

GOALS, OBJECTIVES, AND POLICIES

2015 COMPREHENSIVE PLAN CITY OF LAKE WALES

**Adopted 2000
Amended 2005, 2008, and 2012**

AMENDMENTS ENACTED SINCE 2000

ORDINANCE D2004-21

(CPA – Sanitary Sewer Level of Service)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT ACT (CHAPTER 163, PART II, FLORIDA STATUTES), TO CHANGE THE LEVEL OF SERVICE (LOS) STANDARD FOR SANITARY SEWER FLOW CAPACITY FOR TREATMENT AND DISPOSAL FROM 122 TO 100 GALLONS PER PERSON PER DAY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE D2004-22

(CPA – Future Land Use Classifications and Map)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT ACT (CHAPTER 163, PART II, FLORIDA STATUTES), TO AMEND THE FUTURE LAND USE ELEMENT, INCLUDING THE LAND USE CLASSIFICATIONS, AND TO REVISE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2008-03

(School Concurrency Comprehensive Plan Amendment)

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO ADD A PUBLIC SCHOOL FACILITIES ELEMENT AND TO AMEND THE INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS TO ADDRESS SCHOOL FACILITIES PLANNING; REQUIRING COORDINATION WITH POLK COUNTY, THE POLK COUNTY SCHOOL BOARD, LAKE WALES CHARTER SCHOOL BOARD, AND ALL OTHER MUNICIPALITIES IN THE COUNTY ON SCHOOL FACILITY PLANNING AND CAPITAL PROGRAMMING; ENCOURAGING PUBLIC/PRIVATE PARTNERSHIPS TO ENHANCE EDUCATIONAL AND ECONOMIC GROWTH OPPORTUNITIES; ADOPTING LEVEL OF SERVICE STANDARDS FOR SCHOOL FACILITIES; REQUIRING SCHOOL FACILITIES CONCURRENCY REVIEW FOR RESIDENTIAL DEVELOPMENTS AND ADHERENCE TO ADOPTED LEVEL OF SERVICE STANDARDS; ALLOWING MITIGATION AS A METHOD FOR MEETING CONCURRENCY REQUIREMENTS; ENCOURAGING CO-LOCATION OF SCHOOLS AND OTHER PUBLIC FACILITIES; REQUIRING THE IMPLEMENTATION OF THE “INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING”; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2012-25

(Update of Capital Improvements Element, Comprehensive Plan)

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN BY ADOPTING BY REFERENCE THE POLK COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION IMPROVEMENT PROGRAMS AND POLK SCHOOL FACILITIES WORK PROGRAM; UPDATING THE LAKE WALES SCHEDULE OF CAPITAL IMPROVEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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**CITY OF LAKE WALES 2015 COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GOAL: It shall be the goal of the City of Lake Wales to provide a system for orderly growth and development to ensure that the character, magnitude, and location of all land uses fosters a balanced natural, physical, social, and economic environment. [9J-5.006(3)(a)]

Objective 1: Land Development Regulations

Manage future growth and development through the preparation, adoption, implementation, and enforcement of land development regulations. [9J-5.006(3)(b)10]

Policy 1.01: Consistent with the time frames outlined in chapter 163, Florida Statutes, adopt land development regulations containing specific and detailed provisions sufficient to implement the adopted Comprehensive Plan. The "Land Use and Development Regulations" and other local regulations pertinent to land development shall be reviewed and updated for consistency with the Comprehensive Plan. Consideration shall be given to making the regulation of land development as efficient and effective as possible and to integrating all appropriate land development regulations into a unified code.

Policy 1.02: The adopted land development regulations shall regulate the use of land consistent with the Future Land Use Element and the Future Land Use Map Series, shall ensure the compatibility of adjacent land uses, and, at a minimum, shall:

1. Regulate the subdivision of land;
2. Regulate land development to provide for parks and open space;
3. Regulate land development to protect lakes, wetlands, and other environmentally-sensitive areas;
4. Regulate development in areas subject to periodic flooding, and provide for drainage and storm water management;
5. Regulate land development to protect potable wells and aquifer recharge areas;
6. Regulate signage; and
7. Regulate parking, vehicular site access, and onsite traffic flow.
8. The concurrency management system will ensure that issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development, consistent with the provisions of Chapter 163, Part II F.S., and 9J-5.

Policy 1.03: The adopted land development regulations shall establish standards for densities and intensities of use for each future land use category on the Future Land Use Map Series consistent with the Future Land Use element. [9J.5.006(3)(c)1,7.]

Policy 1.04: The adopted land development regulations shall permit and encourage the use, where appropriate, of innovative development techniques such as mixed-use planned unit development (PUD) projects, traditional neighborhood development (TND) projects, zero-lot-line home subdivisions, and cluster housing. [9J-5.006(3)(c)5]

Objective 2: Location and Density Criteria

The location and density of future development and redevelopment shall be directed in appropriate areas as depicted on the Future Land Use Map Series in consistency with the goals, objectives, and policies of the Comprehensive Plan.

Policy 2.01: The following land-use categories are established:

1. Commercial and Employment Activity Centers
 1. Regional Activity Center (RAC)
 2. Community Activity Center (CAC)
 3. Neighborhood Activity Center (NAC)
 4. Business Park Center (BPC)
 5. Downtown District (DD)
 6. General Commercial (GC)
 7. Industrial (IND)
 8. Limited Commercial/Industrial (LCI)
2. Residential
 1. Low Density Residential (LDR)
 2. Medium Density Residential (MDR)
 3. High Density Residential (HDR)
 4. Rural Residential (RR)
3. Other
 1. Residential Office (RO)
 2. Public (PUB)
 3. Conservation (CON)

Policy 2.02: Regional Activity Center (RAC)

The Regional Activity Center (RAC) classification is established to create a concentration of commercial facilities to serve the region and to provide for "high density housing" in conjunction with and in close proximity to these facilities.

An RAC is intended to be a major commercial area designed as a unit and integrated with surrounding developments in terms of layout; facilities for vehicles, bikes, and pedestrians; storm water management; green space; and design elements.

Location criteria: RACs shall

- be limited to one or two locations in the City;
- range from 400 to 1000 acres in size;
- be served by public transportation
- be located with direct access to a major arterial road (preferably at an intersection of arterial roads or arterial roads and collector roads)
- be served by City water and sewer services
- not be located within a wellhead protection area
- be at least 5 miles via arterial highways from any other area designated as RAC

Typical uses/intensity: Regional mall with more than one anchor department store and associated out-parcel commercial, 300,000 SQ. FT. GLA and over. To permit a beneficial mix of uses, up to

twenty-five percent (25%) of the gross land area may develop as High Density Residential (HDR).

Development criteria: Located at intersections of arterial roads or arterials and collector roads. Development through the Planned Development or DRI process is preferred. Uses within development shall incorporate frontage roads or shared access to major roads. Spatially separated and buffered from residential areas. Must be located outside of Wellhead Protection Areas and buffered from Conservation Areas. Where central water and sanitary sewer are available.

Land use regulation: The land development regulations shall be amended to implement the RAC master plan. Public green space shall be required to provide buffers, focal points, pedestrian and bikeway connections, and recreation.

RAC master plan:

- By December 2005, an RAC master plan shall be adopted by the City to ensure coherent and integrated development, to avoid piecemeal development and inefficient transportation facilities, to protect natural resources, and to provide adequate green space and buffers
- All development within and surrounding an RAC area shall comply with the RAC master plan adopted by the City.
- At minimum, the plan shall call for connecting commercial developments to surrounding residential areas via collector roads, bikeways, and pedestrian paths; provision of frontage roads and cross access among developments; provision for public transportation accessibility and facilities; creation and preservation of green space to buffer and connect various land uses and to provide for visual relief and recreation; and the protection of wetlands and trees.

Policy 2.03: Community Activity Center

The primary function of the Community Activity Center (CAC) classification is to encourage a variety of commercial and professional uses in shopping plazas to serve the City as a whole as well as surrounding residential areas and to allow residential uses in planned mixed-use developments.

A CAC is intended to provide an inter-connect grouping of commercial facilities and plazas conveniently accessible from a major highway and connected via collector roads, local roads, and pedestrian/bike facilities to nearby residential areas.

Typical uses/intensity: Supermarket, department store, drug store, movie theater, home improvement center, professional offices and personal services. 90,000 to 300,00 SQ.FT. GLA. Maximum FAR = .60.

Residential uses shall constitute a maximum of 50% of the floor area on any site, and residential density shall not exceed 6 units per acre.

Development criteria: On arterial highway. Where central water and sanitary sewer are available. CACs shall be 200 to 800 acres in size and be located a minimum of 2 miles from any other land designated as a CAC or RAC;

Land use regulation:

- Mixed use development including residential uses shall require a Planned Development Project approval.

- Cross access for vehicles, bikes, and pedestrians among shopping plazas and outparcels shall be required.
- Roadway, pedestrian, and bikeway connections to surrounding residential areas shall be required.
- Shared access to arterial highways shall be required.
- Consolidated signage for shopping plazas shall be required.
- Green space shall be required to buffer and connect adjacent land uses and to provide for visual relief and recreation, and to protect wetlands and trees.

Policy 2.04: General Commercial (GC)

The primary function of the General Commercial (GC) classification is to allow continued development and infill of areas on the periphery of central business districts and to allow the continuation of existing businesses in isolated pockets and along highways.

The classification is intended primarily for developed commercial and mixed-use areas and is not intended for designation of undeveloped properties or the creation of new, isolated commercial areas or strip commercial development.

Typical uses/intensity: Retail stores, financial institutions, auto repair, professional offices, and personal services. Maximum FAR = .40.

Development criteria: Arterial or collector roads. Existing "strip" commercial development may infill but shall not be extended. Cross-access to adjoining uses may be required where warranted by potential traffic impacts. Where central water and sanitary sewer are available. Buffering shall be required where adjacent to residential use. Frontage roads, cross-access to adjoining uses, connections to local street networks, and pedestrian-bike path links shall be required as feasible when existing commercial uses are expanded or changed or when new uses and structures are permitted.

Policy 2.05: Downtown District (DD)

The primary function of the Downtown District (DD) classification is to maintain the historic or traditional central business district as a vital and focal point of the city through continued enhancement of its accessibility, appearance, preservation, utilization, and facilities.

Typical uses/intensity: Financial institutions, specialty shops, restaurants, government buildings.

The DD area is intended to be a walking district with a mix of traditional downtown uses and residential. Maximum FAR of 4.0. Residential uses shall not exceed 50% of the DD area.

Development criteria: Development must be consistent with the historic and aesthetic character of the area. Use of downtown Design Guidelines is preferred. Mixed commercial/residential use of structures is permitted up to 12 dwelling units per gross acre. On-street parking shall be retained where possible. Creative use of existing structures is preferred over new construction. Development shall be in accord with the CRA Redevelopment Plan.

Location criteria: Existing central business districts and immediately surrounding areas.

Land use regulation:

- By January 2006, architectural guidelines to preserve and enhance the historical and architectural character of DD areas shall be developed for use in reviewing renovations of existing buildings.
- By January 2006, demolition delay requirements shall be adopted to encourage reuse of existing buildings rather than demolition and new construction.
- The number of parking spaces required for uses in the core portions of DDs shall be flexible and shall take into account that public parking lots and street parking is available to uses in the DD.

Policy 2.06: Neighborhood Activity Center (NAC)

The primary function of the Neighborhood Activity Center (NAC) classification is to accommodate businesses and services oriented to the needs of residents in the surrounding neighborhoods.

The NACs are also intended as village centers in planned residential developments. They should be designed as community centers and integral parts of residential neighborhoods, with businesses located in groups rather than in a strip along a roadway, and should be accessible via local roads and pedestrian/bike paths from nearby residential areas. Residential uses and mixed-uses are allowed only in planned developments.

The NAC classification is intended as an overlay district, optional to the primary designation of the land, usually residential.

Typical uses/intensity: Convenience store, drug store, bakery, florist, professional offices and personal services. 20,000 - 90,000 SQ.FT. GLA. Maximum FAR = .25 except in planned developments where the maximum FAR shall be 2.0. Residential uses in planned developments shall constitute a maximum of 40% of the area within an NAC and shall not exceed 6 units per acre.

Development criteria: Accessible to surrounding residential neighborhoods. Where central water and sanitary sewer are available. Direct access to a collector or arterial road. A minimum of a mile from a Community Activity Center (CAC). Maximum size 20 acres, except that a mixed-use NAC designed as a village center in a residential development may encompass up to 50 acres if approved as a planned development project.

Land use regulation:

- NACs shall be a planned grouping of businesses with a common access point rather than a strip commercial area;
- Access to an NAC shall be from an arterial road or from a collector road connecting residential areas to a larger roadway.
- Pedestrian/bike paths shall be required to connect the NAC to the surrounding neighborhoods it serves.
- Access to NAC businesses shall be designed primarily for accessibility by the pedestrian and bicycle rather than by the motorized vehicle. Drive-up banks shall require a special permit. Drive-up restaurants shall be prohibited.
- Design guidelines shall be developed to encourage village center characteristics compatible with residential areas and to discourage strip commercial style development.

Policy 2.07: Business Park Center (BPC)

The primary function of the Business Park Center (BPC) classification is to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, light-industrial facilities, distribution centers, and mixed-use employment parks.

The BPC classification is intended for well planned, extensively landscaped business park development rather than piecemeal development of individual lots.

Typical uses/intensity: light manufacturing and assembly plants, warehouses, office centers. Maximum FAR = .75.

Development criteria: Access to primary shipping routes (highways and/or rail). Access to site by arterial or major collector only. Development through Planned Development process is preferred. Spatially separated and buffered from residential areas. Support commercial to serve employees of a business park shall not exceed 25% of an area designated BPC. Where central water and sanitary sewer are available. Minimum BPC area shall be 10 acres. A master plan shall be required prior to the subdivision of any land for business park development. The plan shall show an overall lot and road layout, landscaped buffers to adjacent lands, extensive landscaping within the park, and design guidelines for site development.

Policy 2.08: Industrial (IND)

The primary function of the Industrial (IND) classification is to accommodate the facilities necessary for the processing, fabrication, manufacturing, recycling, or wholesale distribution of goods.

Typical uses/intensity: Manufacturing and processing plants, truck terminals, bulk products storage or sales facilities, heavy machinery sales or repair. Maximum FAR = .75.

Development criteria: Access to primary shipping routes, (highway and/or rail). Access to site by arterial or major collector only. Development through the Planned Development process is preferred. Spatially separated and buffered from residential areas. Must be located outside of Wellhead Protection Areas and buffered from Conservation Areas. Where central water and sanitary sewer are available.

Land use regulations:

- Maximum FAR = .75.
- Industrial areas shall be buffered from conservation areas, wetlands and other environmentally sensitive areas and from adjacent non-industrial land uses.
- Support businesses, as principal and accessory uses, to serve the employees in an industrial area shall not exceed 15% of the site's land area.

Policy 2.09: Limited Commercial-Industrial (LCI)

The primary function of the Limited Commercial-Industrial classification is to allow low traffic generating commercial and industrial uses fronting on major roadways that will not result in commercial strip development.

This classification will be used along major roadways outside of Commercial Activity Centers (CACs) and Regional Activity Centers (RACs).

Typical uses/intensity: auto dealerships, storage facilities, light manufacturing and assembly plants. Types of uses not appropriate to LCI areas are high traffic generating uses such as retail stores, gasoline stations, banks, and restaurants. Up to 200,000 GLA. Maximum FAR .60.

Development criteria: Cross access easements shall be required.

Policy 2.10 Residential-Office (RO)

The primary function of the Residential-Office (RO) classification is to permit low intensity office and commercial uses in conjunction with residential use. This classification may serve as a transition between commercial and residential use or as a buffer where a major highway intersects an existing residential neighborhood.

The RO classification is intended primarily for developed areas to provide viable economic use and redevelopment option for residential areas that have declined in value because of their location on major roadways.

