Goals, Objectives & Policies

AUBURNDALE 2050

COMPREHENSIVE PLAN UPDATE

CITY OF AUBURNDALE COMPREHENSIVE PLAN

ALL ELEMENTS GOALS, OBJECTIVES, POLICIES

<DATE ADOPTED>

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AUBURNDALE 2050

COMPREHENSIVE PLAN UPDATE

A Future Land Use

GOALS, OBJECTIVES, AND POLICIES

FUTURE LAND USE ELEMENT

Goal, Objectives, and Policies City of Auburndale Comprehensive Plan

Goal A.	**To provide for organized and compatible land uses that are sensitive to the environment, fiscally responsible, meet the social, economic and physical needs of present and future residents and protect the anticipated quality of life as a result of choosing to live in the City.**
Objective A-1.	The City of Auburndale shall establish and maintain location and density criteria and a Future Land Use Map
Policy A-1.1.	*The City will ensure that growth will be directed to appropriate areas as depicted on the Future Land Use Map Series in order to discourage urban sprawl, reduce greenhouse gas emissions, and protect environmentally sensitive lands.*
Policy A-1.2.	*Through the application of its Land Development Regulations, the City will ensure that new development is: consistent with sound planning practices; sensitive to the natural limitations of the specific sites to support development; consistent with the ability of the City to meet its established level of service standards; compatible with the protection of natural resources; and complementary to the existing social and economic environment of Auburndale.*
Policy A-1.3.	*The City will work to ensure that all new development and redevelopment includes features that further the reduction of greenhouse gas emission and increase energy conservation. Where there is conflict between the Comprehensive Plan and the Land Development Regulations, the more stringent standard shall be followed.*
Policy A-1.4.	*The Future Land Use map is a series of maps that may be amended from time to time. These maps shall be interpreted together and shall not be construed to be individual maps. The following Future Land Use map series adopted for the 2050 planning horizon are as follows:*

1. *The 2050 Future Land Use Map*

2. *The 2050 Transportation Based Energy Conservation Areas*

3. *The 2050 Major Roadways by Functional Classification*

4. *The 2050 Environmentally Sensitive Lands*

5. *The 2050 Natural Resource Conditions Map Series:*

    a. *The 2050 Environmentally Sensitive Lands*

    b. *The 2050 Historic Areas*

    c. *The 2050 Soil Classifications*

d. *The 2050 Potable Water Well Areas*

Progress on this policy can be measured through land use changes classified and mapped according to the adopted classifications; CMS up to date; and development located near city services.

Policy A-1.5. *Through the application of its Land Development Regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available.*

Policy A-1.6. *The City will continue to maintain a concurrency management system to ensure that before development orders are issued, public facilities and services necessary to maintain established level of service standards are available or are committed to be available concurrent with the impacts of the development.*

Policy A-1.7. *Environmentally sensitive lands shall be defined as public supply potable water wellfield cones of influence, wetlands as identified by the Southwest Florida Water Management District (SWFWMD), floodplains as identified by the Federal Emergency Management Agency (FEMA); Areas of Critical State Concern as defined by Chapter 380, F.S.; and natural resources identified by State and Federal agencies. These areas shall be protected through the application of the City's zoning and site plan review regulations, which shall*

regulate the density and intensity of use, and shall incorporate techniques such as cluster development to protect these resources. Residential densities in areas of 100-Year floodplains shall not exceed 1 dwelling per 5 acres.

Policy A-1.8. *The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures.*

Policy A-1.9. *The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings, and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Element Natural Resource Conditions Map Series: 1) existing and planned public potable waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils.*

Policy A-1.10. *Policy 1.7: The following future land use classifications are established in Table A-1.10.:*

Table A-1.10. Future Land Use Classifications
(I) Commercial and Employment Centers
(a) Community Activity Center
(b) Neighborhood Activity Center
(c) Business Park Center
(d) Tourism Commercial Center
(e) Regional Activity Center
(II) Residential
(a) Low Density Residential
(b) Medium Density Residential
(c) High Density Residential
(III) Other
(a) Institutional
(b) Convenience Center
(c) Commercial Corridors
(d) Industrial

(e) City, Public Uses, Parks
(f) Schools, Public and Private
(g) Conservation and Wetlands
(h) Agriculture
(i) Commercial Enclave
(j) Leisure / Recreation
(k) Lakes District Mixed Use

Policy A-1.11. *Auburndale will use only the Urban Development Area designation from Polk County's overlay designations and shall have all of the land within its entire corporate boundary classified as a part of this overlay district in the County.*

Objective A-2. The Future Land Use element contains activity center designations scaled to meet regional, community, neighborhood, and convenience commercial needs. The City of Auburndale shall utilize the following criteria for the designations of Community Activity Centers and Neighborhood Activity Centers on the Future Land Use Map.

Policy A-2.1. *Community Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business, and service needs of residents of the City and surrounding area population. General characteristics of Community Activity Centers are described in Table A-2.1.:*

Table A-2.1. Community Activity Centers	
Non-Residential Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.50
Lot Coverage, percent (Maximum) (per lot)	50
Residential Impervious Surface Ratio (Maximum) (per lot)	0.55
Residential Density, units per acre (Maximum) (per development and lot)	14
Residential Usable Area, percent (Maximum) Per entire applied areas	25
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials*	

Table A-2.1. Community Activity Centers
[1] Typical lead tenants for developments within this land use include department, discount, and retail stores. Other Typical tenants include supermarkets, theaters, offices, drug stores, post offices, professional services, restaurants and related services [2] Areas of transition between this future land use and adjacent future land uses may include medium and high density residential with buffers, institutional, and open space.
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Community Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have between 20 and 60 usable acres and support between 150,000 and 400,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Community Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to provide services that serve a population within 2 miles or more.

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Policy A-2.2. *Neighborhood Activity Centers: Neighborhood Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business, and service needs of residents of the City and the adjacent surrounding population. General characteristics of Neighborhood Activity Centers are described in Table A-2.2.:*

Table A-2.2. Neighborhood Activity Centers	
Non-Residential Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.50
Lot Coverage, percent (Maximum) (per lot)	40
Office Usable Area, percent (Maximum) Per entire applied areas	40
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] Typical lead tenants for developments within this land use include supermarkets and retail sales. Other Typical tenants include offices, convenience stores, drug stores, gas stations, and related . [2] Commercial uses may constitute 100 percent of a Neighborhood Activity center	
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Neighborhood Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have between 5 and 20 usable acres and support between 20,000 and 150,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Neighborhood Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to provide services that serve a population within 1/1/4 miles or more, or 5,000 to 10,000 people.	

Table A-2.2. Neighborhood Activity Centers
[3] There should be a minimum of 2 miles of traveling distance between Neighborhood Activity Ceter designations consisting of a cluster of adjacent or nearby parcels.

Policy A-2.3. *Business Park Centers: Business Park Centers shall be located within the Urban Development Area, and are intended to provide locations for the placement of establishments to accommodate light assembly (non-manufacturing) and wholesale employment needs of Auburndale and the adjacent areas. General characteristics of Business Park Centers are described in Table A-2.3.:*

Table A-2.3. Business Park Centers	
Non-Residential Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.75
Lot Coverage, percent (Maximum) (per lot)	50
Commercial Support Floor Area Ratio (Maximum) (per development and organizes business park)	0.75
Commercial Support Usable Area, percent (Maximum) (per development)	0.25
Use Policy Standard Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.	
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] Typical lead tenants for developments within this land use include light assembly plants or warehouse facilities employing at least 50 people. Other Typical tenants include offices, distributors, research and development.	
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Business Park Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have 5 usable acres or more and support between 200,000 and 1,000,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Business Park Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to support employees from the region. [3] The best location for Business Park Center designations is at Intersection of arterial roads or along arterial roads, preferably with rail access	

Policy A-2.4. *Tourism Commercial Centers shall be located in the Urban Development Areas and are intended to provide for the tourist, recreational needs, and entertainment activities primarily for both short-term visitors and residents of the City of Auburndale. Tourism Commercial Centers shall be located at the intersections of arterial or major collectors, preferably with the capability to accommodate a fixed-route mass-transit line. The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions, shall also be considered in the location of Tourism Commercial Centers. General characteristics of Tourism Commercial Centers are described in Table A-2.4.:*

Table A-2.4. Tourism Commercial Centers	
Non-Residential Impervious Surface Ratio (Maximum) (per development)	 0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	 0.50
RV Park Gross Density, units/acre (Maximum) (using on-site septic, per development) (using sewer or off-site system, per development)	 5 10
Use Policy Standard [1] Auburndale's regulations shall require RV parks to have a lot area a minimum of 2,500 square feet per RV and a maximum of 4,500 square feet per RV; to have a minimum of 500 square feet of recreation area per RV or 10,000 square feet of recreation area, whichever is larger, with the recreation area accessible to all park residents. [2] RV Parks may only utilize on-site septic when public sewer connection is not within distance requirements as defined in the Land Development Regulations.	
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] Typical tenants for developments within this land use include entertainment destinations such as theme parks and recreational attractions; visitor accommodations such as hotels, motels, and RV parks; and additional uses that can support entertainment such as restaurants, gift shops, and service stations.	
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Tourism Commercial Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have 10 usable acres or more and support between 10,000 and 1,100,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Neighborhood Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to provide services that serve a population within 1/1/4 miles or more, or 5,000 to 10,000 people.	

Policy A-2.5. *Regional Activity Centers (RAC) shall be located within the Urban Development Area. Regional Activity Centers are intended to accommodate residential development, regional shopping centers, other regional attractors, and community facilities. General characteristics of Regional Activity Centers are described in Table A-2.5.:*

Table A-2.5. Regional Activity Centers	
Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.50
Medium and High Density Residential Usable Area, percent (Maximum) (not including areas above first floor non-residential, per designated center) (areas above first floor non-residential , per designated center)	 30 50
Location Standards [1] Regional Activity Centers shall have frontage on, or direct access to, an arterial roadway, or a frontage road or service drive which directly serves an arterial roadway. [2] Regional Activity Centers are not permitted within the boundaries of the Auburndale Green Swamp Protection Area.	
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] Typical lead tenants for developments within this land use include campus style multiple retail establishments, outlet stores, and theaters. Other typical tenants include restaurants, hotels and motels, supermarkets, big box retail, research and development, and other compatible uses with regional drawing capabilities or needs. [2] Commercial uses may constitute 100 percent of a Regional Activity center	
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Regional Activity Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have a minimum of 60 usable acres and support between 400,000 and 2,000,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Regional transportation issues shall be considered when locating Regional Activity Centers. [3] Decisions to designate proposed Regional Activity Centers shall consider locations that provide the capability to accommodate a fixed-route mass-transit line. Interior traffic-circulation patterns will facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.	

Objective A-3. The Future Land Use element contains residential designations scaled to meet varying needs in the City. The City of Auburndale shall utilize the following criteria for the designations of Low Density Residential, Medium Density Residential, and High Density Residential on the Future Land Use Map.

Policy A-3.1. *Low Density Residential has been applied to those areas that primarily consist of existing low density single family detached dwellings. As the City expands its boundaries, this classification may have considerable additional application. General characteristics of Low Density Residential are described in Table A-3.1.:*

Table A-3.1. Low Density Residential	
Residential Density, units per acre (Maximum) (per development and lot)	6
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] The primary type of dwelling suited for this classification is single family detached dwelling unit. [2] Schools, parks and related public uses will be a part of this classification.	

Policy A-3.2. *Medium Density Residential areas have been utilized in areas where mixtures of dwelling types exist on smaller lots and generally have access to minor arterial and urban collector streets. The primary intent of this classification is to encourage the continuation of mixtures of housing types. General characteristics of Medium Density Residential are described in Table A-3.2.:*

Table A-3.2. Medium Density Residential	
Residential Density, units per acre (Maximum) (per development and lot)	10
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] The primary types of dwelling suited for this classification are one and two story apartments, townhouses, duplexes, and single family dwellings. [2] Schools, parks and related public uses will be a part of this classification. [3] Development standards in Auburndale may implement this future land use through zoning classifications that include requirements for minimum land area, open space provision, concurrent access to public facilities and services, safe and convenient access to principal streets and other appropriate standards	

Policy A-3.3. *High Density Residential future land use classification is for use in areas where there is a demand or desire for higher residential densities than other residential future land use classifications. The*

intent of the classification is to encourage a variety of dwelling unit mixes. Density in this character area may produce a high demand for public facilities and services and direct access to principal streets. General characteristics of High Density Residential are described in Table A-3.3.:

Table A-3.3. High Density Residential	
Residential Density, units per acre (Maximum) (per development and lot)	14
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] The primary types of dwelling suited for this classification are apartments, townhouses, low rise multiple family dwellings and single family type structures. [2] Schools, parks and related public uses will be a part of this classification. [3] Development standards in Auburndale may implement this future land use through zoning classifications that include requirements for minimum land area, open space provision, concurrent access to public facilities and services, safe and convenient access to principal streets and other appropriate standards [4] Given the investment in services for the density in this classification, the City may include a minimum residential density for associated zoning districts in the City's development standards.	

Objective A-4. The Future Land Use element contains other designations tailored to the specific land use and development contexts. The City of Auburndale shall utilize the following criteria for the designations of these classifications on the Future Land Use Map.

Policy A-4.1. *Institutional future land use classifications shall apply to land areas and uses for institutional uses such as hospitals, major clinics and related uses including housing for medical staff, pharmacies and medical offices. General characteristics of Institutional land use are described in Table A-4.1.:*

Table A-4.1. Institutional	
Impervious Surface Ratio (Maximum) (per development)	0.60
Non-Residential Floor Area Ratio (Maximum) (per development)	0.25
Lot Coverage, percent (Maximum) (principal structure, per development and lot)	35

Policy A-4.2. *Convenience Center classifications are intended to accommodate the convenience shopping needs of residents living within the immediate surrounding area. General characteristics of Institutional land use are described in Table A-4.2.:*

Table A-4.2. Convenience Center	
Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.50
Lot Coverage, percent (Maximum) (per development and lot)	40
Office Useable Area, percent (Maximum) (per designated convenience center)	40
Commercial Useable Area, percent (Maximum) **(**per designated convenience center)	100
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Convenience Center designations on the map consisting of a cluster of adjacent or nearby parcels are envisioned to have 1 to 3 usable acres and support between 3,000 and 20,000 square feet of gross floor area. Additions to existing clusters are envisioned to keep the total cluster within the same ranges. [2] Convenience centers may serve a radius of approximately 1 ¼ miles.	

Policy A-4.3. *Commercial Corridor classifications are characterized by linear concentrations (strip commercial) of all types of commercial, office, light fabrication, and vehicular dealerships along a roadway. This classification is intended for infilling existing strip commercial lands only, to a limited depth from the roadway at the center of the Commercial Corridor. The classification is not meant to include any new industrial uses. General characteristics of Commercial Corridor land use are described in Table A-4.3.:*

Table A-4.3. Commercial Corridor	
Impervious Surface Ratio (Maximum) (per development)	0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	0.50
No New Industrial Useable Area (per designated convenience center)	
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] New Commercial Corridor designations should only be for infill commercial areas already adjacent this classification. [2] New development should be limited to a depth from the roadway which corresponds to the prevailing depth of existing development in the immediate area of the new development	

Policy A-4.4. *Industrial future land use classifications are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods. Utility company, railroad, and airport facilities that include such uses as administrative headquarters, corporation storage and repair yards, power stations, electrical generating facilities, electrical and liquefied gas substations, primary transmission lines, communication towers, potable water and sewage treatment plants, incinerators, and similar commercially operated facilities are included. General characteristics of Industrial land use are described in Table A-4.4.:*

Table A-4.4. Industrial	
Impervious Surface Ratio (Maximum) (per development)	 0.70
Industrial Floor Area Ratio (Maximum) (per development)	 0.60
Other Non-Residential Floor Area Ratio (Maximum) (per development)	 0.25
Use Policy Standard [1] Retail sale of goods manufactured on the site of a business located within an Industrial classification may be permitted if it is incidental and subordinate to the manufacturing activity conducted on site and does not exceed seven percent (7%) of the total floor area or 15,000 square feet, whichever is the lesser. [2] Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose.	

