE POLK COUNTY SCHOOL BOARD ("SCHOOL BOARD") AND OTHER JURISDICTIONS TO ENSURE QUALITY EDUCATIONAL FACILITIES AND SUPERIOR EDUCATIONAL OPPORTUNITIES WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES AND COMMUNITIES IN LAKE ALFRED AND POLK COUNTY.**

**OBJECTIVE 1.1: THE CITY OF LAKE ALFRED SHALL IMPLEMENT THE APPROVED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (HEREAFTER REFERRED TO AS THE INTERLOCAL AGREEMENT) AS AMENDED TO MAXIMIZE OPPORTUNITIES TO SHARE INFORMATION.**

**Policy 1.1.1:** The City of Lake Alfred shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

**Policy 1.1.2:** The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1-A1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

**Policy 1.1.3:** The City of Lake Alfred shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which

are agreed upon by the Planners Working Group. The School Board's student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

**Policy 1.1.4:** The City of Lake Alfred shall at least annually report on growth and development trends within its jurisdiction to the School Board. The City shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

**Policy 1.1.5:** Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.

**Policy 1.1.6:** The City of Lake Alfred shall seek and consider School Board comments on relevant Comprehensive Plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.

**Policy 1.1.7:** The City of Lake Alfred shall review their annually updated copy of the Polk County School Board's Five Year Program of Work and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.

**Policy 1.1.8:** The City of Lake Alfred shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency.

**OBJECTIVE 1.2:** ENCOURAGE PARTNERSHIPS THAT WILL ENSURE ADEQUATE EDUCATIONAL FACILITIES WHICH IN TURN WILL ENCOURAGE ECONOMIC GROWTH AND PROVIDE FOR A TRAINED AND STABLE LABOR FORCE, RESULTING IN A HIGHER QUALITY OF LIFE.

**Policy 1.2.1:** Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.

**Policy 1.2.2:** Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.

**Policy 1.2.3:** Encourage public/private partnerships between schools, business

community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

**OBJECTIVE 1.3:** THE CITY SHALL ESTABLISH NEW AND REVIEW EXISTING COORDINATION MECHANISMS RELATING TO SCHOOL FACILITY PLANNING THAT EVALUATE AND ADDRESS THE COMPREHENSIVE PLAN'S EFFECTS ON ADJACENT LOCAL GOVERNMENTS, THE SCHOOL BOARD, AND OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER USE OF LAND AND THE STATE.

**Policy 1.3.1:** The City shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

- a. Coordination and Sharing of Information;
- b. Planning Processes;
- c. School Siting Procedures;
- d. Site Design and Development Plan Review;
- e. School Concurrency Implementation;
- f. Implementation and Amendments;
- g. Resolution of Disputes.

**Policy 1.3.2:** The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Program of Work and the annual general education facilities report.

**Policy 1.3.3:** In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the City, the School Board and all local governments within Polk County shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five Year Program of Work of the School Board;
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development;
- d. Use of a unified data base including population (forecasts of student population), land use and facilities;
- e. Assistance from Polk Leisure Services (with representatives from each of the entities) to review coordinated siting of schools with

parcs for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, if applicable, or other appropriate mechanisms as deemed necessary.

**GOAL 2:**           **THE CITY WILL IMPLEMENT PUBLIC SCHOOL FACILITIES CONCURRENCY UNIFORMLY WITH OTHER LOCAL JURISDICTIONS IN ORDER TO ENSURE THE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH AN ADOPTED LEVEL OF SERVICE PROVIDING ADEQUATE SCHOOL CAPACITY AND ELIMINATING OVERCROWDED CONDITIONS IN EXISTING AND FUTURE SCHOOLS.**

**OBJECTIVE 2.1:**    *ESTABLISH A MINIMUM LEVEL OF SERVICE FOR SCHOOLS AND CONSIDER SCHOOL CAPACITY WITHIN DEVELOPMENT IMPACT REVIEWS, E.G. FOR PLANNED DEVELOPMENTS, RE-ZONING REQUESTS, SITE PLANS, DRIS, OR WHERE THERE ARE SPECIFIC DEVELOPMENT PLANS PROPOSED.*

**Policy 2.1.1:**       The City shall establish development plan review procedures with an effective date of March 1, 2008 for all residential and mixed use development proposals in order to implement school concurrency.

**Policy 2.1.2:**       The long term target for permanent student station (PSS) capacity at Polk County Schools shall be 100% of the State Requirements for Educational Facilities (SREF).

**Policy 2.1.3:**       The City shall collaborate with the School Board to identify methods to achieve targeted utilization that include:

- a.   Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.);
- b.   Retrofitting of existing structures;
- c.   New school construction;
- d.   Encouraging multi-story school facilities in an urban environment;
- e.   Exploring re-use of former non-residential centers as potential urban school sites.

**OBJECTIVE 2.2:**    **THROUGH ITS REVIEW OF PROPOSED DEVELOPMENT, THE CITY SHALL ENSURE THAT THE CAPACITY OF SCHOOLS IS SUFFICIENT TO SUPPORT STUDENTS AT THE ADOPTED LEVEL OF SERVICE (LOS) STANDARDS WITHIN THE PERIOD COVERED BY THE FIVE YEAR PROGRAM OF WORK. THESE STANDARDS SHALL BE CONSISTENT WITH THE INTERLOCAL AGREEMENT.**

**Policy 2.2.1:** The City shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type.

**Policy 2.2.2:** Consistent with the Interlocal Agreement, 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 by the Polk County School Board.

- a. 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;
- b. Other:  
K-8, 6th grade centers, 9th grade centers, 6-12 are at one hundred percent (100%) of permanent DOE FISH capacity;
- c. 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;
- d. Conversion Charter Schools:  
The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

**Policy 2.2.3:** The City shall identify those schools operating below their respective LOS standard as of the adoption of the Public School Facilities Element.

**Policy 2.2.4:** The City shall coordinate with the School Board to achieve an acceptable LOS at all schools as part of the School Board's financially feasible Five Year Program of Work and the City's concurrency management program. The student population shall not exceed the core dining capacity at any time.