Typical uses/intensity: Single family dwellings, two- and three-family units, and multi-family units up to 6 units per gross acre. commercial real estate, medical, professional offices up to .25 maximum FAR.

Development criteria: Uses may be office commercial or residential or combined. Off-site residential uses shall be buffered from office commercial uses. Office commercial uses shall be permitted only upon review of potential traffic impact and access roads. Access to major collector and arterial roadways.

Policy 2.11: Low Density Residential (LDR)

The primary function of the Low Density Residential (LDR) classification is to provide areas for housing, primarily single-family, with an overall density of 3 or fewer dwelling units per acre.

The LDR classification is intended to preserve the character of existing single-family residential areas with large lots and to allow the continued development of these areas. It is also intended for classification of vacant parcels, particularly newly annexed lands on the periphery of the City.

Uses/density. Housing up to 3 units per acre. Single-family houses. Two- and three-family units, multi-family units allowed by planned developments only, depending on compatibility with adjoining residential areas, the development suitability of the site, and the availability of public facilities and services. Uses that are customarily found in residential neighborhoods and compatible with residential development, such as religious, educational, public facility uses, and assisted living facilities with a maximum FAR of .25. Development through the planned development process is preferred.

Policy 2.12: Medium Density Residential (MDR)

The primary function of the Medium Density Residential (MDR) classification is to provide areas for housing in compatible groupings at a density of up to 6 units per gross acre.

The MDR classification is intended to preserve the character of existing single-family residential areas and to allow the continued development of these areas. It is also intended to encourage redevelopment of declining residential areas and to allow a variety of housing types on vacant lands within a half-mile of commercial areas and arterial highways.

Uses/density: Housing up to 6 units per gross acre. Single-family houses. Two- and three-family units, and multi-family units allowed by planned development only, depending on compatibility with adjoining residential areas, the development suitability of the site, and the availability of public facilities and services.

Uses that are customarily found in residential neighborhoods and compatible with residential development, such as religious, educational, public facility uses, and assisted living facilities with a maximum FAR of .40. Development through the planned development process is preferred.

Policy 2.13: High Density Residential (HDR)

The primary function of the High Density Residential (HDR) classification is to allow for housing at a density not to exceed 12 dwelling units per acre located within a quarter mile of commercial centers and along major roadways.

The HDR classification is intended to encourage redevelopment of declining urbanized areas along major roadways and to allow for new multi-family development convenient to commercial centers.

Uses/density: Single-family houses, two- and three-family units, multi-family units up to 12 units per gross acre depending on the development suitability of the site and the availability of public facilities and services. Uses that are customarily found in residential neighborhoods and compatible with residential development, such as religious, educational, public facility uses, and assisted living facilities with a maximum FAR of .60. Development through the Planned Development process is preferred.

Policy 2.14: Public (PUB)

The primary function of the Public (PUB) classification is to designate or identify existing government owned facilities, parks, and open space areas.

Development criteria: Future government facilities, recreation and park sites shall be permitted in all Future Land Use categories except Conservation (CON) consistent with protection of the environment. Existing government facilities and recreation and park sites shall be designated PUB on the Future Land Use Map.

Policy 2.15: Conservation (CON)

The primary function of the Conservation (CON) classification is to provide for the use and protection of wetlands and habitat areas that are recognized as significant by the city. Protection of these areas shall be through a combination of resource identification as outlined in the future Land Use Policy 3.07 and transfer of density as outlined in Future Land Use Policy 2.16.

Development criteria: Wetlands and scrub habitat may be identified CON on the Future Land Use Map, or through designation of the Wetland Overlay District as provided in Policy 3.12. Wetlands and scrub habitats shall be preserved within areas designated CON. If non-environmentally sensitive areas are identified through an environmental survey as outlined in Future Land Use Policy 3.07, a Comprehensive Plan amendment may be requested to reclassify those areas for development. Density rights may be transferred from wetlands and scrub habitats to those non-environmentally sensitive portions of the same site during a Planned Development Review.

Policy 2.16:

Where a site or a portion of a site is classified as Conservation and non-environmentally sensitive portions of the site have been identified through an approved site survey, development may be clustered on the non-environmentally sensitive portions of the same site through a transfer of density rights upon amendment to the Comprehensive Plan. Use of the Planned Development process shall be required for a transfer of density rights to ensure protection of the environmentally sensitive areas. Density rights on wetlands may be transferred at the rate of up to one dwelling unit per acre for residential land use and .05 FAR for commercial/industrial use. Density rights on scrub habitat may be transferred at a rate of up to five dwelling units per acre for residential land use and .25 FAR for commercial/industrial use. A density bonus of up to one dwelling unit per acre may be granted.

Policy 2.17: Rural-Residential (RR)

The primary function of the Rural-Residential (RR) classification is to permit agricultural activities, rural-density residential development, environmental protection of sensitive lands, and to also serve as a reserve for future urban development.

Development criteria: Agricultural uses, residential development at a density of one unit per five acres (1DU/5AC) and Rural Planned Development shall be permitted.

Policy 2.18: Rural Planned Development (RPD)

The primary function of the Rural Planned Development (RPD) shall be to permit limited urban development in areas identified as Rural Residential where due to environmental characteristics only a portion of a site is suitable for development purposes.

Development criteria: single-family houses, two- and three- family units and multi-family units shall be permitted depending on the development suitability of the site and the availability of public facilities and services. A Planned Development is required. To permit a beneficial mix of uses up to five percent of the gross land area may be developed as neighborhood commercial or office. Typical uses include convenience stores, drug stores, beauty parlors, and professional offices. Commercial and office uses shall be compatible with the scale of the surrounding residential development. The Floor Area Ratio (FAR) shall not exceed .25. RPDs shall contain a minimum of 160 acres; be served by a municipal potable water and wastewater system; be adjacent to, or front on, a paved public collector or arterial road; and reserve, via a conservation easement, site-plan approval condition, or other similar land reservation mechanism; no less than 50 percent of the development site as agricultural land use, open space, of habitat protection. The maximum number of dwelling units to be approved for a RPD project shall be calculated based upon the RPD site area (including the minimum 50% reservation area) with the total permitted dwelling units to be clustered on the non-reservation portion of the site.

Policy 2.19: Development of Regional Impact (DRI)

The Development of Regional Impact (DRI) Overlay District is created to recognize developments that have received approval as a DRI.

Location criteria: Developments that have received a Development Order pursuant to Chapter 380, F.S., shall be granted a DRI designation upon approval of a Comprehensive Plan Amendment. The permitted densities/intensities of DRIs in the City of Lake Wales are listed as follows:

Eagle Ridge Mall - This DRI is permitted for 1,200,000 SF of retail commercial uses on 179.1 acres.

Objective 3: Protection of Natural, Historical, and Cultural Resources

To the maximum extent possible, protect natural, historical, and cultural resources from the negative impacts of development and redevelopment. the Development Limitation Overlay System shall be incorporated into the Land Development Regulation by 2001. [915.006(3)(b)1,4]

Policy 3.01:

Identify as Development Limitation Overlay on the Future Land Use Map Series areas with potential development limitations necessitated by natural conditions and areas where development could adversely affect or be adversely affected by significant natural resources and man-made facilities and features. Control the density and intensity of development within such overlays. The following Development Limitation Overlays are established for the City of Lake Wales:

- a) Floodplain Protection Areas
- b) Soils-Limited Areas
- c) Airport Buffer Areas
- d) Wellhead Protection Areas
- e) Historic Preservation Areas
- f) 100-Year Flood Study Overlay District

Policy 3.02:

Floodplain Protection Areas are established to indicate areas subject to potential periodic flooding and to limit uses and intensities to those for which the risk of loss would be minimal and which do not alter the natural function of the floodplain. The Future Land Use Map Series shall designate as Floodplain Protection Areas those areas classified by the Federal Emergency Management Agency (FEMA) as being within the 100-year floodplain. Standards regarding floor slab elevation and other requirements shall be established in land development regulations as directed in Conservation Element Policy 3.01.

Policy 3.03:

Soils-Limited Areas are established to indicate areas where development may be limited due to poor soil conditions. the Future Land Use Map Series shall designate as Soils-Limited Areas those areas delineated by the U.S. Soil Conservation Service (SCS) as having severe limitations for septic-tank adsorption fields and the foundations of dwelling without basements. New buildings in areas rated severe for foundations may, at the option of the city, be required to have a soil test performed at the developer's expense prior to approval of a building permit. Standards regarding on-site wastewater treatment systems shall be as directed in Sanitary Sewer Sub-Element Policy 1.02.12.

Policy 3.04:

Airport Buffer Areas are established to protect the Lake Wales and Chalet Suzanne Airports from encroachment of incompatible land uses, such as the construction of tall structures, or from activities that would create potential safety hazards or problems for aircraft or that would be negatively impacted by airport operations. The Future Land Use Map Series shall designate as Airport Buffer Areas the Federal Aviation Administration Regulations Part 77 "Imaginary Surfaces" established by the Lake Wales Airport Master Plan. Standards regarding height restrictions, land use performance standards, and other requirements shall be established in land development regulations as directed in Future Land Use Element Policy 3.11.

Policy 3.05:

Wellhead Protection Areas are established to protect existing and future public water wells from contamination. The Future Land Use Series shall designate as Wellhead Protection Areas, zones of protection around existing or future wellheads based on contaminant travel time as determined by a professional hydrologist. Standards regarding restricted or prohibited uses or activities within such areas shall be established in the land development regulations as directed in Conservation Element Policy 2.02. Wellhead Protection Areas shall be established and mapped on the Future Land Use Map Series for any existing and proposed municipal water well.

Policy 3.06:

Historic Preservation Areas are established to indicate concentrations of historic structures and are established to protect significant historic areas from unwarranted alteration or the encroachment of incompatible land uses that would detract from the historic character of the area. The Future Land Use Map Series shall designate as Historic Preservation Areas those areas delineated in the Historic Preservation Element as having concentrations of historic structures. Standards regarding official designation, creation of review boards, land use controls, and decision criteria shall be established in an Historic Preservation Ordinance as directed in Historic Preservation Element Policy 1.02.

Policy 3.07:

For any development proposed in an area designated as Conservation on the Future Land Use Map, require developers to perform a predevelopment survey of the site at their expense to more accurately determine the extent of wetlands and scrub habitat. Surveys of scrub habitat shall include identifying the presence of endangered species, threatened species, or species of special concern. The qualification of those performing the survey and methodology used shall be acceptable to the city.

Policy 3.08:

By October 1, 2001, adopt land development regulations that establish standards to control incompatible land uses and activities within Airport Buffer Areas. The standards shall address controls for tall structures and performance standards for land uses that may negatively affect or be negatively affected by airport operations. The standards shall be consistent with the provisions of Chapter 333 F.S.

Policy 3.09:

The 100-year Flood Study Overlay District is created to recognize those areas that are considered to be appropriate for development, but may have potential areas that could be subject to 100-year flooding.

Policy 3.10:

The 100-year Flood Study Overlay District shall designate and map possible floodplain areas on the Future Land Use Map. The specific boundaries of the floodplains may be determined based upon either of the flowing criteria:

1. The preliminary FEMA maps dated September 30, 1996, or any subsequent revision thereof; or
2. Site-specific documentation, exhibits, studies, etc. All such studies are required to be signed and sealed by a registered professional engineer and have the boundaries verified and approved by the City's Engineer based upon best available data at the time of submission to the City.

The 100-year Flood Study Overlay District shall apply to all areas annexed into the City Limits which have any area which is designated as lying within a 100-year flood zone by the most current adopted FEMA maps in existence at the time of such annexation.

Policy 3.11:

Development within the 100-year Flood Study Overlay District shall be encouraged to locate on the non-floodplain portions of a development site and density/intensity may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas within the same 100-year flood basin. Development or redevelopment shall meet the requirements of Chapter 11 of the City of Lake Wales Code of Ordinances, and shall not result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the Southwest Florida Water Management District. When there are no reasonable alternatives, encroachment, including fill, new construction, substantial improvements, and other development, shall only be permitted upon certification by a registered professional engineer that encroachments shall not result in any increase in flood levels during occurrence of the 100-year base-flood discharge. Additionally, no new residential lots shall be created that are entirely within the 100-year flood zone. Development within the 100-year Flood Study Overlay District shall conform to the following criteria: All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the City issuing the final development order for the project development. Impacts shall first be avoided. Secondly, where they cannot be avoided, impacts shall be minimized and shall be mitigated. Impacts where unavoidable and where properly mitigated, as determined by the City of Lake Wales and by agencies having jurisdiction, shall be permitted for the purpose of beneficial use of the property.

Policy 3.12:

The Wetland Overlay District is created to recognize those areas identified on the National Wetlands Inventory and by other applicable authorities as wetlands, the boundary of which may be more accurately defined as set forth in this Plan.

Policy 3.13:

The Wetland Overlay District shall designate and map wetlands areas. This overlay area is generally shown on the Future Land Use Map. The specific boundaries of the wetlands may be verified by site specific studies which delineate specific wetland boundaries. It is the responsibility of the owner and/or developer to submit documentation, exhibits, studies, etc., for the purpose of establishing that properties should not be included in the Wetland-Study Overlay District when the adopted land-use map indicates that the property is within such an area. All studies to verify the boundaries of wetlands are required to be signed and sealed by an appropriate professional consultant and have their boundaries verified and approved by the City's Engineer and by the agencies having jurisdiction.

Policy 3.14:

The designation and mapping of the Wetland Overlay District shall be based on areas delineated as wetlands by the National Wetlands Inventory and/or as determined to be jurisdictional by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated (such as Southwest Florida Water Management District, the Department of Environmental Protection, and the Army Corps of Engineers).

Policy 3.15:

Development within the Wetland Overlay District shall conform to the following criteria: All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the City issuing the final development order. Wetland impacts shall first be avoided. Secondly, where

they cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Wetland impacts, where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for the beneficial viable use of the property.

Objective 4: Concurrency of Development with the Availability of Public Facilities and Services

Establish the density and intensity of land use on the availability of necessary public facilities and services as part of the concurrency Management System by 2001. [9J-5.006(3)(b)1]

Policy 4.01:

Direct higher densities and intensity of uses to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available. [9J-5.006(3)(c)3]

Policy 4.02:

Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards established in the Capital Improvements Element are available concurrent with the impacts of the development. [9J-5.006(3)(c)3]

Policy 4.03:

Require that utility service facilities which provide service to the various land uses established on the Future Land Use Map shall be authorized at the same time the land uses are authorized. [9J-5.006(3)(c)3]

Objective 5: Desired Urban Growth Pattern

Promote an urban growth pattern within the Lake Wales Planning Area that is orderly, compact, compatible with the existing and proposed land uses and character of the City of Lake Wales, and that is coordinated with Polk County, adjacent municipalities, and any appropriate resource planning, and management plan prepared pursuant to Chapter 380 F.S. Encourage mixed use and infill development as part of the Land Development Regulations by 2001.

Policy 5.01:

Locate future land uses on the Future Land Use Map at densities and intensities that will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the city. [9J-5.006(3)(c)3]

Policy 5.02:

Promotes functional and integrated mix of residential and nonresidential land uses through appropriate use designations on the future Land Use Map and through the use of innovative development techniques as established in Future Land Use Element Policy 1.04.

Policy 5.03:

Promote infill development and redevelopment of existing urban areas by streamlining the development review and approval process through Housing Element Policy 1.02 and by modifying land development regulations through Housing Element Policy 1.03.

Policy 5.04:

Concentrate intense commercial uses in Activity Centers on the Future Land Use Map as established in Future Land Use Policies 2.02, 2.03, and 2.04.

Policy 5.05:

Limit the expansion of strip commercial areas as directed in Future Land Use Policy 2.06.

