

ORDINANCE NO. 1439-20

AN ORDINANCE OF THE CITY OF LAKE ALFRED, FLORIDA; REVISING THE FUTURE LAND USE ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND DEFINITIONS OF THE 2030 COMPREHENSIVE PLAN OF THE CITY OF LAKE ALFRED, FLORIDA, TO UPDATE POLICIES AND AMEND THE STANDARDS TO SUPPORT UPDATES TO THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR TRANSMISSION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the City of Lake Alfred, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements, or portions thereof, to guide the future growth and development of the City; and

WHEREAS, in June of 2018, the F.S. Chapter 380 Agreement between the City of Lake Alfred and the Florida Department of Economic Opportunity regarding the Green Swamp Area of Critical State Concern (GSACSC) was terminated; and

WHEREAS, in December of 2018 the City of Lake Alfred contracted with GAI Consultants, INC. to evaluate and propose amendments to the Lake Alfred Unified Land Development Code; and

WHEREAS, in January of 2019 the City of Lake Alfred received a Community Planning Technical Assistance Grant from the Department of Economic Opportunity to evaluate and propose amendments to both the 2030 Lake Alfred Comprehensive Plan and the Unified Land Development Code specifically relating to the GSACSC; and

WHEREAS, throughout 2019 and 2020, the City of Lake Alfred has conducted and held multiple public meetings, workshops, and hearings with citizens, stakeholders, staff, and community leaders to gather input regarding policy changes to the 2030 Lake Alfred Comprehensive Plan and Unified Land Development Code. In addition, the City included topics specific to the GSACSC and held one public workshop devoted to the GSACSC; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Planning Board, serving as the Local Planning Agency designated by the City, and the City Commission have held public meetings and hearings on the amendments to the Comprehensive Plan and made a part hereof; and, the meetings were advertised and held with due public notice, to obtain public comment; and having considered written and oral comments received during public hearings, find the amendment complete and appropriate to the needs of the City; and

WHEREAS, the City Commission, on September 24, 2020, heard Ordinance 1440-20 regarding the repeal and approval of the revised and updated Unified Land Development Code on first reading; and

WHEREAS, in exercise of its authority the City Commission has determined it necessary to adopt this **Amendment 21-01SCR** to the Lake Alfred Comprehensive Plan, to update policies and amend text of the Lake Alfred 2030 Comprehensive Plan marked as Exhibit "A" and which is attached and made a part hereof; and

WHEREAS, in accordance with the State Coordinated Review procedures required by Section 163.3184(4), the City of Lake Alfred transmitted the proposed amendment and supporting data and analysis to the applicable review agencies.

NOW, THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE ALFRED, FLORIDA THAT:

SECTION 1. RECITALS.

The provisions set forth in the recitals to this Ordinance (whereas clauses) are hereby adopted by the City Commission as the legislative findings and intent pertaining to this Ordinance.

SECTION 2. COMPREHENSIVE PLAN TEXT AMENDMENT.

The City of Lake Alfred hereby amends the Future Land Use Element, Housing Element, Infrastructure Element, Conservation Element, Recreation and Open Space Element, Capital Improvements Element, and Definitions of its 2030 Comprehensive Plan, as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City of Lake Alfred, Florida hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4. CONFLICTS.

All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the City's Comprehensive Plan, unless such repeal is explicitly set forth herein.

SECTION 5. CODIFICATION.

It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City; and that sections of this Ordinance

may be renumbered or re-lettered and the word "ordinance" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Comprehensive Plan of the City of Lake Alfred is accomplished, sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or his or her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

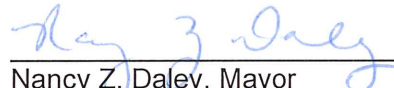
SECTION 6. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

INTRODUCED AND PASSED on first reading at the regular meeting of the City of Lake Alfred City Commission held this 24th day of September 2020.


PASSED AND ADOPTED on second reading at the regular meeting of the City of Lake Alfred City Commission held this 1st day of February 2021.