**OBJECTIVE 2.3:** **THE CITY, IN COORDINATION WITH OTHER JURISDICTIONS AND THE SCHOOL BOARD, SHALL ESTABLISH SCHOOL CONCURRENCY SERVICE AREAS WITHIN WHICH A DETERMINATION IS MADE OF WHETHER ADEQUATE SCHOOL CAPACITY IS AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS.**

- Policy 2.3.1:** The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance “spot zones”). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, the City shall coordinate with the School Board and strive to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis (found in the Technical Support Document).
- Policy 2.3.2:** Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments’ development approvals for the CSA and for contiguous CSAs.
- Policy 2.3.3:** Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of the School Board’s requirement for a financially feasible five year capital facilities plan.
- OBJECTIVE 2.4:** **IN COORDINATION WITH THE SCHOOL BOARD, THE CITY WILL ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. THE CITY SHALL MANAGE THE TIMING OF RESIDENTIAL SUBDIVISION APPROVALS AND SITE PLANS TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.**
- Policy 2.4.1:** Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.
- Policy 2.4.2:** School concurrency shall apply only to residential development or a phase of residential development that generates students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

- Policy 2.4.3:** School concurrency shall be implemented beginning March 1, 2008, by the City, for all residential development, unless the development has been determined to be exempt or otherwise vested in accordance with Florida statutory and common law. Should the City receive any requests for exemption or vesting, it shall forward same to the School Board and accept and consider timely comments therefore in accordance with applicable provisions of the City's Intergovernmental Coordination Element and Section 2.D.1 of the Interlocal Agreement for Public School Facility Planning.
- Policy 2.4.4:** The City shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.
- Policy 2.4.5:** The City, in consultation with Polk County School Board staff, will develop and adopt Land Development Regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.
- Policy 2.4.6 (a):** The City may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.
- Policy 2.4.6 (b):** School concurrency decisions should support and not be in conflict with the local goals and objectives of the Comprehensive Plan regarding growth management, as articulated in the other elements of the local Comprehensive Plan.
- Policy 2.4.7:** The City will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.
- Policy 2.4.8:** The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:
- a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after

the issuance of the subdivision plat or site plan for each level of school;

- b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan;
- d. The City has determined that the residential development is exempt or otherwise vested from the requirements of school concurrency.

**Policy 2.4.9:**

In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

- a. The project shall provide capacity enhancement(s) sufficient to meet its impact through school board approved mitigation; or
- b. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or
- c. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or
- d. The project shall not be approved.

**Policy 2.4.10:**

If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means.

**OBJECTIVE 2.5:**

**THE CITY SHALL ALLOW FOR MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE FIVE YEAR PROGRAM OF WORK.**

**Policy 2.5.1:**

Mitigation shall be allowed where the adopted level of service standards

cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Program of Work and which will maintain adopted level of service standards.

- a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and
- b. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

**Policy 2.5.2:** Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

**Policy 2.5.3:** Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Program of Work that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Program of Work in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Program of Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

**Policy 2.5.4:** The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

**Policy 2.5.5:** As provided in the Interlocal Agreement, the student generation rates used

to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

**OBJECTIVE 2.6:**        **THE CITY, IN COORDINATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, SHALL ENSURE EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**

**Policy 2.6.1:**        The City, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

**Policy 2.6.2:**        The City hereby incorporates by reference the School Board’s financially feasible Five Year Program of Work effective upon adoption of the Public School Facilities Element. Here forth, the City shall annually adopt by reference the School Board’s financially feasible Five Year Program of Work at the time of the City’s yearly update to the Capital Improvement Element 5 Year Schedule.

**Policy 2.6.3:**        Where feasible, the City shall work with developers and others to investigate the feasibility of new or alternative funding sources for additional public schools.

**GOAL 3:**             **PARTNER WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO PROMOTE SCHOOLS AS FOCAL POINTS OF EXISTING AND FUTURE NEIGHBORHOODS THROUGH SITING FOR NEW SCHOOLS, REDEVELOPMENT OF EXISTING SCHOOL FACILITIES, AND CO-LOCATION AND SHARED USE OF FACILITIES AND SERVICES.**

**OBJECTIVE 3.1:**        **THE CITY, IN COLLABORATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, SHALL PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATIONAL FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND COMPATIBLE AND CONSISTENT WITH THE COMPREHENSIVE PLAN.**

**Policy 3.1.1:**        The City will provide the School Board with potential sites for

consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.

- Policy 3.1.2:** The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the Comprehensive Plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.
- Policy 3.1.3:** The City shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and that such sites are compatible and consistent with the Comprehensive Plan.
- Policy 3.1.4:** The City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all Future Land Use Plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. The City shall clearly identify in the Future Land Use Element and Unified Land Development Code Regulations the land use and zoning categories in which schools are allowable uses.
- Policy 3.1.5:** The siting of new schools within the Green Swamp Area of Critical State Concern (ACSC), by definition an environmentally sensitive area for all of Central Florida, shall be prohibited within the City and unincorporated Polk County except for parcels located in what the County refers to as the Transit Supportive Development, Urban Growth Areas, and the Ridge Special Protection Areas.
- Policy 3.1.6:** The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.
- Policy 3.1.7:** The City shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 3.1.8:** The preferred locations for public schools, whether elementary, middle or

high schools are within the Urban Service Areas for utility services and expansions.

**Policy 3.1.9:** The City shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary.

**Policy 3.1.10:** The City shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

**Policy 3.1.11:** The City shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.

**Policy 3.1.12:** The City shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:

- a. Consideration of school siting during the completion of area wide studies;
- b. Developer contribution towards the provision of school facilities.

**OBJECTIVE 3.2:** **ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.**

**Policy 3.2.1:** Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

**Policy 3.2.2:** Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

**Policy 3.2.3:** Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

**Policy 3.2.4:** Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.

**Policy 3.2.5:** Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

- Policy 3.2.6:** In cooperation with the School Board, and where necessary, develop and adopt design standards for school bus stops and turnarounds in new developments.
- Policy 3.2.7:** Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.
- Policy 3.2.8:** The City shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, and providing pedestrian, bicycle and other connectivity to the surrounding residential community.
- Policy 3.2.9:** Reduce capital expenditures for the City and the School Board via cost-effective design criteria and shared facilities.
- OBJECTIVE 3.3:** **PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.**
- Policy 3.3.1:** Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, the City shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.
- Policy 3.3.2:** Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in pursuing grant funding to enhance access and intermodal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

**OBJECTIVE 3.4:**       **IMPLEMENT PROVISIONS OF THE INTERLOCAL AGREEMENT BY COORDINATING THE LOCATION OF EDUCATIONAL FACILITIES AND THE CO-LOCATION OF OTHER PUBLIC FACILITIES.**

**Policy 3.4.1:**       The City will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

**Policy 3.4.2:**       Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

**Policy 3.4.3:**       Where financially feasible, the City will provide funding within its Capital Improvements Element to allow for identified and potential co-location projects.