Policy 5.06:

Establish Urban Service Area overlays on the Future Land Use Map Series to indicate areas of potential urban service extension within the Lake Wales Planning Area. The following Urban Service Area overlays are established:

- a) Five-Year Urban Service Area (USA-5)
- b) Ten-Year Urban Service Area (USA-10)
- c) Rural Area (RA)

Policy 5.07:

The Five-Year Urban Service Area (USA-5) is established as the area currently served, or programmed to be served within the next five years, by central sanitary sewage and potable water systems; an urban road network; a developed parks system; elementary schools; and public safety (law enforcement, fire protection, EMS). Low Density Residential and Medium Density Residential are permitted within the Five-Year Urban Expansion Area depending on the availability of necessary public facilities and services and the suitability of the site. Most commercial development will be centered within designated Activity Centers.

Policy 5.08:

The Ten-Year Urban Service Area (USA-10) is established as the area under consideration to be served within the next ten years by central sanitary sewage and potable water systems; an urban road network; a developed parks system; elementary schools; and public safety (law enforcement, fire protection, EMS). Residential use will be limited to Low Density Residential and Medium Density Residential depending on the availability of necessary public facilities and services and the suitability of the site. Most commercial development will be centered within designated Activity Centers. As areas within the Ten-Year Urban Expansion Area are provided with public facilities and services or are annexed into the city, the Comprehensive Plan will be amended accordingly.

Policy 5.09:

The Rural Area (RA) is established as the area within the Lake Wales Planning Area not located with the Five-Year or Ten-Year Urban Service Area. The Rural Area lacks all or most of the public facilities and services required for urban development. The primary use will be agriculture with low density residential (up to 3 dwelling units per acre) encouraged in an near existing clusters of residential development.

Policy 5.10:

Coordinate future land use planning with Polk County for areas outside of the City of Lake Wales but within the Lake Wales Planning Area by establishment of a joint planning effort and development of a model interlocal planning agreement through Intergovernmental Coordination Element Policy 2.02.

Policy 5.11:

During the site plan review process, city staff shall review the impact of future land use activities having potential impacts outside the Lake Wales city limits with the appropriate staff of Polk County, adjacent municipalities, or agency responsible for any applicable resource planning and management plan prepared pursuant to Chapter 380, F.S. in an effort to reduce potential conflicts.

Policy 5.12:

Promote compact urban growth through the location of public facility expansions contiguous to existing developed areas through Sanitary Sewer Sub-Element Policies 1.2.08, 1.2.09, 1.2.10, 1.2.12, and 1.2.13; Potable Water Sub-Element Policies 2.2.03, 2.2.04, and 2.2.05, and Drainage Sub-Element Policies 4.2.03 and 4.2.04. [9J-5.006(3)(c)3]

Policy 5.13:

Direct public facility investments in and near existing urban areas through capital improvement funding priorities as established in Capital Improvements Element Policy 1.02.

Policy 5.14:

Discourage the establishment of new private on-site wastewater treatment systems through Sanitary Sewer Sub-Element Policy 1.2.11.

Policy 5.15:

Encourage the use of centralized water and wastewater systems through an interlocal utility service agreement with Polk County as established in Intergovernmental Coordination Policy 2.02.

Policy 5.16:

By October 1, 2001, adopt as part of the Concurrency Management System a system to reserve public facility and service capacity for approved development and to assess the cumulative effect of such approvals on public facility and service capacity.

Policy 5.17:

By October 1, 2001, reach an agreement with Polk County and the Florida Department of Transportation to mitigate the traffic impacts of development adjacent to Highway 27 and S.R. 60 in the Lake Wales Planning Area. At a minimum, this agreement should address access management, facility design options, right-of-way needs, and on-site traffic flow. [9J-5.006(3)(c)3,4]

Policy 5.18:

Require new development to pay for all capital improvements for public facilities needed to serve the development at the adopted levels of service at a cost proportionate to the additional capacity or improvement needed.

Policy 5.19:

To the extent that public facility improvements paid for by a developer are used by others outside of the development, reimburse the developer for capital costs from assessments to those others on a basis proportionate to the use.

Policy 5.20:

Require new development to provide bonding or other financial guarantees to ensure the completion of required public facilities improvements.

Policy 5.21:

Use the Planned Development Process where use and design control is needed to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities.

Policy 5.22:

In recognition of the demand for regional commercial development occurring as a result of the Eagle Ridge Mall, the Regional Commercial Overlay District is hereby created and graphically depicted on Future Land Use Map 2. The District contains approximately 456 acres. To ensure appropriate timing of development relative to regional commercial demands, no more than 225 acres of the developable acreage can be developed. The subject area and acreage limitation set forth in this policy may be amended from time to time based on data and analysis provided as part of an EAR of future Plan Amendments.

Objective 6: Redevelopment and Renewal of Downtown Business Districts and Blighted Areas

Actively identify, develop, and implement programs for the redevelopment or renewal of downtown business districts and blighted areas by 2005. [9J-5.006(3)(b)2]

Policy 6.01:

Continue to support downtown redevelopment in the designated Community Redevelopment Agency Area and fund public improvements in accordance with the Redevelopment Plan.

Policy 6.02:

Implement Housing Element directives for the renewal and revitalization of substandard housing.

Policy 6.03:

Promote infill development and redevelopment through designation of appropriate land uses and densities on the Future Land Use Map Series.

Objective 7: Elimination of Incompatible Uses

Eliminate existing land uses, conditions, and zonings that are inconsistent with the Comprehensive Plan and the proposed future land uses as depicted on the Future Land Use Map Series. Establish a schedule of actions to implement this objective by 2001. [9J-5.006(3)(b)2,3]

Policy 7.01:

Identify, reevaluate, and work towards the elimination of existing land uses that are inconsistent with the city's character and the proposed future land uses. [9J-5.006(3)(c)3]

Policy 7.02:

By October 1, 2001, identify, reevaluate, and where necessary, eliminate zoning that is inconsistent with this Comprehensive Plan. [9J-5.006(3)(c)3]

Policy 7.03:

By October 1, 2001, adopt an ordinance providing for the vesting of pre-existing development rights and for conditions and procedures under which a grace period of up to two years may be granted to permit development in existing zoning districts that are inconsistent with the Comprehensive Plan.

Objective 8: Availability of Utility Facilities

In conformance with the concurrency objective of the Comprehensive Plan, ensure that suitable land is available for utility facilities as necessary to support proposed development and incorporate into the Land Development Regulations and Concurrency Management System by 2001. [9J-5.006(3)(b)8]

Policy 8.01:

Public utilities that provide essential service to existing and future land uses authorized by the Comprehensive Plan shall be permitted in all future land use categories provided the performance

standard in the Power Plant Siting Act, Transmission Line Siting Act, Lake Wales Future Land Use Element, and applicable land development regulations are met.

Policy 8.02:

By October 1, 2001, amend or adopt land development regulations to require developers to confirm that required utility services are available or are committed to be available concurrently with completion of the development prior to the issuance of a development order. [9J-5.006(3)(b)9]

**TRANSPORTATION ELEMENT
GOAL, OBJECTIVES & POLICIES**

NOTE: This Element will be replaced in 2001 or 2002 with a revised Transportation Element that addresses all of the recent Chapter 9J-5 changes for Transportation Elements, plus any changes necessary as a result of the Polk Transportation Planning Organization 2025 Long-Rang Transportation Plan (LRTP). The 2025 LRTP is currently in the draft stage.

GOAL: It shall be the goal of the City of Lake Wales to provide a safe and efficient transportation system for all modes of travel that is financially feasible, consistent with community needs, and environmentally sound. [9J-5.007(3)(a)]

Objective 1: Maintenance of Level Of Service

Provide a safe and efficient system of roads by maintaining an acceptable Level of Service (LOS) on all roadway segments. [9J-5.007(3)(b)1]

Policy 1.01:

The following peak hour standards, indicating the minimum acceptable level of service, are hereby established:

Principal Arterials	LOS D
Minor Arterials and Collectors	LOS D
Other Roadways	LOS C
Florida Intrastate Highway System Roadways	LOS C

[9J-5.007(3)(c)1]

Policy 1.02:

By October 1, 2001, ensure through the adoption of land development regulations and concurrency management system that no road segment will be permitted to deteriorate to an unacceptable LOS. [9J-5.007(3)(c)1]

Policy 1.03:

Cooperate in regard to any Traffic System Management (TSM) program proposed for Polk County by the Polk Transportation Planning Organization (TPO) or the Florida Department of Transportation (FDOT). [9J-5.007(3)(c)1]

Policy 1.04:

By October 1, 2001, request that FDOT and-or the TPO measure average daily and peak hour traffic on all city streets classified as urban collectors for the purpose of estimating levels of service. Update comprehensive plan accordingly.

Policy 1.05:

Continue to request that railroad companies owning or controlling rights-of-way in the city assist the city in making improvements to railroad grade crossings in the city.

Objective 2: Access Control

Preserve the capacity and safety of arterials and collectors by coordinating and controlling access points, median openings, and intersection locations. [9J-5.007(3)(c)2]

Policy 2.01:

By October 1, 2001, adopt land development regulations to control access to arterial and collector roads from adjacent development. [9J-5.007(3)(c)2]

Policy 2.02:

Were feasible, promote the use of shared driveways and frontage roads to provide access to arterial and collector roads. [9J-5.007(3)(c)2]

Policy 2.03:

Coordinate with the TPO and FDOT in the review of site plans to ensure safe and efficient access to arterial and collector roads from adjacent development. [9J-5.007(3)(c)2]

Objective 3: Rights-of-Way

Protect existing and planned road rights-of-way from encroachment by incompatible development. [9J-5.007(3)(b)1,4]

Policy 3.01:

By October 1, 2001, 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. The TPO and FDOT should be consulted concerning rights-of-way for state-maintained highways. [9J-5.007(3)(c)4]

Policy 3.02:

Indicate on the Future Land Use Map Series any planned rights-of-way for local roads to serve the projected land uses. [9J-5.007(3)(c)4]

Objective 4: Coordination Other Elements and Plans

Coordinate the transportation system with the Future Land Use Element and with the plans of the TPO, the FDOT, and adjacent municipalities. [9J-5.007(3)(b)1,2,3]

Policy 4.01:

Review changes to the transportation system for the necessity and appropriateness of the change in relation to future land uses as depicted on the future Land Use Map Series and the adopted level of service standards.

Policy 4.02:

The Transportation Element shall, to the extent possible, be consistent with the adopted long-range plans of TPO, FDOT, including the US 27 Arterial Investment Study (AIS) and any resource planning and management plan prepared pursuant to Chapter 380, F.S.

Policy 4.03:

By December 31, 2001, establish parking strategies for expanding city-owned parking facilities in response to parking demands and in support of development and redevelopment activities.

Policy 4.04:

Limited rail service supports existing industrial facilities. By December 21, 2004, evaluate existing facilities and service, and the feasibility of expanding service to support the City's industrial park and future industrial expansion as well.

Objective 5: Minimization of Negative Impacts

Minimize the potential disruptive or negative impacts of the traffic circulation system on the community. [9J-5.007(3)(b)1,2]

Policy 5.01:

Major road construction projects shall be reviewed for environmental impacts and consistency with the Conservation Element.

Policy 5.02:

The treatment of stormwater runoff shall be included as an integral component of all new roadway construction and reconstruction. [9J-5.013(2)(c)1]

Policy 5.03:

Design and construct the traffic circulation system to slow and limit arterial and cut-through traffic that would damage the character and integrity of residential neighborhoods or significant cultural or historic resources, including designated historic districts.

Policy 5.04:

By December 31, 2001, evaluate truck traffic routes in the city for impacts on neighborhoods and city streets.

Policy 5.05:

By December 31, 2002, reroute truck traffic in the city as indicated by the evaluation of truck traffic routes to minimize impacts on neighborhoods and city streets.

Policy 5.06:

By October 1, 2001, amend or adopt land development regulations that contain design for the safe and efficient flow of on-site traffic and for the provision of adequate parking for vehicles and bicycles. [9J-5.007(3)(b)3]

Policy 5.07:

By October 1, 2001, amend or adopt land development regulations that contain design criteria for the landscape buffering of new arterial roads located adjacent to or in close proximity to residential areas and for the landscaping of parking lots to provide maximal shading, aesthetics, and stormwater retention.

Objective 6: Non-motorized Transportation

Provide for the needs of bicyclists and pedestrians as a means of reducing local motor vehicle traffic. [9J-5.007(3)(b)1,3]

Policy 6.01:

Consider the needs of bicyclists and pedestrians in conjunction with all road construction, reconstruction, or maintenance projects. The TPO's recommended evaluation criteria should be used to determine which projects, if any, will be considered for upgrading to AASHTO bicycle facility standards as outlined in The MPO's Guide to Bicycle Planning in Polk County, June 1989. [9J-5.007(3)(c)5]

Policy 6.02:

By December 31, 2001, the Public Services Director, or his designee, shall evaluate the need for improved bicycle and pedestrian access-ways connecting residential areas and shopping centers, parks, schools, and public buildings and shall make recommendations to the City Commission

based on this evaluation. The TPO's evaluation criteria should be used for evaluating bicycle needs. The evaluation process should be coordinated with the evaluation of access to parks and recreation areas (See Recreation and Open Space Element, Policy 2.02) and with Polk County School Board in regard to access to public schools. [9J-5.007(3)(c)5]

Policy 6.03:

Within financial constraints, include annually in the capital Improvements Program those bicycle and pedestrian facility improvements that are identified in the evaluation (Policy 6.02) as being needed. [9J-5.007(3)(c)5]

Policy 6.04:

By October 1, 2001, amend or adopt as part of land development regulations criteria for non-motorized access for new residential and commercial developments. [9J-5.007(3)(c)5]

Policy 6.05:

Lake Wales shall coordinate with and participate in the TPO's Bicycle and Pedestrian Programs. [9J-5.007(3)(c)5]

**HOUSING ELEMENT
GOAL, OBJECTIVES, & POLICIES**

GOAL: It shall be the goal of the City of Lake Wales to provide opportunities for safe, sound, and affordable housing for all present and future residents, while recognizing the private sector as the primary provider of housing. [9J-5.010(3)(a)]

Objective 1: Provision of Adequate and Affordable Housing

Assist the private sector to provide safe, sound, and affordable housing to meet the needs of the existing and anticipated population, including very low, low and moderate income households, consistent with the protection of natural resources. It is estimated that this will require 163 additional housing units by 2005, and 158 additional housing units by the year 2010. [9J-5.010(3)(b)1,3]

Policy 1.01:

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

Policy 1.02:

By October 1, 2001, initiate a review and modify the development review and approval process to make it as streamlined and efficient as possible as an incentive to encourage private sector participation in meeting affordable housing needs. [9J-5.010(3)(c)2]

Policy 1.03:

By October 1, 2001, review and modify land development regulations to eliminate excessive requirements and provide incentives to increase private sector participation in meeting affordable housing needs, while continuing to ensure the health, safety, and welfare of city residents. [9J-05.010(3)(c)1,2]

Policy 1.04:

By October 1, 2001, review and, and where consistent with capital needs, modify impact fee and utility connection fee structures and policies as an incentive to encourage private sector participation in meeting affordable housing needs. [9J-05.010(3)(c)1,2]

Policy 1.05:

Continue to rigorously enforce the Open Housing Ordinance to prevent unfair and discriminatory real estate marketing and financing practices.

Policy 1.06:

In accordance with the schedule outlined in the Capital Improvements Element, provide supporting infrastructure to new residential neighborhoods and special needs housing. [9J-5.010(3)(c)5]

Policy 1.07:

By October 1, 2001, adopt land development regulations to permit and encourage mixed commercial-residential development or redevelopment.

Policy 1.08:

Take maximum advantage of federal, state and county funding and programs designed to aid in the provision of housing for very low, low and moderate income households. [9J-5.010(3)(c)7]

Policy 1.09:

Principles and criteria for siting very low, low and moderate income housing shall be: to ensure very low, low and moderate income families adequate public facilities and services; to reduce concentrations of low and moderate income housing; to provide adequate sites for low and moderate income housing based on projections and demand for such housing. [9J-5.010(3)(c)5]

Policy 1.10:

New residential development shall be located so as to minimize adverse impacts on the environment, through implementation of Future Land Use Policies 3.01 through 3.10, and Conservation Element Policies 1.04, 2.02, 3.01, 4.01, and 7.03 through 7.08.