CITY OF LAKE ALFRED



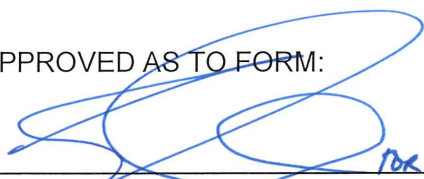
Nancy Z. Daley, Mayor

ATTEST:



Linda Bourgeois, BAS, MMC, City Clerk

APPROVED AS TO FORM:



Frederick J. Murphy, Jr., City Attorney

CITY OF LAKE ALFRED

ORDINANCE 1439-20

EXHIBIT "A"

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

FUTURE LAND USE 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. No development is permitted in areas designated as Special Flood Hazard Area (100-Year floodplains).

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 City has determined that an additional classification, that of Preservation, is appropriate and is hereby added to the Future Land Use Map.~~

The following Future Land Use classifications are established:

~~I. Residential~~

- ~~a) Rural Residential/Agriculture~~
- ~~b) Very Low Density Urban Residential~~
- ~~e) Low Density Residential~~
- ~~d) Medium Density Residential~~

~~II. Commercial and Employment Centers~~

- ~~a) Neighborhood Convenience Center~~
- ~~b) Specialty Center~~
- ~~e) Downtown Mixed Use~~
- ~~d) c) Mixed Use~~
- ~~e) d) Heavy Commercial/~~
- ~~f) Industrial~~

~~III. Other Special Purpose Uses~~

- a) ~~Public Buildings and Grounds~~
- b) ~~Recreation and Open Space~~
- c) ~~Conservation~~
- d) ~~Preservation~~
- e) Public Buildings and Grounds
- f) Conservation

Policy 1.1.6: ~~The primary function of the **Rural Residential/Agricultural** classification is to permit agricultural activities, rural density residential development, and to also serve as a reserve for future urban development. Development criteria: Agricultural uses and rural residential development at a density of **one (1) unit per ten (10) acres** (1 du/10 ac).~~

Policy 1.1.7: ~~The primary function of the **Very Low Density Residential** classification is to accommodate very low density residential development consisting primarily of single family detached dwellings; and to allow for agricultural uses on property without a dwelling unit, and to allow agricultural uses accessory to residential uses. This Low Density residential designation shall meet Lake Alfred's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities up to **three (3) units per acre**, depending on the development suitability of the site, and availability of public facilities and services. 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.~~

~~Ordinance 1276-10: Sites 2 and 3 of the 2010 EAR Based Amendments shall be limited to one dwelling unit per 10 acres until such time as the Capital Improvements Element and 5 Year Schedule of Capital Improvements are revised to provide for central water and wastewater services and paved roads to these areas of the City. At such time, this policy shall be amended to provide for a density greater than 1 dwelling unit per 10 acres and consistent with the Very Low Density Residential Future Land Use designation. (Ordinance 1276-10, October 18, 2010 adoption)~~

Policy 1.1.8: The primary function of the **Low-Density Residential** classification is to accommodate low to moderate density residential development consisting primarily of single-unit family-attached and detached dwellings. This **Low Density Residential** designation shall meet Lake Alfred's housing needs for the ~~lower density~~ housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. 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 to urban 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 ~~Medium Density Urban Residential~~ classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. This ~~Medium Density 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 ~~up to a maximum of twelve units (12) per net acre~~ **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:** The primary function of the Neighborhood Convenience Center classification is to provide for low impact, low intensity commercial, office and institutional uses such as convenience stores, gas stations, offices, restaurants, and drug stores to serve the residents of the City including the Green Swamp Area of Critical State Concern. Neighborhood Convenience Centers shall not exceed 10 acres in size and shall not be located closer than 1 mile from another Neighborhood Convenience Center or City Commercial Future Land Use. Neighborhood Convenience Centers shall be located at the intersections of arterials and/or collector roads and must be served by central water and wastewater services.~~