**OBJECTIVE 3.5:**       **STRENGTHEN EXISTING NEIGHBORHOODS AND ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH THE CO-LOCATION AND JOINT USE OF EDUCATIONAL FACILITIES.**

**Policy 3.5.1:**       The City, in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

**Policy 3.5.2:**       The City and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.

**Policy 3.5.3:**       Continue to exercise joint use agreements between the School Board, the City, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.

**Policy 3.5.4:**       Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.

**Policy 3.5.5:** Each year upon adoption of the School Board’s Five Year Program of Work, and as coordinated by Polk County and the School Board, the City will participate in meetings of relevant agencies to discuss planning and budgeting for possible co-located facilities. This coordination may include staff from the affected local government’s planning, parks and recreation, library, law enforcement, civic groups, and other agencies as necessary. The coordination will focus upon financially feasible co-location opportunities which may exist prior to commencement of school construction.

**Policy 3.5.6:** Encourage the business community, developers, and other private organizations to coordinate with the City and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

**GOAL 4:** **MAINTAIN AND ENHANCE INTERGOVERNMENTAL COORDINATION AND JOINT PLANNING EFFORTS WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO ENSURE PUBLIC INFRASTRUCTURE AND OTHER NECESSARY SERVICES ARE AVAILABLE IN A MULTI-JURISDICTIONAL ENVIRONMENT FOR PUBLIC SCHOOL FACILITIES.**

**OBJECTIVE 4.1:** **INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN LAKE ALFRED THROUGH A SERIES OF PLANNING, COORDINATION AND IMPLEMENTATION ACTIVITIES WHICH ENSURE CAPITAL FACILITIES AND INFRASTRUCTURE NECESSARY FOR SCHOOL FACILITIES ARE AVAILABLE TO PUBLIC SCHOOLS.**

**Policy 4.1.1:** Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

**Policy 4.1.2:** Develop a process for an annual joint review of the capital plans for the school board and the local government.

**Policy 4.1.3:** Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

**Policy 4.1.4:** The County, in conjunction with the School District and the municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:

- a. The determination of evacuation zones, evacuation routes, and shelter locations;
- b. The design and use of public schools as emergency shelters;
- c. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

**OBJECTIVE 4.2: SUPPORT SCHOOL BOARD PROGRAMS TO EFFECTIVELY AND EFFICIENTLY MANAGE EXISTING CAPITAL AND OPERATIONAL FUNDS AND RESOURCES.**

**Policy 4.2.1:** The City shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

**Policy 4.2.2:** Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.

**Policy 4.2.3:** Support the School Board and encourage the State Legislature to allow flexibility in state, local and private sector participation in capital and operational funding of public school facilities.

**Policy 4.2.4:** Give priority in scheduling County programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).

**Policy 4.2.5:** Coordinate with the School Board to ensure the appropriate methodology (i.e. student generation rates) is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.

**Policy 4.2.6:** Consider joint funding for expanding appropriate school facilities to function as community service centers.

**Policy 4.2.7:** Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. Creative solutions may include combining mitigation needs of several developments, creating or enhancing co-location opportunities, and/or conversion of structures to a school setting as long as they meet State Requirements for Educational Standards (SREF).

**Policy 4.2.8:** The City in consultation with the School Board on a case-by-case basis shall consider incentives such as, but not limited to, density bonus points,

tax credits, waiver of fees or other innovative means to encourage developers to contribute to the provision of school facilities by:

- a. Donating school site(s);
- b. Reserving or selling sites at pre-development prices;
- c. Constructing new facilities or renovating existing facilities; and
- d. Providing access to public transit.

**Policy 4.2.9:** Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.

**Policy 4.2.10:** The City shall identify infrastructure projects within the City’s Capital Improvement Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

**GOAL 5: MONITORING, EVALUATION, AND IMPLEMENTATION**

**OBJECTIVE 5.1: THE CITY SHALL IMPLEMENT THE OBJECTIVES AND POLICIES OF THE PUBLIC SCHOOL FACILITIES ELEMENT IN COORDINATION WITH THE SCHOOL BOARD AND OTHER LOCAL GOVERNMENTS.**

**Policy 5.1.1:** The City Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in the City Comprehensive Plan.

**Policy 5.1.2:** The City shall adopt Development Regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

**Policy 5.1.3:** The City shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

**Policy 5.1.4:** The City shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

**Policy 5.1.5:** The City shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

**Policy 5.1.6:** The City shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

**Policy 5.1.7:** The City shall determine from the School Board the inventories required

by the Public School Facilities Element.

**Policy 5.1.8:** The City shall continue to enforce existing regulations where specified within the Public School Facilities Element.

**Policy 5.1.9:** Any conflicts related to issues covered by the Public School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



### Property Rights Element

Dated: June 6, 2022  
(Ordinance 1473 - 22)

## **PROPERTY RIGHTS ELEMENT**

- GOAL**                    **IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO RESPECT, JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECT PRIVATE PROPERTY RIGHTS.**
- OBJECTIVE 1:**        **THE CITY OF LAKE ALFRED SHALL ENSURE THE CONSIDERATION OF PROPERTY RIGHTS DURING LOCAL DECISION-MAKING PROCESSES.**
- Policy 1.1:**            The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy 1.2:**            The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- Policy 1.3:**            The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
- Policy 1.4:**            The right of a property owner to dispose of his or her property through sale or gift.

CITY OF LAKE ALFRED

Polk County, Florida

# 2030 Comprehensive Plan



## Definitions

Updated: May 6, 2024  
(Ordinance 1536-24)

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## LIST OF DEFINITIONS AND ACRONYMS

### ~A~

**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. 420.004, 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 area 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.

**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). F.S.

**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. (§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. (§171-031 F.S.)

**AQUIFER:** A water bearing stratum of permeable rock, sand, or gravel.

**AVAILABILITY OR AVAILABLE:** With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided.

## ~B~

**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. Best Management Practice (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

**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.

**BLIGHTED AREAS:** Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

**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.

**BUILDING:** A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

## ~C~

**CAPITAL BUDGET:** 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 provide, 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 this rule, physical assets which have been identified as existing or projected

needs in the individual comprehensive plan elements shall be considered capital improvements.

***CAPITAL IMPROVEMENT PROGRAM (CIP):*** A five year listing of proposed capital improvement projects.

***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.

***CLUSTER DEVELOPMENT:*** 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.

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

***COMMERCIAL USES:*** Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

***COMMUNITY PARK:*** A park between 16 and 100 acres in size designed to serve more than one neighborhood.

***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.

***COMPLETE STREETS:*** Streets planned, designed, built, operated, and maintained to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders.