Policy 1.11:

By October 1, 2001, review and, where appropriate, modify adopted land development regulations for the siting of code-approved manufactured homes that are consistent with 320.8285(5) and 553.38(2) F.S., to include aesthetic criteria to assure compatibility with site-built homes. [9J-5.010(3)(c)3,5]

Policy 1.12:

By October 1, 2001, review the infrastructure needs of mobile home parks and subdivisions. [9J-5.010(3)(c)5]

Policy 1.13:

By October 1, 2001, develop a strategy and plan of action for the provision of affordable housing in the CRA on sites identified in the Phase I Northwest Neighborhood Revitalization Plan and through other means.

Objective 2: Maintenance and Improvement of Housing Stock

Eliminate substandard housing conditions by the year 2010, and assist owners and occupants to maintain and improve the structural and aesthetic condition of dwelling units. [9J-5.010(3)(b)2,5,6]

Policy 2.01:

Principles and criteria for the conservation, rehabilitation, and demolition of housing units shall be: to encourage property owners to make repairs to housing units before serious problems develop; reduce blight and decay of neighborhoods; maintain the value of the housing stock; and encourage private investment in residential areas. [9J-5.010(3)(c)4]

Policy 2.02:

By December 31, 2001, increase code enforcement activities in areas with concentrations of substandard housing units through a program of systematic inspections. [9J-5.010(3)(b)2]

Policy 2.03:

In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment. [9J-5.010(3)(c)3,5]

Policy 2.04:

By October 1, 2001, review and amend where necessary city housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. [9J-5.010(3)(c)3]

Policy 2.05:

Take maximum advantage of federal, state, and county funding and programs for the rehabilitation or demolition and replacement of substandard housing units. [9J-5.010(3)(c)7]

Policy 2.06:

Continue the rate of demolition of dilapidated housing units in areas where concentrations of substandard housing units are found. [9J-5.010(3)(c)3]

Policy 2.07:

Abide by the mandates of the Uniform Relocation Act, ensuring that those temporarily or permanently replaced as a result of the city's actions regarding housing conservation, rehabilitation, or demolition, will be provided adequate relocation assistance. [9J-5.010(3)(c)8]

Policy 2.08:

By December 31, 2002, the City shall work with the Lake Wales Care Center and the Lake Wales Housing Authority to set up an information and referral system to make information on housing maintenance and rehabilitation programs available to city residents. [9J-5.010(3)(c)1,7]

Objective 3: Sites for Special Needs Housing

Provide adequate sites for housing for those with special needs, including sites for group homes, foster care facilities, and seasonal or migratory workers by 2010. [9J-5.010(3)(b)1,4]

Policy 3.01

Principles and criteria for siting HRS-licensed or funded group homes and foster care facilities shall be: to promote community living options for special needs populations; to remove all legal barriers to the establishment of licensed group homes in residential districts; and to afford the residents of group homes their human and constitutional right to equal protection and due process. [9J-5.010(3)(c)5,6]

Policy 3.02:

Through the Future Land Use Element and the Future Land Use Map Series, assure that the following number of total sites are available for facilities for family care and special needs populations:

By 2002: 1 site for developmentally disabled, 2 sites for mentally ill. [9J-5.010(3)(c)5]

Policy 3.03:

By October 1, 2001, review and, where appropriate, modify land development regulations to assure that group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services are permitted in areas of residential character. [9J-5.010(3)(c)6]

Policy 3.04:

By October 1, 2001, initiate an evaluation of the housing needs of seasonal and migratory workers in Lake Wales and amend the Housing Element to account for this need. [9J-5.010(3)(c)5]

Policy 3.05:

Encourage and assist nonprofit organizations in their efforts to meet the housing needs of special populations including the homeless, the elderly, the disabled, and seasonal and migratory workers. [9J-5.010(3)(c)1]

Objective 4: Housing Implementation Program

By 2005, establish a mechanism for the timely implementation of the adopted housing goal, objectives, and policies. [9J-5.010(3)(b)7]

Policy 4.01:

By October 1, 2001, name a Housing Advisory Committee to advise the City Commission in regard to housing issues and, as directed by the City Commission, to assist in implementing the adopted housing goal, objectives, and polices. [9J-5.010(3)(c)1]

Policy 4.02:

The Housing Advisory Committee shall issue a report at least annually outlining the progress in implementing the housing goal, objectives, and policies, with emphasis on the elimination of substandard housing conditions, and making recommendations for correcting housing problems and for the structural and aesthetic improvement of housing and residential neighborhoods. [9J-5.010(3)(c)1]

Policy 4.03:

The Housing Advisory Committee shall participate in and cooperate with the Polk Housing Task Force. [9J-5.010(3)(c)1,5]

Policy 4.04:

Continue to support non-profit partnership that provides affordable housing through a combination of planning, design, innovative financing, grant management, infrastructure improvements, and resident education. [9J-5.010(3)(c)1,5]

**SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER & NATURAL
GROUNDWATER AQUIFER RECHARGE ELEMENT
GOALS, OBJECTIVES & POLICIES**

GOAL 1: Sanitary Sewer - It shall be the goal of the City of Lake Wales to ensure the environmentally sound treatment and disposal of wastewater generated by all residents and businesses. [9J-5.011(2)(a)]

Objective 1.1: Elimination of System Deficiencies

Eliminate identified deficiencies in the municipal sanitary sewer system by replacing worn-out and obsolete system components by 2015. [9J-5.011(2)(b)1]

Policy 1.1.01:

In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:

1. Replace lift station #3 (Sunset)
2. Install sludge stabilization unit
3. Replace lift station #8 (Alabama)

Objective 1.2: Expansion of System to Meet Future Needs

Expand the municipal sanitary sewer system as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities and discourage urban sprawl. [9J-5.011(b)2,3]

Policy 1.2.01:

The following level of service standard for wastewater treatment and disposal is hereby established:

Flow capacity:

Average daily flow - 100 gpcd

Maximum daily flow - Average daily flow plus 13 percent

Effluent quality:

Meet or exceed EPA and DEP discharge parameters

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

Policy 1.2.02:

By October 1, 2001, ensure through the adoption of land development regulations and a concurrency management system that no development order will be issued for any development that would result in the failure of the municipal sanitary system to meet the adopted LOS standards. [9J-5.011(2)(c)2]

Policy 1.2.03:

Expansion or increase in capacity of the municipal sanitary sewer system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

Policy 1.2.04:

In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:

1. Install new sewer, Burns Avenue east
2. Install new sewer, Seaboard Avenue

Policy 1.2.05:

New private development within the Five-Year and Ten-Year Urban Expansion Areas that are served by on-site wastewater disposal systems shall make the necessary provision to be connected to the Lake Wales sanitary sewer system when the capacity and lines are available.

Policy 1.2.06:

By December 31, 2005, at a minimum, reuse one half of the effluent discharge from the Lake Wales wastewater treatment plant.

Policy 1.2.07:

Continue to update the estimate of the population served by the sanitary sewer system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for wastewater treatment and disposal.

Policy 1.2.08:

Continue to restrict municipal sanitary sewer service to within the city limits except in cases where an executed annexation agreement is in force. [9J-5.011(2)(c)1]

Policy 1.2.09:

Continue to charge municipal sanitary sewer system customers in areas outside of the city 150 percent of the rate charged customers inside the city. [9J-5.011(2)(c)1]

Policy 1.2.10:

Continue to require all new and existing wastewater generators to connect to the municipal sanitary sewer system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such service.

Policy 1.2.11:

Where lines are not available or projected to be available to connect new wastewater generators to the municipal sanitary sewer system, on-site sewage disposal systems may be permitted which meet the requirements of Chapter 381.272 F.S., Chapter 10D-6 F.A.C., except that: (a) the minimum lot size for any new residential subdivision employing subsurface soil absorption fields shall be 20,000 square feet, (b) no on-site sewage disposal systems shall be permitted in areas where the soils are rated "Severe" by the Soil Conservation Service for the type of system proposed, (c) on-site sewage disposal systems shall not be permitted in Conservation areas, (d) on-site sewage disposal systems shall not be permitted for commercial or industrial uses, (e) provision shall be made for any new residential units using on-site sewage disposal systems to connect to the municipal sewer system when lines become available.

Policy 1.2.12:

New municipal sanitary sewer expansions shall be planned, designed and constructed in a timely manner in accordance with the provision of Chapter 17-006.405 F.A.C.

Policy 1.2.13:

In accordance with Capital Improvements Element Policies 3.03, 3.04, and 3.05, continue to require developers to pay for sanitary sewer treatment and collection capacity needed to serve new development at the adopted Level of Service standard.

GOAL 2: POTABLE WATER - It shall be the goal of the City of Lake Wales to provide the reliable delivery of potable water to meet the needs of all residents and businesses. [9J-5.011(2)(a)]

Objective 2.1: Elimination of System Deficiencies

Eliminate identified deficiencies in the municipal water system by replacing worn-out and components by 2015. [9J-5.011(2)(b)1]

Policy 2.1.01:

In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:

1. Upgrade water lines in Golfview Park, Phase 2
 2. Loop water line in Country Oaks
 3. Upgrade water lines in Golfview Park, Phase 3
 4. Install telemetry at water treatment plants.
 5. Upgrade water lines at Carlton Avenue and Cohasset Avenue
- [9J-5.011(2)(c)1]

Policy 2.1.02:

Monitor and annually update the master plan for the municipal water system. Update the Comprehensive Plan accordingly. [9J-5.011(2)(c)1]

Objective 2.2: Expansion of System to Meet Future Needs

Expand the municipal water service as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities, discourage urban sprawl, and meet the water conservation objectives established in the conservation Element by 2015.

Policy 2.2.01:

The following level of service standard for potable water is hereby established:

Flow capacity:

Average daily demand - 122 gpd

Maximum daily demand - 1.43 times average daily demand

Storage capacity:

One half times average daily demand

Pressure:

20 p.s.i. minimum

[9J-5.011(2)(c)2,3]

Policy 2.2.02:

By October 1, 2001, ensure through adoption of land development regulations and concurrency management system that no development order will be issued for any development that would result in the failure of the municipal water system to meet the adopted LOS standards. [9J-5.0119(2)(c)1,2]

Policy 2.2.03:

Expansion or increase in capacity of the municipal potable water system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

Policy 2.2.04:

Continue to restrict municipal potable water service to within the city limits except in cases where an executed annexation agreement is in force. [9J-5.011(2)(c)1]

Policy 2.2.05:

Continue to charge municipal potable water system customers in areas outside of the city 150 percent of the rate charged customers inside the city. [9J-5.011(2)(c)1]

Policy 2.2.06:

By October 1, 2001, revise land development regulations to require all new development to connect to the municipal potable water system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such service.

Policy 2.2.07:

By June 1, 2001, meet with SWFWMD officials to determine the adequacy of the existing consumptive use permit (groundwater withdrawal permit) to meet the needs of the projected population. If additional withdrawal capacity is needed, make application as appropriate. [9J-5.011(c)5]

Policy 2.2.08:

Update the estimate of the populations served by the municipal water system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for potable water.

Objective 2.3: Water Conservation

Reduce per capita water consumption within the municipal water system by ten percent by 2005 through a combination of strategies and techniques. [9J-5.011(2)(b)4]

Policy 2.3.01:

By October 1, 2001, as part of land development regulations adopt and enforce the minimum standards outlined in the Water Conservation Act, Chapter 553.14 F.S., for water conserving fixtures in new construction. [9J-5.011(2)(c)3]

Policy 2.3.02:

By October 1, 2001, require as part of land development regulations the use of drought-tolerant plants where landscaping is required. [9J-5.011(2)(c)3]

Policy 2.3.03:

Achieve the recommended potable water LOS by the Southern Water Use Caution Area (SWUCA) by 2004.

GOAL 3: SOLID WASTE - It shall be the goal of the City of Lake Wales to provide for the efficient collection and environmentally sound disposal of non-hazardous solid waste generated by all residents and businesses. [9J-5.011(2)(a)]

Objective 3.1: Collection and Recycling

Ensure that non-hazardous solid waste generated in Lake Wales is collected for disposal at a designated county landfill or is recycled and the level of service of 7.3 pounds per capita per day shall be maintained at all times. All non-hazardous waste generated in Lake Wales will be collected for disposal at a designated county landfill or recycled to meet the 30 percent recycling rate pursuant to Chapter 403, F.S. [9J5.011(2)(b)1,2,3]

Policy 3.1.01:

The following level of service standard for solid waste collection is hereby established:
7.3 pounds per capita per day
[9J-5.011(2)(c)2]

Policy 3.1.02:

Continue to ensure that the necessary equipment, personnel and facilities are available to maintain the adopted level of service standard for solid waste collection. [9J-5.011(2)(c)2]

Policy 3.1.03:

Continue the interlocal agreement with Polk County for the disposal of solid waste in county landfills. [9J-5.011(2)(c)2]

Policy 3.1.04:

Cooperate with and assist Polk County in meeting the recycling and solid waste management requirements of the Solid Waste Management Act of 1988 for solid wastes generated in Lake Wales by continuing to provide a site for a recycling center. [9J-5.011(2)(c)1]

GOAL 4: DRAINAGE

Objective 4.1: Elimination of System Deficiencies

Evaluate the city drainage system to identify and prioritize deficiencies and take steps to eliminate these deficiencies by 2002. {9J-5.011(2)(b)1]

Policy 4.1.01:

Adopt drainage level of service standards for existing development defined by the following levels:

Flood Protection:

Level A - Good stormwater drainage. No evidence of significant street or lot flooding.

Level B - Fair stormwater drainage. Some street flooding, no major lot flooding during major storms.

Level C - Poor stormwater drainage. Repeated street or lot flooding during major storms.

Level D - No stormwater drainage. Streets and lots flood.

Water Quality:

Level A - Meets state water quality design and performance standards established in 17-25.025 F.A.C. with treatment of first inch of runoff to meet standards required by 17-302.500 F.A.C.

Level B - Fails to meet state water quality or treatment standards. Stormwater disposal does not enter or degrade receiving water body.

Level C - Fails to meet state water quality or treatment standards. Stormwater disposal degrades receiving water body.

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

Policy 4.1.02:

The following drainage level of service standards for existing development are hereby adopted:

Drainage Basin	Flood Protection	Water Quality
Lake Wailes	B	B
Crystal Lake	B	B
Lake Cooper	B	B
Lake Worth	C	C
Twin Lakes	B	C
North Lake Wailes	A	C
Lake Alta	A	C
Lake Serena	B	C
Lake Edward	A	C
Grassy Lake	B	B
Lake Bonnie	A	C
Lake Myrtle	C	C
Lake Padgett	C	C
Dinner Lake	C	C
Misc. Minor Basins	C	C

Policy 4.1.03:

The following drainage level of service standards for new public or private development are hereby established:

Streets and Roads:

Pavement at or above FEMA 100-year floodplain.

Drainage Structures (culverts and bridges):

Ability to transmit the 100-year return period storm with maximum velocity of five feet per second.

Storm Sewers (inlets, manholes, storm sewer lines):

Designed to handle the 3-year period storm.

All Development:

Must comply with existing SWFWMD and FDEP regulations regarding management and storage of surface waters.

Water Quality:

Meet state water quality design and performance standards established in 17-25.025

F.A.C. with treatment of first inch on runoff to meet standards required by 17-302.500

F.A.C. Applies to any stormwater drainage system which collects and transmits stormwater to a disposal location, regardless of size of the system. [9J-5.011(2)(c)2]

Policy 4.1.04:

In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects as described in the Envisors stormwater study:

1. First Street retrofit
2. Scenic Highway retrofit
3. Sessoms Ave. retrofit
4. Washington Ave. retrofit
5. N. Lakeshore Blvd. retrofit
6. Lakeshore Blvd. retrofit
7. Florida & "F" St. retrofit

Objective 4.2: Expansion or Increase in Capacity of System

Expand or increase the capacity of the municipal drainage system as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities and discourage urban sprawl. [9J-5.011(2)(b)2,3]

Policy 4.2.01:

By October 1, 2002, enact a means to fund needed stormwater facilities that will reserve funds in advance of need.