Policy A-4.5. *City, Public Uses, Parks future land use classifications applies to all City, County, State, and Federal lands within the City. This includes parks, offices, municipal buildings, and public lands. General characteristics of this classification are described in Table A-4.5.:*

Table A-4.5. City, Public Uses, Parks	
Impervious Surface Ratio (Maximum) (Public parks, per development) (Other uses, per development)	 0.55 0.70
Floor Area Ratio (Maximum) (Public parks, per development) (Other uses, per development)	 0.01 0.25

Policy A-4.6. *Schools, Public, Private future land use classifications applies to all educational buildings and grounds within the City, and may be enforced through development standards and zoning districts to the extent permitted by State law.*

Policy A-4.7. *Conservation and Wetlands future land use classification applies to all lands designated for conservation purposes and applies to those areas identified as wetlands within the corporate limits. Residential, commercial, and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. General characteristics of this classification are described in Table A-4.7.:*

Table A-4.7. Conservation and Wetlands	
Density, Park Ranger or Caretaker, dwelling units/acre (Maximum) (per park)	1 unit/20 acres
Floor Area Ratio (Maximum) (Public parks, per development or park)	0.001

Policy A-4.8. *Agriculture future land use classification may apply to any lands receiving agricultural exemptions as defined by the State. Floating solar facilities and solar facilities shall be permitted uses in this future land use classification.*

Policy A-4.9. *Commercial Enclave Future Land Use classifications are concentrations of small commercial and office uses and existing zoning districts which are located outside any activity centers and/or commercial corridors and whose future development or redevelopment will not likely further degrade the City's growth management program. These enclaves are the result of past zoning and/or annexation actions by the City, which may or may not have*

been previously developed, but are given official status through their designation on the Future Land Use Map. New development within a Commercial Enclave shall be limited to the development or redevelopment of property zoned commercial at the time of adoption of this Element. The expansion or establishment of new Commercial Enclaves after the adoption of this Element shall not be permitted. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. General characteristics of this classification are described in Table A-4.9.

Table A-4.9. Commercial Enclave	
Impervious Surface Ratio (Maximum) (per development)	 0.70
Non-Residential Floor Area Ratio (Maximum) (per development)	 0.50
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.	

Policy A-4.10. *The Leisure/Recreation Future Land Use is intended primarily toward providing recreational-related services for residents and short term visitors to Auburndale. Leisure/Recreation areas are not intended for permanent residences or hotels and motels, though permanent structures and lodgings may be appropriate as a part of an RV Park. General characteristics of this classification are described in Table A-4.10.*

Table A-4.10. Leisure/Recreation	
Non-Residential Impervious Surface Ratio (Maximum) (per development)	 0.60
Non-Residential Floor Area Ratio (Maximum) (per development)	 0.25
RV Park Gross Density, units/acre (Maximum) (using on-site septic, per development) (using sewer or off-site system, per development)	 5 10
Commercial Use Usable Ares, percent (Maximum) (per development)	 7
Use Policy Standard [1] Motels, hotels, service stations, restaurants, including fast food are prohibited within the use classification	

Table A-4.10. Leisure/Recreation
[2] RV Parks may only utilize on-site septic when public sewer connection is not within distance requirements as defined in the Land Development Regulations.
Appropriate Use Notes *The following notes are guidance for advisory bodies and elected officials* [1] Typical lead tenants for developments within this land use include fish camps, commercial campgrounds, recreational-vehicle (RV) parks, golf courses. [2] Minor retail commercial uses within this classification should be sized primarily for the purpose of serving the short-term visitor
Future Land Use Map Application Notes *The following notes are guidance for advisory bodies and elected officials* [1] The Leisure/Recreation land use shall have access to arterial or collector roads [2] The land use shall be applied in close proximity to recreation attractions, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

Objective A-5.	The Future Land Use element contains designations for The Lakes District Mixed Use (LDMU) Future Land Use Category to Implement the City of Auburndale Vision Plan for The Lakes District
Policy A-5.1.	*The Lakes District Mixed Use (LDMU) land use category is intended to provide for an appropriate mix of open space, residential, and non-residential types of land uses, that are physically and functionally integrated, implementing the City of Auburndale Vision Plan for The Lakes District and consistent with FS 163.3164. Residential, commercial, business, office, public, semi-public, public utility, institutional, recreational, cultural, civic, and agricultural land uses are consistent within this land use category subject to the implementing zoning district standards.*
Policy A-5.2.	*The provisions of the LDMU land use category shall take precedence over conflicting provisions elsewhere in the Comprehensive Plan Future Land Use Element. The City shall maintain Land Development Regulations to match the LDMU category.*
Policy A-5.3.	*The maximum number of residential dwelling units and/or nonresidential square footage within the LDMU category-wide shall not exceed 18,074 residential dwelling units and 24,557,553 SF of nonresidential land uses, as determined by the adopted 2019 City of Auburndale Future Land Use Map and/or adopted 2019 Polk County*

Future Land Use Map. Individual properties may exceed the densities or intensities previously approved providing the property does not exceed the maximum category-wide.

Policy A-5.4. *As a means to preserve the scenic vistas and open space of The Lakes District, development within the LDMU is encouraged to rezone and utilize Conservation District procedures and standards described in Chapter 15 Article 4 of the City of Auburndale Land Development Regulations. Unless and until rezoning occurs, development within the LDMU shall be permitted in accordance with the zone district regulations and all other relevant regulations applicable to the LDMU.*

Policy A-5.5. *The City will keep an updated list of all hazardous wastes and uses within the identified cone of influence of every wellhead; wellheads and wellhead protection areas (cones of influence) shall be mapped on the Future Land Use Map.*

Policy A-5.6. *The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be developed consistently with the policies of the Infrastructure Element.*

Policy A-5.7. *Public schools are allowed in all land use classifications except the City of Auburndale's Future Land Use classification of Conservation and Wetlands. When annexing undeveloped land, the City shall classify sufficient land proximate to residential development to meet the projected needs for schools in coordination with the Polk County School Board, and may establish differing criteria for schools of different type or size. The City hereby classifies lands contiguous to existing school sites within all land use categories except the City's Conservation classification for future expansion of public schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Land Development Regulations, as per 163.3177(6)(a), F.S.*

Policy A-5.8.	*The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the city, as a component of this Comprehensive Plan. Upon doing so, the City shall review the comprehensive plan, Land Development Regulations and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion, as per163.3167(11)163.337, F.S.*
Policy A-5.9.	*The City Commission shall require the development of a Selected Area Plan (SAP) for any contiguous property in single or multiple ownership that is annexed. A SAP may be developed for any size of land area where the location, configuration, potential density, intensities and mix of land uses, and incidence and/or location of natural and historical/archeological resources warrants detailed planning. Any property in single ownership planned for 750 or more residential units, or exceeds 50% of the DRI thresholds for nonresidential uses established for Polk County, shall require a SAP. Where a potential project is or may become a Development of Regional Impact (DRI), a SAP shall be prepared to amend the Comprehensive Plan.*
Policy A-5.10.	*The City shall encourage the establishment of permanent residential units on the second and third floors of historic downtown buildings and infill buildings, in order to increase the property value and tax base of the traditional downtown core.*
Policy A-5.11.	*Private property rights shall be protected through possible compensation if it is deemed that reasonable use of property is denied.*
Objective A-6.	The City of Auburndale shall provide for a distribution of land use by type, density that is orderly, compact, consistent with this Comprehensive Plan, and compatible with the existing and proposed land uses and character of the City and with an intensity to meet the needs of the current and future resident and seasonal

	population in a manner that; protects, improves, conserves, and sustains the natural and manmade environment; that discourages urban sprawl; is energy efficient; that promotes the reduction of greenhouse gases; that ensures the timely, cost-effective provision of public facilities and services while retaining the unique variety of lifestyles and quality of life; and that facilitates the annexation or incorporation of Unincorporated Areas.
Policy A-6.1.	*Urban sprawl shall be discouraged by maximizing the use of existing public facilities and services. The City of Auburndale shall encourage development techniques such as on- site traffic control, limitation of driveway and road access to arterial and collector highways, and cluster development. Land Development Regulations shall specify the review processes, conditions, and criteria for utilizing such development techniques.*
Policy A-6.2.	*The City may measure progress through tracking the number of non-residential uses added in residential areas; or the number of developments built without city services.*
Policy A-6.3.	*The City shall locate future land uses at densities and intensities that will discourage urban sprawl leapfrog development patterns.*
Policy A-6.4.	*The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas.*
Policy A-6.5.	*The City will coordinate with the Cities of Lake Alfred and Winter Haven, Polk County, and the Florida Department of Transportation on development of areas adjacent to Havendale Blvd. to mitigate traffic impacts, address access management, facility design options, right of way needs, and on site traffic flow.*
Policy A-6.6.	*The City of Auburndale shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.*

Policy A-6.7. *The development of land shall be timed and staged in conjunction with the cost- effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service concurrency requirements.*

Policy A-6.8. *All development within the City of Auburndale shall be subject to the goals, objectives and policies included within the City of Auburndale Comprehensive Plan.*

Policy A-6.9. *All development within the City of Auburndale shall conform to all City Land Development Regulations, shall meet or exceed all applicable City construction standards, and shall comply with the level-of-service standards established within all elements of the City of Auburndale Comprehensive Plan.*

Policy A-6.10. *The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to non-serviced areas of the City. Priority for the expansion of municipal water and sewer facilities shall be given to: legal obligations; existing development that is in or adjacent to Auburndale; new development in or adjacent to Auburndale; and new development that will contribute to the tax base through higher densities or intensities of land use.*

Policy A-6.11. *The City shall request that adjacent governments provide notification of all proposed amendments to their respective Comprehensive Plans which may affect land uses in areas adjacent to the City of Auburndale.*

Policy A-6.12. *The City Manager, or designee, shall review and comment on proposed comprehensive plan amendments of Polk County and neighboring municipalities Comprehensive Plans. If a proposed amendment would create a conflict between Auburndale's and the neighboring jurisdiction's land uses, the City shall transmit written comments and recommendations to that governmental entity regarding the nature of the incompatible use.*

Policy A-6.13. *The City shall follow the procedures for negotiation and mediation outlined in the Intergovernmental Coordination Element to resolve*

disputes which may arise from land use planning issues with neighboring municipalities.

Policy A-6.14. *Public facilities and utilities shall be located to:*

a. *maximize the efficiency of services provided,*

b. *minimize their cost, and*

c. *minimize their impacts on the natural environment.*

Policy A-6.15. *The City will, to the maximum extent feasible, promote "Smart Growth" and energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.*

Policy A-6.16. *The City will encourage and implement, to the maximum extent feasible for those (re)development projects within its jurisdictional boundary, the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs, and take advantage of recycled building materials.*

Policy A-6.17. *Development within the City of Auburndale shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives, and Policies incorporated within the City of Auburndale Comprehensive Plan.*

Objective A-7. Auburndale shall prevent proliferation of urban sprawl through enforcement of adopted Land Development Regulations that include standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl, and in order to achieve cost effective land development patterns.

Policy A-7.1. *Progress on preventing sprawl may be tracked through number of developments brought into the city rather than into the county to diffuse urban sprawl; and number of plan amendments reviewed for urban sprawl using the standards established by Rule.*

Policy A-7.2. *In accordance with the Florida Administrative Code, the City shall enforce adopted Land Development Regulations consistent with those standards listed below in Table A-7.2. which shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development.*

Table A-7.2. Sprawl Prevention Provisions
No premature or poorly planned conversion of rural land to other uses
No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area
No areas of urban development or uses that fail to maximize the use of existing public facilities
No areas of urban development or uses that fail to use areas within which public services are currently provided
No leapfrog/ scattered development or ribbon/ strip commercial development patterns
No areas of low-intensity, low-density, or single-use development or uses in excess of demonstrated need
No significant amount of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development
No urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments
No areas that fail to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, and other significant natural systems
No areas that fail to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural activities as well as passive agricultural activities and dormant, unique, and prime farmlands and soils
No areas that fail to maximize use of existing public facilities and services
No areas that fail to minimize the use of future public facilities and services
No areas for land use patterns or timing which will disproportionately increase the cost in time, money, and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government
No areas that fail to provide a clear separation between urban and rural uses
No areas that discourage or inhibit in-fill development or redevelopment of existing neighborhoods and communities
No areas that fail to encourage an attractive and functional mix of land uses
No areas that result in poor accessibility among linked or related land uses
No areas that result in the loss of a significant amount of functional open space

Policy A-7.3.	*The City shall consider discouraging urban sprawl with Polk County through interlocal agreements or other means of coordinating all development activities requiring any municipal services.*
Policy A-7.4.	*The City shall give first priority to those property owners located within the corporate limits prior to extending facilities and services to properties located in the unincorporated area of the County.*
Policy A-7.5.	*The City shall utilize the Florida Interlocal Cooperation Act of 1969, Chapter 163.01, Florida Statutes, with the County and other local governments to coordinate the provision of any public facilities and services outside its corporate limits.*
Policy A-7.6.	*The City shall continue to work with Polk County to update the Urban Service District established in 1991 as an area serviced by the City with potable water and sewer services, based upon programmed extensions of those facilities meeting concurrency requirements and joint City/County land use coordination.*
Objective A-8.	The City of Auburndale will manage future growth and development through the preparation, adoption, implementation, and enforcement of Land Development Regulations. Local regulations shall address a variety of land development techniques, including mixed use and planned unit developments.
Policy A-8.1.	*Progress on maintaining an appropriate set of Land Development Regulations may be measured by the number of site plans approved without special exceptions made and in accordance with the adopted LDRs; and the number of nontraditional developments built.*
Policy A-8.2.	*The City shall enforce Land Development Regulations containing specific and detailed provisions sufficient to implement this Comprehensive Plan, consistent with direction listed below in Table A-8.2.:*

Table A-8.2. Land Development Regulation Direction
Regulate the subdivision and use of land consistent with the Comprehensive Plan

Table A-8.2. Land Development Regulation Direction
Provide for open space consistent with the Comprehensive Plan
Protect lakes, wetlands, the Green Swamp ACSC, and other environmentally sensitive areas
Regulate areas subject to periodic flooding
Protect historically significant properties and archeological resources
Protect potable water wells and aquifer recharge areas
Provide regulations to encourage the use of innovative development techniques such as mixed use, new urbanism, and other techniques.
Regulate signs, including clarifying intent
Regulate parking, vehicular site access, on site traffic flow
Provide that development orders and permits will not be issued that will result in a reduction of the level of service for the affected public facilities below the level of service standards established in this Comprehensive Plan

Policy A-8.3. *The City's adopted Land Development Regulations shall maintain standards for density and intensity of use for each future land use category on the future land use map series, consistent with the Comprehensive Plan*

Policy A-8.4. *The City's adopted Land Development Regulations shall permit and encourage the use, where appropriate, of development techniques such as mixed use project, new urbanism, and other innovative techniques.*

Policy A-8.5. *In conjunction with processing any development request, any approved zoning category shall be compatible with the Future Land Use Element and Future Land Use Map of the City.*

Policy A-8.6. *The City shall require the developer/owner of any site seeking a development order to be responsible for on-site management of storm water runoff in a manner which assures post development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.*

Policy A-8.7. *The City shall coordinate its Land Development Regulations with those of Polk County and adjacent jurisdictions, and will strive to develop and utilize a similar or uniform future land use classification system to jointly address the organization of land uses in the common Auburndale Planning Area.*

Policy A-8.8.	*The City shall adopt, amend, and enforce Land Development Regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, F.S.*
Objective A-9.	The City of Auburndale shall assist in the creation and preservation of affordable housing for very low income, low income, and moderate income households of the City (as defined by the State), and households with special housing needs including rural and farm worker households.
Policy A-9.1.	*The City shall apply Future Land Use in conformity with the Housing Element of the comprehensive plan.*
Objective A-10.	The City of Auburndale shall reduce existing land uses, conditions, and zoning that are inconsistent with this Comprehensive Plan and the proposed future land uses as depicted on the Future Land Use Map Series.
Policy A-10.1.	*The City may track elimination of incompatible uses through the number of nonconforming uses eliminated during the planning period.*
Policy A-10.2.	*Land Development Regulations shall specify criteria for determining non conforming uses, including damage or destruction to structures or cessation of activity, and the appropriate action to regulate or eliminate non conforming uses.*
Policy A-10.3.	*The City will continue to identify and eliminate any existing zoning that is inconsistent with this Comprehensive Plan.*
Policy A-10.4.	*The City will ensure that land uses which are potentially incompatible due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, alternative site design, or other suitable means. Land Development Regulations shall establish criteria for appropriate buffering between adjacent land uses.*

Policy A-10.5. *The City will ensure that continuation of existing agricultural uses within all future land use categories be permitted, and shall not be deemed incompatible with existing or future residential uses. The conversion of existing agricultural land uses to uses of greater intensities shall take place only if public services and facilities, consistent with established levels of service, are available concurrent with the impacts of development.*

Policy A-10.6. *The City of Auburndale shall ensure the availability of suitable land for utility facilities necessary to support proposed development.*

Policy A-10.7. *City actions shall conform with the Infrastructure Element of the Comprehensive Plan.*

Policy A-10.8. *Public utilities needed to service existing and future land uses shall be permitted in the approved future land use classifications, provided the performance standards in the Power Plant Siting Act, the Transmission Line Siting Act, the Auburndale Comprehensive Plan, Auburndale's Land Development Regulations, and any other applicable Land Development Regulations are met.*

Policy A-10.9. *The following utility facilities shall be permitted throughout the City in all land use classifications, excluding areas designated as Conservation/Wetlands and areas designated as Historic Districts, subject to City approval, to support existing and proposed development:*

a. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;

b. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the City's Land Development Regulations);

c. public potable wells and temporary package treatment plants, and

d. natural-gas and liquefied-fuel pipelines.