***CONCURRENCY:*** The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

***CONCURRENCY MANAGEMENT SYSTEM:*** 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.

***CONE OF INFLUENCE:*** An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination 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.

**CONSUMPTIVE USE PERMIT:** A permit issued by the Water Management District which allows the production (or pumping) of groundwater up to a specified amount, usually expressed in gallons per day.

**CURRENTLY AVAILABLE REVENUE SOURCES:** An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

## ~D~

**DEMOLITION:** The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

**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.

**DEVELOPER:** Any person, including a governmental agency, undertaking any development. (§380.031 F.S.)

**DEVELOPMENT:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve "development:"

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast,

river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights of way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04 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 LIMITATIONS MAP:*** A map adopted by the City of Lake Alfred that depicts the areas of land within the City's Public Service Supply Area in the Green Swamp Area of Critical State Concern that are limited by environmental conditions including topography, wetlands, floodplains, soils, land use and cover, habitat for burrowing owl and kestrels, endangered wildlife and plant species areas, and archaeological site probability zones.

**DEVELOPMENT OF REGIONAL IMPACT (DRI):** 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.

**DEVELOPMENT ORDER:** Any order granting, denying, or granting with conditions an application for a development permit. (§380.031 F.S.)

**DEVELOPMENT PERMIT:** Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (§380.031 F.S.)

**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.

**DWELLING UNIT:** A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

## ~E~

**ECOLOGICAL COMMUNITIES:** See Vegetative Communities.

**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.

**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.

**EXTREMELY LOW INCOME PERSONS:** One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation

may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

## ~F~

***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.

***FINANCIAL FEASIBILITY:*** Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180, F.S.

***FLOODPLAINS:*** Areas inundated during a 100-year flood event or 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 or "V" Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, produced by FEMA.

***FLOODWAYS:*** The channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

***FRONTAGE ROAD:*** A road designed to parallel a major roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway. (*Sometimes designated a "service road."*)



**GENERAL LANES:** Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

**GLOBAL WARMING:** A recent warming of the Earth's surface and lower atmosphere, believed to be the result of a strengthening of the greenhouse effect mostly due to human-produced increases in atmospheric greenhouse gases.

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

**GOVERNMENTAL ENTITY:** A governmental entity includes local and regional governmental entities. Local governmental entities include municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance. Regional governmental entities include regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county. The term does not include a water control district or a special district create to manage water.

**GREENHOUSE EFFECT:** The action caused when the atmosphere contains gases that absorb and emit infrared radiation (greenhouse gases) which trap heat within the surface-troposphere system, causing heating at the surface of the Earth (global warming.)

**GREENHOUSE GASES:** Gases in the atmosphere that absorb and emit radiation and affect the temperature of the Earth.

**GREEN SWAMP AREA OF CRITICAL STATE CONCERN:** Those lands within Polk County which lie within the boundaries delineated by the legal description in Rule 28-26.002, F.A.C. that is considered to be extremely sensitive to development; and the development of which may be harmful to the health of the citizens of the State.

**GROWTH MANAGEMENT ACT:** Chapter 163, Part II, Florida Statutes, known and cited as the "Community Planning Act."



**HAZARDOUS MATERIAL:** Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (§252.82 F.S.)

**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.

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

~I~

**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 manmade 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.

**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.

**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.

~J~

~K~

**LAND DEVELOPMENT REGULATIONS OR UNIFIED LAND DEVELOPMENT CODE:**

Includes local zoning, subdivision, building, and other regulations controlling the development of land. (§380.031 F.S.)

**LAND USE:** The development that has occurred on land. (§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 and related to the operational characteristics of the facility. LOS is considered the industrial standard for measuring the quality of service to quantify a traveler-based perception of how well a transportation or facility operates.

**LEVEL OF TRAFFIC STRESS (LTS):** A performance measure that quantifies the amount of discomfort that people feel when bicycling close to traffic or walking within a right-of-way.

**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. (§380.031 F.S.)

**LOCAL PEACETIME EMERGENCY PLAN:** The plans prepared by the county civil defense or county emergency management agency addressing weather related natural hazards and manmade disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

**LOW INTENSITY COMMERCIAL:** Low intensity commercial uses are uses such as convenience stores, gas stations, offices (up to 2,500 square feet), restaurants (up to 2,500 square feet), and drug stores that may be located in the Green Swamp Area of Critical State Concern to serve residents in the less urban areas of the City. The Floor Area Ratio of Low Intensity Commercial uses shall not exceed a 0.50 Floor Area Ratio.

**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 Lake Alfred, the median income of Polk County is used. (420.004, F.S. 1991)

## ~M~

**MAJOR TRIP GENERATORS OR ATTRACTORS:** Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**MANUFACTURED HOME OR 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)

**MINERALS:** All solid minerals, 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.

**MINI PARK:** A park one acre in size or less.

**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 Lake Alfred, the median income of Polk County is used. (420.004, F.S. 1991)

**MULTIMODAL:** More than one travel mode, including potentially the four highway modes (auto/truck, bicycle, bus/transit, and pedestrian), aviation, rail, and seaports.

## ~N~

**NATIONAL REGISTER OF HISTORIC PLACES:** Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings,

structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

***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 FLOW REGIME:*** The velocity, volume, and direction of the surface or ground water flow presently occurring for any given portion of the Area of Critical State Concern. (FAC 28-27.005)

***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.

***NATURAL RESOURCES:*** Land, air, water, groundwater, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources belonging to , managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern. (§380.0558 F.S.)

***NEIGHBORHOOD COMMERCIAL USES:*** Low intensity commercial uses that may be located in the Green Swamp Area of Critical State Concern to serve residents in the less urban areas of the City. Neighborhood commercial uses will have a limited impact on adjacent residential and neighborhood areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Allowable uses shall be compatible with surrounding development in terms of scale, building design, materials, and color. Allowable neighborhood commercial uses include: professional, public, and semi-public uses, office uses such as medical offices, branch banks, service establishments, day care centers, churches, limited lodging, neighborhood grocery stores with limited hours of operation, restaurants, and public facilities. Uses that are not neighborhood commercial include, but are not limited to: warehouses, mini-warehouses, storage facilities, restaurants with drive-through facilities, convenience stores, and gas stations.