Policy 4.2.02:

By October 1, 2002, develop a stormwater management plan that estimates and plans for future stormwater management needs while maximizing the use of existing facilities and limiting urban sprawl.

Policy 4.2.03:

Expansion or increase in capacity of the municipal drainage system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

Policy 4.2.04:

Continue to restrict expansion of the municipal drainage to within the city limits except in cases where an executed annexation agreement is in force. [9J-5.011(2)(c)1]

Objective 4.3 Protection of Natural Drainage Features

Regulate land use and development to protect the functions of natural drainage ways that serve as primary conveyance systems for stormwater runoff through Land Development Regulations by 2001. [9J-5.011(2)(b)5]

Policy 4.3.01:

By October 1, 2001, amend or adopt land development regulations regarding stormwater management practices for new development that are at least as stringent as those outlined in Chapter 17-25, F.A.C. [9J-5.011(2)(b)5]

Policy 4.3.02:

Prior to issuances of a development order to, require evidence that a stormwater management permit has been issued by the Southwest Florida Water Management District for all types of

developments that are required to obtain such a permit under Chapter 40D-4 and 40D-40, F.A.C. or that the development is exempt from such permitting requirements.

Policy 4.3.03:

Continue to require all development to incorporate soil erosion Best Management Practices during construction as directed in Conservation Element Policy 5.01.

Policy 4.3.04:

Continue to require all driveways to be constructed in a manner which ensures that (a) they do not interrupt storm drainage flow paths along street margin, (b) they are properly graded to prevent ponding, and (c) they do not transmit sediment into the street or storm drainage system.

GOAL 5: NATURAL GROUNDWATER AQUIFER RECHARGE

It shall be the goal of the City of Lake Wales to protect the recharge ability of areas of high natural aquifer recharge to assure a safe, plentiful supply of groundwater. [9J-5.011(2)(a)]

Objective 5.1: Identification of Aquifer Recharge Areas

Identify and map aquifer recharge areas within the city limits according to the best available data by 2002. [9J-5.011(2)(b)5]

Policy 5.1.01:

All land area within the city limits is to be considered an area of "high recharge" to the Floridan aquifer. (Based on Stewart, 1980) [9J-5.011(2)(c)4]

Policy 5.1.02:

Delineate areas of "prime recharge" to the Floridan aquifer on the Future Land Use Map Series when such areas are designated by the Southwest Florida Water Management District. [9J-5.011(2)(c)4]

Objective 5.2: Regulation of Land Use

Regulate land use and development to maintain the functions of natural aquifer recharge areas as part of the Land Development Regulations. [9J-5.011(2)(b)5]

Policy 5.2.01:

By October 1, 2001, as part of the Land Development Regulations, establish criteria to minimize the amount of impervious surfaces in development design and to include recharge areas in open space preservation requirements. [9J-5.011(2)(c)4]

Policy 5.2.02:

By October 1, 2001, the Development Services Director will meet with the Director of the Polk County Water Resources Department and the Government Services Representative of the Southwest Florida Water Management District to determine how the city can cooperate with regard to regional aquifer recharge objectives in its management of water resources. [9J-5.011(2)(c)3, 4]

**CONSERVATION ELEMENT
GOAL, OBJECTIVES & POLICIES**

GOAL: It shall be the goal of the City of Lake Wales to conserve, protect, enhance, and manage its natural resources and to attain the highest possible environmental quality. [9J-5.013(2)(a)]

Objective 1: Surface Water Resources

Improve the water quality and biological health of the city's lakes. the water quality standards shall be those for Class III waters as defined by the Florida Department of Environmental Protection. Incorporate into Land Development Regulations and establish cooperative agency agreements by 2004. [9J-5.013(2)(b)2]

Policy 1.01:

By October 1, 2002, cooperate with the Polk County Water Resources Department to develop regulations and procedures for the enforcement of state water quality standards. [9J-5.013(2)(c)6]

Policy 1.02:

In cooperation with the Polk County Water Resources Department, the Florida Lakewatch Program, or other appropriate agency or program continue to, ensure that all lakes of ten acres or more within the city limits are monitored at least twice annually for standard water quality parameters. [9J-5.013(2)(c)6]

Policy 1.03:

By October 1, 2002, as part of a stormwater management plan prioritize which lakes, and which drainage facilities affecting those lakes, should receive drainage improvements. Consideration should be given to each lake's relative aesthetic and recreational value to the community and its need and potential for restoration or protection. [9J-5.013(2)(c)6]

Policy 1.04:

By October 1, 2002, amend or adopt land development regulations to ensure that existing lake buffers are protected from encroachment by development or other activities detrimental to the water quality or biological health of the lakes. [9J-5.013(2)(c)6, 7]

Policy 1.05:

By December 31, 2003, in cooperation with county and state agencies and volunteer groups, devise an aquascaping plan aimed at revegetating one lakeshore or portion of a lakeshore with native plants as a demonstration project. If this project is deemed to be successful, plans should be made to aquascape other lakes. [9J-5.013(2)(c)6]

Policy 1.06:

In cooperation with county and state agencies and volunteer groups, support a continuing program to increase public understanding of factors affecting the health of the city's lakes. [9J-5.013(2)(c)6]

Policy 1.07:

Seek all available grants, funds, and assistance from government agencies or private organizations for the enhancement, improvement, or restoration of Lake Wailes in particular and other lakes within the city in general. [9J-5.013(2)(c)6]

Policy 1.08:

By December 31, 2003, cooperate with Polk County and the Southwest Florida Water Management District to place Lake Effie on the list for SWIM restoration funds. [9J-5.013(2)(c)6]

Objective 2: Groundwater and Potable Water Resources

Protect the quantity and quality of Lake Wales' groundwater from degradation. Establish programs and strategy by 2004. [9J-5.013(2)(b)2]

Policy 2.01:

By October 1, 2004, coordinate with the Southwest Florida Water Management District and the Polk County Health Department to implement a local groundwater protection program which at a minimum incorporates the treatment standards outlined in Chapter 17-28.700(2) for stormwater runoff discharging into sinkholes and provides for review procedures for the installation of underground storage tanks. [9J-5.013(2)(c)1]

Policy 2.02:

By October 1, 2004, implement a comprehensive wellhead protection program to prevent the potential release of contaminants within the zones of protection designated on the Future Land Use Map Series. Interim measures for the protection of municipal will shall be:

- a) New activities involving the bulk storage, handling, or processing materials on the Florida Substances List or petroleum products shall be prohibited within the 180-day travel time contour. This shall not prohibit small quantities of such substances normally used for domestic or maintenance purposes.
- b) New on-site wastewater disposal facilities shall be prohibited within the 30-day travel time contour.
- c) New excavations that intersect with the water table shall be prohibited within the 30-day travel time contour.
- d) New lands uses with the potential to contaminate groundwater supplies, including landfills, feedlots, wastewater treatment plants, and junkyards, shall be prohibited within the 180-day travel time contour.

[9J-5.013(2)(c)1]

Policy 2.03:

By October 1, 2004, the Utilities Department shall use a methodology approved by the Southwest Florida Water Management District to establish estimates of the service populations within the municipal water service area for the purpose of calculating average per capita consumption of water. Such estimates shall be reviewed and updated annually. [9J-5.013(2)(c)1]

Policy 2.04:

By October 1, 2004, in cooperation with the Southwest Florida Water Management District, develop and implement a water conservation program aimed at reducing the per capita consumption of city water in accordance with Obj. 2.3 of the Potable Water Sub-element. [9J-5.013(2)(c)1]

Policy 2.05:

Continue to have the Lake Wales Police enforce Southwest Water Management District water use restrictions during declared water shortages. [9J-5.013(2)(c)1]

Objective 3: Floodplains

Protect the natural functions of floodplains. [9J-5.013(2)(b)2]

Policy 3.01:

By October 1, 2001, amend the city's Flood Protection Ordinance so that its flood protection standards are at least as stringent as the county's flood protection standards. [9J-5.013(2)(c)6]

Policy 3.02:

By October 1, 2001, request that the Southwest Florida Water Management District establish regulatory lake levels for Lake Cooper (Weaver), crystal Lake, North Lake Wailes, Lake Wailes, and Lake Worth as part of the district's Lake Levels Project. [9J-5.013(2)(c)6]

Objective 4: Wetlands

Ensure that no net loss of wetlands occurs. [9J-5.013(2)(b)2,3,4]

Policy 4.01:

By October 1, 2001, adopt as part of land development regulations, wetland protection standards to protect the natural functions of wetlands and to ensure that no net loss of wetlands occurs within the city limits. [9J-5.013(3)(a)(b)]

Policy 4.02:

Continue to require the following interim measures for the protection of wetlands:

- a) New development shall be clustered away from wetlands and shall comply with the Army Corps of Engineers, Southwest Florida Water Management District (SWFWMD) and/or Florida Department of Environmental Protection (FDEP) requirements, or shall maintain a minimum 25-foot buffer from wetlands, whichever is more restrictive.
- b) The density and intensity of development adjacent to wetlands shall not exceed that level which would facilitate the preservation of the natural functioning of the wetland.
- c) Site plans for new development shall identify the location of wetlands.
- d) Sedimentation and erosion controls shall be required where construction or land alteration takes place adjacent to wetlands.
- e) No new lots or parcels shall be created without sufficient uplands to allow development.
- f) No dredge and fill activities shall be permitted in wetlands except that necessary for access to private residences, provided that the direction and rate of historical surface water flow are not changed and that additional wetlands are created for purposes of mitigation shall be on an acre-per-acre basis; shall be equal in type, function, and quality to the wetlands destroyed; and shall be maintained and monitored to assure viability.

Objective 5: Soil Erosion

Prevent soil erosion through appropriate best management practices adopted as part of the Land Development Regulations by 2001. [9J-5.013(2)(b)3]

Policy 5.01:

By October 1, 2001, consult with the Polk Soil and Water Conservation District to determine and incorporate into land development regulations appropriate soil erosion best management practices. [9J-5.013(2)(c)6]

Objective 6: Commercial Valuable Minerals

Avoid conflicts between sand mining operations and other proposed land uses and activities, and incorporate standards into the Land Development Regulations by 2001. [9J-5.013(2)(b)3]

Policy 6.01:

Consult with the managers of sand mines for the purpose of avoiding or mitigating conflicts with mining operations whenever annexations, infrastructure improvements, new development, or other activities are proposed within 1,000 feet of existing or planned mines. [9J-5.013(2)(c)2]

Policy 6.02:

By October 1, 2001, adopt as part of land development regulations standards for the buffering of other land uses from sand mining operations. [9J-5.013(2)(c)2]

Policy 6.03:

Ensure through coordination with the Florida Department of Environmental Protection (FDEP) and the managers of sand mines that mined-out areas are reclaimed according to DEP standards and timetables. [9J-5.013(2)(c)2]

Objective 7: Plants and Animals

Protect native vegetation, including forests, and wildlife habitats, including fisheries. Coordinate with State and County authorities in identifying habitat locations by 2001. [9J-5.013(2)(b)3,4]

Policy 7.01:

By October 1, 2002, adopt a tree ordinance aimed at maintaining and restoring a canopy of drought-tolerant trees. [9J-5.013(2)(c)1,3,6]

Policy 7.02:

By October 1, 2004, in cooperation with the Florida Department of Agriculture, Division of Forestry, establish an urban forestry plan that establishes guidelines for planting and maintenance of trees on public property and rights of way, explores the feasibility of establishing a city nursery, and develops ways of educating the public about the benefits of urban forestry. [9J-5.013(2)(c)3,6,7,8]

Policy 7.03:

By October 1, 2002, in cooperation with the State of Florida, Polk County, and non-profit conservation organizations and land trusts, seek to preserve scrub habitat within the city limits or that is located both within the city and the county. In order of preference, preservation efforts should seek (a) acquisition of sites in fee simple, (b) less than fee simple interest (conservation easement, etc.), or (c) enforcement of state and federal laws regarding threatened and endangered plants and animals. [9J-5.013(2)(c)3,6]

Policy 7.04:

Protect vegetative communities and wildlife habitats by preserving open space through Recreation and Open Space Element Policy 6.03 and Future Land Use Policy 1.02(b); by directing and controlling densities and intensities of use in environmentally sensitive lands through Future Land Use Element Policies 2.15, 2.16 and 3.02; Conservation Element Policies 4.01, 4.02 and 7.06; by supporting public acquisition of scrub habitat through Conservation Policy 7.03; and by restricting the removal of native trees through Conservation Element Policy 7.01.

Policy 7.05:

Populations of threatened and endangered species shall be protected through the identification, mapping, and regulation of wetland and scrub habitat areas. Generalized wetland and scrub habitat areas shall be identified on the Future Land Use Map Series. Densities and intensities of use shall be directed and controlled in wetland and scrub habitat areas through Future Land Use Policies 2.15, 2.16, 3.02, and Conservation Policies 4.01, 4.02, and 7.06. The public acquisition of scrub habitat shall be encouraged through Conservation Policy 7.03. [9J-5.013(2)(c)5]

Policy 7.06:

Consult with the Florida Game and Fresh Water Fish Commission during the land development review process for any proposed activity in conservation areas that may result in adverse impacts to endangered and threatened wildlife. [9J-5.013(2)(c)5]

Policy 7.07:

Wildlife populations shall be protected through the protection and conservation of viable habitats including lakes, wetlands, and scrub habitats. Lakes shall be protected through Objective 1 and supporting policies of the Conservation Element, and through the objectives and supporting policies of the Drainage Sub-Element. Protection of wetlands and scrub habitat shall be preserving open space through Recreation and Open Space Element Policy 6.03 and Future Land Use Policy 1.02(b); by directing and controlling densities and intensities of use in environmentally sensitive lands through Future Land Use Element Policies 2.15, 2.16, and 3.02; conservation Element Policies 4.01, 4.02, and 7.06; by supporting public acquisition of scrub habitat through Conservation Policy 7.03; and by restricting the removal of native trees through Conservation Element Policy 7.01.

Policy 7.08:

Environmentally sensitive lands shall be those areas identified on the Future Land Use Map Series as Conservation 9wetlands and scrub habitat), Floodplain Protection Areas (Future Land Use Policy 3.02), and Wellhead Protection Areas (Future Land Use Policy 3.07).

Objective 8: Air Quality

Meet the minimum air quality levels established by the Florida Department of Environmental Protection . [9J-5.013(2)(b)1]

Policy 8.01:

Ensure that new facilities that discharge gases or particulates to the air comply with all applicable air quality standards.

Objective 9: Hazardous Waste

Eliminate the improper disposal of hazardous wastes and coordinate educational programs with the County by 2001.

Policy 9.01:

Participate in the Amnesty Days program sponsored by the Florida Department of Environmental Protection for the periodic collection and disposal of household hazardous wastes. [9J-5.013(2)(c)10]

Policy 9.02:

By October 1, 2001, enter into an agreement with Polk County for the cooperative use of educational materials developed as part of a proposed education program for all generators of hazardous waste. [9J-5.013(2)(c)10]

**RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GOAL: It shall be the goal of the City of Lake Wales to provide a system of parks, recreations facilities, and open space to meet the needs of all residents. [9J-5.014(3)(a)]

Objective 1: Allocation of Park and Recreation Land

At a minimum maintain the existing system of public park and recreation lands. [9J-5.014(3)(b)3,4]

Policy 1.01

The following levels of service standard for parks and recreation are hereby established:

Mini-Parks (less than 1 acre) - .25 acre per 1,000 population
Neighborhood Parks (1-15 acres) - 1.5 acres per 1,000 population
Community Parks (16-100 acres) - 2 acres per 1,000 population
Aggregate - 3.75 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard. [9J-5.014(3)(c)4]

Policy 1.02:

By October 1, 2001, ensure through the adoption of land development regulations and a concurrency management system that no development order will be issued for any development that would result in failure of the recreation and park system to meet the adopted LOS standard.