~~If located within the Green Swamp Area of Critical State Concern, the floor area ratio in the Neighborhood Commercial Center shall not exceed 0.25 without special approval as a Planned Unit Development. If located outside of the Green Swamp Area of Critical State Concern, the floor area ratio shall not exceed 0.35 without special approval as a Planned Unit Development. Neighborhood Convenience Center shall not exceed a 0.50 floor area ratio with approval as a Planned Unit Development if located outside of the Green Swamp Area of Critical State Concern and shall not exceed a 0.35 floor area ratio with approval as a Planned Unit Development if located within the Green Swamp Area of Critical State Concern.~~

~~Planned Unit Development approvals for the Neighborhood Convenience Center shall require:~~

- ~~1) The site to be reviewed for environmental suitability and evidence to show that environmental impacts have been avoided;~~
- ~~2) Central potable water and wastewater are provided to the site;~~

- ~~3) There is adequate roadway capacity to sustain the development; and~~
- ~~4) Capital improvements required to support the development are committed within the Five Year Schedule of Capital Improvements.~~

~~Ordinance 1276-10: The 10 +/- acres (Site 1 of the 2010 EAR Based FLU Amendments) shall be limited to 10,000 square feet of development; and shall be subject to other applicable Land Development Regulations in the City. Wetland buffers shall be provided on the site consistent with the requirements of the Conservation Element and the Land Development Regulations. (Ordinance 1276-10, October 18, 2010 adoption)~~

~~**Policy 1.1.11:** The primary function of the **Specialty Center** classification is to provide for residential, commercial, office, and employment center uses to serve the City including the Green Swamp Area of Critical State Concern and surrounding areas. No outdoor storage shall be allowed in this Future Land Use classification. Residential uses shall not exceed a gross density of 3 dwelling units per acre but may have a higher net density if developed through the City's Conservation Development Program. A minimum of 30 percent open space shall be provided within a Specialty Center. Specialty Centers shall be located at the intersections of arterials and/or major collector roads and must be served by central water and wastewater services. If located within the Green Swamp Area of Critical State Concern, the floor area ratio for Specialty Center shall not exceed 0.75. If located outside of the Green Swamp Area of Critical State Concern, the floor area ratio in the Specialty Center shall not exceed 1.00.~~

Policy 1.1.12: The primary function of the ~~**Downtown Mixed Use**~~ classification is to provide support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living, for a gradual transition during the planning horizon from residential and commercial uses to a mix of interconnected residential, commercial, office, institutional, and civic uses within the City's Downtown.

~~The **Downtown 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 **Downtown Mixed Use** classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the ~~Low Density and Medium~~**Urban** Density Future Land Use. Residential densities shall not exceed a gross density of ~~12 dwelling units per acre~~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 ~~**Downtown Mixed Use**~~ "core area"~~

including but not limited to public parking areas, pedestrian access; architectural standards; and signage.

~~As the Downtown 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 1.1.13: ~~The intent of Mixed Use (MU) Future Land Use classification is to support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living. This Future Land Use may only be applied outside of the Green Swamp Area of Critical State Concern.~~

~~Mixed Use areas will have their own identity and are focused around unique land uses. Being unique they each~~

~~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%~~

Commented [ANB1]: Based on DEO objection, this text has been maintained.
F.S. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.

(c) Office 10 to 40%

(d) Public/Civic (Institutional) 10 to 20%

(e) Public parks and open space 5 to 10%

~~Non-residential mixed use development may not exceed the floor area ratio of 0.50 and the impervious surface ratio of 0.70. Residential including single family and multi family shall not exceed 12 dwelling units per acre.~~

~~**Policy 1.1.14:** The primary function of the **Commercial** classification is to meet the City's need for retail goods and services, and shall promote efficient use of infrastructure. The City shall direct future commercial development to areas which are well integrated into the transportation network and surrounding land uses. Residential uses are permissible within this category, and shall not exceed a gross density of 12 dwelling units per acre 24 dwelling units per acre, provided that they are compatible with surrounding land uses, are connected to central potable water and wastewater, and are appropriately integrated, such as apartment complexes and residential units above commercial storefronts. The floor area ratio in the Commercial classification shall not exceed 2.5.~~

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.

