

1. Agenda

Documents:

[03.16.2026 CC AGENDA.PDF](#)

2. Agenda Packet

Documents:

[03.16.2026 CC AGENDA PACKET.PDF](#)

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL. 33850



Phone: (863) 291-5270
Visit: MyLakeAlfred.com

**AGENDA
CITY COMMISSION
MONDAY, MARCH 16, 2026
7:00 PM
CITY HALL**

Call to Order: Mayor Mac Fuller

Invocation and Pledge of Allegiance

Roll Call: Linda Bourgeois, City Clerk

City Manager & City Attorney Announcements

Recognition of Citizens: Items that are not on the Agenda

Consent Agenda:

- 1.) City Commission Meeting Minutes for March 2, 2026
- 2.) City Commission Announcements
- 3.) Public Safety Gate Project Amendment

Agenda:

- 1.) Public Hearing: Ordinance 1569-25: EAR Comprehensive Plan Amendments
- 2.) Discussion: City Manager Evaluation
- 3.) Resolution 04-26: Employment Agreement
- 4.) Department Updates

Recognition of Citizens: Please Limit Your Comments to 5 Minutes.

Commissioner Questions and Comments:

Vice Mayor Daley
Commissioner Robinson, Jr.
Commissioner Eden
Commissioner Dearmin
Mayor Fuller

Adjourn

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

Consent Agenda:

All matters listed under this item are considered to be routine, and action will be taken by one motion without discussion. If a discussion is requested by a commissioner, that item(s) will be removed from the Consent Agenda and considered separately.

1.) City Commission Meeting Minutes for March 2, 2026

Attachments:

- Draft Minutes

Analysis: Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact City Clerk Linda Bourgeois at (863) 291-5270.

2.) City Commission Announcements

Analysis: Each of the meetings/events scheduled below may constitute a public meeting at which two or more City Commissioners or Board Members may attend and discuss issues that may come before the City Commissioners.

DATE	MEETING/ EVENT	LOCATION	TIME
3/17	General Employees Retirement Board	Public Works Training Facility	3:00 PM
3/17	Police and Fire Retirement Board	Public Works Training Facility	4:30 PM
3/19	School Zone Speed Enforcement	City Hall	1:30 PM
3/19	Code Enforcement Special Magistrate Meeting	City Hall	3:00 PM
3/26	Planning and Zoning Board	City Hall	6:00 PM
3/28	Paws in the Park	Twin Lakes	9:00 AM – 12:00 PM
4/6	City Commission Meeting	City Hall	7:00 PM

**LAKE ALFRED CITY COMMISSION
MARCH 16, 2026**

3.) Public Safety Gate Project Amendment

Attachments:

- Change Order Summary

Analysis: Pending

Staff Recommendation: Approve the Consent Agenda

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

1.) Public Hearing: Ordinance 1574-26: EAR Comprehensive Plan Amendments

Issue: The City Commission will consider approval of the Evaluation and Appraisal Report Comprehensive Plan Amendments.

Attachments:

- Ordinance 1569-25 with exhibit "A"
- Staff Report
- PZB Draft Minutes Excerpt
- Florida Department of Commerce Recommendation

Analysis: Section 163.3191 Florida Statutes requires that every seven years an evaluation of local government comprehensive plans be conducted to determine whether updates are needed to remain aligned and in compliance with statutory requirements and changing conditions. The Evaluation and Appraisal Report (EAR) identifies those needs, and the EAR-based amendments implement formal changes to the Comprehensive Plan.

The EAR process includes two phases: 1) the Evaluation and Appraisal Report, and 2) the EAR-Based Amendments.

The first phase is to complete an Evaluation and Appraisal Report, and the second is to update the Comprehensive Plan based on a review of changes since the last amendment. This process, which is referred to as the "EAR-Based Amendment Process", is currently underway. The last Evaluation and Appraisal was conducted in 2018.

On March 3, 2025, the City of Lake Alfred City Commission approved a Planning Advisory Services Agreement with the Central Florida Regional Planning Council to evaluate and propose changes to the City's 2030 Comprehensive Plan. One public workshop was held on June 30, 2025, at the First Baptist Church of Lake Alfred to gather public input. The proposed amendments are for statutory compliance only and do not include substantive recommendations, due to Senate Bill 180.

- Planning horizon 2050
- Statutory compliance only due to SB180
- The Right to Farm Act was addressed
- Measurable targets removed
- Updated maps
- The Basin Action Management Plan was addressed
- Added definitions

On December 1, 2025, the City Commission approved the ordinance on the first reading. There were no objections, recommendations, or comments from the Florida Department of Commerce on the first reading transmittal. Upon final approval, the Evaluation and Appraisal Amendments will be transmitted to the Florida Department of Commerce to complete the process.

Staff Recommendation: Approve Ordinance 1569-25 on second and final reading.

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

2.) Discussion: City Manager Evaluation

3.) Resolution 04-26: Employment Agreement

Issue: The City Commission will discuss the City Manager's evaluation and consider an updated amendment to the City Manager's Employment Agreement.

Attachments:

- Score Summary & Evaluations
- Activity Summary
- Evaluation & Agreement Letter
- Resolution 04-26: City Manager Agreement

Analysis: The City Manager is to receive a performance evaluation biennially in advance of the adoption of the annual operating budget. The evaluation format was consistent with previous evaluations and was comprised of eight (8) categories, allowing for a numerical ranking, with space for additional comments under each category and at the end of the evaluation.

Analysis: Under the Charter, the City of Lake Alfred has three contracted employees that report directly to the City Commission, which are the City Auditor, the City Attorney, and the City Manager, who operate under various service or employment agreements.

The City Manager's agreement was originally adopted in 2012, with the last substantive updates in 2016 and 2024. The agreement allows changes to be made following the performance evaluation and before the adoption of the annual operating budget.

The proposed agreement is a simplification, rebalancing and consolidation of the existing agreement. It removes compensation provisions that were tied to longevity and reorients it towards performance. The one benefit addition is a post-employment insurance benefit.

Staff Recommendation: Request approval of Resolution 04-26.

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

4.) Department Updates

Issue: The City Commission will hear presentations and updates from the City's departments. These include the Parks and Recreation and Finance Departments.

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**MINUTES
CITY COMMISSION
MONDAY, MARCH 2, 2026
7:00 PM
CITY HALL**

Call to Order: Mayor Fuller called the City Commission meeting to order at 7:00 p.m. in the City Commission Chambers, 120 E. Pomelo Street, Lake Alfred, FL. 33850.

Invocation and Pledge of Allegiance: Rev. Dorian Harris of St. Paul AME Church of Lake Alfred provided the invocation, and Mayor Fuller led the Pledge of Allegiance.

Roll Call: Linda Bourgeois, City Clerk

City Commissioners in attendance: Mayor Mac Fuller, Vice Mayor Nancy Daley, Commissioner Brent Eden, Commissioner Jack Dearmin, and Commissioner Ronnie Robinson Jr.

Staff in attendance: City Manager Ryan Leavengood, City Attorney Seth Claytor, Finance Director Amber Deaton, Human Resources Director Margarita Martin, Grants and Outreach Manager Aubrey Fuller, Parks and Recreation Director Emily Deal, Police Chief Art Bodenheimer, Assistant to the City Manager Brenn Hines, Fire Chief Darius Livingston, Deputy City Clerk/Executive Assistant to the City Manager Lita O'Neill, and Fire Marshall/Deputy Fire Chief Thomas Murphy.

The City Manager announced the following:

1. There will be a blood drive held at City Administration on Wednesday, March 11, 2026, from 10:00 AM – 2:00 PM
2. The next Ridge League of Cities Dinner will be held at the Bartow Civic Center on Thursday, March 12, 2026, at 6:00 PM. Please let the City Clerk know if you will be in attendance.
3. The next City Commission Meeting will be held on Monday, March 16, 2026, at 7:00 PM.
4. Update on the first TEDx event in Lake Alfred and Polk County was provided. It was a great event.
5. Raise the Bar and Grill had its ribbon cutting on Saturday, February 28, 2026. They are located at 1504 Lake Alfred Road. It was a successful event.
6. Registration for Summer Camp opens on March 9, 2026. Registration forms will be available on the website. Summer Camp runs from June 8th to July 24th for kids ages 6 to 11.
7. The Heritage Day Festival will be held this Saturday, March 7, 2026, from 10 AM to 2 PM on E. Pomelo Street.