Objective 2: Access to Parks and Recreation Lands

Ensure that all public parks, recreation lands and lakeshores are accessible to the public by means of walking, bicycling, and, where appropriate, by motor vehicle by 2005. [9J-5.014(3)(b)1]

Policy 2.01:

By December 31, 2002, the Leisure Services Director and the Public Services Director shall evaluate access to public parks and recreation lands and lakes and make recommendations to the City Commission for improvements. They shall consider, (1) the adequacy of motor vehicle parking, (2) impediments to bicycle access, (3) impediments to pedestrian access, (4) impediments to access by the elderly and disabled. [9J-5.014(3)(c)1,4]

Objective 3: Recreation Facilities

Provide recreation facilities on municipal park and recreation lands to meet the expressed needs and demands of city residents by 2010. [9J-5.014(3)(b)3]

Policy 3.01:

By October 1, 2005, the Leisure Services Director and the Public Services Director shall establish standards for the maintenance, aesthetics, landscaping, and signage of city parks.

Policy 3.02:

The Recreation Advisory Committee shall recommend annually to the City Commission what, if any, improvements or additions should be made to municipal recreation facilities. the Committee shall consider the expressed desires of residents through an annual survey or open public meeting or series of meetings. [9J-5.014(3)(c)5]

Policy 3.03:

By October 1, 2004, the Leisure Services Director and the Public Services Director, with input from the Recreation Advisory Committee, shall evaluate and make recommendations to the City commission regarding designation of streets as bicycle routes and the creation of additional bicycle paths within city parks.

Objective 4: Coordination with Other Recreation Providers

Increase the recreation opportunities available to the residents of Lake Wales through coordination and cooperation with other recreation providers. Establish a list of providers by 2001. [9J-5.014(3)(b)2]

Policy 4.01:

The Leisure Services Director shall continue to coordinate annually with Polk County to suggest improvements or additions to the county park and recreation system that are desired by the residents of Lake Wales, based on the recommendations of the Recreation Advisory Committee.

Policy 4.02:

The Leisure Services Director and the Public Services Director shall continue to coordinate with officials of Polk County, the Florida Department of Environmental Protection, Polk Rails-to-Trails, Inc., and other Polk County municipalities on the Ridge to explore the feasibility of acquiring and developing a recreational trail on the abandoned railroad corridor through Lake Wales.

Policy 4.03:

Continue existing agreements with the Polk County School Board and individual school principals regarding public use of school recreation facilities.

Objective 5: Recreation Programming

Expand organized recreation programs offered to residents by 2005.

Policy 5.01:

The Leisure Services Director, with input for the Recreation Advisory Committee, shall continue to recommend annually to the City Commission ways and means, if any, to improve organized recreation programs available to residents.

Objective 6: Open Space

Ensure that functional and aesthetic open space is preserved to retain the attractiveness and small-town character of Lake Wales and adopt standards in the Land Development Regulations by 2001. [9J-5.014(3)(b)4]

Policy 6.01:

Existing parks and other areas designated as open space on the Future Land Use Map Series shall remain functionally intact and protected from land uses that would adversely impact the designated purpose of such lands. [9J-5.014(3)(c)2]

Policy 6.02:

Through the Future Land Use Map Series and land development regulations, direct new development of areas where existing open space areas can be used to buffer dissimilar developed land uses.

Policy 6.03:

By October 1, 2001, adopt as part of land development regulations, definitions and standards for the provision of open space including landscape buffers, required yards, and setbacks by new development. [9J-5.014(3)(c)2]

Policy 6.04:

The City shall continue to work with Polk County and Bok Tower to ensure adoption of the North Lake Wales Selected Area Study.

Objective 7: Parks and Recreation Funding and Implementation

Develop an action plan to prioritize recommended actions for the provision or improvement of parks and recreation; to identify funding sources; and to schedule and budget priority actions annually by 2001. [9J-5.014(3)(b)3]

Policy 7.01:

Make use of all available grants, funds, and assistance from other government agencies or private organizations for the provision or improvement of parks and recreation in the city.

Policy 7.02:

Coordinate annually the need for capital improvements for parks and recreation with the Capital Improvements Element and budget.

Policy 7.03:

The Leisure Services Director and the Public Services Director shall annually make recommendations to the City Commission regarding adequate funding for the provision, operation, and maintenance of park and recreation lands and facilities and proposed funding sources including a schedule of fees and charges.

**INTERGOVERNMENTAL COORDINATION ELEMENT
GOAL, OBJECTIVES, & POLICIES**

GOAL: It shall be the goal of the City of Lake Wales to improve governmental efficiency and 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.

Policy 1.01:

The City will review the plans and independent special district facility reports of the Southwest Florida Water Management District (SWFWMD), Polk Transportation Planning Organization (TPO), any airport master plans and any college and/or university master plans presented to the City, and identify and resolve conflicts with the Lake Wales Comprehensive Plan, including concurrency related items.

Policy 1.02:

The City will coordinate with other agency staff and governing boards by delivery of public notices and conducting meetings, in order to resolve issues raised in Policy 1.01. Where there is a conflict, the following guidelines and procedures shall be followed:

1. City department directors will initially work with the counterpart staff of other governments informally to resolve conflicts. If the conflicts cannot be resolved in this manner, the department head will confer with the City Manager to pursue resolution of the conflict with their counterpart.
2. Where the City has existing agreements with other governments or agencies that address the resolution of conflicts, the city will use the procedures set forth in those agreements. Where there is no existing agreement, the City Manager will meet with the other government to pursue a resolution to the conflict.
3. If the process established in this policy fails to produce a resolution, the City Manager will request that the Central Florida Regional Planning Council informal mediation process be used.

Policy 1.03:

The City will annually consider amending its Comprehensive Plan based upon the review of plans and discussion identified in Policy 1.02.

Objective 2: Joint Planning Areas

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

Policy 2.01:

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 2.02:

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 2.03:

The City will continue to abide by and uphold the provisions of the utility service areas agreement adopted in 1999 between the Town of Dundee, the City of Lake Wales, and the City of Winter Haven.

Objective 3: Joint Processes for Population Projections

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

Policy 3.01:

The City will coordinate with the Polk County Planning Division to develop countywide population projections that include expected growth projections in the incorporated areas due to annexation.

Policy 3.02:

The City will review the draft population projections and consider using them in the comprehensive plan.

Policy 3.03:

The City will forward the population projections used in its comprehensive plan to the School Board so it 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 3.04:

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.

Policy 4.01:

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. This will include the review of the 5, 10, and 20-year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The City will review the School Board's annually updated 5-year School Plant Survey (5-year facility work program), 10, and 20-year facility work programs and coordinate those plans with the comprehensive plan.

Policy 4.02:

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 Wales, 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 Wales Comprehensive Plan, Future Land Use Element, including a preliminary analysis of the potential impact 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 4.03:

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.

Policy 4.04:

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 Wales 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.

Policy 5.01:

City staff will coordinate as needed with Polk County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.

Policy 5.02:

For the purpose of obtaining comments pertaining to development expected in the Polk County Comprehensive Plan, the City will notify Polk County 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 5.03:

The City will coordinate, through Polk Transportation Planning Organization (TPO), the transportation needs of the City with the needs of Polk County and the Florida Department of Transportation (FDOT).

Policy 5.04:

The City will forward requests for access to county of state maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 5.05:

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 5.06:

The City will enter into an interlocal agreement with Polk County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

Objective 6: Joint Processes for Facilities with Regional Significance

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

Policy 6.01:

The City will continue to coordinate with the Polk County Board of County Commissioners staff for the provision of countywide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.

Policy 6.02:

The City will coordinate with the TPO, FDOT, the Joint Airport Zoning Board (JAZB) and any future transit authorities for the provision of major transportation facilities or plans and mass transit.

Policy 6.03:

The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes to 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 6.04:

The City will forward notice of proposed future land use plan policies that would affect any regional resource identified by the Central Florida Regional Planning Council (CFRPC).

Policy 6.05:

The City will continue to coordinate with the Polk County Housing and Neighborhood Development Division and other appropriate agencies and organization in planning for affordable housing or special needs housing in the City of Lake Wales.

Objective 7: Joint Processes for Problematic Land Uses

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

Policy 7.01:

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 countywide approach to standards that would be more uniform in their application.

Policy 7.02:

The City will coordinate, through the Polk County Planners Forum, the Heart-of-Florida Chapter of the American Planning Association, and monthly City Managers meetings, with the County, other municipalities, 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.

Policy 8.01:

The City will pursue the resolution of conflicts that may arise from the coordination of the Intergovernmental Coordination Element (ICE) goals, objectives, and policies by using the appropriate voluntary dispute resolution processes adopted by the City.

Policy 8.02:

The City will coordinate with the County and adjoining municipalities as appropriate to resolve local government future land use plan disputes, as well as other planning-related intergovernmental disputes.

Policy 8.03:

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.

CAPITAL IMPROVEMENTS ELEMENT GOAL, OBJECTIVES & POLICIES

GOAL: It shall be the goal of the City of Lake Wales to provide necessary public facilities and services for all existing and future development, at adopted level of service standards, through a process that permits development concurrent with the ability of the city to provide such facilities and services. [9J-5.016(3)(a)]

Objective 1: 5-Year Schedule of Capital Improvements

Continue to provide improvements to public facilities and services as indicated in the 5-Year Schedule of Capital Improvements to correct existing deficiencies, replace obsolete or worn-out facilities, and accommodate the needs of desired future growth. [9J-5.016(3)(b)1]

Policy 1.01:

Include in the 5-Year Schedule of Capital Improvements all projects and equipment identified as needed in other elements of this Comprehensive Plan that are relatively high in cost (\$25,000 or greater) and necessary to maintain the adopted level of service standards or correct existing deficiencies.

Policy 1.02:

Continue to evaluate and rank proposed capital improvement project in order of priority according to the following guidelines:

- a) Whether the project is needed to: correct an existing level of service deficiency, protect the public health and safety, serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan, or fulfill a legal commitment of the city;
 - b) Whether the project is needed to: replace worn-out or obsolete facilities to maintain the adopted level of service standard, improve operating efficiency, reduce costs, serve developed areas lacking full service, or promote in-fill development or redevelopment;
 - c) Whether the project is needed to accommodate new growth in accordance with the Future Land Use Map at the adopted level of service standard;
 - d) Whether the project represents a logical extension of facilities and services within the city's service area; and
 - e) Whether the project is financially feasible within revenue and budget constraints.
- [9J-5.016(3)(c)1]

Policy 1.03:

Capital improvement projects included in the 5-Year Schedule of Capital Improvements shall be consistent with the goals, objectives, and policies of the appropriate elements of the Comprehensive Plan. [9J-5.016(3)(c)9]

Policy 1.04:

The City, through its Capital Improvement Program, capital budget process, or through land development regulations shall require developers to provide on a proportionate share basis, needed capital expenditures for the replacement or renewal of obsolete or worn-out capital facilities to maintain the adopted level of service standards. [9J-5.016(3)(c)3]

Objective 2: Concurrency and Capital Improvements

Continue to base land use decisions, including decisions regarding the issuance of development orders and permits, on the development requirements included in this Comprehensive Plan, the land development regulations of the City of Lake Wales, and the availability of public facilities and services necessary to support such development at the adopted level of service standards. [9J-5.016(3)(b)3]

Policy 2.01:

The following level of service standards, as established in other elements of the Comprehensive Plan shall be maintained for existing or previously permitted development and for new development or redevelopment in the city or the city's utility service areas:

1. **Sanitary Sewer -**

Flow capacity: Average daily flow: 100gpcd average daily flow
 Maximum daily flow: Average daily flow plus 13 percent
 Effluent quality:
 Meet or exceed EPA and DEP effluent standards

2. **Potable Water -**

Flow capacity: Average daily demand: 122 gpcd
 Maximum daily demand: 1.43 times average daily demand
 Storage capacity: One half average daily demand
 Pressure: 20 psi minimum

3. **Solid Waste -**

7.3 pounds per person per day

4. **Drainage -**

For existing development:

Drainage Basin	Flood Protection	Water Quality
Lake Wailes	B	B
Crystal Lake	B	B
Lake Cooper	B	B
Lake Worth	C	C
Twin Lakes	B	C
North Lake Wailes	A	C
Lake Alta	A	C
Lake Serena	B	C
Lake Edward	A	C
Grassy Lake	B	B
Lake Bonnie	A	C
Lake Myrtle	C	C
Lake Padgett	C	C
Dinner Lake	C	C
Misc. Minor Basins	C	C

For new development:

Streets and Roads: Pavement at or above FEMA 100-year floodplain
Drainage structures (culverts and bridges): Ability to transmit 100-year return period storm with maximum velocity of five feet per second.

Storm Sewers (inlets, manholes, storm sewer lines): Designed to handle the 3-year return period storm.

All development:

Must comply with existing SWFWMD and FDEP regulations regarding management and storage of surface waters.

Water Quality:

Meet state water quality design and performance standards established in 17-25.025 F.A.C. with treatment of first inch of runoff to meet standards required by 17-302.500 F.A.C. Applies to any stormwater drainage system which collects and transmits stormwater to a disposal location, regardless of size of the system. [9J-5.011(2)(c)2]

5. Recreation -

Mini - Parks: .25 acres per 1,000 population
Neighborhood Parks: 1.5 acres per 1,000 population
Community Parks: 2 acres per 1,000 population
Aggregate: 3.75 acres per 1,000 population

6. Roads -

Principal Arterials: LOS D to ensure consistency with State and County LOS

Minor Arterials and Collectors: LOS D to ensure consistency with State and County LOS

Florida Intrastate Highway System Roadways: LOS C
[9J-5.016(3)(c)4]

Policy 2.02:

By October 1, 2001, adopt an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. Establish a Concurrency Management System that will include guidelines for interpreting and applying the adopted level of service standards to applications for development orders and development permits, and determining when the test of concurrency must be met.

Objective 3: Cost Sharing for New Development

Continue to require future development to assume a proportionate share of the cost of providing public facilities and services to support such development at the adopted level of service standards. [9J-5.016(3)(b)4]

Policy 3.01:

Continue to implement an impact fee ordinance in order to assess new development a pro rata share of the costs required to provide public facilities and services to meet the adopted level of service standards. [9J-5.016(3)(c)8]

Policy 3.02:

By October 1, 2001, include in land development regulations a program for land dedication, payment-in-lieu of dedication, or other form of exaction as a requirement of subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems, and for meeting all adopted level of service standards. [9J-5.016(3)(c)8]

Policy 3.03:

Continue to require developers to pay for all capital improvements for public facilities needed to serve new development at the adopted levels of service at a cost proportionate to the additional capacity or improvement needed.

Policy 3.04:

To the extent that public facility improvements paid for by a developer are used by others outside of the development, reimburse the developer for capital costs from assessments to those others on a basis proportionate to the use.

Policy 3.05:

Continue to require developers to provide bonding or other financial guarantees to ensure the completion of required public facilities improvements for new development.