Policy A-10.10. Utility facilities shall be subject to the following criteria:

a. The scale of all Utility facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.

b. In the best interest of public health, safety, and welfare the City may provide utilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design, or other suitable means.

c. The development of utility facilities shall be permitted in the Urban Development Area, as designated on the Future Land Use Map, to serve the existing needs of the immediate area in which it is located.

d. The City shall employ the City of Auburndale Land Development Regulations in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the location and site criteria for utilities.

Policy A-10.11. Where the City is unable to provide public sanitary sewers, private septic tanks with be permitted only if they are an Enhanced Nitrogen Septic System as approved by the Department of Health, and approved by the Florida Department of Environmental Protection. Where a private sewage plant is proposed, it must be approved by the Florida Department of Environmental Protection (FDEP) and the City. Any such private sewage plant shall be designed as an extended aeration facility in accordance with Florida Department of Environmental Protection (FDEP) and Ten State standards.

Policy A-10.12. Where a private sewage plant is proposed, it must be approved by Florida Department of Environmental Protection (FDEP) and the City. Private sewage plants shall be allowed in all Future Land Use categories except Conservation Wetlands Future Land Use.

Policy A-10.13.	*The City of Auburndale shall coordinate with Florida Department of Environmental Protection (FDEP) in regulating the design and operation of private sanitary sewer treatment and disposal systems (e.g. package treatment plants) in private or public development in order to ensure that proper and efficient systems are installed.*
Policy A-10.14.	*The City shall coordinate with the Florida Department of Environmental Protection (FDEP) and the Department of Health to require that all buildings served by on-site sewage disposal systems developed under the provisions of law and administrative rules, meet at a minimum, the requirements of Chapter 64E-6 (FAC).*
Objective A-11.	The City shall protect all historical resources within its jurisdiction by conducting selected property evaluations, organizing a historical society, and enforcing measures to protect those resources.
Policy A-11.1.	*Progress on protecting historic resources may be tracked through the number of units identified as locally significant and designated, per year, during the planning period.*
Policy A-11.2.	*The City shall annually consider designation of local historic structures or areas.*
Policy A-11.3.	*The City shall continue to support the Historic Commission of the City.*
Policy A-11.4.	*The City shall utilize State agencies and local historical organizations to seek appropriate designations of structures and/or properties identified as having potential historical significance.*
Policy A-11.5.	*The City shall continue to enforce the Historic Preservation Ordinance.*
Policy A-11.6.	*The City shall consider regulations and programs that preserve additional potentially historic structures through the adaptive reuse of the existing structures.*
Objective A-12.	The City of Auburndale shall ensure the protection and conservation of environmentally sensitive land within the City.

Policy A-12.1. *Progress on conservation may be measured by tracking the number of acres designated for protection during the planning period.*

Policy A-12.2. *The City will require developers to obtain all required permits from the US Army Corps of Engineers, Florida Department of Protection, the Southwest Florida Water Management District, and the Polk County Health and Rehabilitative Services when a proposed development: 1) is located within the 100 year floodplain as delineated by the Federal Emergency Management Agency; 2) contains jurisdictional wetlands designated by the Florida Department of Environmental Regulation Protection and/or the Southwest Florida Water Management District, or 3) contains soils rated as having "severe limitations" by the Polk County Soil Conservation Service. The City shall require evidence of appropriate permits from State or federal regulatory agencies prior to the issuance of a development permit.*

Policy A-12.3. *All development proposals exceeding one half acre in size, excluding applications for single family building permits, are subject to an environmental site review. The review shall identify environmentally sensitive areas and conditions limiting development potential, establish procedures to avoid, minimize or mitigate the destruction to natural systems, and ensure the structural integrity of manmade structures. This environmental site review shall include a review of the following: 1) soils suitability based on the analysis presented in the Soils Survey of Polk County; 2) areas containing jurisdictional wetlands designated by the FDEP and/or the SWFWMD; and 3) areas located within the 100-year floodplain as delineated by the Federal Emergency Management Agency (FEMA). This process shall be expanded to include a review to provide for the protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas, and environmentally sensitive land.*

Objective A-13. The City will coordinate with the objectives and programs in the Polk County Hazard Mitigation Strategy; and Chapter 380 Plans

Policy A-13.1. *Progress may be measured by tracking the number of repetitive loss areas mitigated; and the number of developments under 380 F.S.*

Policy A-13.2. *The City shall coordinate future land use designations with the County and surrounding municipalities to eliminate or reduce development in areas identified as having repetitive loss due to natural hazards and which are identified in the Polk County Hazard Mitigation Strategy; and the City shall coordinate with any resource planning and management plan prepared.*

Policy A-13.3. *As proposed future land use activities are presented to the City for actions, they shall be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, in an effort to reduce potential conflicts.*

Policy A-13.4. *The City, through the implementation of its Land Development Regulations, will ensure that development approvals are consistent with the objectives and policies of the Polk County Local Mitigation Strategy (LMS), 2020, and as amended. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.*

Policy A-13.5. *The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to ensure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.*

Policy A-13.6. *In conjunction with the American Red Cross, Polk County, United Way, and the Polk County School Board, the City will develop plans for reduction of the shelter deficit State-wide.*

Policy A-13.7. *The City requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough*

to house all park residents that reside in the park during the official Hurricane Season, from June 1 to November 30. This requirement shall be included in the Land Development Regulations.

Policy A-13.8. *The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, in order to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and the location of shelters.*

Policy A-13.9. *The City will trim trees on city rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies, in order to, reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.*

Objective A-14. The City of Auburndale shall ensure that all development within the portion of The Green Swamp Area of Critical State Concern within Auburndale's jurisdiction shall maintain the cumulative natural function of its wetlands and aquifer-recharge areas and shall conform to the development policies stated in this section in addition to other policies found within the Comprehensive Plan, State Statute, and Florida Administrative Code. Where there is a conflict in policy or standard the policies of this objective shall supersede others in the Comprehensive Plan.

Policy A-14.1. *The Auburndale Green Swamp Protection Area (AGSPA) shall be generally defined as that area both within the City Limits and within the Green Swamp Area of Critical State Concern.*

Policy A-14.2. *It is the intent of the City to protect natural resources within the Auburndale Green Swamp Protection Area and to mitigate any potential negative impact land uses may pose to natural resources. These development criteria are designed to ensure that natural*

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

Policy A-14.3. *The Future Land Use categories listed in Table A-14.3. shall be allowed in the Auburndale Green Swamp Protection Area (AGSPA). All land use categories shall be used as already defined in the Future Land Use Element and as amended in this Section. These designations shall be followed by a "GS" when used in the AGSPA.*

Table A-14.3. Auburndale Green Swamp Protection Area Future Land Uses
Conservation and Wetlands
Agricultural Residential
Low Density Residential
Tourism Commercial Center
Neighborhood Activity Center
Convenience Center
Business Park Center
Leisure/Recreation
Institutional
City, Public Use, Parks
Schools, Public and Private

Policy A-14.4. *In the Auburndale Green Swamp Protection Area (AGSPA) the following uses shall be prohibited:*

a) Petroleum pipelines

b) Wholesale chemical operations

c) Petroleum related industries and fuel dealers (however, gas stations may be permitted)

d) Dry cleaning plants

e) Chemical research operations

f) Non-certified Electric-power Generation Facilities

Policy A-14.5. *AGSPA General Development Criteria*

a) The word "development" shall be used as defined in Section 380.04, F.S.b) New development shall connect to a regional public sewer system. New development shall not be allowed to use septic tanks for disposal of wastewater.

c) General construction activities may be permitted. However, prior to the City issuing a development permit, the City will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: Environmental Protection Agency's National Pollution Discharge and Elimination System, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17-25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DER, 1988, Chapter 6), and the Florida Erosion and Sediment Control Designer and Reviewer Manual, 2013

d) Development regulations shall permit densities to be transferred from Environmentally Sensitive Lands to adjacent non-environmentally sensitive property under the same ownership or control subject to the following:

1. Transfers shall be at a density not to exceed one dwelling unit per 20 acres (1du/20ac);

2. Transfers shall only be permitted within a subdivision platted and developed in accordance to the City's Land Development Regulations;

3. Transfers shall not result in lot sizes per dwelling unit less than 14,500 sf.

Policy A-14.6. *AGSPA Road Standards*

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

a) Minimize adverse impacts to water quality;

b) Prevent adverse impact to the free flow of water through natural channels; and

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

Policy A-14.7. *Agricultural Residential is a Land Use classification that shall only be applied in the AGSPA. It shall allow single family residential development of up to 1 unit per 5 acres. Clustering shall be on upland areas only and may allow 40,000 sq. ft. lots as long as the overall gross density for the property is not exceeded.*

Policy A-14.8. *In AGSPA, the Low Density Residential Land Use shall allow single family residential development at a density of 0-3 units per acre, including any fraction thereof, with central water and paved road access.*

Policy A-14.9. *AGSPA Residential Development Criteria*

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

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

Policy A-14.10. *In AGSPA, the Tourism Commercial Center Land Use shall only be allowed on property with direct access to Interstate 4 by way of frontage road, or on property with access to SR 559 or CR 557A. The following uses are permitted within this Land Use:*

a) Theme parks, entertainment/attractions, major regional venues, and permanent exhibits;

b) Motels, hotels, RV parks, apartments;

c) Service stations/convenience stores;

d) Restaurants, gift shops, miniature golf, driving range;

e) Golf courses and accessory minor commercial uses necessary to support these facilities, such as club house, driving range, and pro shop.

f) Other similar uses.

Policy A-14.11. *In AGSPA, the following uses shall be prohibited in the Tourism Commercial Center:*

a) Industrial, manufacturing, warehousing;

b) Shopping centers, malls

c) Junk yards

d) Facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System.

Policy A-14.12. *AGSPA Commercial Development Criteria*

a) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities, air conditioning units, signage, retention areas, etc. are examples of facilities that require special buffering.

b) All development shall be limited to a maximum of 60% impervious surface coverage.

c) All development shall be limited to a maximum of 40% of building coverage.

Policy A-14.13. *In AGSPA Business Park Centers shall only be located at intersections of arterial and collector roads. The following uses shall be permitted:*

a) Office parks, including research and development facilities;

b) Wholesaling and distribution centers;

c) Outside storage, which shall be screened from view of any residential or commercial uses by a solid wall a minimum of 6 feet in height;

d) Warehousing, including self-storage facilities;

e) Commercial uses which support the businesses and activities within the business park;

f) Golf courses and accessory minor commercial uses necessary to support these facilities such as club house, driving range, and pro shop.

Policy A-14.14. *In AGSPA the following uses shall be prohibited in the Business Park Center:*

a) Shopping centers

b) Junk yards, outdoor storage

Policy A-14.15. *AGSPA Business Park Center Development Criteria*

a) Commercial activities within a Business Park Center shall not exceed 15% of the total area of the Business Park.

b) All development shall be limited to a maximum of 70% impervious lot coverage.

Policy A-14.16. *AGSPA Golf Course Development Criteria*

a) All golf courses developed in the AGSPA shall conform to these development criteria.

b) Prior to issuance of a development permit for a golf course, a Golf Course Management Plan shall be developed which at a minimum contains:

i. A Chemical and Pest Management Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers.

ii. A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands.

iii. Best Management Practices which at a minimum identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course.

iv. Golf courses shall be equipped with computer-operated irrigation systems using rain or soil moisture sensors to override the irrigation system in the event of significant rainfall.

v. Landscaping for golf courses shall be designed in accordance with xeriscape principles; and

vi. Golf courses may not be used to satisfy open space requirements.

Policy A-14.17. *AGSPA Wetlands, Lakes, and Floodplains - While the City may generally map wetlands, lakes, and floodplains within its corporate limits using National Wetlands Inventory maps and similar tools, their locations as identified within this Plan are preliminary and may change at the time of a State or federal agency jurisdictional determination. Furthermore, the City relies upon regulatory agency specialists to identify, designate, exercise, and enforce regulations of natural resources, including mitigation requirements. It is the applicant's responsibility to obtain a site-specific survey which indicates the jurisdictional limits, quality, and function of the resource. Development of wetlands, lakes, and floodplains within the Auburndale Green Swamp Protection Area shall conform to the following criteria:*

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

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

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

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

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

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

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

h) Natural buffers averaging 25 feet in width but in no case less than 15 feet shall be maintained upland of the 100-year floodplain.

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

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

(1) access to the site;

(2) internal traffic circulation;

(3) utility lines;

(4) pretreated stormwater and floodplain management;

(5) public safety;

(6) mining that meets State and federal regulations;

(7) to avoid precluding all beneficial use of the property.

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

(1) maximum utilization of uplands;

(2) that there is no other reasonable, practical, or economical alternative; and

(3) that without the proposed activity the property owner will be deprived of all reasonable uses of the property.

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

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

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

o) Where impacts to wetlands cannot be avoided, all agency permits with jurisdiction shall be approved prior to the issuance of a development order. An "intent to issue a final Development Order"

may be issued in writing prior to the issuance of said order if pre-approval is required by an agency with jurisdiction.

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

(1) agriculture and silviculture

(2) passive recreation

(3) irrigation systems

(4) native species planting including mitigation or habitat restoration

(5) utility lines

(6) pretreated stormwater and floodplain management

(7) boardwalks, docks, or trails

(8) ramps for lake access

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

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

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

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

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

v) Floodplain Assessment. A detailed flood insurance study shall be performed for all subdivision proposals and other proposed

development having five (5) acres or more in the 100-year floodplain. The construction of a single-family dwelling on a parcel containing five (5) or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this plan is exempt from this requirement. Phases of a larger development, if the larger development meets the five (5) acre criterion, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the five (5) acre criterion. Subdivisions which contain 10 lots or less shall be exempt from these requirements. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37).

w) Projects or portions of projects in Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the-post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

Policy A-14.18. *AGSPA Protection of Listed Species - To protect wildlife species identified as endangered, threatened, or species of special concern by the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC), the developer shall perform listed species surveys for any non-residential development in excess of five (5) acres or any residential development consisting of*

100 acres or more than 10 lots. If it is determined that listed species or habitat are located on the site, the developer shall prepare a habitat management plan using guidelines and protocols of the appropriate wildlife agency. It shall be the responsibility of the applicant to notify the City and other agencies of any proposed development which may affect listed species habitat and subsequently prepare and submit the above referenced habitat management plan. Prior to final plat or site plan approval, the City must receive written assurance from the agency stating that the proposed management plan meets wildlife agency guidelines and protocols. Protection of listed species and habitats within the Auburndale Green Swamp Protection Area shall conform to the following criteria:

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

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

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

(2) Portions of lots may be platted into habitat areas and shall not be construed as having disturbed the habitat area for a density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within habitat areas.

Policy A-14.19. *Green Swamp Impact Assessment Statement - All development, with the exception of a single-family dwelling unit and accessory uses, shall submit to the City a Green Swamp Impact Assessment Statement (GSIAS) for consideration prior to grant of any development order. The content of the IAS shall include:*

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

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

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

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

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

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

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

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

i) A narrative addressing how the development supports the Green Swamp Area of Critical State Concern Principles for Guiding Development to:

(1) Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood-detention areas.

(2) Protect or improve the normal quantity, quality, and flow of ground water and surface water which are necessary for the protection of resources of State and regional concern.

(3) Protect or improve the water available for aquifer recharge.

(4) Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

(5) Protect or improve the normal supply of ground and surface water.

(6) Prevent further salt-water intrusion into the Floridan Aquifer.

(7) Protect or improve existing ground and surface-water quality.

(8) Protect or improve the water-retention capabilities of wetlands.

(9) Protect or improve the biological-filtering capabilities of wetlands.

(10) Protect or improve the natural flow regime of drainage basins.

(11) Protect or improve the design capacity of flood-detention areas and the water management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

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

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

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

(1) Protect and preserve the water quality or natural functions of floodplains and drainage ways, and wetlands;

(2) Protect and preserve the function of native vegetative communities or the habitats of listed species endemic to the GSACSC;

(3) Establish land maintenance and management procedures for the ESL's to assure their continued viability or function after development;

(4) The City's final development order shall be conditioned upon adequate avoidance, preservation, mitigation, or remedial actions for the protection of environmental resources identified in the GSIAS and shall be consistent with the protection measures set forth within the policies framework of this Comprehensive Plan;

(5) Necessary State and/or federal permits shall be obtained as a condition of approval for the project's final development order. The City will not impose any requirements for wetlands beyond those required by the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, or the Southwest Florida Water Management District.