City Attorney Claytor said he remained grateful to represent the great City of Lake Alfred.

Recognition of Citizens

David Joseph of 864 Griffon Avenue said he was very proud of the City of Lake Alfred, the City Commission, the City Manager, and the city staff. He expressed appreciation for the city's responsiveness after sharing some concerns at the last City Commission meeting. He praised the City Manager for going above and beyond and said he executes his responsibilities well. Thank you.

Debbie Rabe of 1393 Melrose Street spoke about retention pond erosion, sidewalks needing repairs, and the leased street lights.

A brief discussion ensued, and it was shared that the city staff would get back with her after reviewing the concerns.

Annie Nealy Lewis of 946 Everett Street shared that the push bar on the door at the Albertus Maultsby Community Center was damaged and that the chairs were sticky. She requested that a podium and microphone be placed in the facility and that the ice maker be turned on the day before the events were scheduled.

Mayor Fuller presented the Consent Agenda.

Consent Agenda:

- 1.) City Commission Meeting Minutes for February 17, 2026
- 2.) City Commission Announcements
- 3.) Special Event: Easter Extravaganza Application

The City Clerk inserted the analysis into the record for item three. [The First Baptist Church of Lake Alfred plans to host an Easter Extravaganza event on Saturday, March 28, 2026, from 11 am to 2 pm. As part of their event, they are requesting a road closure of S. Rochelle Avenue between East Haines Blvd. and E. Pierce Street (on the east side of the Church property) from 10 am to 2:15 pm.

Staff have reviewed the application and have no objections to the request. Road closures require approval by the City Commission.]

Mayor Fuller opened the floor to public comments and, seeing no one, he closed it.

Vice Mayor Daley moved to approve the Consent Agenda. **Commissioner Dearmin** seconded the motion, which was unanimously approved.

Mayor Fuller presented the first item of business for consideration.

- 1.) Public Hearing: Ordinance 1574-26: Tree-O Groves Annexation

The City Attorney read the title of Ordinance 1574-26 into the record.

The city manager presented the analysis. Pursuant to Florida Statutes Chapter 171, the city may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted a voluntary annexation petition to the City under Chapter 171.044 to request annexation of one (1) parcel into the City of Lake Alfred.

This is a triangular area of approximately 0.036± acres, northwest of White Road, and southwest of Arbuthnot Lane. This parcel was included in a prospective development.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission.

The staff recommended approval of Ordinance 1574-26 on the second and final reading.

Mayor Fuller opened the public hearing and, seeing no one, closed it.

Commissioner Dearmin moved to approve the Tree-O Groves Annexation on the second and final reading. **Commissioner Robinson** seconded the motion, which was unanimously approved.

Mayor Fuller presented the next item of business for consideration.

2.) Public Hearing: Resolution 03-26: Community Project Funding

The City Attorney read the title of Resolution 03-26 into the record.

The city manager presented the analysis. On February 12, 2026, Congressman Scott Franklin (FL-18) announced the opening of the FY27 Community Project Funding requests. Community Project Funding (CPF) allows Congress to fund projects directed to a specific state or local government or an eligible non-profit recipient. Every year, each member of Congress is allowed to submit fifteen projects for funding consideration.

Staff is proposing to submit the following projects to the Office of Congressman Scott Franklin for consideration of appropriations in the FY 2027 cycle. The proposed projects are consistent with the adopted capital improvements project budget.

Proposed Projects:	Amount Requested:
1. Lake Alfred Public Library Expansion	\$ 2,500,000
2. Police Department Evidence Shed	\$ 750,000

The Resolution formally adopts the City's project priority list and provides authorization for the City to submit grant applications for the FY 2027 Community Project Funding cycle.

The staff recommends approval of Resolution 03-26.

Mayor Fuller opened the public hearing and, seeing no one, closed it.

Commissioner Eden asked whether there was a funding limit for projects and what the likelihood of obtaining funding was.

A brief discussion ensued regarding the projects that were submitted, which were more shovel-ready than the others in our Capital Improvement Program, and the city is also requesting funding at the State level. The city hopes to be considered for funding; however, it is not a guarantee.

Commissioner Eden moved to approve Resolution 03-26. **Commissioner Robinson** seconded the motion, which was unanimously approved.

Mayor Fuller presented the next item of business for consideration.

3.) Public Hearing: Developer's Agreement: Lowery Hills Utility Extension

The city manager presented the analysis. The Lowery Hills development is a Community Development District (CDD) comprising approximately 217.5 acres. The development is generally located north of the railroad tracks and south of Lake Lowery along Old Lake Lowery Road.

Development is responsible for providing and extending infrastructure to and within its development including roads, water, and sewer.

In this case, the cost difference between what was required to serve the development and the upgrades requested by the City to provide future capacity is available for reimbursement to the owner in the amount of \$118,660 for the water main extension and \$201,948.80 on the sewer force main extension.

The cost estimate was certified by a professional engineer and verified by the City's engineer. This is a growth-related expense and will be paid out of water connection fees.

The staff recommendation is to approve the Developers Agreement between the City of Lake Alfred and Lowery Hills for the water and sewer line extensions.

Mayor Fuller opened the public hearing and, seeing no one, closed it.

Commissioner Dearmin asked if this agreement would save the city money, and city staff said yes because we could leverage economies of scale and that now was the time to do it.

Vice Mayor Daley moved to approve the Lowery Hills Developers Agreement for reimbursement of water and sewer line extension costs. **Commissioner Eden** seconded the motion, which was unanimously approved.

Mayor Fuller presented the next item of business for consideration.

4.) Bid Award: Mackay Dock

The city manager presented the analysis. On February 13, 2026, the City of Lake Alfred posted a solicitation for quotes on DemandStar for the installation of the dock at the Mackay Gardens and Lakeside Preserve.

On February 23, 2026, the following bids were received.

- | | |
|-------------------------------|-----------|
| 1. John Carver, LLC. | \$110,100 |
| 2. Fender Marine Construction | \$122,422 |
| 3. Bid Not Responsive. | |

The City originally budgeted \$65,000 for this project based upon a \$59,000 dock project that was performed in 2023 by John Carver for the Lion's Park dock replacement. Based on vendor feedback, aluminum dock systems and related hardware have nearly doubled in price since the Lion's Park project. This impacts all major components, including framing, rail systems, and attachment hardware.

John Carver, LLC, is the low bidder and has done prior dock projects for the City. The additional funding required to complete the project will come from the General Operations & Facility Maintenance capital project line item.

The staff recommended awarding the bid to John Carver, LLC., in the amount of \$110,000.

Mayor Fuller opened the floor to public comments and, seeing no one, he closed it.

Vice Mayor Daley said she was happy to see this come to bid because the old dock deteriorated and was removed. The path to and the dock itself will be ADA-compliant, so those with disabilities will be able to experience a portion of the Mackay Gardens and Lakeside Preserve.

Commissioner Eden asked about the type of dock, the size, and the material being used to construct it. The dock will have a 12x12 platform, with aluminum railing, and be made of composite materials.

A brief discussion ensued about it being a floating dock, a bench or two being placed at the end, and the composite material lasting 20+ years.

Vice Mayor Daley moved to approve the Mackay Dock Bid Award to John Carver, LLC. in the amount of \$110,100 and authorizes the City Manager to negotiate and enter into the construction agreement. **Commissioner Dearmin** seconded the motion, which was unanimously approved.

Department Updates:

The Police and Community Development Departments presented on their 2025 Department Updates.

Police Department Overview

- Calls for Service Statistics were reviewed
- Leading Statistics of traffic stops, 911 calls, alarms, information calls, perimeter checks, disabled vehicles, and disturbances were reviewed
- There was no Justice Assistant Grant in 2025
- Implemented daily and monthly Policy Training
- Assisted in Community Events
- Began Flock Camera Program
- Completed all State Audits
- New Dispatch Consoles Installed
- Implemented School Zone Speed Camera and provided statistics
- 86% reduction in speed throughout the City of Lake Alfred
- Police personnel and communications staff were thanked

John Donovan of 260 E. Pomelo Street said the Police Department was doing a great job. He thanked the Police Chief Bodenheimer for his presentation.