**NEIGHBORHOOD PARK:** A park between one and fifteen acres in size that serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**NEW TOWN:** A new urban activity center and community designated on the future land use map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. A new town shall be of sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services. A new town shall be based on a master development plan, and shall be bordered by land use designations which provide a clear distinction between the new town and surrounding land uses.

**NONCONFORMING USE:** Uses of land and structures, and characteristics of uses, which are prohibited under the terms of a zoning ordinance but were lawful at the date of the ordinance's enactment.

**NONPOINT SOURCE POLLUTION:** Any source of water pollution that is not a point source.

## ~O~

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

**OPEN SPACES:** Undeveloped lands suitable for passive recreation or conservation uses.

## ~P~

**PARCEL OF LAND:** Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (§380.031 F.S.)

**PHOTOVOLTAIC:** A method for generating electric power by using solar cells to convert energy from the sun into electricity.

**PLANNED UNIT DEVELOPMENT (PUD):** A form of development 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. Also, a process in which public officials have

considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

**PLAYGROUND:** A recreation area with play apparatus.

**POINT SOURCE POLLUTION:** Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

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

**POLLUTION:** The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**POTABLE WATER:** Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

**POTABLE WATER FACILITIES:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**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.

**POTENTIOMETRIC SURFACE:** The imaginary surface coinciding with levels of artesian pressure. (FAC 28-27.005).

**PRIVATE RECREATION SITES:** Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

**PUBLIC ACCESS:** The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**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 HURRICANE SHELTER:** A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (§308.032 F.S.)

**PUBLIC RECREATION SITES:** Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**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.

**PUBLIC SUPPLY WATER SYSTEM:** A public water system which serves at least 15 service connections used by year round residents or regularly serves at least 25 year-round residents. (§403.852 F.S.)

**PUBLIC TRANSIT:** Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**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.

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**RECONSTRUCTION:** The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

**RECREATION FACILITY:** A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

**RECREATIONAL USES:** Activities within areas where recreation occurs.

**REDEVELOPMENT:** Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area 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 in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340 F.S.)

**REGIONAL PARK:** A park which is designed to serve two or more communities.

**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.

**RESIDENT POPULATION:** Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

**RESIDENTIAL USES:** Activities within land areas used predominantly for housing.

**RESOURCE PLANNING AND MANAGEMENT COMMITTEE OR COMMITTEE:** A committee appointed pursuant to s.380.045. (§380.031 F.S.)

**RESTORATION:** The creation of an authentic reproduction beginning with existing parts of an original object or building.

**REVITALIZATION:** The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

**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, and collector roads. Polk County subcategorized collector roads into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories. The City subcategorized collectors as Mixed-Use, Neighborhood, and Industrial.

**ARTERIAL:** 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.

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

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

**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.



**SANITARY SEWER FACILITIES:** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**SANITARY SEWER INTERCEPTOR:** A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

**SANITARY SEWER TRUNK MAIN:** A sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

**SEASONAL POPULATION:** Part time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short term and long-term visitors.

**SEPTIC TANK:** A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (§10D-6 F.A.C.)

**SERVICES:** The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**SITE:** The location of a significant event, activity, building, structure, or archaeological resource.

**SITE PLAN:** A plan, to scale, showing uses and structures proposed for a parcel of land as required by land development regulations. It includes lot lines, streets, building sites, reserved open spaces, buildings, major landscape features; both natural and man-made; and, depending on requirements, the locations of proposed utility lines.

**SITE PLAN REVIEW:** The process whereby local officials review the site plans and maps of a developer to assure that they meet the stated purposes and standards of land development regulations, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

**SOIL TYPES IN THE GREEN SWAMP**

**PINE FLATWOODS:** Those discrete areas which have one or more of the following naturally occurring soils, or any other soil classified by the U. S. Soil Conservation Service as indicative of a pine flatwood:

- |                                |                                  |
|--------------------------------|----------------------------------|
| Bushnell                       | Broward                          |
| Immokalee                      | Eureka                           |
| Ona                            | Myakka (Leon)                    |
| Scranton                       | Panasoffkee                      |
| Wabasso (Leon loamy substrata) | St. Johns                        |
| Pompano Sand, acid             | Wauchula (Leon, heavy substrata) |
| Placid sand, slightly wet      | (FAC 28-27.005).                 |

**UPLANDS (Green Swamp):** Discrete areas which have one or more of the following naturally occurring soils, or any other soil classified by the U. S. Soil Conservation Service as indicative.

- |                  |                     |
|------------------|---------------------|
| Lake             | Astatula (Lakeland) |
| Apopka (Blanton) | Cassia              |
| Lucy             | Orlando             |
| Paola (Lakewood) | Pomello             |
| St. Lucie        | Tavares             |
| Vaucluse         | (FAC 28-27.005)     |

**WETLANDS (Green Swamp):** Wetlands” means discrete areas which have one or more of the following naturally occurring soils, or any other soil classified by the U. S. Soil Conservation Service as indicative of a wetland:

- |                    |                   |          |
|--------------------|-------------------|----------|
| Anclote            | Pamlica           |          |
| Basinger (Plummer) | Placid (Rutlege)  |          |
| Iberia             | Iberia & Manatee  |          |
| Oklawaha           | Fellowship        |          |
| Pelham             | Emeralda          |          |
| Pompano            | Feldo             |          |
| Anclote & Myakka   | Ocoee             |          |
| Placid & Myakka    | Peace River Soils |          |
| Brighton           | Swamp             |          |
| Manatee            | Myakka & Placid   | (FAC 28- |
| 27.005)            |                   |          |

**SOLID WASTE:** Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**SOLID WASTE FACILITIES:** Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**SOLID WASTE PROCESSING PLANT:** A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

**SOLID WASTE TRANSFER STATION:** A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**STATE LAND PLANNING AGENCY:** The arm of the state government that administers the growth management act by reviewing all comprehensive plans and amendments.

**STANDARD HOUSING:** Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

**STORMWATER:** The flow of water which results from a rainfall event.

**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.

***STRUCTURE:*** Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (§380.031 F.S.)

***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. (§10D-6 F.A.C.)

***SUBSTANDARD HOUSING:*** Dwelling units that do not meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

***SUBSTANDARD:***

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) 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
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

***SUFFICIENCY REVIEW:*** State Land Planning Agency 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 limitation of land and water are compatible with a proposed use or development.

***SUPPORT DOCUMENTS:*** Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.



***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.

***TRAFFIC CALMING:*** The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming is typically achieved by reducing vehicle speeds or volumes on a single street or a street network.