Policy A-14.20. *Development within the Auburndale Green Swamp Protection Area (AGSPA) shall require a capital improvements budget showing the concurrent provision of public services required by the development, the timing of said development, and the source of funds for the public portion of the investment.*

Policy A-14.21.	*The development of Bay Lake Resort (a.k.a. MSD-Mattie, LLC property) shall be limited to the uses and densities stipulated in the State Land Planning Agency Settlement Agreement (Section 380.05, F.S.) Florida Statutes Settlement Agreement.*
Objective A-15.	The City shall ensure that the residential character of the City of Auburndale is maintained and protected while reducing greenhouse gas emissions and protecting environmentally sensitive lands.
Policy A-15.1.	*Greenhouse gas emissions considerations will be balanced with:* *a) Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.* *b) Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.* *c) Maintaining the community's recreation, open space, and natural environment.*
Policy A-15.2.	*The City of Auburndale shall promote a sustainable community by requiring the use of Green standards and practices identified by the Florida Building Code. For all development and redevelopment within the City of Auburndale the City shall promote development that meets or exceeds the standards of U.S. Green Building Council, Leaders in Energy and Environmental Design (LEED), Department of Environmental Protection, Energy Star, or other such recognized governmental or industry regulatory authority. The City shall also establish incentive programs such as, but not limited to, expedited site plan review and building permitting in exchange for utilizing Green design standards and practices that benefit the quality and sustainability of the environment and the target strategies described in Table A-15.2. below*

Table A-15.2. Green Standard and Incentive Targets
Conserve water and other natural resources

Table A-15.2. Green Standard and Incentive Targets
Reduce energy consumption
Improve air quality by reducing Greenhouse gas emissions
Reduce impacts on infrastructure by participating in ride sharing and shuttle service programs
Reduce urban heat by reducing paved surfaces; reduce the need for parking by participating in shared parking plans
Reduce urban heat and encourage pedestrian mobility by planting additional shade trees
Reduce waste through efficient design and recycling program
Promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions
Encourage housing construction that uses the U.S. Green Building Council or the Florida Green Building Coalition land development, new construction, and major renovation building standards

Policy A-15.3. *The City shall promote energy efficiency in government operations and facilities. The City shall evaluate the efficiency of its fleet of government vehicles and the vehicles' energy technology from time to time.*

Policy A-15.4. *The City shall ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use development areas, including:*

a) Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, thoroughfares;

b) Ensuring a balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures;

c) Locating schools in neighborhoods, within safe and easy walking distances of residences served.

Policy A-15.5. *The City supports residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building*

Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy A-15.6. *The City shall determine a threshold and criteria for a LEED certification standard, or an equivalent standard, in private design to be implemented through the Land Development Regulations. In addition, consider pilot incentive programs to encourage Green building and development Citywide, including the Community Redevelopment District. In developing and maintaining standard and incentive programs, the City may tie thresholds to the equivalent certifying standards themselves rather than formal certification.*

Policy A-15.7. *The City will not prohibit the appropriate placement of solar panels. The City shall consider review criteria to establish standards within the Land Development Regulations for the appropriate placement of photovoltaic panels.*

Policy A-15.8. *The City will encourage the strategic placement of landscape materials to reduce energy consumption.*

Policy A-15.9. *The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.*

Policy A-15.10. *The City shall, through the Future Land Use Map and Future Land Use Categories, encourage the greatest concentration of housing desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.*

Policy A-15.11. *All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle, and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking, and thus*

reduce urban heat and polluted run-off, and reduce greenhouse gas emissions.

Policy A-15.12. *Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.*

Policy A-15.13. *The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida-friendly landscaping techniques including use of reclaimed water.*

Policy A-15.14. *As administered through the LDRs, land use proposals which could potentially increase point-source air and water pollution shall not be permitted.*

Policy A-15.15. *The City shall promote building and site design construction and operation practices that support long-term environmental sustainability by: constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; reducing urban heat through innovative building and site design.*

Policy A-15.16. *All development and redevelopment shall be encouraged to exceed minimum Green standards as outlined in the Florida Building Code, as amended from time to time.*

Objective A-16. The City of Auburndale shall establish Transportation Based Energy Conservation Areas

Policy A-16.1. *The City of Auburndale shall establish Transportation Based Energy Conservation Areas by:*

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

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

c) the establishment of mobility strategies within the energy conservation areas; and

d) the coordinated implementation of design standards and mobility strategies consistent with other jurisdictions within the respective transit corridors.

Policy A-16.2. *Core Transit Corridors and Centers, as identified in the Transportation Planning Organization's (TPO) 2060 Transportation Vision Plan, provide the basis for the Transportation Based Energy Conservation Areas Map. The map will provide a framework for land use policies and mobility strategies that:*

a) Connect city centers;

b) Improve access to transit services including high speed rail service;

c) Improve transit access to/from rural areas;

d) Promote compact, mixed-use development;

e) Improve travel connections and access between land uses;

f) Provide a pedestrian-scale built environment and encourage pedestrian activity;

g) Promote the provision of public spaces and improved access to public spaces;

h) Implement reduced or flexible parking standards;

i) Increase travel options as part of a multi-modal transportation system;

j) Reduce reliance on single-occupant vehicles (SOV) and vehicle miles traveled; and

k) Reduce energy consumption and greenhouse gas emissions.

Policy A-16.3. *The Transportation Based Energy Conservation Areas Map shall be shown on the Future Land Use Map Series to include the following:*

a) areas within ¼ mile of fixed route transit service;

b) areas within a one mile radius of the point of access for transit services.

Policy A-16.4. *The City shall implement site design principles in the form of development incentives and standards. These design principles shall address:*

a) Convenient, direct, and safe pedestrian connections to building entrances, existing and planned transit stops, parking facilities, mixed land uses and public spaces;

b) Pedestrian-scale blocks and interconnected street networks to promote pedestrian mobility;

c) Architecture and streetscape features, such as awnings, articulated facades, pedestrian lighting, sidewalk furniture, street trees, and store front display windows to create a human-scale or pedestrian-focused environment;

d) Orientation of buildings and entrances towards streets or public spaces to encourage and support pedestrian activity;

e) Provision of complete streets to increase mobility for transportation system users;

f) Provision of parks, plazas, and greenways to create community gathering places;

g) Provision of bicycle parking;

h) Incorporation of transit facilities and amenities into site design, e.g., shelters, benches, and lighting;

i) Provision of structured parking as part of mixed land uses; and

j) Reduced or shared parking.

Policy A-16.5. *Transportation Based Energy Conservation Areas include areas where infrastructure and community services are available or planned to support higher densities and intensities of development. The City*

shall implement site design principles and mobility strategies within the Transportation Based Energy Conservation Areas to maximize access to existing or future transit services. The City shall promote the development of transit services and centers intended to support transit ridership, service existing and future development, and improve transit access to/from rural areas.

Policy A-16.6. *The City shall identify and promote opportunities to co-locate civic or community uses within the Transportation Based Energy Conservation Areas including:*

a) urban parks;

b) community recreation centers;

c) schools;

d) child care facilities;

e) libraries and medical facilities;

f) governmental buildings; and

g) Police, Fire and EMS facilities.

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

Policy A-16.7. *The City shall require, through the Land Development Regulations, transit-supportive standards to be applied to development within the Transportation Based Energy Conservation Areas. These standards may include, but will not be limited to:*

a) Provision of pedestrian infrastructure;

b) Provision of transit facilities and passenger amenities;

c) Building orientation, e.g. orientation towards a street or public space; and

d) Maximum parking requirements.

Policy A-16.8. *The City shall implement mobility strategies within the Transportation Based Energy Conservation Areas to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These strategies may include, but will not be limited to:*

a) Provision of an extensive pedestrian system;

b) Elimination of gaps in sidewalk network;

c) Complete street treatment including improved pedestrian and bicycle crossings;

d) Provision of transit facilities and passenger amenities;

e) Provision of bicycle parking; and

f) Shared, reduced, or maximum parking requirements.

Policy A-16.9. *The City shall consider funding improvements as part of the annual update of the Capital Improvement Element to support the provision of complete streets, continuous sidewalk networks, transit facilities and passenger amenities, and public spaces. Candidate projects within the Transportation Based Energy Conservation Areas shall receive priority consideration.*

Policy A-16.10. *The City shall support the merging of public and private interests and resources for the purpose of facilitating transit oriented development within the Transportation Based Energy Conservation Areas. Public-private partnerships may be used to leverage transit enhancements and infrastructure, create mixed uses inclusive of civic and communities spaces, and establish redevelopment strategies.*

Policy A-16.11. *The City shall identify candidate sites for affordable and workforce housing within the Transportation Based Energy Conservation Areas Map as part of a comprehensive strategy to promote sustainable housing and neighborhoods.*

Policy A-16.12.	*The Transportation Based Energy Conservation Areas Map includes transit corridors that extend into and through multiple governmental jurisdictions. To ensure a seamless transportation system, the City will coordinate with other cities and Polk County to encourage the implementation of consistent land use policies and mobility strategies within these corridors.*
Objective A-17.	Auburndale shall cooperate with all State requirements on school co-location to encourage co-location of schools and other public facilities, and to designate lands adjacent to public schools with land use classifications that allow new schools and the expansion of existing schools.

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

AUBURNDALE 2050

COMPREHENSIVE PLAN UPDATE

B Transportation

GOALS, OBJECTIVES, AND POLICIES

TRANSPORTATION ELEMENT
Goal, Objectives, and Policies City of Auburndale Comprehensive Plan

Goal B.	**To provide a safe, efficient and convenient multi-modal transportation system for residents and non-residents traveling in and through the City.**
Objective B-1.	Convenient and Efficient Transportation System
	The City shall provide a convenient and efficient transportation system, including a safe and adequate multi-modal transportation system for its residents and users.
Policy B-1.1.	*The City will consider tracking progress through measures including maintenance of a level of service C or D on roads; annually amending the 5-Year CIP to include all roadway improvements; evaluating traffic safety problems, and amending the land development code to include new measures.*
Policy B-1.2.	*Level of Service (LOS) definitions shall be consistent with the Auburndale Transportation Master Plan, adopted August 19, 2024, and based on the desired operation conditions of the road. Changes in roadway geometry, area type, and the context of the roadway will combine to make the number of vehicles corresponding to a LOS change with the design and conditions.*

Table B-1.2: Level of Service Definitions Consistent with the Transportation Master Plan

Level of Service	*Operating Condition*
A	*Free flow condition, vehicles are easily able to complete lane changes and other maneuvers, little to no delay across the segment*
B	*Near free flow condition, vehicles can complete lane changes and other maneuvers yielding occasionally to other vehicles, little delay across the segment*
C	*Near free flow condition, vehicles can complete lane changes and other maneuvers yielding to other vehicles, some delay across the segment*

D	*Speed begins to decrease, vehicles have some difficulty completing lane changes and other maneuvers due to other vehicles, moderate delay across the segment*
E	*Speeds have moderately decreased, vehicles have difficulty completing lane changes and other maneuvers due to other vehicles, moderate to high delays across the segment*
F	*Speeds have drastically decreased, breakdown of traffic flow, vehicles have great difficulty completing lane changes and other maneuvers due to other vehicles, high delays across the segment.*

Policy B-1.3. *A peak hour Level of Service (LOS) of D shall be adopted for all roadways within the corporate limits.*

Policy B-1.4. *The City hereby adopts the following multi-modal Levels of Service per the Auburndale Transportation Master Plan for roadways served by the transit system.*

Policy B-1.5. *The City will base development approvals upon adequate system capacities at acceptable levels of service, as established in this element, to accommodate the impacts of proposed development concurrent with the impacts of development.*

Policy B-1.6. *The City shall continue to add the yearly maintenance schedule to the 5-Year Capital Improvements Program (CIP) of the Comprehensive Plan's Capital Improvements Element.*

Policy B-1.7. *The City will enforce no-parking zones at street intersections and intersection visibility requirements, as adopted in the City's land development regulations.*

Policy B-1.8. *The City shall continue to enforce the landscape maintenance and weed control ordinance that contributes to traffic safety along all motorized and non-motorized traffic ways.*

Policy B-1.9. *The City shall implement mobility strategies to support non-motorized transportation and transit service development and to maximize access to existing and planned transit services. These will include, but not be limited to:*

1. Provision of an extensive pedestrian system;

2. *Elimination of gaps in the sidewalk network;*

3. *Complete street treatment including improved pedestrian and bicycle crossings*

Objective B-2.	Sidewalks, Bikeways, and Trails
	The City will continue to increase the amount of sidewalks and bikeways within the City limits.
Policy B-2.1.	*The City will consider measuring progress through additional sidewalks and bikeways within the City limits; paved sidewalks in vicinity of transit stops; links from the Auburndale Trail to the Van Fleet Trail, and the Tenoroc Trail; connected sidewalk/bike trail around Lake Ariana.*
Policy B-2.2.	*The City will analyze the existing sidewalk network annually and identify key gaps in pedestrian routes, including near schools, parks, trails and transit stops.*
Policy B-2.3.	*Funding priorities for correcting existing deficiencies and for future sidewalk improvements shall first be directed to locations where a critical public safety concern or an emergency exists; and second, serve pedestrian needs within ¼ mile of all schools, parks, and transit stops; and in the future, aviation and rail facilities.*
Policy B-2.4.	*The City will incorporate consideration of sidewalks and bikeways in all roadway improvements. Sidewalks and bikeways will be constructed where practical in the existing rights-of-way throughout the City.*
Policy B-2.5.	*The City will incorporate sidewalk and bikeway features into intersection projects and resurfacing projects to keep the cost of such projects to a minimum.*
Policy B-2.6.	*Continue to support the acquisition of right-of-way or easement for a bike path/walkway around Lake Ariana.*
Policy B-2.7.	*The City will work with the Polk Transportation Planning Organization , Florida Department of Transportation and Polk*

	County in the identification of locations for sidewalks and bikeway on State and County highways.
Policy B-2.8.	*In an effort to coordinate with the Polk Transportation Planning Organization and Florida Department of Transportation to provide continuous routes for bicycling, the City will work with the Polk Transportation Planning Organization in the development of: the Auburndale Trail; the Southern Extension of the Van Fleet Trail; the Auburndale Trail through Tenoroc State Park; the Auburndale-Lake Alfred-Winter Haven Trail; and other trails that link to the County and Regional network through adjacent municipalities.*
Policy B-2.9.	*The City shall encourage the inclusion of continuous routes for bicycling and walking in The Lakes District and support the acquisition of right-of-way or easement for a bike path/ walkway connecting the District to Downtown.*
Objective B-3.	The City shall promote and invest in a safe and efficient system of parking with the proper quantity of spaces for customers and employees in the Community Activity Center in the historic downtown area.
Policy B-3.1.	*The City will consider measuring progress through the promotion of public/private partnerships established for downtown parking; and implementation of traffic calming devices.*
Policy B-3.2.	*The historic downtown area shall be the focus of continued analysis of parking needs, vehicular traffic flow, pedestrian circulation patterns and overall traffic safety.*
Policy B-3.3.	*The City shall maintain and promote the alley system in the downtown for loading purposes in order to reduce conflicts between delivery trucks and pedestrian traffic.*
Policy B-3.4.	*The City shall promote and allow on-street parking within the public right-of-way, which shall meet the parking needs of the business sector in accordance with City and Florida Department Of Transportation standards.*