Objective 4: Management of Fiscal Resources

By 2005, have programs in place which will manage fiscal resources to ensure that the public facility and service improvement needs created by previously issued development orders and future development does not exceed the ability of the city to finance, construct, or install such improvements. [9J-5.016(3)(b)5]

Policy 4.01:

Continue to update the Capital Improvements Element annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures. [9J-5.016(4)(a)(b)]

Policy 4.02:

Continue the on-going 5-year Capital Improvements Program and incorporate a capital budget as part of the annual city budget to ensure that funds are available for projected capital needs. [9J-5.016(3)(c)7]

Policy 4.03:

Continue to limit the maximum ratio of outstanding indebtedness for providing capital facilities and services to no greater than 15 percent of the property tax base. [9J-5.16(3)(c)2]

5-Year Schedule of Capital Improvements – 2012-2017

Amended Ord. 2012-25

Wastewater Capital Improvements Program - 2012-2017							
Sewer Project	Funding Source	Total Cost	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Force Main - Lift Station #31	A/C	100,000	0	100,000	0	0	0
Lift Station Pump Replacement	A	200,000	0	0	100,000	0	100,000
Lift Station Rehab	A	1,000,000		250,000	250,000	250,000	250,000
Sewer Improvements - C St. & vicinity	A/B/E	3,100,000	934,860	1,165,140	1,000,000	0	0
Sliplining Deteriorated sewer lines	A	1,250,000	250,000	250,000	250,000	250,000	250,000
WTP Expansion and Rehab	A/C/D/E	2,000,000	0	0	1,000,000	1,000,000	0
SR 60 Transmission lines	C/D/E	3,575,000	575,000	0	1,500,000	1,500,000	0
Vactor Truck	A	350,000	0	350,000	0	0	0
SCADA Upgrade	A	100,000	0	100,000	0	0	0
Sewer Improvements – Unsewered Areas	A/C	1,500,000	200,000	100,000	300,000	400,000	500,000
Relocate lines – US 27	A	100,000	100,000	0	0	0	0
		13,275,000	2,059,860	2,315,140	4,400,000	3,400,000	1,100,000

Funding Sources: A=Operating Revenue; B=Tax Increment Revenue; C=Impact Fees; D=Bond/Loan Proceeds; E=Grants

Wastewater - Total 3-Year Capital Projects: \$ 8,775,000.

Water Capital Improvements Program – 2012-2017							
Water Projects	Funding Source	Total Cost	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Land - Burns Avenue Plant	A/C	100,000	0	0	100,000	0	0
Asbestos/Cement Pipe Removal	A/B	1,500,000	0	500,000	500,000	0	500,000
Replace galvanized lines	A	1,000,000	0	250,000	250,000	0	500,000
Market St Distribution Upgrades	A/C	1,375,000	125,000	1,250,000	0	0	0
Northwest Water Line	A/D	1,000,000	0	0	1,000,000	0	0

Extension							
SCADA Interconnect	A	100,000	0	100,000	0	0	0
Ground Storage Tank – Market Street	A	125,000	125,000	0	0	0	0
Water Plant Upgrades – Market Street	A	45,000	0	0	0	45,000	0
Ground Storage Tank	A/C	450,000	0	0	450,000	0	0
Relocate lines –US 27	A	200,000	200,000	0	0	0	0
		5,895,000	450,000	2,100,000	2,300,000	45,000	1,000,000

Funding Sources: A=Operating Revenue; B=Tax Increment Revenue; C=Impact Fees; D=Bond/Loan Proceeds; E=Grants

Potable water – Total 3-Year Capital Projects - \$ 4,850,000.

Reuse Capital Improvements Program – 2012-2017							
Reuse Projects	Funding Source	Total Cost	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Land - Reuse Storage	A/C	200,000	0	0	200,000	0	0
Ground Storage Tank	A/C	822,000	0	0	0	200,000	622,000
Reuse Upgrades - Pump	A/C	160,000	0	40,000	40,000	40,000	40,000
Line extension – Oakwood Country Club	C/D/E	750,000	750,000				
		1,932,000	750,000	40,000	240,000	240,000	662,000

Funding Sources: A=Operating Revenue; B=Tax Increment Revenue; C=Impact Fees; D=Bond/Loan Proceeds; E=Grants

Reuse system – Total 3-Year Capital Projects - \$1,030,000.

Recreation Capital Improvements Program – 2012-2017							
Projects	Funding Source	Total Cost	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Kiwanis Park improvements	A/E	250,000	0	250,000	0	0	0
Community Park - North Area - Land	C/E	375,000	0	0	0	375,000	0
9th Street Park	A/E	200,000	0	0	0	200,000	0
Lake Wailes Park improvements	A/E	400,000	25,000	25,000	200,000	150,000	0
Crystal Lake Park improvements	A/E	150,000	25,000	25,000	0	100,000	0
Pram Fleet Area Improvements	A/C	50,000	25,000	25,000	0	0	0
		1,425,000	75,000	325,000	200,000	825,000	0

Funding Sources: A=Operating Revenue; B=Tax Increment Revenue; C=Impact Fees; D=Bond/Loan Proceeds; E=Grants

Recreation – Total 3-Year Capital Projects - \$ 600,000.

HISTORIC PRESERVATION ELEMENT GOAL, OBJECTIVES, & POLICIES

GOAL: It shall be the goal of the City of Lake Wales to identify, document, protect, and preserve its archeological, historic, architectural and cultural resources. Instilling public awareness of those resources shall be a part of the effort.

Objective 1: Administration of Historic Preservation

Improve the city's effectiveness in the administration of ordinances, codes, rules, and other provisions of the municipal code and practices which address historic preservation activity, assistance to residents and property owners in promoting historic preservation, and managing the historic resources under its jurisdiction.

Policy 1.01:

The Special Programs Department shall continue to coordinate municipal historic preservation activities, act as city liaison for providing assistance and information regarding historic preservation, and assemble and manage the base of information required to support that responsibility.

Policy 1.02:

By October 1, 2005, consider a historic preservation ordinance that contains provisions which will enable the city to become a Certified Local Government. If adopted, the ordinance shall be legally sufficient to enable the city to implement the recommendations, goal, objectives and policies contained in the Historic Preservation Element.

Policy 1.03:

If adopted, the historic preservation ordinance shall enable the City Commission to designate sites, districts and buildings as "historic" and to extend authority of the city as specified in the ordinance over such designated properties. Designated sites, properties and districts shall be recorded on zoning panel maps employed by the Development Services department. The Property Appraiser's office will also be notified of this designation.

Policy 1.04:

Pursue acceptance in the Certified Local Government Program administered by the Florida Department of State as means to obtain information about financial assistance for the municipal historic preservation program.

Policy 1.05:

The departments, agencies and authorities of the city or companies or contractors representing any department, agency or authority of the city performing work for the city shall submit for review by the review authority established un the Historic Preservation Ordinance, if adopted, any plans that will physically alter the appearance of a designated site, property or historic district.

Policy 1.06:

Encourage the continued use of historic buildings for its purpose and consider the acquisition of historic buildings for adaptive reuse for municipal purposes when additional space is required. Any pre-1940 building considered for surplus by the city shall be submitted prior to sale for review by an established review authority. Any building determined to have historical or architectural significance shall be sold by the city with protective covenants to ensure its preservation and proper rehabilitation.

Objective 2: Survey, Evaluation and Data Management

Identify, document, record, and evaluate the historic resources within the city's jurisdiction.

Policy 2.01:

Continue to identify areas and sites within its jurisdiction that have known or potential archeological significance.

Policy 2.02:

By December 31, 2005, consider developing a citywide archeological sensitivity map to indicate the probability of archeological sites. This map will be used to review the possible impact of both public and private projects upon archeological resources.

Policy 2.03:

By December 31, 2004, consider conducting a survey of all publicly-owned and managed properties including lands buildings and features, in order to compile an inventory of historic resources under city supervision.

Policy 2.04:

By December 31, 2004, consider establishing a system for recording buildings, sites and objects within the city that have been identified and recorded through standard professional surveys of historic resources conducted by qualified individuals and organizations. That information, to include site files and maps, shall be maintained for location identification and evaluations purposes.

Policy 2.05:

By December 31, 2004, the appropriate department of city government, upon instruction of the City Commission, shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archeological sites are shown.

Policy 2.06:

By December 31, 2005, consider developing a uniform historic district map series, using standard of one-inch equals 200 feet, to record designated landmarks and districts. All existing historic district maps will be brought into conformity with this scale.

Policy 2.07:

Encourage property owners to apply for designation of eligible properties to the National Register of Historical Places.

Objective 3: Economic Incentives for Preservation

Established and improve property values and stabilize the tax base in designated historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscapes and vistas; and by undertaking municipal action to accomplish the same objective. That policy shall encourage settlement and revitalization of historic neighborhoods instead of extending infrastructure to undeveloped sections.

Policy 3.01:

Street, sidewalk, utility and other improvements undertaken by the city in designated historic districts shall be consistent with the historic character of those districts. These historically sensitive improvements will encourage and support stabilization and/or revitalization of designated historic districts.

Policy 3.02:

The Special Programs Department will investigate and make specific recommendation to the City Commission regarding changes or modification in the zoning code that will protect the character of designated historic districts.

Policy 3.03:

Any project sponsored financially or administratively by or under the authority of the city that rehabilitates or constructs new buildings within a designated historic district shall adhere to appropriate historic preservation standard for such activity.

Policy 3.04:

Consider revising traffic circulation patterns and plans in designated historic districts in order to slow and limit damaging arterial and cut through traffic.

Policy 3.05:

To protect and preserve historic resources, investigate the feasibility of and consider supporting or adopting legal and financial measures, such as Transfer of Development Rights, easements, loan pools, revolving funds and "conservation" areas or districts for archeologically sensitive lands.

Policy 3.06:

Consider the use of tax increment financing as a mechanism to promote the improvement of designated historic districts.

Policy 3.07:

Consider the improvement and/or development of parks in designated historic districts.

Policy 3.08:

By October 1, 2001, consider adopting by ordinance provision 101.6 of the 1988 Standard Building Code.

Policy 3.09:

Pursue alternatives that will lead to the preservation as opposed to the destruction of buildings located in designated historic districts. The city shall encourage owners to consider transfer of the properties under favorable terms with attached covenants for preservation.

Objective 4: Public Awareness

Employ historic preservation as a means to strengthen the local economy through increased tourism and local visitation at historic sites.

Policy 4.01:

Significant historic buildings, structures and archeological sites in private and public ownership shall be marked with plaques by December 31, 2004 to inform the public of their historic or architectural significance, to design, wording, selection, schedule, and funding shall be provided through an appropriate organization designated by City Commission.

Policy 4.02:

Consider conducting a study to identify and evaluate historic buildings, sites, and districts that have visitor appeal.

Policy 4.03:

In addition to distributing information about local historic resources, the city and cooperating organizations sponsored by city government shall consider establishing by December 31, 2002 a program to promote the city's history and architectural heritage. The city shall seek the support of private groups such as the Chamber of Commerce to promote historical tourism and shall assist those organizations with information from its database and site files.

Objective 5: Education

Initiate a program of public education about historic preservation.

Policy 5.01:

The city and its agencies and departments shall encourage the publication of brochures, pamphlets and books to inform residents, property owners, and visitors about historic sites, the historic preservation process, the organizations in the city that are engaged in historic preservation activity, and the city's own preservation program and ordinances.

Policy 5.02:

In conjunction with educational and cultural institutions and historic organizations, the city shall consider sponsoring seminars for the public on historic preservation topics, particularly on the economic advantages inherent in the rehabilitation of historic buildings.

Policy 5.03:

Upon approval of a historic preservation ordinance, the Special Programs Department shall undertake to inform residents and property owners of the responsibilities. The adoption and implementation process of such an ordinance must include the development of precise and clear forms, such as "designation reports" and "certificate of approval."

Policy 5.04:

Clear guidelines spelling out the kinds of building alterations that will be acceptable under an adopted historic preservation ordinance will be drafted and made available to people seeking approval for architectural changes under that ordinance. State financial assistance and the professional advice of local historic preservation organizations are available to the city in that effort.

Policy 5.05:

Encourage and support the development and maintenance of present and future historic preservation organizations, especially those with specific neighborhood identities; and it will provide technical information that it has available to such organizations and serve as a liaison between them and the state and federal historic preservation offices, if requested.

Policy 5.06:

Assist local historic organizations in attracting funding support from federal, state, and private grant sources and shall consider awarding matching funds if available for historic preservation projects.

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, & POLICIES

INTRODUCTION

The Economic Development Element of the City of Lake Wales Comprehensive Plan is not required by Florida Statute, Chapter 163 and, thus, is optional. However, this Element is still to be considered and integral part of the city's Plan and is not an isolated set of policies. This Element, like the other elements of the Plan form a system of growth management which includes the Plan and concurrency management. Supporting data and background analysis for this Element can be found in the Economic Development Strategy's "Data and Analysis of Economic Inventory."

HISTORY AND PURPOSE

Few decisions that are made with regard to growth and development are without some economic impact. Because of this, the City of Lake Wales ("the City") and the Lake Wales Area Chamber of Commerce ("the Chamber") felt it important to gain a better understanding of the local economic conditions and consider the future economic impact of growth management decisions. The City and Chamber in a cooperative effort have asked the Chamber's Economic Development Committee to begin work towards the provision of this optional element. The following is a result of that research effort.

Historically, Lake Wales has had a local resource-based economy that has relied heavily upon industries related to citrus, agriculture, and tourism. These industries have traditionally created cyclical employment patterns; that is, employment rates are constantly in flux according to the demands of these specific industries. This fluctuating unemployment has been further aggravated by the damaging citrus freezes of 1983, 1985, and 1989, and the economic recession of the late 1980's. These events have had a dramatic effect on Lake Wales economy. As a result the Chamber of Commerce and its Economic Development Committee have recognized that decisive measures were needed to reduce the community's unemployment and provide a more stable and divers economy.

The purpose of the Element is to identify the goals, objectives, and policies that will aid in the city's economic growth through the work of the Economic Development Committee (EDC), the Lake Wales Area Chamber of Commerce and the City. An additional purpose of this Element is to ensure that the government remains a positive force in the city's economic growth.

CONCLUSIONS

The development of this Element is based predominantly on the data and analysis performed by the Economic Development Committee (EDC) as found in the Economic Development Strategy's "Data and Analysis of Economic Inventory." Throughout the study, it became apparent that many of the EDC's existing subcommittees, if utilized more completely, might successfully accomplish several of this report's objectives.

The Goal, Objectives, and Policies explained within this Element indicate the City's general concerns regarding economic development in Lake Wales: that further diversification of the economy is needed; that sufficient land must be allocated to promote proper growth; and that appropriate infrastructure be made available for economic growth. The objectives and policies established for this Element will be categorized under the following headings:

1. Economic Base Maintenance
2. Economic Base Diversification
3. Planning-Integrated Development
4. Implementation

GOAL: The City of Lake Wales shall be committed to the promotion of a business climate that will aid in economic diversification, resultant stability, prudent use of existing resources and

expanded tax base. Lake Wales will also take actions to ensure maximum employment opportunity for its people while protecting its sensitive natural environment, thus maintaining quality of life at a high level.

Objective 1: Economic Base Maintenance

The City of Lake Wales, through a cooperative effort between the Lake Wales Area Chamber of Commerce and existing governmental institutions of the City and County, shall maintain programs developed to expand and enhance the City's traditional economic base.

Policy 1.01:

Lake Wales, through the use of government institutions and private sector representatives like the Chamber's Economic Development Committee (EDC), shall develop a strategy to assist existing companies in expansion efforts to create a minimum of 50 new jobs annually by December 2005.

Policy 1.02:

Lake Wales, through the EDC and Lake Wales Downtown, Inc., shall develop programs to encourage consumer spending within the Lake Wales Area (i.e. a "Shop Lake Wales First" program).

Policy 1.03:

The Chamber of Commerce, through the EDC's Inter-organization Liaison Subcommittee, shall work with the City to ensure such activities as codes and zoning continue to promote adequate economic growth for the area.

Policy 1.04:

The EDC shall work with the City's Community Redevelopment Agency (CRA) and Lake Wales Downtown, Inc. to promote the redevelopment of existing residential, commercial and industrial properties within the Lake Wales area.

Policy 1.05:

Lake Wales, through the County's Tourist Development Council and the Chamber's Tourist Subcommittee, shall promote tourism in the Lake Wales Area through the development of a joint-strategic marketing plan by December 2004.

Policy 1.06:

Lake Wales, through the EDC's Business and Industry Development Subcommittee (BIDS), shall market for trade and investment opportunities by development of an international strategic marketing plan by December 2005.