***TRANSIT:*** A travel mode in which vehicles (including buses, streetcars, light rail, metro rail, and commuter rail) stop at regular intervals along the roadway or exclusive right-of-way to pick up and drop off passengers.

***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 serve operating through, collectively or separately, rail, fixed guideway, streetcar, or bus system 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.

***TRANSPORTATION SYSTEM:*** Networks of transportation links, corridors, services, and facilities which collectively make up the transportation system to move people and goods which includes, but is not limited to, local roads, streets, county and state highways, rails, trails and multi-use paths, public transportation, aviation, and bicycle and pedestrian facilities.

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**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 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 services areas, regardless of local government limitation.

**URBAN SPRAWL:** Urban sprawl means 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 the inefficient manner, and failing to provide a clear separation between urban and rural uses.

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**VEGETATIVE COMMUNITIES:** Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

**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 Bartow, the median income of Polk County is used. (420.004,F.S.)

**VESTED RIGHT:** A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

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**WATER RECHARGE AREAS:** Land or water areas through which groundwater is replenished.

**WATER WELLS:** Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

**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.

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**ZERO LOT LINE:** A development approach in which a building is sited on one or more lot lines having no yard with the intent to allow more flexibility in site design and to increase the amount of usable open space on the lot.

## ACROYMNS

AASHTO	American Association of State Highway and Transportation Officials
ADF	Average daily flow.
BMP	Best Management Practice
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CSA	School Concurrency Service Areas
DOE	Department of Education
DNR	Florida Department of Natural Resources
DRI	Development of Regional Impact
EDB	Ethylene Dibromide
EPA	United States Environmental Protection Agency
FAC	Florida Administrative Code.
FDEP (DEP)	Florida Department of Environmental Protection
FDNR	Florida Department of Natural Resources
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FISH	Florida Inventory of School Houses
FS	Florida Statutes
GPCD	Gallons per capita per day
GPD	Gallons per day
GSACSC	Green Swamp Area of Critical State Concern
HRS	Florida Department of Health and Rehabilitative Services
HUD	United States Department of Housing and Urban Development
HWA	Heartland Water Alliance
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
LTS	Level of Traffic Stress

MGD	Million gallons per day
PSI	Pounds per square inch
PUD	Planned Unit Development
SREF	State Requirements for Educational Facilities
SWFWMD	Southwest Florida Water Management District
TPO	Polk County Planning Organization
TSDA	Transit Supportive Development Area

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Monitoring and Evaluation

## MONITORING AND EVALUATION

### City of Lake Alfred Comprehensive Plan Adopted August 12, 1991 *Adopted Amendments 12/99*

- (A) *Five-Year and Seven-Year Evaluation and Appraisal Report (EAR).* It is the intent of the Legislature that each unit of local government required to adopt a comprehensive plan pursuant to Chapter 163, Part II, F.S., periodically update its comprehensive plan through the preparation and adoption of an Evaluation and Appraisal Report (EAR) and adoption of EAR-based amendments in accordance with Section 163.3191, F.S.

In accordance with Statute and Rule, the City will monitor and evaluate its Comprehensive Plan and produce an Evaluation and Appraisal Report. The preparation of the report shall be consistent with the procedures outlined in Section 9J-5.005(7) and Section 9J5-0053, F.A.C., and Section 163.3191, F.S. After the Comprehensive Plan was adopted in 1991, the first Evaluation and Appraisal Report was prepared after seven years and found sufficient in 1998. Hereafter, the Evaluation and Appraisal Report shall be prepared every five years to seven years, in accordance with state law. The planning board and zoning board (commission), as the designated Local Planning Agency, shall orchestrate Comprehensive Plan monitoring.

- (1) *Purpose of the EAR.* The purpose of the EAR is to assess and evaluate the success or failure of the local government's comprehensive plan, including the validity of the projections, the realization of the goals and objectives, and the implementation of the plan's policies. The report shall also address changes in local conditions, changes in state and regional policies on planning and growth management and through adoption of related amendments, to update the local government's comprehensive plan to address the issues raised in the report.
- (2) *Public Participation.* Before the Evaluation and Appraisal Report is submitted to the Department of Community Affairs, a public hearing shall be called to present the document to the citizens of the City. One public hearing shall be held by the planning and zoning board and one shall be held by the city commission. Public hearings shall be advertised and copies of the report shall be on display at City Hall at least one week prior to each public hearing.
- (3) *Contents of the EAR.* The report shall address and contain the following (9J-5.005 (7) (a)-(k), F.A.C.):
  - (a) A description of the public participation process used by the local government in preparing the report;

- (b) Updating appropriate baseline data and measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period;
  - (c) Accomplishments in the first five-year, seven-year, ten-year or twelve-year reporting period, describing the degree to which the goals, objectives, and policies have been successfully reached;
  - (d) Obstacles or problems which resulted in underachievement of goals, objectives or policies;
  - (e) New or modified and reformulated goals, objectives or policies needed to correct discovered problems;
  - (f) A means of ensuring continuous monitoring and evaluation of the plan during the five-year period;
  - (g) The extent to which unanticipated and unforeseen problems and opportunities occurred between the date of adoption and the date of the report;
  - (h) The effect on the comprehensive plan of changes to: Chapter 187, F.S., the state comprehensive plan; and Chapter 163, Pt. II, F.S.; and the minimum criteria contained in Chapter 9J-5, F.A.C.; and the appropriate strategic regional policy plan;
  - (i) The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area;
  - (j) The identification of any actions that are taken or need to be taken to address the planning issues identified in the report; and
  - (k) Proposed or anticipated plan amendments necessary to address or implement the identified changes.
- (B) *Annual Update of the Capital Improvements Plan (CIP) from the Capital Improvements Element.* An annual review of the Capital Improvements Element shall coincide with the City's annual budgeting process and shall produce an update of the CIP. This document shall be sent to DCA and the other state agencies for review.
- (C) *Annual Review of Capacity of Public Facilities.* The City shall annually review the available capacity for public facilities for which the City has operational or maintenance responsibility; and, for state and federal roads. The data shall come from the Concurrency Management System. Owners or operators of public facilities not operated, maintained or owned by the City shall supply the City with available capacity information annually, or as

otherwise reasonable depending on development activity that requires the use of such a facility.