Policy B-3.5.	*The City will partner with businesses for the development of off-street parking that will be shared by customer and employee traffic within the downtown; and encourage informal agreements between public and private partners for shared parking between daytime and night time users, and between weekend and weekday users.*
Policy B-3.6.	*The City will continue to support traffic calming and landscaping to improve the appearance of the downtown, particularly around Ariana Avenue and the Civic Center.*
Policy B-3.7.	*The Auburndale CRA will maintain a reserve fund to pay for parking improvements in the community redevelopment area.*
Objective B-4.	The City will coordinate transportation and future land uses, continuing to improve and construct a transportation system that will meet the adopted levels of service standards, support the goals, objectives, and policies of the Future Land Use Element, and support the uses shown on the Future Land Use Map.
Policy B-4.1.	*The City will consider measuring progress through the promotion of multi-modal for mixed use development; the promotion of carpooling/vanpooling.*
Policy B-4.2.	*The City will prioritize roadway system improvements based on correction of existing deficiencies, available right-of-way system continuity, development of the central core downtown, development of infill areas, and consistency with needs generated with uses shown on the Future Land Use Map.*
Policy B-4.3.	*A de minimis impact exception shall only be granted for a single family home on an existing lot regardless of the level of deficiency of the adopted level of service.*
Policy B-4.4.	*The City will promote mixed use developments with multi-modal provisions, including through Planned Unit Developments or other tools.*
Policy B-4.5.	*The City will implement land use policies in support of increased transit, which includes encouraging mixed-use developments and*

	medium or higher residential densities within one-fourth mile of any transit route.
Policy B-4.6.	*If at any time determined to be necessary to meet future traffic circulation needs, transportation impact fees shall be developed and adopted by the City.*
Policy B-4.7.	*The City will encourage large employers in the industrial areas in the City adjacent to the City to promote carpooling/van polling and utilization of transit for commuting.*
Policy B-4.8.	*The City will minimize disruption to its historic downtown and historic buildings that may result from the construction of transit projects; the City shall encourage pedestrian and bicycle routes in order to minimize disruption of the historic street grid in downtown.*
Policy B-4.9.	*The City shall promote the rail and surface transportation corridor that connects its industrial areas to the Bartow Municipal Airport for shipment of goods and products. The City will work with the Polk Transportation Planning Organization to promote an adequate transportation network for the transport of goods and for the establishment of truck routes to airports.*
Policy B-4.10.	*The City will work with the Polk Transportation Planning Organization to enhance multi-modal transfer facilities through Polk Transportation Planning Organization priority setting.*
Policy B-4.11.	*The City shall work with the Florida Department Of Transportation and Polk County Transportation Planning Organization to establish a designated truck route network that maximizes the efficiency of goods movement, minimizes delays ,and enhances safety.*
Policy B-4.12.	*TRANSPORTATION MAP ESTABLISHED: The following Transportation Map is hereby established: Roadway Classification.*
Objective B-5.	The City shall continue to coordinate its transportation system with those of the Polk Transportation Planning Organization for the Lakeland/Winter Haven Urbanized Areas (TPO), the Polk Transit Authority (PTA), the Winter Haven Area Transit (WHAT) authority,

	and the Lakeland Area Mass Transit District authority (LAMTD) for the intra-city bus system; and the Florida Department of Transportation (FDOT) Transportation Plan and Adopted Work Program.
Policy B-5.1.	*The City will consider measuring progress through membership on the Technical Advisory Committee for the Polk Transportation Planning Organization; listing of other agency projects in the City's annual update of the 5-Year CIP.*
Policy B-5.2.	*The City shall continue to coordinate with the Florida Department of Transportation and the Polk Transportation Planning Organization to recognize and include County and State road projects in the City's 5-Year CIP and annual budget planning process; and to maintain consistency in policies between the City and the two agencies.*
Policy B-5.3.	*The City shall seek the cooperation and utilize the resources of the Polk Transportation Planning Organization for funding of those roadway improvements that fall within the Polk Transportation Planning Organization's priority and funding jurisdiction.*
Policy B-5.4.	*The City shall seek the cooperation and utilize the resources of the Florida Department of Transportation for those roadway improvements within the City that fall within the FDOT's Transportation Plan priority and funding jurisdiction.*
Policy B-5.5.	*The City will coordinate with the Polk Transportation Planning Organization and the Florida Department of Transportation in assigning priority status to projects which are identified in airport and rail facility master plans which serve Auburndale and the region.*
Policy B-5.6.	*The City will work with the Polk Transportation Planning Organization and Florida Department of Transportation to plan and program enhanced surface access to any station that is intended to serve Florida's intrastate high-speed rail system.*
Policy B-5.7.	*The City will coordinate with the Polk Transportation Planning Organization, Florida Department of Transportation, the County, and other municipalities in data sharing, standards interpretation, traffic*

counts, and concurrency management issues relating to roadway levels of service.

Policy B-5.8. *The City will participate in future updates of the Polk Transportation Planning Organization Long Range Transportation Plan.*

Policy B-5.9. *The City will coordinate with the Polk Transportation Planning Organization , Lakeland Area Mass Transit District authority, Winter Haven Area Transit authority, and Florida Department of Transportation to establish strategies to reduce reliance on single occupancy automobile trips, such as encouraging large employers to develop commuter assistance incentives for employees that carpool/vanpool, and/or utilize transit or non-motorized modes for commuting trips.*

Policy B-5.10. *The City will coordinate with the three mass transit authorities and Florida Department of Transportation to implement plans for park-and-ride lots, as identified in Polk Transportation Planning Organization's Long-Range Transportation Plan.*

Policy B-5.11. *The minimum acceptable level-of-service standard for roadways on the Strategic Intermodal System, the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program, shall be in accordance with the Statewide Minimum Level-of-Service Standards for the State Highway System published in Rule 14-94 of the Florida Administrative Code, or any rule variance issued by the Florida Department of Transportation.*

Objective B-6. The City will support public transit options

Policy B-6.1. *The City will promote and support ridership on the area's bus system by coordinating with the transit providers to locate stops and terminals near major trip generators and employment centers.*

Policy B-6.2. *The city will consider measuring progress through new businesses locating on transit routes compared to non-transit areas.*

Policy B-6.3. *The City will promote the development of future major trip generators and employers on transit routes, to decrease the number*

	of vehicle trips within the City, and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle.
Policy B-6.4.	*The City will participate in planning and revising routes for all three transit districts in order to accommodate the transportation disadvantaged and to decrease the number of vehicle trips within the City.*
Policy B-6.5.	*The City will consider ways to participate or advocate in regional long-range plans for better connectivity in the region, including considering supporting State, regional, public, or private actors seeking to connect to existing State and regional transit networks.*
Objective B-7.	The City shall protect existing and future rights-of-way from building encroachment and other forms of development that would hinder roadway improvements when needed, for existing and future traffic circulation, aviation, and mass transit rights-of-way.
Policy B-7.1.	*The City will consider measuring progress through review of development plans for setbacks from ROW for all new development in accordance with the land development regulations.*
Policy B-7.2.	*The City shall utilize street setbacks as determined in the City's land development regulations on all principal arterials, County urban collectors, and City urban collectors.*
Policy B-7.3.	*The City shall continue to coordinate with representatives of the Polk Transportation Planning Organization, Florida Department of Transportation, the County, and the transit districts to identify the applicable State, regional, and City transportation corridor rights-of-way needed for future improvements.*
Policy B-7.4.	*The City will protect airports and other transportation facilities and routes connecting or linking facilities from encroachment of incompatible land uses through implementation of the Future Land Use and Conservation Elements of the Comprehensive Plan.*

Objective B-8.	The City shall coordinate with the Florida Department of Transportation and Polk County to maximize access management on the Florida Intrastate Highway System (FIHS) and the Polk County road system to promote traffic flow safety and access management.
Policy B-8.1.	*The City will consider measuring progress through managing the number of new driveway cuts permitted on the FIHS; maintenance of speed limits on the FIHS and Polk County road system.*
Policy B-8.2.	*Driveway access permits for land developments shall be coordinated with Florida Department of Transportation and Polk County as applicable.*
Policy B-8.3.	*The City shall coordinate with the Florida DOT on the operation and management of computerized signal systems and traffic monitoring devices to improve traffic flow and reduce stop and go traffic.*
Policy B-8.4.	*The City will coordinate with the Florida Department of Transportation to ensure all railroad crossings are constructed to allow maximum speeds at crossings.*
Policy B-8.5.	*The City shall require applicants for development proposals as determined by City's Land Development Regulations and Florida DOT regulations, to control the connections and access points of driveways and roads to collector roads and minimizing driveway and median cuts. Access management relating to thoroughfares shall be managed in a manner that reduces stop and go traffic, protects public investments in roadway capacity, and enhances safety.*
Objective B-9.	The City shall enforce regulations to protect the airways approach to airports in a manner consistent with Florida Department Of Transportation and Federal Aviation Administration requirements, so that communication towers, antennas, water towers, industrial uses, multi-story residential uses, and church steeples are not erected in the flight path of the Winter Haven airport and others.

Policy B-9.1.	*The City will consider measuring progress through maintaining attendance on airport zoning board; protecting approach to airport zone by enforcing land development regulations.*
Policy B-9.2.	*The City shall enforce its development regulations in compliance with the Florida Department of Transportation model navigable airspace system, and revise as necessary.*
Policy B-9.3.	*The City shall maintain representation on the Polk County Airport Zoning Board in order to coordinate multi-model transportation systems through the City that may be linked to one or more of the airports in the county.*
Objective B-10.	Reduce greenhouse gas emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.
Policy B-10.1.	*The City of Auburndale shall encourage new urban development strategies that provide an emphasis on transit, bicycle, and walkable neighborhoods. These development strategies will include compact, mixed-use development to reduce vehicle miles of travel and greenhouse gas emissions.*
Policy B-10.2.	*The City of Auburndale will support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives.*
Policy B-10.3.	*The City of Auburndale shall support and promote the use of low- and zero-emission vehicles, and alternative fuels, and other measures to directly reduce emissions from motor vehicles.*
Policy B-10.4.	*The City shall include one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasize safe and comfortable pedestrian, bicycle, and mass transit mobility. These strategies may include, but are not limited to:* • *Physical and operational improvements.*

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

Policy B-10.5. *The City shall continue efforts to work with Florida Department of Transportation and all appropriate agencies to alleviate traffic circulation problems.*

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COMPREHENSIVE PLAN UPDATE

C Housing

GOALS, OBJECTIVES, AND POLICIES

HOUSING ELEMENT Goal, Objectives and Policies

City of Auburndale Comprehensive Plan

Relevant Definitions:

Definition: Very Low, Low, and Moderate Income Households:

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

***Substandard Dwelling units** shall be any dwelling unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; or a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value 420.0004 (13) (a-c) F.S. Also, a substandard dwelling unit is one that does not have an adequate level of exterior maintenance to assure that roof, walls, windows, doors, and foundation slab will withstand normal weather conditions to preclude visible structural deterioration.*

Goal C.	**Provide decent, safe and sanitary housing of the appropriate type, size, location and cost to meet the needs of present and future residents of the City.**
Objective C-1.	The City shall ensure the adequate supply of housing, including type and quantity, to accommodate all current and future residents of Auburndale.
Policy C-1.1.	*The City shall ensure the availability of adequate sites for the projected number and type of housing units through the Future Land Use Element and Future Land Use Map Series.*

Policy C-1.2.	*The City shall develop schedules to provide municipal services to those areas designated on the Future Land Use Map for residential development.*
Policy C-1.3.	*The City will review its regulations and permitting process to eliminate any excessive requirements and to increase private sector participation in meeting housing needs, while maintaining the health, welfare, and safety of the population. Conflicting or excessive City regulations shall be eliminated or modified. As part of its review of ordinances and regulations, the City will consider: a) the establishment of a maximum time limit for the review of development proposals; and b) waiving of processing fees for affordable housing projects.*
Policy C-1.4.	*The City will seek to develop a partnership with the Polk County Builders Association to improve the efficiency and expand the capacity of the housing delivery process*
Policy C-1.5.	*Permit and encourage mixed commercial-residential development or redevelopment.*
Policy C-1.6.	*In downtown and urbanized areas of Auburndale, The City shall encourage varied density of housing that complements the existing character of the city.*
Objective C-2.	The City of Auburndale shall assist in the creation and preservation of affordable housing for very low, low, and moderate income households of the City, and households with special housing needs including rural and farm worker households.
Policy C-2.1.	*The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing over the planning timeframe.*
Policy C-2.2.	*Affordable housing shall be located where adequate infrastructure and services are available.*
Policy C-2.3.	*The City shall work with interested parties to identify sites, and aid in the submission of applications for funding for development of housing for the very low and low income populations.*

Policy C-2.4. *The City of Auburndale will provide technical assistance to the private sector to maintain a housing production capacity sufficient to meet existing and anticipated needs. "Technical assistance" will include, at a minimum: a) the assembly and availability to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks.*

Policy C-2.5. *The City shall continue to work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions.*

Policy C-2.6. *The City will continue to participate in the county-wide housing task force for the purpose of developing and implementing a local housing agenda with particular emphasis on the needs of low and moderate income households, as well as others with identified special housing needs.*
Due to unusually high property values of a nearby jurisdiction, the City may enter into an interlocal agreement with a nearby government to meet the affordable housing demand of that jurisdiction.

Policy C-2.7. *The City shall ensure the continued viability of quality affordable housing by encouraging de-concentration of low income neighborhoods.*

Policy C-2.8. *The City shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community, ensuring all housing applications including affordable, and very low, low, and moderate income housing applications are processed as quickly as possible.*

Policy C-2.9. *For sites specifically identified by the City as suitable for very-low, low, and moderate income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing. No additional density shall be*

	granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.
Policy C-2.10.	*The City shall coordinate as appropriate with the County and other municipalities to promote energy conservation and education in affordable housing development.*
Policy C-2.11.	*The City will encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.*
Objective C-3.	The City of Auburndale shall improve the structural and aesthetic condition of the City's housing stock. The City will actively pursue the rehabilitation or elimination and replacement of substandard housing units by use of federal, state, county, or private funding sources.
Policy C-3.1.	*The City will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Land Development Regulations.*
Policy C-3.2.	*No substandard housing units may be occupied, until upgraded to meet all Land Development Regulations.*
Policy C-3.3.	*Using Community Development Block Grants (administered through the Polk County Community Development Department), or other federal, state, county, or private funding sources, the City shall rehabilitate or demolish and replace substandard housing units.*
Policy C-3.4.	*The City shall partner with the Polk County Community Development Department to identify housing units which are in violation of the City's housing quality standards and determine their prioritization for rehabilitation and demolition.*
Policy C-3.5.	*The City shall ensure that contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety, and general welfare.*

Objective C-4.	The City shall enable adequate sites for all income levels . The State and City recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly, moderate income households. The City shall continue to implement zoning and site plan regulations that provide for adequate sites for housing for very low, low, and moderate income families, and adequate sites for the placement of mobile and manufactured homes, group homes, and foster care facilities.
Policy C-4.1.	*The City shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved for development, preferably located near a neighborhood or community shopping facility.*
Policy C-4.2.	*The City shall identify and maintain a list of sites appropriate for the location of low, very low and moderate income housing.*
Policy C-4.3.	*The City shall ensure that very low, low, and moderate income families, mobile home residents, and households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs.*
Policy C-4.4.	*The City shall ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home subdivisions, mobile home parks, multi-unit developments, or zero-lot lines to provide for a variety of housing options for very low, low, and moderate income households.*
Policy C-4.5.	*The principles and criteria for siting mobile homes shall be:* *(1) To require that developers of new mobile home parks or subdivisions provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;* *(2) To require that future mobile home parks or subdivisions be at least 10 acres in size; and* *(3) To provide for adequate sites for mobile homes and mobile home parks or subdivisions, within residential future land use designations, based on projections and demand for such housing.*

Policy C-4.6.	*Housing for households with special housing needs, including elderly, rural and farmworker households shall be in close proximity to grocery stores, educational facilities, development centers and/or public health facilities, as appropriate, to ensure the convenient availability of shopping, health care, and access to transportation options.*
Policy C-4.7.	*The City's land development regulations will be reviewed and amended to ensure that sufficient sites will be made available in suitable areas, including residential areas, for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families.*
Policy C-4.8.	*The City will locate future group homes and foster care facilities of a residential scale in residential areas or areas of residential character in order to ensure that the needs of persons requiring such housing are met.*
Objective C-5.	The City shall ensure the conservation, rehabilitation, or demolition of housing, including the identification of historically significant housing, through federally assisted housing and community development programs, technical assistance, and interagency coordination.
Policy C-5.1.	*The City will review and amend, where necessary, its housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program.*
Policy C-5.2.	*The City will continue to strictly enforce the standard housing code and educate residents on the housing code, particularly in those neighborhoods where code violations appear to be more prevalent.*
Policy C-5.3.	*The City, in cooperation with the Polk County Community Development Division, will encourage neighborhood improvements by providing assistance to property owners in meeting code regulations and locating financial assistance, as well as by concentrating capital budget improvements in the neighborhoods.*

Policy C-5.4.	*The City shall establish procedures for the protection of locally designated historically significant housing, structures, or sites, and shall develop criteria under which a locally designated structure or site may be altered or demolished. Action by the City Commission is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure.*
Policy C-5.5.	*Housing that has been identified as historically significant shall be so designated by the City of Auburndale on an annual basis.*
Policy C-5.6.	*The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried under the guidelines established in the City's adopted historic preservation ordinance.*
Objective C-6.	The City of Auburndale shall ensure that replacement housing is available to any residents displaced by efforts to revitalize and stabilize the City's housing (relocation housing).
Policy C-6.1.	*The City will abide by the mandate of the Federal Uniform Relocation Act, ensuring that anyone who is temporarily or permanently displaced, as a result of federally-assisted action, will be provided relocation assistance.*
Objective C-7.	The City of Auburndale will continue to implement a housing program designed to meet the stated Objectives and Policies in this Housing Element.
Policy C-7.1.	*The City shall solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the Policies established in this Housing Element.*
Policy C-7.2.	*The City shall solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City.*