A brief discussion ensued about installing traffic signals to help get citizens across Shinn Blvd. and Lakeshore Way at Cummings Street; that it was a false statement that the City of Lake Alfred placed the School Zone Speed Enforcement Cameras in to make money; and that the malfunctioning of two new traffic boxes was being fixed. Additional discussion focused on how

police officers can reach out for mutual aid in emergencies and on the appreciation for all that the Police Department does in the City of Lake Alfred.

Community Development Department Overview

- Annexations, Future Land Use, and Zoning Amendments were reviewed
- 2025 - AutoZone and International Auctions
- Anticipated businesses: Publix, McDonald's, and Pharmacy
- Pre-apps, Site Plans, Construction Plans, Plats, and Special Events

In 2025

- 755 Building Permits, 220 New Homes, 5,991 Building Inspections, 195 Lien Searches, and 106 Code Enforcement calls with 51 cases.
- Community Development Superintendent obtained his Floodplain Manager Certification.
- Added code enforcement and planning modules to the Accela system, further reducing paper waste and cost while also significantly reducing review and inspection times. Citizens can now apply and track applications and code cases online.
- Digitized old paper files and maps for storage and retrieval.

Commissioner Eden thanked the City Manager, saying, "A job well done." He asked about the development numbers, which trended downward last year, and asked if this was indicative of the market. It was shared that the numbers depended on the overall economic trend. There are still many developments coming forward through the process.

A brief discussion ensued about the Florida Club and gas stations in the Green Swamp Area of Critical State Concern.

Recognition of Citizens

There were none.

City Commission Questions and Comments

Mayor Fuller said it was a good two weeks with the TEDx event and the ribbon-cutting ceremony. He said he was pleased and proud of what was going on in the City of Lake Alfred. We have come a long way in the seven to eight years he has lived here. He announced the upcoming Blood Drive and Heritage Day Festival. He concluded by saying his wife was doing well. Thank you. Later in the meeting, he announced the upcoming launch at the Kennedy Space Center and the Blood Moon.

Vice Mayor Daley spoke about having the first graders at the Mackay Gardens and Lakeside Preserve next week and requested volunteers. She said the students would come around nine O'clock and leave just after lunch. She said there was also a homeschool group scheduled to visit in April. She is looking forward to Heritage Day. Thank you.

Commissioner Robinson, Jr. asked about what percentage of our residents have homestead exemptions and how much revenue they generate.

A discussion ensued regarding the bills working their way through the State Legislature, the State Revenue and Taxation Committee's scheduled meeting next year, and the City's exposure to potential consequences.

The City Attorney spoke about waiting until the end of the Legislative session and keeping an eye on the Sovereign Immunity caps.

Commissioner Robinson, Jr. continued and said he appreciated the city staff for the upcoming and past events. He is looking forward to managing the growth in Lake Alfred. Thank you.

Commissioner Eden thanked the Police and Fire Chiefs, the first responders, and the city staff. He shared he had come in from a National Honor Society event and echoed the pastor's comments about the United States of America Armed Forces around the world. Thank you.

Commissioner Dearmin thanked the audience for attending and noted that the government sometimes gets a bad rap. He announced that Daylight Savings Time begins at 2:00 AM this Sunday morning. Thank you.

Without further discussion, the City Commission meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Linda Bourgeois, BAS, MMC, ADAC, City Clerk

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

3.) Public Safety Gate Project Amendment

Attachments:

- None

Analysis: As a part of the bank renovation and expansion project, the City is expanding and reconfiguring the parking lot for Police and Fire to secure the facility and to accommodate additional vehicles. The proposed request is for the purchase and installation of three gates at various locations for the property.

The City originally awarded the bid to G&G Site Development which was the low bid on the project. However, there have been collective difficulties and confusion on the project including:

- Receiving multiple bids from G&G near and around the time the project was originally awarded on November 3rd, 2025. The award was based on the original quote received of \$96,544 but subsequent submittals reflected higher amounts.
 - o The contractor proceeded under the impression that their updated quotes had been awarded and the mistake was only realized midway through.
- Staff is proposing to pay G&G for a settled amount for services rendered (wall, sidewalk, sitework) and have the gates installed by a separate company.

Awarded Bid	\$96,544.00
Actual Project Total*	\$140,479.00
Deductive Change Order (Gates)	-\$59,944.00
New Contractor Requested Total:	\$80,535.00
City Proposed Total (Contractor Accepted):	\$71,444.50

*Actual Bids + requested changes after award

The proposed amendment will change the project total to \$71,444.50. Staff is in the process of receiving quotes for the gate installation.

To prevent this going forward the procurement policy will be amended to require that any project (except for simple direct purchases for vehicles or equipment) that is in excess of \$25,000 be signed and executed by both parties. Management in conjunction with the City Attorney has already crafted a form template agreement for city projects that has been used in several of our larger scale projects. Had the agreement been used for this project; the contractor would have seen the incorrect project total and we could have caught the error before the project commenced.

Staff Recommendation: Approve the Consent Agenda

LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

1.) Public Hearing: Ordinance 1574-26: EAR Comprehensive Plan Amendments

Issue: The City Commission will consider approval of the Evaluation and Appraisal Report Comprehensive Plan Amendments.

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On December 1, 2025, the City Commission approved the ordinance on the first reading. There were no objections, recommendations, or comments from the Florida Department of Commerce on the first reading transmittal. Upon final approval, the Evaluation and Appraisal Amendments will be transmitted to the Florida Department of Commerce to complete the process.

Staff Recommendation: Approve Ordinance 1569-25 on second and final reading.

ORDINANCE NO. 1569-25

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, AMENDING CERTAIN ELEMENTS, MAPS, TEXT AND TERMS OF THE 2030 COMPREHENSIVE PLAN OF THE CITY OF LAKE ALFRED, FLORIDA, TO ENSURE COMPLIANCE WITH APPLICABLE FLORIDA LAW, ADDRESS ANY CHANGE(S) IN APPLICABLE FLORIDA LAW, AND ENSURE CONSISTENCY WITH THE 2024 EVALUATION AND APPRAISAL REPORT (EAR) LETTER; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR A BUSINESS IMPACT ESTIMATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred (the "City") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the City is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

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

WHEREAS, *Section 163.3191, Florida Statutes*, requires local governments to periodically prepare an Evaluation and Appraisal Report (the "EAR") and subsequently update the local government's comprehensive plan based on the recommendations in the EAR; and

WHEREAS, the *Florida Department of Commerce* is now referred to as the *State Land Planning Agency*; and

WHEREAS, pursuant to *Section 163.3184, Florida Statutes*, the City of Lake Alfred Planning and Zoning Board (the "Board"), serving as the Local Planning Agency designated by the City, and the City Commission of the City of Lake Alfred (the "City Commission") held duly noticed public meetings and hearings on the proposed EAR amendment(s) to the *City of Lake Alfred 2030 Comprehensive Plan* (the "**Amendment 25-01 EAR**"); and

WHEREAS, copies of the **Amendment 25-01 EAR** are attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

WHEREAS, pursuant to applicable Florida law, the Board and City Commission held duly noticed public meeting(s) and hearing(s) on and/or for the **Amendment 25-01 EAR** (see

Composite Exhibit “A”) in order to obtain public comment and consider written and oral comments received during the public hearings; and

WHEREAS, in exercise of its legislative authority, the City Commission has found and determined the **Amendment 25-01 EAR** complete and appropriate to the needs of the City and necessary to ensure that the *City of Lake Alfred 2030 Comprehensive Plan* is in full compliance with the Laws of the State of Florida; and

WHEREAS, the City Commission of the City of Lake Alfred, Florida, finds that the approval and adoption of this **Ordinance No. 1569-25** is intended and necessary to enhance the present advantages that exist within the corporate limits of the City of Lake Alfred, Florida; and this **Ordinance No. 1569-25** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the City of Lake Alfred, Florida.