~~Ordinance 1246-09: The 177.73 +/- acres located in Sections 26 and 27, Township 27 South, Range 26 East; generally located at the eastern edge of the city limits, south of Lake Lowry, North of U.S. Highway 17/92, and north and south of the CSX rail line, shall be designated "Industrial" on the Future Land Use Map; and identified by reference to Ordinance 1246-09 on the Future Land Use Map, shall be limited to 2.5 million square feet of development; and shall be subject to other applicable land development regulations within the City (Ordinance 1246-09, May 18, 2009, adoption)~~

~~Ordinance 1276-10: The 21 +/- acres (Site 6 of the 2010-EAR based FLU Amendments) shall be limited to 500,000 square feet of development; and shall be subject to other applicable land development regulations within the~~

~~City. Wetland buffers shall be provided on the site consistent with the requirements of the Conservation Element and the Land Development Regulations (Ordinance 1276-10, October 18, 2010 adoption).~~

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 publically 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:** The primary function of the **Recreation and Open Space** classification is to indicate areas of existing or future government and/or privately owned parks and open space areas. The Floor Area Ratio is 0.01 public parks.~~

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); ~~however, wetlands and floodplains may also be designated Preservation.~~ Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, ~~and~~ public beaches, 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 in a conservation standards -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:** The primary function of the **Preservation** designation is to protect and preserve natural resources in their native or natural state. Preservation land uses principally include floodplains and wetlands with associated lakes and swamps, and low land habitat with native plant communities, both wetland and upland. No development is allowed on lands designated Preservation. When access is granted, only minimum site disturbance to establish access by natural trail ways shall be allowed, with no paving or structures allowed. Under special circumstances, access may be granted to Preservation areas by construction of unpaved roadways and boat ramps. Special circumstances may include roadways that remain dry year round, or roadways and boat ramps that can be stabilized against periodic flooding.~~

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, Ppublic schools are allowed in all land use classifications except the City of Lake Alfred's Future Land Use classifications of Conservation and 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 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 ~~Very Low Density-Residential~~ Future Land Use classification. [187.201 (23), F.S.]

~~**Policy 1.1.25:** The City Commission shall require the development of a Selected Area Plan (SAP) for any contiguous property in single or multiple ownership that is annexed. A SAP may be developed for any size of land area where the location, configuration, potential density, intensities and mix of land uses, and incidence and/or location of natural and historical/archeological resources warrants detailed planning. Any property in single ownership planned for 750 or more residential units, or exceeds 50% of the DRI thresholds for nonresidential uses established for Polk County, shall require a SAP. Where a potential project is or may become a Development of Regional Impact (DRI), an SAP shall be prepared to amend the Comprehensive Plan.~~

Policy 1.1.28: In support of the ~~2035 Polk County Mobility Plan~~ 2045 Long Range Transportation Plan (LRTP),

Policy 1.1.29: The City shall, through its ~~Downtown~~-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.

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.

OBJECTIVE 1.12: CONSERVATION DEVELOPMENT PROGRAM

~~THE CITY SHALL WORK TO ESTABLISH A VOLUNTARY, INCENTIVE BASED CONSERVATION DEVELOPMENT PROGRAM TO ENCOURAGE~~ **STANDARDS FOR THE EFFICIENT USE OF LAND, CONSERVE NATURAL RESOURCES AND MAXIMIZE OPEN SPACE, AND REDUCE THE COST OF PROVIDING INFRASTRUCTURE.**

Policy 1.12.2: ~~By December 2011, the~~ conservation standards details of the Conservation Development Program shall be provided in the City's Unified Land Development Code. The ~~Program standards~~ shall be incentive-based ~~and voluntary for land outside the Green Swamp Area of Critical State Concern~~. It shall be applicable to new residential construction and ~~limited~~ commercial uses as may be needed to serve the residents of a ~~Conservation D~~ development.

Policy 1.12.3: The ~~Conservation Development Program~~ conservation standards shall incorporate conservation planning principles to include, at a minimum, the following requirements:

- a. The permanent preservation of at least ~~50~~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 ~~Conservation Community Subdivision Plans and Conservation 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.