Policy C-7.3.	*The City shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.*
Objective C-8.	The City shall promote energy efficient design and construction in private and public facilities and require all development to meet the Green standards of the Florida Building Code, as amended from time to time.
Policy C-8.1.	*The City will use Activity Centers to promote development and redevelopment, concentrate multi/mixed uses, and promote transit and alternative means of transportation for the reduction of greenhouse gas emissions by the reduction in vehicle miles traveled*
Policy C-8.2.	*The City shall draft provisions in the Land Development Regulations controlling green building structural and architectural construction of residential development with consideration of affordable housing needs for very low, low, and moderate income housing.*
Policy C-8.3.	*The City shall establish Land Development Regulations which encourage innovative and cost effective building techniques that minimize builders' and occupants' carbon footprints, minimize site disturbance, minimize water consumption, optimize the use of natural light and shade, and maintain affordability. The City encourages all new residential development to be built according to Leadership in Energy and Environmental Design (LEED), Energy Star, Water Star certification criteria, or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.*
Policy C-8.4.	*The City shall allow and encourage the use of alternative and renewable energy sources in the construction or renovation of housing throughout the City. Such alternative energy systems include, but are not limited to, solar water heaters, photovoltaic arrays, wind turbines, and other technologies that can allow a property to be self-reliant or otherwise reduce dependence on traditional fossil fuels.*
Policy C-8.5.	*The City shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code, as amended from time to time.*

Policy C-8.6. *The City shall pursue all available state and federal funding sources allocated towards very low, low, and moderate income housing rehabilitation and utilize U.S. Green Building Council (USGBC) Leadership in Energy Efficient Design (LEED), Florida Green Building Coalition (FGBC), National Association of Home Builders' (NAHB), or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.*

Policy C-8.7. *The City shall continue to monitor the housing stock for substandard properties and take actions necessary to bring the properties into compliance with current building codes including the use of green building construction technology to make the structures more energy efficient and to help reduce greenhouse gas emissions.*

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COMPREHENSIVE PLAN UPDATE

D Conservation

GOALS, OBJECTIVES, AND POLICIES

CONSERVATION ELEMENT

Goal, Objectives, and Policies City of Auburndale Comprehensive Plan

Goal D.	**Provide a quality environment which is compatible with the development of the City, as well as to enhance, conserve, and appropriately manage the City's natural resources for existing and future residents.**
Objective D-1.	The City shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP).
Policy D-1.1.	*To track progress, the City may compare base line air quality information from 2025 and maintenance of standards throughout the planning period.*
Policy D-1.2.	*The City, in cooperation with FDEP, will continue to ensure that air quality within the City's jurisdiction will meet the following standards, as adopted by the Florida Air and Water Pollution Control Act*

Table D-1.2: Air Quality Standards

Ozone	*Less than 125 parts per million*
Carbon Monoxide	*Less than 35 parts per million (hourly rate)*
Lead	*Less than 1.5 micrograms per cubic meters*
Oxides of nitrogen	*Less than 100 micrograms per cubic meter*
Sulfur Dioxide	*Less than 1,300 micrograms per cubic meter (3 hour average)*
	Less than 260 micrograms per cubic meter (24 hour average)
	Less than 60 micrograms per cubic meter (annual average)
Particulates	*Less than 150 micrograms per cubic meter (24 hour average)*
	Less than 50 micrograms per cubic meter (annual average)

Policy D-1.3.	*The City shall obtain ambient air quality information from agencies that maintain air quality monitoring stations in Polk County and neighboring municipalities and establish conditions for the base year of 2025. Annually thereafter, comparisons to the base year shall be reported to the elected officials and actions recommended when air quality is found to be degraded from the baseline conditions.*
Objective D-2.	The City will take specific steps to protect and enhance the quality and quantity of surface and groundwater sources within its jurisdiction.
Policy D-2.1.	*To track progress, the City may collect and compare base line groundwater quality information throughout the planning period; implementation of local water conservation programs; and reduction of adjusted gross per capita consumption of water from 160 gallons per capita day (gpcd) to a goal of 150 gpcd.*
Policy D-2.2.	*The City will continuously monitor the quality of groundwater at its potable water wells as a normal practice of treating and distributing the municipal water supply.*
Policy D-2.3.	*The City shall adopt and strive with all means available, including the development of a set of conservation incentives to meet the conservation standards established by the South West Water Management District (SWFWMD) and its Southern Water Use Caution Area for a 150 gallons per day per capita for water consumption..*
Policy D-2.4.	*The City will continue the following water conservation measures and practices to achieve the conservation standards set forth in Policy 2.2 above:* *a. The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.* *b. The City shall encourage the use of Florida Friendly landscaping techniques for all new development.* *c. The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, wastewater*

reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements.

d. The City shall continue to conduct an annual audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize maintenance accordingly.

e. The City shall evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.

f. The City shall focus on the following additional conservation strategies:

1. Require native vegetation;

2. Incorporate advances in water conservation practices in building and land development codes;

3. Continue use of concurrency management system to ensure water supply is in place prior to issuance of a building permit;

4. Require use of reclaimed water where available;

5. Maintain regulations that allow the City to enforce SWFWMD's lawn and landscape irrigation rules;

6. Calibrate delivery meters annually and plan master meters semiannually;

7. Require metering of service connections;

8. Provide an educational outreach program that consists of the following or similar methods: messages with utility bills, periodic advertisements to homeowner association newsletters, public tours of water facilities, and information on the City's website; and

9. Equip City-operated irrigation systems with rain sensors and/or soil moisture monitoring devices.

Policy D-2.5. *The City will restrict uses in the wellhead protection zone; wellheads and wellhead protection areas (cones of influence) shall be mapped on the Future Land Use Map.*

Policy D-2.6. *The City will meet at least annually with the SWFWMD, the Central Florida Regional Planning Council, the City of Lake Alfred, the City of Lakeland, the Town of Polk City, and Polk County to develop measures or programs to protect and conserve water sources. Decisions to be reached shall include: coordination of land development regulations to ensure consistent and adequate protection; coordination of planning and development activities through reciprocal notification of proposed activities; coordination of planning areas; and agreement on utility service areas.*

Policy D-2.7. *The City will participate with the SWFWMD during periods of drought, declared water shortages, or water shortage emergencies by adherence to the District's Water Shortage Plan, and to the guidelines outlined by the District.*

Policy D-2.8. *The City shall develop a local water shortage plan in coordination with Polk County for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan.*

Policy D-2.9. *Ten-Year Water Supply Facilities Work Plan*

The City shall assess projected water needs and sources for at least a ten (10) year period by creating and maintaining a Water Supply Facilities Work Plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and, where possible and financially feasible, substitute alternative water sources for the use of groundwater.

Policy D-2.10. *The City shall demonstrate full consideration of the most current SWFWMD's Regional Water Supply Plan when proposing and/or amending the ten-year Water Supply Facilities Work Plan.*

Objective D-3.	The City shall protect, conserve, and guide the appropriate use of native vegetative communities and mineral and soil resources within its jurisdiction.
Policy D-3.1.	*To measure progress, the City may track acres of land with native vegetative communities annexed, identified and protected during the planning period.*
Policy D-3.2.	*The City shall include on Future Land Use Element Natural Resource Conditions Map Series any native vegetative communities that are identified; and shall classify them as "environmentally sensitive lands". Development shall be restricted and minimum setback criteria established and enforced.*
Policy D-3.3.	*The City shall include on the Future Land Use Element Natural Resource Conditions Map Series soils as mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service and shall promote the continuation of agricultural activities on lands that have a Polk County Greenbelt Exemption. Development shall be restricted to accessory agricultural use structures and one single family residence per five acres where an Agriculture land use is applied.*
Policy D-3.4.	*When reviewing new development and redevelopment proposals, the City will refer to the guidelines of the Natural Resources Conservation Service of the U.S. Department of Agriculture, to determine soil capability, suitability, and limitations.*
Policy D-3.5.	*The City, in coordination with Polk County, FDEP, and the Florida Fish and Wildlife Conservation Commission to conserve, appropriately use, and protect unique vegetative communities located jointly within the City and the county.*
Objective D-4.	The City will conserve, appropriately use and protect wildlife habitat within its jurisdiction, especially lake habitat within the City limits.
Policy D-4.1.	*To track progress the City may track acres of wildlife habitat annexed, identified and protected during the planning period; comparison of quality of City lakes in 2025 and annually throughout the planning period.*

Policy D-4.2. *The City has designated the lakes within its jurisdiction as water resource amenities and wildlife habitat areas and declares them to be "environmentally sensitive lands". Lakes shall be included on the Future Land Use Element Natural Resource Conditions Map Series.*

Policy D-4.3. *The City will protect the lakes by restricting development activities, enforcing minimum setback requirements from the lakes, and restricting access to structures such as boat ramps, boardwalks, and other water dependent activities.*

Policy D-4.4. *The City will utilize the services of the Florida Fish and Wildlife Conservation Commission to identify and avoid adverse impacts on wildlife habitats by new development and redevelopment during the development review process.*

Policy D-4.5. *The City shall continue to enforce its land development regulations to provide for the protection of wildlife and wildlife habitat within the City boundaries.*

Policy D-4.6. *The City shall protect identified species of wildlife and their habitats from activities that would adversely affect their survival, or the survival of any endangered or threatened wildlife or species of special concern which may occur within the City. These protective measures may include, but are not limited to:*

a. Requiring a developer to either restore disturbed wetlands to their original status or create new wetlands to mitigate the loss;

b. Requiring clustering of dwelling units away from sensitive ecological communities;

c. Discouraging the fragmentation of large vegetative community associations;

d. Requiring buffering of sensitive ecological areas; and

e. Providing for conservation easements.

Objective D-5. The City of Auburndale will take actions to eliminate the improper handling, and disposal of hazardous wastes in order to protect natural resources within its jurisdiction, throughout the planning period.

Policy D-5.1.	*To track progress, the City may document participation in hazardous waste recycling and disposal programs.*
Policy D-5.2.	*The City shall continue to participate in a program to require the periodic, environmentally safe disposal of household, commercial, and industrial hazardous wastes. The program may include, but not be limited to, the following measures:* *a. Actively participate in the activities of the Local Emergency Planning Committee (LEPC) to develop emergency response plans to handle accidents involving hazardous waste;* *b. Promote the recycling of hazardous wastes by publicizing lists of approved recyclers; and* *c. Participate in the County's Household Hazardous Waste Disposal Events to collect hazardous wastes in the City.*
Policy D-5.3.	*The City shall participate in programs that emphasize education, monitoring, inspections, and proper disposal of small quantities of hazardous waste and hazardous medical waste.*
Objective D-6.	The City will protect and conserve wetlands and the natural function of wetlands, and shall direct incompatible uses away from wetlands.
Policy D-6.1.	*To measure progress the City may track acres of land designated as flood plain, wetlands, or sensitive lands and protected from development or development impacts during the planning period.*
Policy D-6.2.	*The City will ensure that new and proposed development complies with all applicable wetland regulations of FDEP and SWFWMD . Site review will not proceed until all applicable permits are obtained from either or both agencies.*
Policy D-6.3.	*The City will utilize the technical expertise and assistance of SWFWMD when reviewing new developments and redevelopment projects adjoining the 100-year floodplain of the City's lakes; or when reviewing development of any other identified wetland.*
Policy D-6.4.	*The wetlands and 100-year floodplains of the City's lakes are designated as "environmentally sensitive lands" and shall be included on the Future Land Use Element Natural Resource Conditions Map*

Series. Their hydrologic functions and habitat characteristics shall be protected through the enforcement of land development regulations, including zoning, site plan review, buffer zones, minimum setback requirements, regulation and prohibition of certain uses, and stormwater treatment regulations.

Policy D-6.5. *The City will enforce its land development regulations to eliminate expansion of nonconforming uses and ultimately eliminate nonconforming uses that threaten wetlands and the function of wetlands.*

Policy D-6.6. *The City shall encourage, and as appropriate require, the use of Best Management Practices for wetlands based on the most current available publications. All activities within a Future Land Use of Conservation and Wetlands shall comply with applicable Best Management Practices s established by the appropriate state agencies.*

Objective D-7. The City shall reduce greenhouse gas emissions while protecting, conserving, and enhancing the ecological resources of the City, maintaining their quality and contribution to the quality of life and economic well-being of the City of Auburndale and its residents.

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

Policy D-7.2. *The City shall restrict low impact development and other permitted uses within a future or currently existing Conservation Area to the following:*

a. Impervious surfaces shall be limited to structures required for the care and maintenance of the Conservation Areas or public safety;

b. Development shall be limited to passive recreation facilities such as boardwalk or conservation related facilities such as monitoring facilities, educational trails or a park ranger/ caretaker residence. A residence for a park ranger or caretaker is permissible at one dwelling unit per twenty acres.

c. Environmentally non-damaging access points and trails;

d. Conservation and resource-based, non-motorized recreational uses which include:

1. Non-motorized boating which does not require a paved boat ramp for access;

2. Environmentally non-damaging access points and trails;

3. Hiking, bicycling, nature observation, and fishing/hunting where permitted, and

4. Overnight primitive tent camping where permitted.

e. The developer of land adjacent to areas designated with the Conservation and Wetlands land use designation shall bear the burden of proof in determining that proposed development will not adversely impact conservation resources.

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

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COMPREHENSIVE PLAN UPDATE

E

Recreation & Open Space

GOALS, OBJECTIVES, AND POLICIES

RECREATION & OPEN SPACE ELEMENT

Goal, Objectives and Policies

Goal E.	**To provide a balanced system of recreation facilities and open space which will satisfy the needs of the present and projected future residents of the City and will emphasize use of Auburndale's natural resources.**
Objective E-1.	Ensure Public Accessibility to Recreation Facilities. The City of Auburndale shall provide and improve public access to recreation sites and facilities including water bodies within Auburndale.
Policy E-1.1.	*The City will consider tools for measuring success such as a survey for opinions of users as to the level of accessibility, percent increase in signage for parks, increase in number of user days during the planning period.*
Policy E-1.2.	*The City will provide bicycle racks at all City parks.*
Policy E-1.3.	*The City will ensure that crosswalks and pedestrian signals are placed or maintained at arterial streets that lead to parks and recreation facilities.*
Policy E-1.4.	*The City Parks and Recreation Department shall maintain designated safe walking routes to City parks and recreation areas.*
Policy E-1.5.	*The City will maintain, expand, and improve safe bike routes to City parks and recreation areas.*
Policy E-1.6.	*The City will provide appropriate signage clearly indicating the location of City owned and maintained recreation sites.*
Policy E-1.7.	*The City shall maintain public access currently available to the City's lakes, and continue to consider upgrades to park facilities that improve access to the lake or lake shore.*
Policy E-1.8.	*The City's Department of Parks and Recreation shall periodically conduct surveys to determine the accessibility of existing recreation sites and facilities and types of additional facilities that may be needed*

Policy E-1.9.	*The City's Department of Parks and Recreation shall consider implementing a Recreation Survey, and make results publicly available.*
Objective E-2.	Coordination of Public and Private Resources to Meet Recreation Demands. The City of Auburndale shall improve recreation opportunities for the citizens of Auburndale consistent with the adopted level of service standard through partnerships between public agencies, private entities, and nonprofit organizations.
Policy E-2.1.	*The City will consider measuring progress through the number of facilities with inter-local agreements in place.*
Policy E-2.2.	*The City shall attend and participate in meetings with the Polk Leisure Services Association (LSA) to develop a comprehensive Parks and Open Space Master Plan.*
Policy E-2.3.	*The City will coordinate recreation programs and the use of facilities with surrounding municipalities and the County in order to maximize the recreation opportunities available to Auburndale residents. This shall be accomplished through discussions with the County and nearby municipalities.*
Policy E-2.4.	*The City shall suggest that the use and provision of recreation facilities in the County annually be an agenda item at the monthly Polk County City Managers meetings.*
Policy E-2.5.	*The City will work with Polk County Parks and Recreation Division to coordinate the location and development of future county community and regional parks.*
Policy E-2.6.	*The City shall support continued public access to recreation facilities owned or maintained by the School Board.*
Policy E-2.7.	*The City will continue the established program for soliciting monies from Civic Clubs, individuals, and businesses to provide additional equipment and facilities in the parks.*
Objective E-3.	Ensure Adequate Provision of Recreation Facilities. The City shall ensure consistency with the adopted level of service standards for the provision of future recreation facilities.