Policy 1.07:

Lake Wales, through the Chamber's BIDS and Public Affairs Subcommittee, shall prepare and conduct an annual business retention survey, beginning in August 2002, with the community's leading industries. The purpose of this survey is to insure that the City continues to understand and meet the needs of the area's businesses.

Policy 1.08:

By December 2003, Lake Wales through the Chamber's Inter-organizational Liaison Subcommittee and BIDS shall develop a strategy for the Lake Wales area to provide financial, in-kind, or other incentives to assist in the expansion of existing industry.

Policy 1.09:

Lake Wales, through the Chamber's BIDS, shall develop a program of economic diversification to mitigate the negative impacts of any substantial economic downturns in the citrus or tourism industries.

Objective 2: Economic Base Diversification

The City of Lake Wales, through a cooperative effort between the Lake Wales Area Chamber of Commerce and existing governmental institutions of the City and County, shall establish and maintain strategies and programs designed to promote the recruitment of non-traditional industries to facilitate the further diversification of the Lake Wales economic base.

Policy 2.01:

Lake Wales, through a cooperative effort between the area's Chamber of Commerce and the City's Special Programs Director, shall prepare and continually update, a commercial/industrial land and building inventory. This will be done through use of an established building/land survey.

Policy 2.02:

Lake Wales, through a cooperative effort between Chamber, City, and local learning institutions (particularly vocational technical schools), shall begin to develop an education strategy for the formulation of training programs and curriculum relating to targeted industrial and commercial sectors by June 2003.

Policy 2.03:

By December 2002, the Chamber's EDC shall work with the City to develop a small committee (4 to 5 persons) that will serve as a liaison between Lake Wales and Polk county's Central Florida Development council in order to further enhance the ability of the City to attract non-traditional industries.

Policy 2.04:

Lake Wales, through the EDC's Business and Industry Development Subcommittee (BIDS), shall prepare a marketing publication that will be used to attract non-traditional industries to the Lake Wales Area (i.e. a "What Lake Wales Has To Offer" flyer).

Policy 2.05:

By December 2002, Lake Wales through the Chamber's EDC shall identify and target specific non-traditional industries which are sensitive to the economic and environmental needs of the area. This can be done through the use of the Forte Computer Analysis system or other professionally accepted means.

Policy 2.06:

By June 2003, Lake Wales through the Chamber's EDC shall develop a strategic marketing plan aimed at the recruitment of target industries (identified in Policy 2.04) which will provide quality job opportunities for residents of the Lake Wales area, increase the area's per capita income, and reduce the city's unemployment rate. This activity may be monitored by annual reports to the City and Chamber (to begin in December 2003) of target industry statistics, including such things as the number of new jobs created and available wage information.

Policy 2.07:

Lake Wales through the Chamber shall develop a directory of financial incentives (grants, loans, etc.) available to communities for internal municipal improvements. through pursuing such

funding the City may finance the improvements necessary to attract non-traditional target industries (December 2002).

Policy 2.08:

Lake Wales through a cooperative effort between the Chamber and City support groups shall develop a strategy for the City to provide financial, in-kind, or other incentive required to assist in the recruitment of new industry.

Objective 3: Planning -Integrated Development

The City of Lake Wales shall enter into coordinating agreements with governmental entities of the County and State and private sector interests (The Chamber of Commerce, etc.) in order to better formulate policies which affect the economic development and planning of the area.

Policy 3.01:

The City shall support the Chamber's economic development efforts through meeting once every fiscal quarter with Chamber Officers to discuss concerns and changes in the economic environment of the area.

Policy 3.02:

The Chamber shall actively seek the input of affected municipal departments of the City with regard to the Chamber's promotional endeavors. the City should in turn assist the Chamber in its efforts when applicable.

Policy 3.03:

The City shall coordinate with representatives of the Polk County School Boars and other educational institutions in order to promote and enhance the educational and job skill level of Lake Wales residents by meeting periodically beginning in October 2003.

Objective 4:

The City of Lake Wales through a cooperative effort between the Lake Wales Area Chamber of Commerce and existing governmental institutions of the City and County, shall ensure that land is allocated for future agricultural, commercial, and industrial land uses to allow for proper economic growth.

Policy 4.01:

The City Development Services Director shall encourage the location of major economic activities according to the following criteria:

1. in close proximity to major arterials;
2. with access to appropriate utilities (water, sewer, natural gas, etc.) or to allow provision of these utilities;
3. with on-site rail facilities, when appropriate;
4. in close proximity to the municipal airport, when appropriate;
5. and, so as to minimize negative impacts to the environment and adjacent land uses.

Policy 4.02:

Based on the criteria outlined in Policy 4.01, the City's Special programs Director and the Chamber's BIDS shall develop a prioritized list of future commercial/industrial sites for the Lake Wales Planning Area by December 2002.

Policy 4.03:

The City through a cooperative effort with the Chamber shall meet with land owners of the identified possible commercial/industrial sites (according to Policy 4.02) to discuss development options concerning infrastructure, annexation, etc. The purpose of such meetings will be promotion of efficient commercial land use and expansion of the City's tax base.

Policy 4.04:

The City through a cooperative effort with the Chamber shall work with the citrus industry to study the feasibility of utilizing citrus lands for uses that would further enhance the Lake Wales economic base through commercial/industrial development.

Policy 4.05:

Lake Wales through a cooperative effort between the city's Special Programs Director and the Chamber shall work towards insuring that industrial and commercial properties of Lake Wales are equally presented to potential businesses and industries.

Policy 4.06:

The City through the Chamber of Commerce shall promote the development and use of fully served business and industrial parks within the Lake Wales Area to include Longleaf Business Park located on US 27.

Objective 5:

The City of Lake Wales through a cooperative effort between the Lake Wales Chamber of Commerce and existing governmental institutions of the City and County, shall act to protect the integrity of existing infrastructure and promote development of new infrastructure in designated growth areas to facilitate economic development.

Policy 5.01:

The City shall maintain a working relationship with the area's active railroads to maintain active rail lines for service according to existing and future economic land use needs.

Policy 5.02:

Lake Wales through a cooperative effort between the City's Development Services and the Chamber shall work to enhance the overall transportation network by continuing to provide reasonable access to agricultural, commercial, industrial and office locations throughout the Planning Area.

Policy 5.03:

The City should work towards the adoption of regulations to protect capacity and promote traffic flow efficiency by limiting driveway cuts into collector and arterial roads.

Objective 6: Implementation

The City of Lake Wales through a cooperative effort between the Lake Wales Area Chamber of Commerce and existing governmental institutions of the City and county shall implement the objectives and policies in this Economic Development Element through proper measures which should include careful evaluation of proposed City and Chamber Activities for conformance with this Element's Policies.

Policy 6.01:

The City of Lake Wales and Lake Wales Area Chamber of Commerce shall jointly implement the programs and plans specified in this Element within the established timeframe.

Policy 6.02:

The City Manager and Special Programs Director shall be responsible for the oversight of this Element's implementation. These officials will instruct the appropriate City Department Directors and cooperate with the Chamber Committee Chairmen to establish and conduct the proper programs and plans contained in this Element within each established timeframe.

Policy 6.03:

The Lake Wales Area Chamber of Commerce shall be asked to monitor and report to the City Commission annually the effects of implementing this Element on economic growth and levels of employment and make recommendations to the Commission with regards to eliminating adverse impacts or strengthening positive growth patterns.

**SCHOOL CONCURRENCY ELEMENT
GOALS, OBJECTIVES, AND POLICES
Adopted Ordinance 2008-03**

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, a 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 towards which specific efforts are directed. The policy statements are the specific recommended actions that the City of Lake Wales will follow in order to achieve the stated goal.

The goal, objective, and policy statements in the Public School Facilities Element of the City of Lake Wales 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 that in turn encourage economic growth for individuals, families and communities in Lake Wales and Polk County.

Objective 1.1:

The City of Lake Wales 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 1.1.01:

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 1.1.02:

Participate in the Planners Working Group as established in the Interlocal Agreement by meeting at least twice a year to set direction, plan for the annual meeting as described in Policy 1.01, 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 1.1.03:

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 1.1.04:

Report to the School Board at least annually on growth and development trends within its jurisdiction. 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 1.1.05:

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 1.1.06:

Seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions that may impact schools, as provided for in Florida Statutes.

Policy 1.1.07:

Review the 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 1.1.08:

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:

The City shall encourage partnerships that will ensure adequate educational facilities that in turn will encourage economic growth and provide for a trained and stable labor force, resulting in a higher quality of life.

Policy 1.2.01:

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 1.2.02:

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 1.2.03:

Encourage public/private partnerships between school, 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 land use and the State of Florida.

Policy 1.3.01:

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 include 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 1.3.02:

Conduct the coordination of school siting 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 1.3.03:

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, participate in the joint meetings of the City, the School Board and all local governments within Polk County to develop mechanisms for coordination. Such efforts may include:

1. 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.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified stat base including population (forecasts of student population), land use and facilities.

GOAL 2:

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 2.1.01:

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 2.1.02:

The following shall serve as the long-term target for permanent student station (PSS) capacity at Polk County Schools based upon State Requirements for Educational Facilities (SREF):

Elementary schools:	100% of Permanent Student Stations (PSS)
Middle Schools:	90% of PSS
High Schools:	95% of PSS

An annual utilization analysis will be conducted by the Polk County School Board Facilities Division to determine the operation and efficiency of each school as compared to the Department of Education's (DOE) standards determined by the Florida Inventory of School Houses (FISH).

Policy 2.1.03:

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 2.2.01:

Apply the LOS standard 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 2.2.02:

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 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%

- (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 that are designed to serve a 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 2.2.03:

Identify those schools operating below their respective LOS standard as of the adoption of the Public School Facilities Element. These facilities shall be termed "backlogged schools."

Policy 2.2.04:

Coordinate with the School Board to achieve an acceptable LOS at backlogged schools as part of a long term (10 years) and financially feasible concurrency management program. The student population shall not exceed the core dining capacity at any time. To maintain and improve the

LOS, no more than a 10% increase in student population will be allowed at these schools until such time that these schools achieve an acceptable LOS and are no longer considered backlogged.

Objective 2.3:

The City, in coordination with other jurisdictions and the School Board, shall establish School Concurrency Service Areas (CSAs) within which a determination is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.3.01:

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.

Policy 2.3.02:

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 socio-economic 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 2.3.03:

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 Polk County School Board and the Lake Wales Charter School Board, the City will establish a process for implementation of school concurrency that 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 2.4.01:

Condition final subdivision and site plan approvals for residential development 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 2.4.02:

School concurrency requirements shall apply to all residential developments requiring site development or subdivision plat approval unless approval of site development has been granted by March 1, 2008 or the development is age-restricted so as not to generate students in primary or secondary schools.

Policy 2.4.03:

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 2.4.04:

In consultation with Polk County School Board staff, will develop and adopt land development regulations that establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

Policy 2.4.05(a):

The City may provide a non-binding school 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 2.4.05(b):

School concurrency decision should support and not be in conflict with the local goals and objectives of the comprehensive plan regarding growth management, as articulated in other elements of the local comprehensive plan.

Policy 2.4.06:

Base concurrency determinations 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 2.4.07:

Issue a concurrency approval for a subdivision plat or site plan for residential development only where:

- (a) The School Board's findings indicate adequate school facilities for each level of school 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 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.

Policy 2.4.08:

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) of planned capacity increases; or
- (c) A condition of approval of the subdivision or site plan be that the project's impact shall be phased and each phase be delayed to a time when capacity enhancement and level of service can be ensured; or
- (d) The project shall not be approved.

Policy 2.4.09:

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 2.5.01:

Allow mitigation 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 2.5.02:

Require no mitigation 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 other provisions of this Element.

Policy 2.5.03:

Direct mitigation 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 require assurance by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the site development 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 that 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 2.5.04:

Determine the amount of mitigation required for each school level 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 2.5.05:

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 2.6.01:

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 2.6.02:

The City hereby incorporates by reference the School Board's financially feasible Five Year Program of Work.

Policy 2.6.03:

Where feasible 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 education facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and compatible and consistent with the Comprehensive Plan.

Policy 3.1.01:

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 3.1.02:

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 3.1.03:

Coordinate with the School Board and other jurisdictions on the planning and siting of new school facilities to ensure appropriate timing of necessary services and infrastructure and that such sites are compatible and consistent with the Comprehensive Plan.

Policy 3.1.04:

Include sufficient allowable land use designations for schools close to residential development to meet the projected needs for schools. Schools are allowable land use in all future land use plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. Clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

Policy 3.1.05:

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 3.1.06:

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 3.1.07:

The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Services Areas for utility services and expansions.

Policy 3.1.08:

Automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.

Policy 3.1.09:

Participate in the School Site Selection process following the terms and limitation established in the Interlocal Agreement.

Policy 3.1.10:

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 3.1.11:

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:

The City shall 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 3.2.01:

Work with the School Board to identify new school sites that would be in locations providing logical focal points for community activities and serving as the cornerstone for innovative urban design standards.

Policy 3.2.02:

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

Policy 3.2.03:

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 3.2.04:

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 3.2.05:

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

Policy 3.2.06:

In cooperation with the School Board, and where necessary, develop and adopt design standards for school bus stops and turnarounds in new developments.

Policy 3.2.07:

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 3.2.08:

Coordinate 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 property owners, providing connectivity for pedestrians at multi school properties, and providing pedestrian, bicycle and other connectivity to the surrounding residential community.

Policy 3.2.09:

Reduce capital expenditures for the City and the School Board via cost-effective design criteria and shared facilities.

Objective 3.3:

The City shall plan for the expansion and/or rehabilitation of existing school facilities to maintain and improve neighborhoods and communities.

Policy 3.3.01:

Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, request the School Board staff, local school-based faculty, and advisory

councils to coordinate with County staff and relevant neighborhood groups, leaders, and residents in integrating school facilities and activities with neighborhood planning and community development activities.

Policy 3.3.02:

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:

The City shall implement provisions of the Interlocal Agreement by coordinating the location of educational facilities and the co-location of other public facilities.

Policy 3.4.01:

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 3.4.02:

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 3.4.03:

Where financially feasible, provide funding within the City's Capital Improvement Element to allow for identified and potential co-location projects.

Objective 3.5:

The City shall strengthen existing neighborhoods and enhance community and neighborhood design through the co-location and joint use of educational facilities.

Policy 3.5.01:

In cooperation with the School Board and other jurisdictions, coordinates the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

Policy 3.5.02:

The City and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects that 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 3.5.03:

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 3.5.04:

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 3.5.05:

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 that may exist prior to commencement of school construction.

Policy 3.5.06:

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:

The City shall integrate land use and school facility planning in Lake Wales 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 4.1.01:

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 4.1.02:

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

Policy 4.1.03:

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 4.1.04:

In conjunction with the County and the School District other municipalities 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:

The City shall support School Board programs to effectively and efficiently manage existing capital and operational funds and resources.

Policy 4.2.01:

Cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

Policy 4.2.02:

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 4.2.03:

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 4.2.04:

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

Policy 4.2.05:

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 4.2.06:

Consider joint funding for expanding appropriate school facilities to function as community service centers.

Policy 4.2.07:

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 4.2.08:

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 renovation existing facilities, and
- (d) providing access to public transit.

Policy 4.2.09:

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:

Identify infrastructure projects within the City's Capital Improvement Program that 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 5.1.01:

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

Policy 5.1.02:

Adopt development regulations as necessary to implement the objective and policies of the Public School Facilities Element.

Policy 5.1.03:

Maintain intergovernmental agreements with other local governments as necessary in order to attain common objectives within the Public School Facilities Element.

Policy 5.1.04:

Establish contact with other governmental agencies and private organizations, as needed, to carry out Public school Facilities Element objectives and policies.

Policy 5.1.05:

Revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

Policy 5.1.06:

Develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

Policy 5.1.07:

Determine from the School Board the inventories required by the Public School Facilities Element.

Policy 5.1.08:

Continue to enforce existing regulations where specified within the Public School Facilities Element.

Policy 5.1.09:

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.