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 IN COMPACT MANNER AND DEVELOPMENT IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN~~

~~THE CITY OF LAKE ALFRED SHALL ABIDE BY THE CONTENTS OF THE CHAPTER 380.032, F.S., AGREEMENT (HEREINAFTER REFERRED TO AS THE "AGREEMENT") MADE BETWEEN THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA), AND THE CITY OF LAKE ALFRED, ON SEPTEMBER 13, 1996, 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:** No land shall be annexed from within the Green Swamp ACSC unless and until provisions for paved roads, centralized sanitary sewer and centralized potable water services are addressed. Prior to annexation one of the following conditions must be satisfied:~~

- ~~1. The aforementioned services must be determined to be currently available and constructed to meet the maximum development density and intensity of the site at three units per acre and any proposed commercial development;~~

~~— or~~

~~2. If under construction, secured with a bond ensuring completion of the facilities;~~

~~— or~~

~~3. Are included in a capital improvements budget showing the concurrent provision of these public services as required by the development, providing for the timing of said improvements and the source of funds for the public portion of the investment, and the capital improvement budget is incorporated into the 5-year Capital Improvements Program (CIP) adopted by the City;~~

~~— or~~

~~4. Will be provided for within an adopted development agreement prepared based upon the provisions of Sections 163.3220 through 163.3243, Florida Statutes.~~

~~Water and sewer capacity to meet the development needs of the parcel annexed from within the Green Swamp will be reserved for the development according to Section 6.01.05 of the Lake Alfred Unified Land Development Code (Ord. # 742-93). No development on the annexed parcel shall obtain final approval unless and until one of these provisions for paved roads, centralized sewer and centralized potable water services have been fulfilled.~~

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. ~~The City shall amend the Unified Land Development Code by adopting Land Development Regulations that are consistent with the Green Swamp Agreement between the City and the DCA and which implement the provisions of the Comprehensive Plan.~~

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 ALL FLOODPLAIN AREAS AND WETLAND AREAS OF THE GREEN SWAMP ACSC BY PROHIBITING DEVELOPMENT WITHIN THESE AREAS AND BY ESTABLISHING BUFFERS AROUND THESE AREAS.~~

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

Measurable Target: Environmental resources are identified on the Development Limitations Map, ~~Wetland and floodplain areas are designated as Conservation on the FLU Map, or Preservation, and buffers are enforced.~~

~~**Policy 2.2.1:** The City shall prohibit any development in floodplains and wetlands within the Green Swamp ACSC.~~

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 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 2.2.25: 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 ~~or Preservation~~ on the Future Land Use Map (FLUM) and on all other maps.

Policy 2.2.36: Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC.

Policy 2.2.47: No parcel within the Green Swamp ACSC shall be created ~~after the date of this amendment~~ which consists entirely of 100-year floodplains, unless accompanied by a deed restriction which prohibits any future development on the parcel.

Policy 2.2.58: The City hereby establishes within the Green Swamp ACSC a fifty (50) foot wide upland buffer from wetlands and floodplains ~~the 135-foot elevation contour~~ in which no structure may be placed.

Policy 2.2.69: 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 2.2.710: The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

Policy 2.2.118: The City shall prohibit all ~~Industrial development~~, peat and lime rock mining and sand mining.