- (D) *Comprehensive Plans, Plan Elements and Plan Amendments.* Comprehensive Plans, Plan Elements and Plan Amendments shall be considered, adopted and amended pursuant to the procedural requirements of Sections 163.3161 through 163.3215, F.S., and which are adopted into the Unified Land Development Code of the City. (9J-5.005 (8) (a) through (h) and (j))
- (E) *Comprehensive Plan Amendment due to Annexation.* The City shall update the Future Land Use Map, in a timely manner, each time a parcel(s) is annexed into the municipality, and in accordance with the comprehensive plan amendment process in 163.3161 through 163.3215, F.S.
- (F) *Comprehensive Plan Amendment in response to Legislative Changes.* The City shall update annually the Future Land Use Map and the adopted elements of the comprehensive plan, in a timely manner, in response to changes made during the state's legislative session, and in accordance with the comprehensive plan amendment process in 163.3161 through 163.3215, F.S.
- (G) *Joint Planning Agreements.* The City may enter into and is encouraged to enter into joint planning agreements as provided in Chapter 163, F.S. (9J-5.005 (8)(i))
- (H) *Recognition of Private Property Rights and Vested Rights.* The City recognizes private property rights created by law and guaranteed by the State and Federal Constitutions and the existence of legitimate and often competing public and private interests in land use regulations and other government action. The City recognized the power vested by the State to include appropriate provisions in their plans for the recognition of statutory and common law vested rights. (9J-5.005 (9))
- (I) *Duplication of Regulations.* When a federal, state, or regional agency has implemented a regulatory program, the DCA shall not require the City to duplicate that regulatory program in its local comprehensive plan. (9J-5.005 (10))
- (J) *Population Projections.* The comprehensive plan shall be based on resident and seasonal population estimates and projections. Those projections shall be provided by the University of Florida, Bureau of Business and Economic Research (BEBR). The projections are issued in April of each year, for the previous year. Analysis based on the latest projection available will be used in the evaluation and appraisal report for all comprehensive plan amendment(s). (9J-5.005 (2) (e))
- (K) *Planning Timeframe.* The City's plan shall include at least two planning periods: one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period. (9J-5.005 (4))

The City hereby establishes the following timeframes: The data and analysis of the EAR for the EAR-based amendments was written using the best available data with a cutoff date of January 1, 1997. The population and housing projections were for the years 2000, 2005 and 2010. The projections used were provided by the Bureau of Business and Economic Research (BEER), under contract to the State of Florida to specifically develop the information.

The City will continue to use projections for the years 2000, 2005 and 2010 for all comprehensive plan amendments.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Concurrency Management System

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## CONCURRENCY MANAGEMENT SYSTEM

### Overview of the Concurrency Management System

Section 9J-5.0055, Florida Administrative Code, requires local governments to prepare and adopt a Concurrency Management System (CMS). The CMS is a mechanism to assist in the implementation of the goals, objectives, and policies of the City's Comprehensive Plan. The purpose of the CMS is to establish an ongoing mechanism that ensures facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure that the adopted level of service standards required for the following facilities will be maintained:

- (a) Roads
- (b) Potable Water
- (c) Sanitary Sewer
- (d) Solid Waste
- (e) Stormwater Management
- (f) Parks and Recreation
- (g) Public Schools

The Concurrency Management System is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the adopted level of service standards of a community.

### Requirements for Concurrency

Lake Alfred requires that all development meet the requirements of concurrency. The following shall meet the requirements for concurrency, as established in Section 9J-5.0055(2), FAC:

*Minimum Requirements for Concurrency.* The City shall maintain a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development, and will address the following items:

- (a) For potable water, sanitary sewer, solid waste, and stormwater management, at minimum, provisions in this Comprehensive Plan shall ensure the following standards will satisfy the concurrency requirement:
1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
  2. At the time the development order or permit is issued the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. (*s. 163.3180(2)(a), F.S.*)
- (b) For parks and recreation, facilities, at a minimum, the City shall meet the following standards to satisfy the concurrency requirement:
1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
  2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
    - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-Year Schedule of Capital Improvements; or
    - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

- c. At the time the development order or permit is issued, the necessary facilities and service are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. (s. 163.3180(2)(b), F.S.)
- (c) For transportation facilities (roads and mass transit designated in the City's Comprehensive Plan), at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4) - (7) of this section:
1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
  2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of the building permit or its functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted FDOT 5-Year Work Program. The Capital Improvements Element must include the following policies:
    - a. The estimated date of commencement of actual construction and the estimated date of project completion.
    - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the 5-Year Schedule of Capital Improvements; or
  3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement that requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
  4. At the time the development order or permit is issued, the necessary

facilities and service are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent; or proportionate fair share agreement is executed, allowing the developer to proceed by contributing their fair share of the cost of a necessary transportation facility. (s. 163.3180(2)(c), F.S.)

5. For Public School Facilities, at a minimum, the City will apply the standards established in the Public School Facilities Element to satisfy the concurrency requirement. Implementation will be in coordination with the Polk County School Board according to the policies found in the Intergovernmental Coordination Element and the specific terms of the adopted Interlocal Agreement for Public School Facilities Planning.

For public schools, the local government shall meet the following standards to satisfy the concurrency requirement:

School concurrency applies only to residential uses that generate demands for public school facilities and are proposed or established after the effective date of the School Concurrency Ordinance. The following residential uses or projects shall be exempted from school concurrency review:

1. Single family residential development with construction plan and approval and multifamily residential development with unexpired final site plan approval prior to the effective date of the jurisdiction of authority's school concurrency regulations. Subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of 4.E.2 and shall remain valid for the time period specified based on an effective start date of March 1, 2008.
2. Single family subdivisions actively being reviewed as of March 1, 2008 that are determined to be sufficient and approvable by the County [City]. Upon receiving final development approval, subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of Policy 4.E.2.
3. Multi-family site plan actively being reviewed as of March 1, 2008 that are determined to be sufficient and approvable by the County [City]. Upon receiving final development approval, subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of Policy 4.E.2.