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

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this **Ordinance No. 1569-25**, and the City Commission of the City of Lake Alfred, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the adoption of this **Ordinance No. 1569-25**.

Section 2. Text and Map Amendments.

The City Commission of the City of Lake Alfred (the “City Commission”) hereby amends the *City of Lake Alfred 2030 Comprehensive Plan* (the “Comprehensive Plan”) as set forth in the proposed EAR amendment(s) to the *City of Lake Alfred 2030 Comprehensive Plan* (the “**Amendment 25-01 EAR**”) which are attached hereto as **Composite Exhibit “A”** and by this reference made a part hereof (i.e., additions are shown in underline format and deletions are shown in ~~striketrough~~ format).

Section 3. Conflicts.

All ordinances in conflict herewith are hereby repealed to the extent necessary to give this **Ordinance No. 1569-25** full force and effect, provided, however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the *City of Lake Alfred 2030 Comprehensive Plan* and/or *City of Lake Alfred Unified Land Development Code* (ULDC) unless such repeal is explicitly set forth herein.

Section 4. Severability.

The provisions of this **Ordinance No. 1569-25** are severable. If any section, subsection, sentence, clause, phrase of this **Ordinance No. 1569-25**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The City Commission of the City of Lake Alfred hereby declares that it would have passed this **Ordinance No. 1569-25**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections,

sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Ordinance No. 1569-25** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Ordinance No. 1569-25** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Ordinance No. 1569-25** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Ordinance No. 1569-25**. The City of Lake Alfred, Florida, by and through its City Commission, hereby declares that it would have passed this **Ordinance No. 1569-25**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. Administrative Correction of Scrivener's Errors and Codification.

It is the intention of the City Commission that sections of this **Ordinance No. 1569-25** may be renumbered or re-lettered and the word "ordinance" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the *Code of Ordinances of the City of Lake Alfred* is accomplished, sections of this **Ordinance No. 1569-25** may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk. This **Ordinance No. 1569-25** shall not be codified in the *Code of Ordinances of the City of Lake Alfred, Florida*. A certified copy of this enacting **Ordinance No. 1569-25** shall be located in the Office of the City Clerk of the City of Lake Alfred, Florida. The City Clerk shall also make copies available to the public for a reasonable publication charge.

Section 6. Business Impact Estimate.

On October 1, 2023, Senate Bill 170 ("SB 170"), *Chapter 2023-309, Laws of Florida*, was enacted amending *Section 166.041, Florida Statutes*, requiring a local government to prepare a *business impact estimate* before the enactment of an ordinance. Section 166.041(4)(c)1, as amended, provided that municipal ordinances enacted to implement Part II of Chapter 163, Florida Statutes, were not subject to the *business impact estimate* requirement.

On October 1, 2024, Senate Bill 1628 ("SB 1628"), as codified under *Chapter 2024-145, Laws of Florida*, was enacted, amending *Section 166.041, Fla. Stat. (2023)*, by creating express exclusion(s) for *comprehensive plan* and *land development regulation amendments*.

In this instance, **Ordinance No. 1569-25** arises out of a requirement for compliance with Federal or State law or regulation. As such, pursuant to applicable Florida law, this **Ordinance No. 1569-25** is exempt and **does not** require a business impact estimate.

Section 7. Effective Date.

The effective date of the **Amendment 25-01 EAR**, if the amendment is not timely challenged by an affected party, will be pursuant to the State Land Planning Agency's Notice of Intent that the **Amendment 25-01 EAR** is found to be in compliance. If the State Land Planning Agency determines that the **Amendment 25-01 EAR** is not in compliance or if a timely challenge by an affected person, this **Amendment 25-01 EAR** shall become effective on the date the noncompliance determination or an affected party challenge is resolved by final order of the Administration Commission or the State Land Planning Agency.

INTRODUCED AND PASSED on first reading and public hearing with a quorum present and voting at the meeting of the City of Lake Alfred City Commission duly assembled this 1st day of December 2025.

PASSED AND FINALLY ADOPTED on second reading and adoption public hearing with a quorum present and voting at the meeting of the City of Lake Alfred City Commission duly assembled on this 16th day of March 2026.

**CITY OF LAKE ALFRED
CITY COMMISSION**

C. Mac Fuller, Mayor

ATTEST:

Linda Bourgeois, BAS, MMC, City Clerk

Approved as to form:

Frederick J. Murphy, Jr., City Attorney

CITY OF LAKE ALFRED
ORDINANCE 1569-25
COMPREHENSIVE PLAN UPDATE
(EAR-BASED AMENDMENTS)

EXHIBIT "A"

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



**CITY OF LAKE ALFRED
2025 COMPREHENSIVE PLAN TEXT AND MAP EAR BASED AMENDMENTS
STAFF REPORT**

March 16, 2026

TO: Lake Alfred, City Commission

FROM: Central Florida Regional Planning Council

SUBJECT: **Adoption Public Hearing:**

Ordinance 1569-25: Consideration of text and map amendments to the City of Lake Alfred comprehensive plan consistent with the 2024 evaluation and appraisal (EAR) letter; providing for transmittal to Florida Commerce.

AGENDA & HEARING DATES:

November 13, 2025, 6:00 PM:	Planning and Zoning Board Meeting
December 1, 2025, 7:00 PM:	City Commission Meeting, Transmittal Hearing
March 16, 2026, 7:00 PM:	City Commission Meeting, Adoption Hearing (2nd reading)

ATTACHMENTS:

- Overview of Each Element
- Ordinance 1569-25
- EAR Based Amendments package

PLANNING AND ZONING BOARD MOTION

At their November 13, 2025 meeting, the Planning and Zoning Board voted to recommend approval of the proposed amendments to the City Commission.

CITY COMMISSION TRANSMITTAL HEARING:

At their December 1, 2025 meeting, the City Commission voted to transmit the proposed amendments to the Department of Commerce for review and compliance.

CITY COMMISSION MOTION OPTIONS:

1. I move **approval of Ordinance 1569-25** for adoption of the 2025 EAR Based Amendments.
2. I move **approval of Ordinance 1569-25 with changes** for adoption of the 2025 EAR Based Amendments.
3. I move continuation to a date and time certain.

BACKGROUND:

The City's Comprehensive Plan provides a framework for managing the growth and development of the city. At least once every 7 years, each local government must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State Statutes and submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying Florida Commerce as to its determination.

The proposed amendments to the Comprehensive Plan (Plan) are based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Code, and input from the community.

Florida Commerce Objections, Recommendation, and Comments Report

On February 13, 2026, Florida Commerce issued its Objections, Recommendation, and Comments (ORC) Report for the proposed Comprehensive Plan amendments. The report included no objections, recommendations, or comments.

Proposed Amendments

The Overviews included in the attached document provide an overview of proposed amendments by Element. Based on the ORC report including no objections, recommendations, or comments, there are no proposed changes to Ordinance 1569-25.

Overview

Future Land Use Element

The Future Land Use Element provides the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

FUTURE LAND USE ELEMENT

Introduction	New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Goal 1:	Reference to greenhouse gas emissions removed as it is no longer required; Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.1:	Reference to greenhouse gas emissions removed as it is no longer required; Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Policy 1.1.2:	Recreation and Open Space Element added since it includes level of service standards.
Policy 1.1. 12.8 :	“Establish” changed to “maintain” since the master plan exists in the Land Development Code.
Policy 1.1. 23.16 :	Language amended to reflect Right to Farm Act requirements as well as permitted locations for new agricultural uses.

Objective 1.2:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Policy 1.2.8:	New Policy related to accessory dwelling units added to comply with Florida Statute 163.31771.
Objective 1.3:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.4:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.5:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Policy 1.5.3:	Language changed from “shall establish” to “include” because language is included in the Land Development Regulations.
Policy 1.5.4:	Language deleted as it is addressed in Policy 1.1.16.
Objective 1.6:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Policy 1.6.2:	Language updated as the requirement is in place.
Objective 1.7:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.8:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.9:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 1.10:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 2.1:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 2.2:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

- Objective 2.3: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
- Objective 7: New Objective to support transit-supportive land use patterns.
- Policy 7.1: New policy to support the development of transit-oriented development in support of a multi-modal transportation system.
- Policy 7.2: New policy to support the development of transit-oriented development around the proposed SunRail station.
- Policy 7.3: New policy to recognize that the Transit-Oriented Development Districts will be represented on the Future Land Use Map.