Policy 2.2.129: 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 ~~OPEN SPACE CONSERVATION~~, IN ORDER 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. ~~be agricultural, residential, commercial or recreational in nature. Commercial Uses permitted in this area shall be low impact, low intensity, commercial and institutional uses intended to serve residents within the Green Swamp ACSC of the City. All recreation uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10% of the lot. Alternative paving techniques shall be used to achieve this goal.~~
- 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 ~~three (3)~~ four (4) dwelling units per ~~gross~~ developable acre.
- Policy 2.3.3:** For all single family developments, detached dwellings within the Green Swamp ACSC, ~~lot coverage and~~ impervious surface ~~are~~ 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. ~~Lot coverage by the principal dwelling shall not exceed 30%. Impervious surface coverage of a lot shall not exceed 40%, which shall include the principal dwelling, all paved areas, accessory structures and swimming pools.~~
- Policy 2.3.4:** As an incentive for all single family, detached cluster developments within the Green Swamp ACSC, ~~combined lot coverage and impervious surface shall not exceed 40%. As- increased impervious surface on individual residential lots within a subdivision may be allowed by an incentive to leaving large areas open and natural within the overall development site. , an additional 10% of impervious surface and lot coverage may be permitted depending on lot size and density.~~ Each proposal will be assessed on an individual basis, ~~and as part of the entire Selected Area,~~ so that the 30% minimum amount of overall open space is never compromised. ~~All criteria set forth in the Land Development Regulations must be met to permit the additional 10% impervious surface and lot coverage.~~
- 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. ~~Commercial development is only allowed on land assigned the Future Land Use classification of "Commercial", per Policy 2.10 of the Future Land Use Element. For all vacant, annexed land, owners seeking the Commercial classification must file for an amendment to the Future Land Use Map of the City and undergo review by both the City and the DCA.~~

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

INFRASTRUCTURE ELEMENT

OBJECTIVE 4: CONSERVATION OF POTABLE WATER RESOURCES

Policy 4.12: **THE CITY OF LAKE ALFRED SHALL CONSERVE WATER RESOURCES.**
The City shall ~~encourage~~ require participation in the Florida Water StarSM and WaterSense certification programs as new development and redevelopment activities occur.

OBJECTIVE 5: AQUIFER PROTECTION

Policy 5.5: The City shall protect the functions of natural groundwater recharge areas and natural drainage features. The Potentiometric High of the Floridan Aquifer, High recharge areas, and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water as determined in the Land Development Regulations and the Development Limitations Map.

Policy 5.6: In areas of the Potentiometric High of the Floridan Aquifer and high and prime aquifer recharge, the City will continue to require the clustering of development in areas outside the Green Swamp Area of Critical State Concern and conservation communities in areas inside the Green Swamp Area of Critical State Concern to provide for reduced impervious surface ratios thereby increasing groundwater recharge totals. Areas in the Green Swamp Area of Critical State Concern must be developed under the conservation standards in the Green Swamp Overlay District.

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 1.3: The City shall establish the following water conservation measures and practices ~~to achieve the conservation standards set forth in Policy 1.3 above:~~

- a. The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations. [553.14, F.S.]
- b. The City shall require the use of Florida Friendly landscaping techniques for all new development and redevelopment.
- c. The City shall ~~encourage~~ require participation in the Florida Water StarSM 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, waste water 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.

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 THE 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 1: ~~ABIDE BY THE AGREEMENT~~ THE CITY OF LAKE ALFRED SHALL ADOPT AND AMEND A DEVELOPMENT LIMITATIONS MAP FOR THE PROPERTY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (GSACSC) IN THE CITY AND IN THE PUBLIC SUPPLY SERVICE AREA.

~~THE CITY OF LAKE ALFRED SHALL ABIDE BY THE CONTENTS OF THE CHAPTER 380.032, F.S., AGREEMENT (HEREINAFTER REFERRED TO AS THE "AGREEMENT") MADE BETWEEN THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA), CURRENTLY THE DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), AND THE CITY OF LAKE ALFRED, ON SEPTEMBER 13, 1996, REGULATING DEVELOPMENT OF LAND IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (ACSC) THAT WILL BE ANNEXED INTO THE CITY'S CORPORATE LIMITS.~~

Policy 1.01: ~~The City has conducted a survey of endangered species within the Green Swamp ACSC, both vegetative and animal, and mapped probable areas of habitat within the agreed upon area of the Selected Area Plan, in order to establish a basis for habitat management.~~ The Development Limitations map includes probable areas of habitat for endangered species and plant communities within the Public Supply Service Area, in order to establish a basis for habitat management.

Policy 1.02: The City shall classify all floodplain areas and wetlands areas, and areas largely characterized by wetlands, within the Green Swamp ACSC as Conservation ~~or Preservation~~ on the Future Land Use Map (FLUM) and on all other maps of the City.