4. Residential developments which have set aside a site for a public school that is found acceptable to the Polk County School Board and which has agreed to provide site access to roads and necessary utilities, shall be exempt for up to three years from concurrency for the school level (i.e. Elementary, middle or high school) to be addressed by the future school. A Development of Regional Impact or DRI which has set aside one or more acceptable school sites and will provide road and utility access shall be exempt for up to five years from concurrency for the school level(s) to be addressed by said future school(s). Any residential or mixed-use DRI with an approved Development Order in effect prior to March 1, 2008 shall be exempt from school concurrency for their current phase or to the extent exempted through the approved development order. Consistent with the provision of Section 39, Chapter 2005-290, Laws of Florida, this provision shall not apply to DRIs for which a development order was issued prior to July 1, 2005, or for which an application was submitted prior to May 1, 2005, unless the developer elects otherwise in writing.
5. Single family lots of record having received final plat approval or recorded prior to the effective date of the jurisdiction of authority's school concurrency regulations.
6. Amendments to residential development approvals issued prior to the effective date of the jurisdiction of authority's school concurrency regulations, which do not increase the number of residential units or change the type of residential units proposed or is subject to covenant or deed related long term age restrictions.
7. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years, with revocation conditioned upon the project satisfying school concurrency per this element.
8. Group quarters including residential type of facilities such as local jails, prisons, hospitals, bed and breakfasts, colleges, motels, hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms and religious non-youth facilities.
9. Two-lot split of an exempted parcel in compliance with all other land development regulations. For purposes of this section, a property owner may not divide his property in to several developments in order to claim exemption as allowed by this section. In making a determination as to whether a property is exempt under this section, a local government shall consider in addition to the

ownership and parcel configuration at the time of the application the ownership as of the date of the adoption of this agreement.

### **Public Facility Capacity and Level of Service Inventory**

As part of its CMS, Lake Alfred will be responsible for the collection and maintenance of an inventory of all public facilities and services subject to the concurrency requirements of Section 9J-5.0055, F.A.C. The inventory will be based on the most recently available information, and will be used to monitor the adopted level of service standards and to determine public facility capacity. This information will be made available to the public and updated annually by October 1 of each year. For the public school facilities the City will utilize the School Board's concurrency monitoring system.

The following inventories will be maintained by Lake Alfred in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

*Transportation.* Lake Alfred will monitor an inventory of the level of service on road segments within its jurisdiction, as updated annually by the Polk Transportation Planning Organization (TPO) for the County road network. Traffic count data and level of service standards are updated yearly or as new information becomes available, based on reported information from the FDOT, and will be utilized or referred to in the City's Transportation Element and Future Land Use Element, and Plan amendments.

For purposes of tracking development impacting transportation concurrency, the following information shall be inventoried:

- (a) Adopted level of service standards for roadway facilities.
- (b) Existing capacities and deficiencies on roads for which level of service information is available.
- (c) Capacity reserved for approved but unbuilt development.
- (d) The projected reductions in level of service attributable to approved but unbuilt development.
- (e) Any increase in capacity due to scheduled or recently completed road improvements within the City's jurisdiction which are not reflected in the latest traffic count or level of service information; or improvements to be made by other public agencies or in conjunction with approved development.

CITY OF LAKE ALFRED

Polk County, Florida

## 2030 Comprehensive Plan



## Public Participation Procedures

**PUBLIC PARTICIPATION PROCEDURES  
FOR DEVELOPMENT OF A LOCAL COMPREHENSIVE PLAN**

**City of Lake Alfred Comprehensive Plan  
Adopted August 12, 1991**

**LEGAL REQUIREMENTS**

Chapter 163.3181, Florida Statutes, as amended, and Chapter 9J-5, Florida Administrative Code, require the local governing body and local planning agency to adopt procedures to provide for and encourage public participation in the comprehensive planning process. These procedures must include:

1. Provisions to notify real property owners of official actions that will affect the use of their property.
2. Provisions to keep the general public informed throughout the planning process.
3. Provisions to assure that the public has opportunities to provide written comments.
4. Provisions to assure that required public hearings are held.
5. Provisions to assure the consideration of and response to public comments.

**AGENCIES AND THEIR ROLES**

Two agencies are responsible for producing a local comprehensive plan. Their respective roles can be summarized as follows:

Local Governing Body

The Lake Alfred City Commission has the legislative responsibility for the adoption of the Comprehensive Plan. The general duties and responsibilities of City Commission as they relate to the comprehensive planning program are:

1. To adopt and amend the Comprehensive Plan;
2. To conduct a minimum of two (2) public hearings prior to the adoption or amendment of the Comprehensive Plan or any element of the plan;
3. To appropriate funds for salaries, fees and expenses necessary to produce the comprehensive plan;

4. To approve and submit an approved Evaluation and Appraisal Report to the Florida Department of Community Affairs as required by Chapter 163.3191, Florida Statutes; and
5. To adopt land development regulations, land development codes, and amendments thereto that are consistent with the adopted Comprehensive Plan.

#### Local Planning Agency

The local planning agency (LPA) is a body established (through a local ordinance) by the local government. The LPA has the advisory responsibility to review and make any recommendations to the City Commission which are required, or deemed necessary, for the conduct of the City's comprehensive planning program. The general duties and responsibilities of the LPA are:

1. To prepare the Comprehensive Plan and make recommendations to the City Commission regarding the adoption, or amendment, of the plan;
2. To conduct a public hearing prior to the recommendation of the City Commission for the adoption or amendment of the Comprehensive Plan or any element of the plan;
3. To monitor and oversee the effectiveness and status of the Comprehensive Plan and make recommendations to the City Commission for any changes to the plan which may be required;
4. To evaluate and appraise the comprehensive plan and prepare reports as required by chapter 163.3191, Florida Statutes;
5. To review amendments to the land development regulations, which implement the Comprehensive Plan and make recommendations to the City Commission as to the consistency of the proposal with the adopted Comprehensive Plan; and
6. To perform any other functions, duties and responsibilities assigned by the City Commission.

#### PUBLIC PARTICIPATION PROCEDURE

To ensure that the public has adequate opportunities to participate in the comprehensive planning process, the following procedures have been adopted:

1. The local planning agency will hold public workshops or meetings to solicit the views, opinions, ideas, and concerns of the public with regard to the Comprehensive Plan.

2. The local planning agency will hold a minimum of one (1) public hearing for the purpose of receiving public comments prior to recommending the adoption of the comprehensive plan or any element or portion thereof.
3. The City Commission will hold a minimum of two (2) public hearings prior to the adoption of the Comprehensive Plan, element, or portion thereof.
4. As they are scheduled, public workshops, meetings, and hearings will be advertised in a local newspaper of general circulation, and by posting of a notice at City Hall. Notices will include the date, time, place, and purpose of the meeting, workshop or hearing.
5. The public may submit written comments regarding the Comprehensive Plan, element, or portion thereof, to the chairman of the local planning agency; c/o City Hall. All verbal and written comments will be recorded and duly considered prior to the adoption of the Comprehensive Plan, element, or portion thereof.
6. At such a time as it become available, the Comprehensive Plan will be available for public inspection at City Hall, under the supervision of the City Clerk, during normal business hours.