Policy E-3.1.	*The City will consider measuring progress through the number of acres of recreation land increase and any other levels of service established for facilities.*
Policy E-3.2.	*The City of Auburndale shall establish and maintain a level of service standard for active and passive recreation service land of 5.5 acres per 1,000 residents.*
Policy E-3.3.	*The City shall enforce land development regulations that ensure that future development provides its fair share of recreation facilities and/or impact fees for such facilities, based on the established level of service standard.*
Policy E-3.4.	*The location of new recreation sites or facilities shall be prioritized, based on results of the Recreation Survey, and the location and extent of new residential development.*
Policy E-3.5.	*The City will maintain/replace existing recreation equipment at sites, based on equipment maintenance needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.*
Policy E-3.6.	*The City will add recreation equipment to sites that need additional recreation facilities, based on the service area needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.*
Objective E-4.	Provision of Open Space. The City of Auburndale shall ensure the provision of adequate open space.
Policy E-4.1.	*The City will consider measuring progress through additions to the base year acres of 204 permanently classified as Conservation or Open Space.*
Policy E-4.2.	*The City shall promote the use of open space for protection of natural vegetation and for landscaping, buffering or greenbelts.*
Policy E-4.3.	*Passive recreation sites shall be designated as open space areas and indicated as Recreation on the City of Auburndale Future Land Use Map.*

Policy E-4.4. *The City shall work with Polk County, the Regional Planning County, Florida Department of Environmental Protection, and Southwest Florida Water Management District to implement and extend the Integrated Habitat Network, the Greenways System, Rails to Trails, and the Green Swamp Area of Critical Concern.*

Policy E-4.5. *The City shall enforce land development regulations that set standards for set-backs for all building and development from water bodies.*

Policy E-4.6. *The City shall maintain open space criteria in appropriate zoning districts of its Land Development Code to further protect and support the provision of open space.*

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COMPREHENSIVE PLAN UPDATE

F Intergovernmental Coordination

GOALS, OBJECTIVES, AND POLICIES

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal F.	**Establish a regular means of communication among officials of two or more political or other jurisdictions for the purpose of addressing and resolving issues of mutual interest that arise from the local government's comprehensive plan and plans of others.**
Objective F-1.	Consider other Agency Plans
	The City shall consider the plans of other agencies, special districts and all levels of governments.
Policy F-1.1.	*To measure progress, the City may track the number of conflicts identified and resolved; number of times a particular type or form of resolution was utilized.*
Policy F-1.2.	*The City will review the plans and independent special district facility reports of the Polk Transit Authority (PTA), Winter Haven Area Transit Authority (WHAT), the Southwest Florida Water Management District (SWFWMD), Polk Regional Water Cooperative (PRWC), Polk Transportation Planning Organization (PTPO), any airport master plans, and any college and/or university master plans presented to the City, and identify and resolve conflicts with the City of Auburndale Comprehensive Plan, including concurrency related items.*
Policy F-1.3.	*The City shall provide a formal notification of any proposed comprehensive plans or plan amendments that could affect land use, including locally undesirable land uses, in an adjoining jurisdiction by providing a detailed description of the proposed amendment and sending a map showing the location of the amendment. Where conflicts arise, the following guidelines and procedures shall be followed to resolve them.* *a. City staff at the department head level will initially work with staff of other governmental entities in an informal manner to resolve conflicts. If conflicts cannot be resolved in this manner, the*

department head will confer with the City Manager to pursue resolution of the conflict with their designee.

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

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

Policy F-1.4. *The City will maintain interlocal agreements or coordinate with the City of Lake Alfred, the City of Lakeland, the Town of Polk City, and the City of Winter Haven for emergency interconnection of potable water systems.*

Policy F-1.5. *The City will participate in updates of the Southwest Florida Water Management District's water supply assessments, and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.*

Objective F-2. Objective 2: Joint Planning Areas

The City shall identify, implement, and coordinate joint planning areas for annexation and service provision.

Policy F-2.1. *To measure progress, the City may track the number of meetings held; creation of annexation planning maps; utility service agreements executed.*

Policy F-2.2. *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 F-2.3. *The City and Polk County shall establish a municipal annexation area, 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 F-2.4.	*Annually the City will coordinate with the cities of Lakeland, Winter Haven, Lake Alfred, and Polk City. Each municipality will discuss the potential need for reassessing utility service area lines, if relevant, and share any official service area map updates. Each municipality will also provide any official utility service planning area map updates to Polk County in order to ensure coordination for County utility and land planning. Coordination shall ensure the provision of water and sewer service to all developments therein.*
Objective F-3.	Joint Processes for Population Projections
	The City shall identify and describe joint processes for collaborative planning on population projections.
Policy F-3.1.	*To measure progress, the City may track the number of plans reviewed; number of meetings held; population figures supplied to other agencies.*
Policy F-3.2.	*The City will coordinate with Polk County Land Development and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.*
Policy F-3.3.	*The City will review the draft population projections and consider using them in the comprehensive plan.*
Policy F-3.4.	*The City will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.*
Policy F-3.5.	*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 F-4.	The City shall identify and describe joint processes for collaborative planning on school siting.

Policy F-4.1. *To measure progress, the City may track the number of plans reviewed; number of meetings held; number of school sitings negotiated during the planning period.*

Policy F-4.2. *The City will annually review Polk County School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans.*

Policy F-4.3. *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 F-4.4. *The City shall provide review to the School Board within 45 days after the receipt of information regarding the purchase or leasing of new or expanded public education facilities as required by Chapter 235, F.S.*

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 F-4.5. *The City will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities, and schools, when planning and reviewing a proposed site for a new or expanded educational facility as required by Chapter 235, F.S.*

Policy F-4.6. *As per Chapter 235, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the Auburndale Comprehensive Plan, the City may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan*

	and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.
Objective F-5.	The City shall identify and describe joint processes for collaborative planning for facilities subject to concurrency.
Policy F-5.1.	*To measure progress, the City may track the number of plans reviewed; number of meetings held; 5-Year Schedule of Capital improvements updated and adopted annually.*
Policy F-5.2.	*City staff will coordinate annually, or more often as needed, with Polk County and the Cities of Lakeland, Lake Alfred, Winter Haven, and the Town of Polk City for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.*
Policy F-5.3.	*The City will notify Polk County Land Development 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 F-5.4.	*The City will coordinate, through the Polk Transportation Planning Organization (PTPO), the transportation needs of the City with the needs of Polk County and the Florida Department of Transportation (FDOT).*
Policy F-5.5.	*The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.*
Policy F-5.6.	*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 F-5.7.	*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 F-6.	The City shall identify and describe joint processes for collaborative planning for facilities with regional significance.
Policy F-6.1.	*To measure progress the City may track the number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.*
Policy F-6.2.	*The City will continue to coordinate with the Polk County Board of County Commissioners staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.*
Policy F-6.3.	*The City will coordinate with the Polk TPO and Citrus Connection for the provision of major transportation facilities and mass transit. The City shall improve growth management through coordination and cooperation between City and County, as well as other local governments.*
Policy F-6.4.	*The City shall coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evaluate routes in the City and to determine hurricane shelter space availability and the effect of an increased evacuating population on evacuation clearance times and routes.*
Policy F-6.5.	*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 F-6.6.	*The City will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance.*
Policy F-6.7.	*The City will cooperate with Florida Department of Environmental Protection (FDEP) and Central Florida Regional Planning Council (CFRPC) to identify and include greenways and an integrated habitat network of uplands on all planning maps and the Green Swamp Area of Critical State Concern.*

Objective F-7.	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 F-7.1.	*To measure progress the City may track the number of plans reviewed and projects approved; number of meetings held; countywide regulations adopted, and city-wide regulations adopted.*
Policy F-7.2.	*The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.*
Policy F-7.3.	*The City will coordinate with the County, the Central Florida Regional Planning Council, 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 F-8.	The City shall bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.
Policy F-8.1.	*To measure progress the City may track the number of voluntary dispute resolution processes received and the number facilitated.*
Policy F-8.2.	*The City will pursue the resolution of conflicts that may arise from the coordination of these Intergovernmental Coordination Element goal, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.*
Policy F-8.3.	*The City will coordinate with the County and the Central Florida Regional Planning Council, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.*

Policy F-8.4. *The City will pursue the resolution of conflicts that may arise from the coordination of these Intergovernmental Coordination Element goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City*

Policy F-8.5. *The City will utilize the Central Florida Regional Planning Council's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.*

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COMPREHENSIVE PLAN UPDATE

G Capital Improvement

GOALS, OBJECTIVES, AND POLICIES

CAPITAL IMPROVEMENT ELEMENT
Goal, Objectives, and Policies City of Auburndale Comprehensive Plan

Goal G.	**To provide the necessary public facilities for City residents and planned growth in a manner that is fiscally responsible, cost effective, and protective of the public health, safety, and welfare through a calculated fiscal management process and service delivery system.**
Objective G-1.	Meet existing and future needs for capital facilities
Policy G-1.1.	*The City of Auburndale will use the capital improvement process as the means to correct existing deficiencies, to accommodate planned growth, and to replace obsolete and/or worn out facilities as contained in the 5-Year Schedule of Capital Improvements of this element.*
Policy G-1.2.	*The City will consider measuring progress through the annual update and adoption of the 5-Year CIP; number of developments approved with availability of public facilities should be 100%.*
Policy G-1.3.	*On an annual basis, proposed capital improvement projects shall be evaluated and ranked according to the following priority level criteria and funding feasibility:* *Level One, whether the project is needed to protect public health, safety, and welfare, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;* *Level Two, whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking full service, or promotes in-fill development;* *Level Three, whether the project represents a logical extension of facilities and services consistent with the Future Land Use Plan to areas within a designated service area or is compatible with plans of the County, State, or water management district.*

Objective G-2.	Coordinate capital improvements with land use
Policy G-2.1.	*Land use decisions (including future land use map amendments and all development orders) shall be coordinated with the City's financial commitment to expand or improve facilities as described in the 5-Year Schedule of Capital Improvements for the purposes of providing facilities that serve existing and future development at the adopted level of service standards.*
Policy G-2.2.	*The City may measure progress through meeting or exceeding adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed deficiencies; number of times the system dropped below the operational minimums.*
Policy G-2.3.	*The City shall provide in its development regulations provisions for land dedication or payment-in-lieu of dedication as a part of land development or land subdivision for the purpose of securing easements for utility systems, setbacks for traffic circulation systems, parks and open space, and for meeting all adopted level of service standards.*
Policy G-2.4.	*The City Staff shall be responsible for certifying that all development orders are consistent with the Development Regulations, Comprehensive Plan, and the 5-Year Schedule of Capital Improvement.*
Policy G-2.5.	*Land use development orders shall be granted by the City only when facilities functioning at the adopted level of service exist, or will be available concurrent with occupancy or use of such developed land.*
Policy G-2.6.	*The following level of service (LOS) standards shall be maintained for previously approved but unexecuted development orders, public school facilities, and for all new development or redevelopment in the City or as applicable in the City's utility service area:*

Table G-2.6: Level of Service Standards

Facility	***Level of Service***
Traffic Circulation for all types of roads	D at peak hour
Potable Water, 2013	Adjusted Gross 150 gpcd
Sanitary Sewer	118 gallons per person per day
Solid Waste	6.2 pounds per person per day; and 1 truck per 1100 residences
Stormwater Management; Design storm	25 year, 24-hour duration
Stormwater Management: Distribution	SCS Type 2
Stormwater Management: Collection Systems	5.5 inches/hour without flooding; SWFWMD & DOT design criteria; Pre/post matching for the 25-year storm retention or detention is required; and If no positive outfall, subdivisions must retain all runoff from a 100-year, 3-day storm

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

Policy G-2.7. *Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:*

a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.

b. Water Quality: Treatment of stormwater runoff shall be required for all development, redevelopment, and when expansion

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

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

Policy G-2.8. *The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities.*

Policy G-2.9. *No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.*

Policy G-2.10. *The City shall adopt the conservation standards established by SWFWMD and its SWUCA for adjusted gross per capita, per day consumption, as follows: 150 GPD.*

Policy G-2.11. *The City will develop a set of conservation incentives to assist in meeting these conservation standards.*

Policy G-2.12. *The City shall include in its annual update of the City's five year capital improvements project list the first five years of the 10 year Water Supply Facilities Work Plan to ensure consistency between the Infrastructure Element and the Capital Improvement Element. Annual updates to the CIP projects list will continue to include projects listed in the Work Plan beyond the five-year time frame.*

Policy G-2.13. *The City of Auburndale establishes a level of service standard for recreation land of 5.5 acres per 1,000 residents.*

Policy G-2.14. *The following level of service (LOS) standards are established for recreation facilities and shall be maintained for previously approved but unexecuted development orders and for all new development or redevelopment in the City, or as applicable in the City's utility service area:*

Table G-2.14(a): Park Standards, City of Auburndale

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

Table G-2.14(b): Use Standards of User-Oriented Facilities for One Mile Service Area, City of Auburndale

Special Facility	Size Range for Each Facility*	Median Pop. Served
Lighted Tennis Court	2.0 acres	2,000
Lighted Basketball Court	0.6 acres	5,000
Baseball Diamonds, Regulation	4.5 acres	5,000

Softball and/or Youth Diamonds	4.5 acres	5,000
Field Sports Area (Soccer, field hockey, rugby, open space)	2-3 acres	6,000
Three Walled Court Area (Handball, Racquetball)	0.5 acres	10,000
* The improvements required by these standards shall be implemented when the population of the City reaches the absolute numerical threshold established for each identified recreation facility.		

Table G-2.14(c)Space Standards When Unit Facility is Provided, City of Auburndale

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

Family picnic area	1.0	1.0
Total	4.0	9.25

Policy G-2.15. *Consistent with the Interlocal Agreement for Public School Facilities Planning, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:*

a. *One Hundred percent (100%) for Elementary, Middle, and High Schools, not to exceed dining core capacity.*

b. *Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.*

c. *Other: K-8 grade schools, 6th grade centers, 9th grade centers, 6-12 grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.*

d. *Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.*

e. *Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.*

Objective G-3. The City shall continue to use appropriate methodology to ensure all future development pays its share of cost associated with demands for existing and future capital facility needs.

Policy G-3.1. *The City will consider measuring progress through impact fees collected, and a proportionate share figure paid for by developers to fund new public facilities.*

Policy G-3.2. *As part of the Land Development Regulations, the City shall require that any proposed development or redevelopment that will utilize components of the existing infrastructure system, that has been determined to need replacement within 5 years in order to maintain*

the adopted level of service standards, shall be required to replace or pay the proportionate costs for the replacement.

Policy G-3.3. *The City shall continue to assess new developments a pro rata share of expenses necessary to finance public facility improvements created by development in order to maintain adopted level of service standards.*

Policy G-3.4. *The City shall continue to access impact fees that contain incentive rates, based on the length of extension, degree of public facility improvements required, degree of reuse of existing facilities, or improvements required for older facilities to serve proposed developments.*

Policy G-3.5. *The City shall discourage the use of small satellite water, wastewater, solid waste, and hazardous waste facilities for proposed developments by requiring, as a part of the land development regulations that such facilities and services be provided only by the City or City/other local governments as applicable, primarily in appropriately located public centers.*

Policy G-3.6. *The capital improvements needed to repair, renovate, or replace obsolete or worn out facilities under the City's jurisdiction shall be determined by the City Commissioners upon the recommendation of the City Manager. For those facilities under the fiscal responsibility of another public agency, said agency shall determine needed capital improvements consistent with the guidelines of an applicable interlocal agreement(s) (e.g. schools, state roads).*

Policy G-3.7. *For those needed capital facilities that are under the fiscal responsibility of another public agency, The City of Auburndale shall adopt by reference the applicable agency's 5-Year capital improvement program or work plan.*

Policy G-3.8. *The City of Auburndale adopts by reference the School Board's Five-Year Program of Work which includes the needed capital improvements to achieve and maintain the adopted Level of Service Standards, and subsequent annual updates thereto, as part of its Schedule of Capital Improvements.*

Policy G-3.9. *The City of Auburndale hereby adopts, by reference, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation Five 5-Year Work Program, for the currently adopted year and subsequent updates thereafter into the City's 5-Year Schedule of Capital Improvements.*

Objective G-4. Manage fiscal resources consistent with the comprehensive plan.

Policy G-4.1. *The City of Auburndale shall manage its fiscal resources in a manner that ensures that needed capital improvement funding is provided for previously issued development orders and future permits for development and redevelopment. For those facilities under the fiscal responsibility of another public agency, the City of Auburndale shall coordinate with said agency to ensure that necessary capital improvements are in the agency's five-year capital improvement program.*

Policy G-4.2. *The City will consider measuring progress through annual adoption of a capital budget, number of times levels of service were compromised to accommodate new development.*

Policy G-4.3. *The 5-Year Schedule of Capital Improvements shall reflect the facility improvements, including replacement and renewal, determined to be necessary in the several elements of the Comprehensive Plan in order to establish and/or maintain the adopted level of service standards. The City of Auburndale shall maintain an Interlocal Agreement for School Facilities Planning with the Polk County School Board and the non-exempt municipalities to ensure that the School Board's Five-Year Program of Work include the needed capital improvements to achieve and maintain the adopted Level of Service Standards.*

Policy G-4.4. *Each City Department head shall submit to the City Manager, no later than July 1 of each year, a listing of necessary capital improvements that have been systematically identified along with a ranking by priority based on the criteria identified in Objective 1,*

Policy 1.1. Such list shall include an evaluation of the life expectancy remaining in the existing facility.