~~**Policy 1.03:** 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 1.04:** The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.~~

Adopted: October 2010

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

~~**Policy 1.05:** The City shall prohibit all Industrial development, peat and lime rock mining and sand mining.~~

~~**Policy 1.06:** The City shall require a 75 foot minimum setback between the drain field and all wetlands when onsite sewage disposal systems are used, in order to protect the resource. Inspection and pump out at five year intervals is required.~~

~~**Policy 1.07:** Based on the high probability of wetlands, floodplains, endangered species and habitat, and historic archeological sites below the 135 foot elevation line, the City has established a base development line at the 135 foot elevation line, and no development shall occur below this elevation within the Green Swamp ACSC.~~

OTHER MINOR CHANGES

Title changes will be made through out the Comp Plan as shown in the first citing below.

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

Policy 1.5.5: Consistent with the Polk County Airport 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.

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

OBJECTIVE 1.9: **COORDINATION WITH THE OBJECTIVES AND PROGRAMS IN THE POLK COUNTY ~~HAZARD MITIGATION STRATEGY~~ LOCAL MITIGATION STRATEGY; AND COORDINATION WITH CHAPTER 380 PLANS**

Policy 1.11.1: The City shall participate in the Polk-~~Unified~~ Greenways System (~~PUGS~~) program. Those greenways and blueways identified through this effort shall comprise the City's greenways and blueways network.

Housing Element

Policy 1.2: ..., such as the regional Housing Task Force, the ~~Florida Low Income Housing Coalition~~ Florida Housing Coalition, or the Polk County ~~Community Planning and~~ Development Department .

Conservation Element

Policy 1.3: The City shall establish the following water conservation measures and practices to achieve the conservation standards set forth in Policy ~~4.3-1.1~~ above:

Recreation and Open Space Element

Policy 2.4: The City shall attend and participate in meetings with the ~~Polk Leisure Services Association (LSA)~~ Polk County Parks and Natural Resources Division to develop a comprehensive Parks and ~~Open Space~~ Recreation Master Plan for Polk County.

Capital Improvement Element

Policy 1.3: The City of Lake Alfred hereby adopts, by reference, the Polk County School District’s ~~2010/2011 through 2014/2015~~ 5-Year Work Program, as amended.

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.

Recreation and Open Space - ~~5.5 acres per 1,000 residents~~ 15 minute walk (or approximately 0.75 miles) from all new residences within the city limits

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. ~~The LOS standards are set as follows:~~

TIERED LEVEL OF SERVICE – SCHOOL YEAR 2011-2015					
Facility Type	Year	Year	Year	Year	Year
	2010-11	2011-12	2012-13	2013-14	2014-15
Elementary	115%	100%	100%	100%	100%
Middle	110%	100%	100%	100%	100%
High School	105%	100%	100%	100%	100%

Public School Facilities Element

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. ~~as follows:~~

Facility Type	2008-09	2009-10	2010-11	2011-12	2012-13
Elementary	122%	122%	115%	100%	100%
Middle	113%	113%	110%	100%	100%
High School	110%	110%	105%	100%	100%

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.

Intergovernmental Coordination Element

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 ~~adopt~~ enforce goals and objectives for protection of the Green Swamp Area of Critical State Concern.

Transportation Element

Policy 6.7: The City will develop a Complete Streets Program to provide streets 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.

Commented [ANB2]: Addition as recommended by FDOT.

List of Definitions and Acronyms

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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

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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.

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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)

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.

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

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

~S



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:

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

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.

<u>Lake</u>	<u>Astatula (Lakeland)</u>
<u>Apopka (Blanton)</u>	<u>Cassia</u>
<u>Lucy</u>	<u>Orlando</u>
<u>Paola (Lakewood)</u>	<u>Pomello</u>
<u>St. Lucie</u>	<u>Tavares</u>
<u>Vaocluse</u>	<u>(FAC 28-27.005)</u>

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:

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

ACRONYMS

GSACSC Green Swamp Area of Critical State Concern

Adopted: October 2010

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