Overview

Transportation Element

The primary purpose of Florida's Transportation Element, established by Section 163.3177(6)(b) of Florida Statutes, is to guide local governments in creating integrated, multi-modal transportation systems that emphasize public transportation, diverse travel options, and economic development. This element plans for efficient and safe transportation networks that are coordinated with other comprehensive plan elements, like future land use, and support the state's overall transportation goals.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

TRANSPORTATION ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.1:	Update/clarify acronyms.
Policy 1.3:	Provide clarification of traffic review procedures.
Policy 1.4:	Policy added to comply with Florida Statute 339.282.
Policy 1. 4 <u>5</u> :	Update/clarify acronyms.
Policy 2.3:	Update/clarify acronyms.
Policy 3.3:	Update/clarify acronyms.

Objective 4:	Update/clarify acronyms.
Policy 4.2:	Update/clarify acronyms.
Policy 6.1:	Add clarifying language.
Policy 6.5:	Update/clarify acronyms.
Policy 6.6:	Update/clarify acronyms.
Policy 7.1:	Update agency name and recognize the Transit Development Plan.
Policy 7.2:	Update agency name.
Policy 7.3:	Policy added to recognize the SunRail commuter rail system and the future planned station in Lake Alfred.
Objective 8:	Terminology updated.
Policy 8.3:	Terminology updated.
Policy 8.5:	Policy added to reflect recent safety initiatives.
Policy 8.6:	Policy added to reflect recent safety initiatives.
Policy 8.7:	Policy added to reflect recent safety initiatives.
Policy 8.8:	Policy added to reflect recent safety initiatives.

Overview

Infrastructure Element

The Infrastructure Element plays an important role in the Comprehensive Plan as it works to identify the new infrastructure and growth demands needed to support the future physical and economic development of the community.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

INFRASTRUCTURE ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Infrastructure Element Requirements.
Policy 1.7:	New Policy added to address the Upper Ocklawaha River Basin Management Action Plan.
Policy 1.8:	New Policy added to address septic to sewer requirements in Florida Statute 163.3177(6)(c)(3).
Policy 3.8:	New policy added to address septic to sewer requirements.
Policy 3.9:	New policy added to address septic to sewer requirements.
Objective 5:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
Objective 6:	Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

- Objective 7: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.
- Objective 8: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Overview

Conservation Element

The Conservation Element of the Comprehensive Plan is required by State Law to explain how the community will conserve, use and protect natural resources, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches and shores (if any), floodplains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals and other natural and environmental resources.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

CONSERVATION ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
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Overview

Recreation and Open Space Element

The intent of the Recreation and Open Space Element is a required Comprehensive Plan Element established to ensure the development and maintenance of a comprehensive system of recreation facilities and open space sites that meet the needs of existing and projected user groups within the City. The intent of recreation and open spaces within the City are to provide for a myriad of recreational opportunities that are cost effective and efficient to develop, preserve and maintain. These spaces augment the natural environment; incorporate aesthetic as an essential component of park and facility design; and produce a sense of place and community for City residents and adjacent users.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

RECREATION AND OPEN SPACE ELEMENT

Introduction	Added Introduction to cite the Recreation and Open Space Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
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Overview

Housing Element

The Housing Element is a legally required part of a local government's comprehensive plan that outlines strategies for addressing current and future housing needs, including affordable housing, substandard conditions, and available land for diverse housing types.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

HOUSING ELEMENT AMENDMENTS

Introduction	New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.8:	New Policy added to comply with Florida Statutes 163.3177(6)(f)1 and (f).
Policy 1.9:	New Policy added to comply with Florida Statutes s. 163.31771.
Policy 1.10:	New Policy added to comply with Florida Statutes s. 163.31771.
Policy 3.4:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Policy 3.5:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Policy 3.6:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Objective 8:	Reference to Greenhouse gas reduction removed as it is not a requirement in Florida Statutes.

Overview

Intergovernmental Coordination Element

The City alone cannot ensure that all community needs are met and meaningful cooperation with local and state government and other agencies is essential. The Intergovernmental Coordination Element includes guidance for coordination with other governmental entities. This element includes principles and guidelines to be used in that coordination.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

Introduction	New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a)
Throughout:	All Measurable Targets removed as they are not required and not included in other Elements.
Objective 1:	Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.
Policy 1.1:	Language updated to add the Citrus Connection
Policy 1.6:	Policy added to address the City of Lake Alfred's participation in the Local Hazard Mitigation Working Group.
Policy 1.7:	New policy added to address coordination of commuter and high speed rail.

Overview

Property Rights Element

The Property Rights Element is designed to ensure that private property rights are respected and considered in local decision-making processes. It aims to balance the interests of property owners with the broader public interests in land use planning.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

PROPERTY RIGHTS ELEMENT AMENDMENTS

Introduction	New section added to cite the Property Rights Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Objective 1:	Language added to reflect the Florida Statutes requirements for property rights elements.

Overview

Capital Improvement Element

According to Florida Commerce, the Capital Improvements Element is a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location, and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS

Introduction	New section added to state the purpose of the Capital Improvements Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
CIP Schedule:	A Capital Improvement Plan for the Upper Ocklawaha River Basin Action Management Plan is added and reflects there are no projects identified in Lake Alfred consistent with the requirements of (FS 163.3177(3)(a)4.b.).

Overview

Public School Facilities Element

The coordination of Polk County public school facility planning and comprehensive land use planning is in the best interests of the citizens of Lake Alfred. Land use and public school facility planning should be coordinated and based on consistent population, enrollment, Capital Outlay Full Time Equivalent (COFTE), independent forecasts and development trend data. Coordination with the City of Lake Alfred and the Polk County School Board regarding land development is needed to ensure additional school capacity is in place prior to, or concurrent with, additional student enrollment. The Public School Facilities Element is based on the Polk County Public School Facilities Interlocal Agreement. This Element will be updated upon the updating of the Interlocal Agreement. The Public School Facilities Element includes objectives and policies intended to improve the coordination between land planning and the provision of school facilities. Within the Public School Facilities Element, the term "schools" refers to public elementary schools, middle schools, and high schools or any combination thereof.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

PUBLIC SCHOOL FACILITIES ELEMENT AMENDMENTS

Introduction	New section added to state the purpose of the Public School Facilities Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 2.1.1:	Language updated to reflect the implementation of the requirement.

CITY OF LAKE ALFRED
ORDINANCE 1569-25
COMPREHENSIVE PLAN UPDATE
(EAR-BASED AMENDMENTS)

EXHIBIT "A"

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

City of Lake Alfred

Polk County, Florida



2025 Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

March 2026

City of Lake Alfred

Polk County, Florida



2025 Comprehensive Plan Update

Mac Fuller, Mayor

Nancy Z. Daley, Vice Mayor

Jack Dearmin, Commissioner

Brent Eden, Commissioner

Ronnie Robinson, Jr., Commissioner

Draft: March 2026

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City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Future Land Use Element

Future Land Use Element

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Section 163.3177(6)(a), F.S, the following represents the Land Use Goals, Objectives, and Policies of the City of Lake Alfred. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the land-use programs and activities of the community are ultimately directed. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

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

Comment: Reference to greenhouse gas emissions removed as it is no longer required and updated to energy efficiency consistent with objectives of the goal.