Policy G-4.5. *The Capital Improvement Coordinating Committee, composed of the City Manager, Director of Public Works, City Planner, City Engineer, and a citizen at large appointed by the City Commission, created for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the 5-year Schedule of Capital Improvement needs, shall meet annually.*

Policy G-4.6. *The City shall not issue any development order unless the level of service standards for all public facilities are:*

a. available at the adopted level of service standards concurrent with the impacts of development;

b. available concurrent with the impacts of development; the development is phased so that public facilities and related services needed to operate the facilities

c. the Concurrency Management Systems Plan adopted by the City ensures that the public facilities will be built when needed by the proposed development; or determined by the City Staff to not below the LOS standards for the required facility(s).

d. Consistent with the following requirements for public school facilities:

1. Based upon the Polk County School Board's ability to maintain the minimum level of service standards.

2. The applicant for a Development Order or Development Permit which includes any residential component provides a determination of capacity by the Polk County School Board showing that the proposed development will meet the public school facilities level of service standards. A determination by the School District is not required for any residential development or project exempt from concurrency in

	accordance with the Interlocal Agreement for Public School Facility Planning.
Policy G-4.7.	*Projects approved with development orders issued prior to adoption of the Comprehensive Plan shall be provided needed public facilities on a first priority basis, provided the developer pays the applicable impact fees and other associated costs in order to maintain the adopted level of service standards. Other associated cost necessary to maintain adopted level of service standards shall be established by the City Staff.*
Objective G-5.	The Capital Improvements Element shall be reviewed and updated annually to reflect existing and projected capital needs in concert with the adopted level of service standards for the purpose of assessing the cost of those needs against projected revenues and expenditures.
Policy G-5.1.	*The City may measure progress through impact fees collected, impact of restructured rates within the planning period, adoption of 5-year capital improvements budget annually.*
Policy G-5.2.	*A 5-year capital improvements plan shall be incorporated into the annual budget in order to establish funds for future capital facilities.*
Policy G-5.3.	*The City shall continue to collect impact fees for the purpose of off-setting the cost of public facility improvements.*
Policy G-5.4.	*The City shall maintain a budget process that requires debt service to not exceed 15% of annually budgeted revenues.*
Policy G-5.5.	*The City shall reserve and designate Enterprise Fund surpluses (if existing) for major capital expenditures.*
Policy G-5.6.	*The City shall continue to support restructured water rates to reflect a lower minimum billing quantity and implementing an accelerated rate structure for larger users.*
Policy G-5.7.	*The City shall continue to support restructured sewer rates to capture the total cost of treating wastewater.*

Policy G-5.8.	*The City shall continue to apply for funds to finance applicable improvements to the water and sewer systems.*
Policy G-5.9.	*The City shall annually reevaluate the projected cost of the deficits in the infrastructure system and projected revenues and revise the 5-Year schedule of capital improvements accordingly.*
Policy G-5.10.	*All new development which has a direct or indirect impact on the level of services established in the several elements of the City Comprehensive Plan shall continue to be subject to impact fees which shall be spent to benefit those from whom they were collected.*
Policy G-5.11.	*The City of Auburndale in coordination with the Polk County School Board, shall implement mechanisms by which the impacts of development on public school facilities can be mitigated by the cooperative efforts of the public and private sector as outlined in the Interlocal Agreement for Public School Planning.*
Objective G-6.	Septic to Sewer Feasibility
	The Florida Legislature, during its 2023 Regular Session, passed House Bill (HB) 1379 relating to pollutant load reductions, which was subsequently signed into law by the Governor; and includes provisions requiring local governments to study the feasibility of converting existing septic systems to sanitary sewer, and to address the feasibility of such conversions in the Comprehensive Plan.
Policy G-6.1.	*The City shall supply sufficient sanitary sewer capacity to meet future demand prior to, or concurrent with, the impact of development.*
Policy G-6.2.	*Annually assess the City's wastewater treatment plant capacities and projected population growth to determine if capital improvements are feasible and necessary. Projects that are required to maintain the adopted level of service standard may be included in the 5-year Schedule of Capital Improvements.*
Policy G-6.3.	*All new development shall be connected to sanitary sewer when same is considered available. The City will continue the practice of*

requiring all new development to construct and dedicate public sewer collection facilities to the City.

Policy G-6.4. *Enforce existing Land Development Regulations requiring connection to public sewer systems of all development where gravity and force main(s) are considered available.*

Policy G-6.5. *The City shall extend sanitary sewer service throughout the City Limits and Utility Service Area in a manner that enhances a compact urban growth pattern when determined feasible by the City.*

Policy G-6.6. *To help prevent installation of new septic systems, and to facilitate conversion of existing septic systems, study and evaluate the feasibility of septic conversion to the City's wastewater system.*

Policy G-6.7. *Prepare, adopted by reference, keep on file with the City Clerk and maintain a "Septic to Sewer Feasibility Study" which is updated, at a minimum, every five (5) years. The Septic to Sewer Feasibility Study shall include and address the feasibility of updating wastewater treatment facilities and consider the feasibility to convert existing septic systems to sanitary sewer within the requirements of House Bill (HB) 1379.*

AUBURNDALE 2050

COMPREHENSIVE PLAN UPDATE

H Infrastructure

GOALS, OBJECTIVES, AND POLICIES

INFRASTRUCTURE ELEMENT
Goal, Objectives, and Policies City of Auburndale Comprehensive Plan

Goal H.	**It shall be a goal of the City of Auburndale to provide its citizens with public services in such a manner that the delivery of these services protects investments through fiscal responsibility, promotes orderly growth and redevelopment of the City, and ensures the protection and preservation of the natural environment.**
Objective H-1.	The City shall correct any existing deficiencies in the municipal water and wastewater systems, through a continued program of regular inspection, maintenance, renovation, and replacement.
Policy H-1.1.	*To measure progress, the City may track the number of inspections of wastewater and potable water facilities; number of deficiencies identified; number of deficiencies corrected.*
Policy H-1.2.	*The City shall continue a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan.*
Policy H-1.3.	*The City shall continue its current program to prioritize necessary replacement, correct any deficiencies, and provide for future needs of the City for all municipal services.*
Policy H-1.4.	*The City shall permit existing septic tanks to remain in service until such time as municipal sanitary sewer service becomes available to the property, in accordance with State law.*
Policy H-1.5.	*The City shall limit the use of on-site wastewater treatment systems to the following conditions:* *a. Use of septic tank systems for new development shall be prohibited;* *b. Use of package treatment plants shall only be permitted to provide pretreatment of sewage prior to discharge into regional systems in the sanitary sewer service areas.*

Policy H-1.6.	*Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable, because of capacity or line extension deficiencies, and conditions are favorable to their use, including soils, drainage, and proximity to water bodies or conservation lands. Septic tanks shall be considered temporary, and their use shall be discontinued upon availability of municipal sanitary sewer facilities. Septic tanks shall be considered only for residential uses. All replacement septic tank systems must be permitted by the City, in addition to the county. Replacements shall not be allowed if municipal sanitary sewer service is available to the site.*
Objective H-2.	The City will increase facility capacity or service area as necessary to ensure the provision of services at or above the established Level of Service for all municipal services and facilities available to accommodate future demands.
Policy H-2.1.	*To measure progress the City may track whether it meets or exceeds the adopted level of service standards of all municipal services and facilities (measured by the CMS) to accommodate future growth.*
Policy H-2.2.	*The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area.*
Policy H-2.3.	*The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.*
Policy H-2.4.	*The City shall require that all new subdivisions constructed within the City limits or existing subdivisions annexed into the City must be connected to the municipal sanitary sewer and potable water systems.*
Policy H-2.5.	*The City will continue to ensure, through land development regulations that no development order will be issued that would result in a level of service deficiency.*
Policy H-2.6.	*The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Auburndale shall be extended to those areas*

suitable for higher densities and intensities of use that are only contiguous to the City, and to discourage urban sprawl.

Policy H-2.7. *The City shall require that all improvements, including repair, maintenance, and expansion of municipal sanitary wastewater and potable water facilities be included in the 5-Year Capital Improvements Program.*

Policy H-2.8. *The City shall require property owners to connect to the municipal water system and sanitary sewer system, at the property owner's expense, within one year of notice from the City that municipal service is available.*

Policy H-2.9. *In conjunction with the Polk Regional Water Cooperative (PRWC), the Southwest Florida Water management District (SWFWMD) and other local governments, the City will continue to seek the development of efficient, cost-effective, and technically feasible water sources that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems.*

Policy H-2.10. *The City will maintain its interlocal agreements with the County and other municipalities in the County to develop alternative water supplies and the City or its identified partners will submit a CUP application for development of one or more alternative water supply development projects to help meet the City's future water needs.*

Policy H-2.11. *The City will maximize the usage of existing potable water facilities through the implementation of management techniques that can enhance sources of supply, sustain water resources and related natural systems, and/or optimize water supply yields. These techniques may include, but are not limited to, aquifer storage recovery, system interconnects, and water conservation.*

Policy H-2.12. *The City's annual water consumption will be equal to or less that the amount allocated under the SWFWMD-issued Consumptive Use Permit.*

Policy H-2.13. *The City will participate in updates of the SWFWMD water supply assessments, and updates of the SWFWMD's Regional Water Supply Plan, to enable the City to design and implement an effective water supply plan.*

Objective H-3. The City shall design/operate and maintain Level of Service standards for all municipal services, as established by this Comprehensive Plan.

Policy H-3.1. *To measure progress, the City may track whether it meets or exceeds adopted Level of Service standards during the planning period; the number of deficiencies corrected to meet or exceed the water quality standards adopted for all stormwater management facilities; the number of times the system dropped below the operational minimums; and the number of variances approved to the stormwater management criteria.*

Policy H-3.2. *The City establishes the following Levels of Service:*

Table H-3.1. Water and Sewer LOS

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

Policy H-3.3. *The City establishes minimum design and operational criteria for public supply potable water facilities of:*

Table H-3.2: Water Facilities Operational Criteria

Flow Capacity	*7.68 million gallons per day*

Storage Capacity	*2,200,000 gallons*
Pressure	*20 pounds per square inch*

Policy H-3.4. *Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:*

a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.

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

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

Policy H-3.5.	*The City shall not issue any development permit if it will result in the inability of the City to maintain the Levels of Service in this plan.*
Objective H-4.	Water Supply Facilities Work Plan
	The City will maintain a Water Supply Facilities Work Plan for at least a 10-year planning period that addresses water supply facilities necessary to serve existing and future development within the City's water service area, in conjunction with the City's Consumptive Use Permit.
Policy H-4.1.	*The Water Supply Facilities Work Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.*
Policy H-4.2.	*The City shall prior to approval of a building permit or its functional equivalent, consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.*
Objective H-5.	The City of Auburndale shall conserve water resources.
Policy H-5.1.	*To measure progress the City may track the number of gallons of water saved per capita per year; lowering of the LOS standards for potable water.*
Policy H-5.2.	*The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize maintenance accordingly.*
Policy H-5.3.	*The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.*
Policy H-5.4.	*The City will cooperate with the SWFWMD in regard to any future water shortage conservation plans or strategies that are consistent with the Regional Water Supply Plan.*

Policy H-5.5.	*The City shall require the use of Florida Friendly landscaping techniques for all new development.*
Policy H-5.6.	*The City shall adopt the conservation standards established by SWFWMD and its Southern Water Use Caution Area for per capita, per day water consumption standards.*
Objective H-6.	Protect groundwater recharge areas within the City's jurisdiction from any avoidable contamination or damage.
Policy H-6.1.	*To measure progress, the City may track the completion of a survey of all hazardous uses and uses that produce hazardous wastes within the identified cones of influence of all wellheads; the degree of elimination of any hazardous wastes or uses within the cones of influence of wellheads; and the number of hazardous uses or sources of contamination eliminated near wells.*
Policy H-6.2.	*The City shall assist SWFWMD in delineating prime recharge areas for the Floridan Aquifer within the City's jurisdiction upon completion of any water management districts study on prime recharge areas.*
Policy H-6.3.	*The City shall, upon receiving the results from any SWFWMD updated analysis of aquifer recharge areas* *a. update the City's Comprehensive Plan data and analysis, and* *b. amend the Plan's objectives and policies where the revised data and analysis may so indicate.*
Policy H-6.4.	*The City shall continue to coordinate its development regulations and regulatory processes with SWFWMD and the Florida Department of Environmental Protection (FDEP), to standardize rules, procedures, and monitoring mechanisms for the protection and utilization of natural groundwater aquifer recharge areas and shall coordinate the 10-Year Water Supply Plan with the Regional Water Supply Plans adopted by SWFWMD.*
Policy H-6.5.	*The City shall continue to implement established development regulations that prohibit the location of incompatible uses, such as solid waste handlers, storage tanks, etc., in those areas that have*

been determined as highly susceptible to pollution of the aquifer system. As new areas are identified, the Plan will be amended to reflect these changes.

Policy H-6.6. *The City shall continue to implement established development regulations that limit the use of septic tanks in areas where percolation might be detrimental to the aquifer system as established by the USDA Natural Resources Conservation WebSoil Survey and the SWFWMD Groundwater Resource Availability Inventory for Polk County.*

Policy H-6.7. *The City shall establish development regulations that will ensure the protection of the Floridan Aquifer from direct pollution through sinkholes, other natural features, and deep-injection wells.*

Policy H-6.8. *The City shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by the establishment of criteria applicable to the development of lands within Aquifer- Protection Areas.*

Policy H-6.9. *The City establishes the category of "Aquifer-Protection Area" for those areas classified by FDEP as being "high recharge areas" (above 12 inches of recharge per year) on or within the Florida Aquifer Vulnerability Assessment (FAVA) data model Recharge Areas of the Floridan Aquifer Map.*

Policy H-6.10. *Development and redevelopment within Aquifer-Protection Areas shall conform to the development standards*

a. Land uses shall be regulated so as to minimize the threat of contamination to the Floridan Aquifer, or other potable-water supplies, through restrictions on the storage, generation, and/or use of hazardous materials (as defined by applicable Federal or state regulations) within Aquifer-Protection Areas.

b. Aquifer recharge volumes shall be protected by requiring that post-development runoff volumes not exceed pre-development runoff volumes for a design storm at least as stringent as those determined

	by the applicable water management district and/or FDEP. Pervious ground cover shall be encouraged.
	c. All surface waters and storm-water runoff shall be treated as required by the applicable water management district and the Florida Department of Environmental Protection FDEP.
	d. All new development and redevelopment within a "high recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate pre-development natural conditions.
Policy H-6.11.	*The City shall transmit a Comprehensive Plan amendment if the applicable water management district provides new delineation of prime recharge areas, recommended regulations for protecting those areas, and shall amend its development regulations after the adoption of the transmitted Plan amendment.*
Objective H-7.	The City shall protect natural drainage features, man-made drainage structures,and the City's lakes from receiving stormwater runoff that could degrade water quality in the City or downstream from the City.
Policy H-7.1.	*To measure progress, the City may monitor the City's stormwater discharge to assess compliance with standards of the Florida Department of Environmental Protection; number of site plans modified or rejected due to impacts on drainage features or structures, or impacts to the City's lakes; number of inspections of retention facilities and amount of clean-up done.*
Policy H-7.2.	*The City shall institute a monitoring program to eliminate point and non-point sources of pollution to the City's lakes.*
Policy H-7.3.	*The City will enforce land development regulations to restrict land use activities which may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an identification and analysis of natural drainage features and man-made drainage structures, and the impacts of proposed development on drainage and topographic features.*

Policy H-7.4.	*The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities.*
Policy H-7.5.	*The City shall continue to participate in the Federal Flood Insurance Program.*
Policy H-7.6.	*The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Auburndale.*
Policy H-7.7.	*The City shall ensure that stormwater management facility improvements requiring correction shall be included in the 5-YearCapital Improvements Program.*
Policy H-7.8.	*The City shall not extend stormwater management facilities to new areas if such an extension would exceed the present ability of the City to provide protection from flooding to presently served areas, consistent with the established level of service standard for new stormwater management facilities.*
Objective H-8.	The City will provide for the environmentally sound collection and disposal of solid waste to meet the needs of the residents of the City.
Policy H-8.1.	*To measure progress the City may track a count of residents of the City that receive service.*
Policy H-8.2.	*The City of shall ensure that all solid waste within the City limits is collected.*
Policy H-8.3.	*The City will continue to operate a self-service recycling facility in an attempt to reduce solid waste disposal to all landfills.*
Policy H-8.4.	*The City shall encourage residents to bring recyclable goods to the City's recycling center at 915 Charles Avenue.*

AUBURNDALE 2050

COMPREHENSIVE PLAN UPDATE

1 Property Rights

GOALS, OBJECTIVES, AND POLICIES

PROPERTY RIGHTS ELEMENT

Goal, Objectives and Policies

Goal I.	**Consistent with the Statement of Rights in Section 163.3177(6)(i)1, Florida Statutes (2021), the City of Auburndale shall consider private property rights in local decision-making.**
Objective I-1.	The City of Auburndale shall acknowledge private property rights, in addition to all other applicable provisions of the Comprehensive Plan, to ensure their consideration in local decision-making processes.
Policy I-1.1.	*The following statements related to the protection of private property rights shall be considered in the local decision-making process:* *1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.* *2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.* *3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.* *4. The right of a property owner to dispose of his or her property through sale or gift.*