OBJECTIVE 1.1: FUTURE LAND USE CLASSIFICATIONS AND URBAN GROWTH

THE CITY OF LAKE ALFRED WILL ENSURE THAT GROWTH WILL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES ~~IN ORDER~~ TO DISCOURAGE URBAN SPRAWL ~~AND REDUCE GREEN HOUSE GAS EMISSIONS~~ WHILE ENCOURAGING ENERGY EFFICIENCY. THROUGH THE APPLICATION OF ITS LAND DEVELOPMENT REGULATIONS, THE CITY WILL ALSO ENSURE THAT NEW DEVELOPMENT IS: CONSISTENT WITH SOUND PLANNING PRACTICES; SENSITIVE TO THE NATURAL LIMITATIONS OF THE SPECIFIC SITES TO SUPPORT DEVELOPMENT; CONSISTENT WITH THE ABILITY OF THE CITY TO MEET ITS ESTABLISHED LEVEL OF SERVICE STANDARDS; COMPATIBLE WITH THE PROTECTION OF NATURAL

RESOURCES; AND COMPLEMENTARY TO THE EXISTING SOCIAL AND ECONOMIC ENVIRONMENT OF LAKE ALFRED.

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

Comment: Reference to greenhouse gas emissions removed as it is no longer required; Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.1.1: Through the application of its Land Development Regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available.

Policy 1.1.2: The City will continue to maintain a concurrency management system to ensure that before development orders are issued, public facilities and services necessary to maintain established level of service standards are available or are committed to be available concurrent with the impacts of the development. The level of service standards are established within the elements of the City of Lake Alfred Comprehensive Plan, including the level of service standards listed within the following elements:

- a. Infrastructure Element
- b. Transportation Element
- c. Capital Improvements Element
- d. Public School Facilities Element
- e. Recreation and Open Space Element

Comment: Recreation and Open Space Element added since it includes level of service standards.

Policy 1.1.3: Environmentally sensitive lands shall be defined as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S.; Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council; and natural resources identified by State and Federal agencies. These areas shall be protected through the application of the City's zoning and site plan review regulations, which shall regulate the density and intensity of use, and shall incorporate techniques such as cluster development to protect these resources. **Residential densities in areas of 100-Year floodplains shall not exceed 1 dwelling per 5 acres.** No development is permitted in areas designated as Special Flood Hazard Area (100-Year floodplains).

Policy 1.1.4: The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures.

Policy 1.1.5: The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Map or Map Series: 1) existing and planned public potable waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils.

The following Future Land Use classifications are established:

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

Policy 1.1.6: ~~RESERVED~~

Policy 1.1.7: ~~RESERVED~~

Policy 1.1.86: The primary function of the **Residential** classification is to accommodate low to moderate density residential development consisting primarily of single-unit attached and detached dwellings. This Residential designation shall meet Lake Alfred's housing needs for ~~the~~ housing, promote efficient use of infrastructure, protect existing single unit neighborhoods and promote compatible land uses. This classification shall permit densities up to **six (6) units** per acre, depending on the development suitability of the site, and availability of public facilities and services.

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

Policy 1.1.97: The primary function of the **Urban Residential** classification is to accommodate higher density residential uses, typically consisting of

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

Policy 1.1.10: ~~RESERVED~~

Policy 1.1.11: ~~RESERVED~~

Policy 1.1.12~~8~~: The primary function of the **Mixed Use** classification is to provide support for economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living.

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

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

Comment: “Establish” changed to “maintain” since the master plan exists in the Land Development Code.

Policy 1.1.13~~9~~: **Mixed Use** development standards require different development approaches and strategies to achieve the best possible build-out. A mix of land uses, both non-residential and residential should be contained in these areas. Adequate pedestrian connections between non-residential and residential development should be provided. Even though these areas have a specific land use focus, steps should be taken to ensure a mixture of uses that result in a live-work-play environment.

This category shall apply to developments that are not singular in their uses but comprised of multiple or mixed uses which require specific or selected land uses ~~in order~~ to implement them. Fundamental elements

within the Mixed Use category should be present such as compact development, mixed uses, provision for multiple modes of transportation and responsiveness to the environmental and cultural attributes of the development site or community.

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

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

Policy 1.1.14: ~~RESERVED~~

Policy 1.1.15.10: The primary function of the **Heavy Commercial / Industrial** classification shall be to accommodate the facilities necessary for the processing, fabrication, manufacturing, and distribution of goods. The City shall direct future heavy commercial/industrial development to areas which are well integrated into the transportation network and surrounding land uses. Industrial areas shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities. Floor area ratios for industrial structures in this category shall not exceed 2.5

Policy 1.1.16.11: The primary function of the **Public Buildings and Grounds** classification is to provide areas for existing or future government owned buildings or grounds and/or publicly or privately owned buildings, parks or open space for a public purpose. Floor area ratios for structures in this category shall not exceed 2.0.

Policy 1.1.17: ~~RESERVED~~

Policy 1.1.18.12: The primary function of the **Conservation** designation is to protect natural resources, lake water quality and groundwater quality. The conservation designation includes land within wetlands and the Special Flood Hazard Area (100-year floodplain). Residential, commercial, and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, public beaches, and open spaces are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is

permissible at one unit per twenty acres. The Floor Area Ratio is 0.001 for public conservation areas.

Upland property in the Green Swamp Area of Critical State Concern to be preserved for wildlife corridors and/or conservation areas as a conservation standard shall be assigned Conservation Future Land Use. The development potential for the lands in this area may be transferred out to other portions of a development project.

Policy 1.1.19: ~~RESERVED~~

Policy 1.1.~~20~~.13: The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map series. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified ~~in-order~~ to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Lake Alfred will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, ~~in-order~~ to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Lake Alfred.

Comment: "series" added because the wellhead protection map is its own map in the Future Land Use map series.

Policy 1.1.~~21~~.14: The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be included on the Development Limitation Map and shown as Conservation on the Future Land Use Map, where no development shall be allowed, in accordance with the Conservation Future Land Use Classification.

Policy 1.1.~~22~~.15: Subject to the requirements of Public School Facilities Element, public schools are allowed in all land use classifications except the City of Lake Alfred's Future Land Use classifications of Conservation and Heavy Commercial/Industrial. When annexing undeveloped land, the City shall classify sufficient land proximate to residential development to meet the projected needs for schools in coordination with the Polk County School Board, and may establish differing criteria for schools of different type or size. The City hereby classifies lands contiguous to existing school sites within all land use categories except the City's Conservation and Heavy Commercial/Industrial classifications for future expansion of public schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code. [163.3177(6)(a), F.S.]

Policy 1.1.~~23~~.16: The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. The City shall continue to promote implement the "Right to Farm Act" pursuant to Florida Statute 823.14. In support of the purpose of the Right to Farm Act, Agricultural lands shall not be deemed incompatible and shall be protected from encroachment.—Such uses Establishment of agricultural uses on land not previously used for agriculture shall be classified in the Residential Future Land Use classification. [~~187.201 (23), F.S.~~]

Comment: Language amended to reflect Right to Farm Act requirements as well as permitted locations for new agricultural uses.

Policy 1.~~24~~.17: The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the City, as a component of this Comprehensive Plan. Upon doing so, the City shall review the Comprehensive Plan, Land Development Regulations, and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion. [~~163.3167(11), F.S.~~]

Policy 1.1.25: —RESERVED

Policy 1.1.~~26~~.18: The City shall encourage the establishment of permanent residential units on the second and third floors of historic downtown buildings and infill buildings, ~~in order~~ to increase the property value and tax base of the traditional downtown core.

Policy 1.1.~~27~~.19: The City shall incentivize mixed land uses and higher density and intensities within the County Transit Corridors and Centers Overlay to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions.

Policy 1.1.~~28~~.20: In support of the 2045 Long Range Transportation Plan (LRTP), the City shall require new development and redevelopment to conform with the following criteria:

- a. Provide access to transit facilities;
- b. Connect to centralized potable water and wastewater systems;
- c. Incorporate design features that promote green building principles;
- d. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into and between all development including pedestrian shelters or awnings, thereby connecting developments;
- e. Provide accesses to civic spaces, parks, green areas, open spaces, and other amenities;
- f. Be supported by public safety (fire, EMS, law enforcement); and
- g. Have access to public schools.

Policy 1.1.~~29~~.21: The City shall, through its Mixed Use and non-residential Future Land Use categories, promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

Policy 1.1.~~30~~.22: The City shall use the following incentives to encourage vertical mixed-use development:

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

OBJECTIVE 1.2: URBAN GROWTH

THE CITY OF LAKE ALFRED SHALL PROMOTE AN URBAN GROWTH PATTERN THAT IS ORDERLY, COMPACT, CONSISTENT WITH THIS COMPREHENSIVE PLAN, AND COMPATIBLE WITH THE EXISTING AND PROPOSED LAND USES AND CHARACTER OF THE CITY. URBAN SPRAWL SHALL BE DISCOURAGED BY MAXIMIZING THE USE OF EXISTING PUBLIC FACILITIES AND SERVICES. LAKE ALFRED SHALL ENCOURAGE DEVELOPMENT TECHNIQUES SUCH AS ON- SITE TRAFFIC CONTROL, LIMITATION OF DRIVEWAY AND ROAD ACCESS TO ARTERIAL AND COLLECTOR HIGHWAYS, AND CLUSTER DEVELOPMENT. LAND DEVELOPMENT REGULATIONS SHALL SPECIFY THE REVIEW PROCESSES,

CONDITIONS AND CRITERIA FOR UTILIZING SUCH DEVELOPMENT TECHNIQUES.

~~**Measurable Target: Number of non-residential uses added in residential areas; number of developments built without city services.**~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

- Policy 1.2.1:** The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap frog development patterns.
- Policy 1.2.2:** The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas.
- Policy 1.2.3:** The City will ensure that development of areas adjacent to U.S. Highway 17/92 shall be in conformance with an agreement between the City of Lake Alfred, Polk County, and the Florida Department of Transportation to mitigate traffic impacts. At a minimum, this interlocal agreement should address access management, facility design options, right of way needs, and on site traffic flow.
- Policy 1.2.4:** The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to unserved areas of the City. Priority for the expansion of municipal water and sewer facilities shall be given to: legal obligations; existing development that is in or adjacent to Lake Alfred; new development in or adjacent to Lake Alfred; and new development that will contribute to the tax base through higher densities or intensities of land use.
- Policy 1.2.5:** The City shall request that adjacent governments provide notification of all proposed amendments to their respective Comprehensive Plans which may affect land uses in areas adjacent to the City of Lake Alfred.
- Policy 1.2.6:** The City Manager, or his designee, shall review and comment on proposed comprehensive plan amendments of Polk County and neighboring municipalities Comprehensive Plans. If a proposed amendment would create a conflict between Lake Alfred's and the neighboring jurisdiction's land uses, the City shall transmit written comments and recommendations to that governmental entity regarding the nature of the incompatible use.
- Policy 1.2.7:** The City shall follow the procedures for negotiation and mediation outlined in the Intergovernmental Coordination Element to resolve disputes which may arise from land use planning issues with neighboring municipalities.

Policy 1.2.8: **Consistent with Florida Statute 163.31771, the City will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.**

Comment: New Policy added to comply with Florida Statutes s. 163.31771

OBJECTIVE 1.3: LAND DEVELOPMENT REGULATIONS

THE CITY OF LAKE ALFRED WILL MANAGE FUTURE GROWTH AND DEVELOPMENT THROUGH ~~THE~~ PREPARATION, ADOPTION, IMPLEMENTATION, AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS. LOCAL REGULATIONS SHALL ADDRESS A VARIETY OF LAND DEVELOPMENT TECHNIQUES, INCLUDING MIXED USE AND PLANNED UNIT DEVELOPMENTS.

~~Measurable Target: Number of site plans approved without special exceptions made and in accordance with the adopted LDRs; number of nontraditional developments built.~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.3.1: The City shall enforce adopted Land Development Regulations containing specific and detailed provisions sufficient to implement this Comprehensive Plan, and which will:

- a. Regulate the subdivision of land. The existing subdivision ordinance shall be reviewed and updated to ensure consistency with the Comprehensive Plan~~;~~
- b. Regulate the use of land in a manner consistent with this Future Land Use Element and ensure the compatibility of adjacent land uses~~;~~
- c. Provide for open space in a manner consistent with the recreation and open space element~~;~~
- d. Protect lakes, wetlands, the Green Swamp ACSC, areas identified as the Potentiometric High of the Floridan Aquifer, and other environmentally sensitive areas~~;~~
- e. Regulate areas subject to periodic flooding;
- f. Protect historically significant properties and archeological resources~~;~~

- g. Protect potable water wells and aquifer recharge areas, including the Potentiometric High of the Floridan Aquifer~~;~~
- h. Provide regulations to encourage the use of innovative development techniques by providing provisions for planned unit development, cluster and zero lot line development and new urbanism development~~;~~
- i. Regulate signs within the City limits. At a minimum, this provision shall establish the frontage requirement for signs, and define terms within the provision to clarify its intent~~;~~
- j. Regulate parking, vehicular site access, and on site traffic flow, through the adoption and continued enforcement of design standards for new construction~~;~~~~and~~
- k. Provide that development orders and permits will not be issued that will result in a reduction of the level of service for the affected public facilities below the level of service standards established in this Comprehensive Plan.

Policy 1.3.2: The City's adopted Land Development Regulations shall maintain standards for density and intensity of use for each Future Land Use category on the Future Land Use Map Series, consistent with the Future Land Use Element.

Policy 1.3.3: The City's adopted Land Development Regulations shall permit and encourage the use, where appropriate, of development techniques such as mixed use projects, planned unit development projects, zero lot line development, cluster housing and new urbanism mixed use development.

Policy 1.3.4: In conjunction with processing any development request, the zoning category requested shall be compatible with the Future Land Use Element and Future Land Use Map of the City of Lake Alfred Comprehensive Plan.

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

THE CITY OF LAKE ALFRED SHALL PROTECT THE QUALITY OF ITS NEIGHBORHOODS THROUGH CONTINUED CODE ENFORCEMENT, SITE PLAN REVIEW, AND RENEWAL AND REDEVELOPMENT OF BLIGHTED AREAS; AND THE CITY SHALL PROTECT ITS INVESTMENT IN THE URBAN CORE BY CONTINUOUSLY PRACTICING DOWNTOWN REVITALIZATION. [187.201(17), F.S.]

~~**Measurable Target: Measure the change in the amount of sub-standard structures, both commercial and residential from the established base year; the change in the number of vacant commercial structures from the base year;**~~

~~and, the change in the total property value within the downtown area.~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

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

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

Policy 1.4.3: The City shall protect its investment and continue to invest in its downtown by maintaining a schedule of routine maintenance and enforcing the City's minimum maintenance codes for property owners; and continue revitalization of the urban core through enforcement of the sign ordinance, beautification projects and incentive programs for revitalization of the downtown area.

Policy 1.4.4: The City will promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining the existing land use map, which clearly identifies vacant parcels.

OBJECTIVE 1.5: ELIMINATION OF INCOMPATIBLE USES

THE CITY OF LAKE ALFRED SHALL REDUCE EXISTING LAND USES, CONDITIONS, AND ZONING THAT ARE INCONSISTENT WITH THIS COMPREHENSIVE PLAN AND THE PROPOSED FUTURE LAND USES AS DEPICTED ON THE FUTURE LAND USE MAP SERIES.

~~**Measurable Target: Number of nonconforming uses eliminated during the planning period.**~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.5.1: Land Development Regulations shall specify criteria for determining non-conforming uses, including damage or destruction to structures or cessation of activity, and the appropriate action to regulate or eliminate non-conforming uses.

Policy 1.5.2: The City will continue to identify and eliminate any existing zoning that is inconsistent with this Comprehensive Plan.

Policy 1.5.3: The City will ensure that land uses which are potentially incompatible due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, alternative site design or other suitable means. Land Development Regulations ~~shall establish~~ include criteria for appropriate buffering between adjacent land uses.

Comment: Language changed from "shall establish" to "include" because language is included in the Land Development Regulations.

Policy 1.5.4: ~~The City will ensure that continuation of existing agricultural uses within all Future Land Use categories be permitted, and shall not be deemed incompatible with existing or future residential uses. The conversion of existing agricultural land uses to uses of greater intensities shall take place only if public services and facilities, consistent with established levels of service, are available concurrent with the impacts of development.~~

Comment: Language deleted as it is addressed in Policy 1.1.16.

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

OBJECTIVE 1.6: AVAILABILITY OF UTILITY FACILITIES

IN CONFORMANCE WITH THE CONCURRENCY PROVISIONS OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ENSURE THE AVAILABILITY OF SUITABLE LAND FOR UTILITY FACILITIES NECESSARY TO SUPPORT PROPOSED DEVELOPMENT.

~~**Measurable Target: Number of acres set aside for utility facilities during the planning period.**~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.6.1: The City's Land Development Regulations shall require sufficient land be set aside, by dedication or easement, to accommodate public utility facilities needed to service a proposed development.

Policy 1.6.2: ~~Upon adoption of this Comprehensive Plan, p~~Public utilities needed to service existing and future land uses shall be permitted in all Future Land Use classifications, provided the performance standards in the Power Plant Siting Act, the Transmission Line Siting Act, the Lake Alfred

Comprehensive Plan, Lake Alfred's Land Development Regulations, and any other applicable Land Development Regulations are met.

Comment: Language updated as the requirement is in place.

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

OBJECTIVE 1.7: PROTECTION OF HISTORIC RESOURCES

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

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

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

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

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

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

OBJECTIVE 1.8: PROTECTION OF NATURAL RESOURCES

UPON ADOPTION OF THIS COMPREHENSIVE PLAN, THE CITY OF LAKE ALFRED SHALL ESTABLISH DEVELOPMENT REVIEW STANDARDS TO ENSURE THE PROTECTION AND CONSERVATION OF ENVIRONMENTALLY SENSITIVE LAND WITHIN THE CITY.

~~Measurable Target: Number of acres designated for protection during the planning period.~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.8.1:

The City will require developers to obtain all required permits from the US Army Corps of Engineers, Florida Department of Protection, the Southwest Florida Water Management District, and the Polk County Health and Rehabilitative Services, when a proposed development: 1) is located within the 100 year floodplain as delineated by the Federal Emergency Management Agency; 2) contains jurisdictional wetlands designated by the Florida Department of Environmental Regulation and/or the Southwest Florida Water Management District, or wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; or 3) contains soils rated as having "severe limitations" by the Polk County Soil Conservation Service. The City shall require evidence of appropriate permits from state or federal regulatory agencies prior to the issuance of a development permit.

Policy 1.8.2:

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

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

THE CITY SHALL COORDINATE FUTURE LAND USE DESIGNATIONS WITH THE COUNTY AND SURROUNDING MUNICIPALITIES TO ELIMINATE OR REDUCE DEVELOPMENT IN AREAS IDENTIFIED AS HAVING REPETITIVE LOSS DUE TO NATURAL HAZARDS AND WHICH ARE IDENTIFIED IN THE POLK COUNTY LOCAL MITIGATION STRATEGY; AND THE CITY SHALL COORDINATE WITH ANY RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380.

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.9.1: As proposed Future Land Use activities are presented to the City for actions, they shall be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, in an effort to reduce potential conflicts.

Policy 1.9.2: The City, through the implementation of its Land Development Regulations, will ensure that development approvals are consistent with the objectives and policies of the Polk County Local Mitigation Strategy, August 1999, as amended. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.

Policy 1.9.3: The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to insure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.

Policy 1.9.4: In conjunction with the American Red Cross and the Polk County School Board, the City will develop plans for reduction of the shelter deficit state-wide.

Policy 1.9.5: The City hereby requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough to house all park

residents that reside in the park during the official Hurricane Season, from June 1 to November 1.

Policy 1.9.6: The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, ~~in order~~ to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and the location of shelters.

Policy 1.9.7: The City will trim trees on city rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies, in order to, reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.

OBJECTIVE 1.10: PREVENT PROLIFERATION OF URBAN SPRAWL

THE CITY SHALL ENFORCE ADOPTED LAND DEVELOPMENT REGULATIONS THAT INCLUDE STANDARDS ENSURING THAT THE LOCATION, SCALE, TIMING, AND DESIGN OF DEVELOPMENT SHALL BE COORDINATED WITH PUBLIC FACILITIES AND SERVICES IN ORDER TO PREVENT THE PROLIFERATION OF URBAN SPRAWL, AND IN ORDER TO ACHIEVE COST EFFECTIVE LAND DEVELOPMENT PATTERNS.

~~**Measurable Target: Number of developments brought into the city rather than into the county to diffuse urban sprawl.**~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 1.10.1: The City shall enforce adopted *Land Development Regulations* consistent with those standards listed below which shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development.

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

- e. No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and

OBJECTIVE 1.11: ESTABLISHMENT AND COORDINATION OF GREENWAYS AND BLUEWAYS

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

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

OBJECTIVE 1.12: CONSERVATION DEVELOPMENT PROGRAM

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

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

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

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

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

- a. The permanent preservation of at least 40% of the land area as open space (natural resource or conservation-compatible land);

- b. A collaborative process for the applicant to work with City staff to identify potential conservation areas and areas most suitable for development; and
- c. The submission of Site Plans must include the conservation standards and or elements.

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

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

Policy 1.12.5: Parcels Contiguous to Environmental Lands

The Conservation Development Program shall include incentives to encourage the use of conservation planning principles on parcels contiguous to public or privately-owned environmental lands. It shall provide an attractive alternative to large lot subdivisions in order to minimize fragmentation of wildlife habitat. The program incentives shall also encourage the use of other sustainable development practices such as Low Impact Development, Dark Skies, WaterStar or Firewise.

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

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

THE CITY OF LAKE ALFRED SHALL ENFORCE REQUIREMENTS REGULATING ANNEXATION AND DEVELOPMENT OF LAND IN THE

**GREEN SWAMP AREA OF CRITICAL STATE CONCERN (ACSC) THAT
WILL BE ANNEXED INTO THE CITY’S CORPORATE LIMITS.**

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

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

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

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

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

OBJECTIVE 2.2 PROTECTION OF THE RESOURCES

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

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

- Policy 2.2.1:** The City of Lake Alfred shall adopt a Development Limitations Map that will serve as the basis for Future Land Use and zoning determinations within the Green Swamp Area of Critical State Concern.
- Policy 2.2.2:** The Development Limitations Map updates the prior Development Limitation Map as created in the 1990 Critical Area Resources and Management Plan and includes the following information:
- a) Topography
 - b) Wetlands
 - c) Floodplains
 - d) Soils
 - e) Land Use and Cover
 - f) Habitat – Burrowing Owl and Kestrels
 - g) Endangered Wildlife and Plan Species Areas
 - h) Archaeological Site Probability Zones
- Policy 2.2.3:** The City shall review the Development Limitations Map annually and update it as necessary. Property owners wishing to refute the information contained in the adopted Development Limitations Map may submit official information provided by a professional environmental scientist or engineer for the City’s review. Requests to amend the adopted Development Limitations Map are heard by the Planning Board and the City Commission, transmitted to DEO for review, and then adopted.
- Policy 2.2.4:** Wetlands and floodplains identified on the Development Limitations Map must be assigned a Conservation Future Land Use and no development is permitted.
- Policy 2.2.5:** The City shall ensure that a minimum of 30% of the land within the Green Swamp ACSC that annexes into the City of Lake Alfred will be held in permanent open space: including land located within the 100-year floodplain, all wetlands and areas largely characterized by wetlands, but excluding all surface water courses and lakes. Said lands shall be classified as Conservation on the Future Land Use Map (FLUM) and on all other maps.
- Policy 2.2.6:** Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC.
- Policy 2.2.7:** No parcel within the Green Swamp ACSC shall be created which consists entirely of 100-year floodplains, unless accompanied by a deed restriction which prohibits any future development on the parcel.

- Policy 2.2.8:** The City hereby establishes within the Green Swamp ACSC a fifty (50) foot wide upland buffer from wetlands and floodplains in which no structure may be placed.
- Policy 2.2.9:** The City shall prohibit any and all use of package plants within the Green Swamp ACSC. A package plant is defined as having less than 100,000 gallons per day capacity.
- Policy 2.2.10:** The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.
- Policy 2.2.11:** The City shall prohibit all peat and lime rock mining and sand mining.
- Policy 2.2.12:** The City shall require a 75 foot minimum setback between the drain field and all wetlands when onsite sewage disposal systems are used. Inspection and pump-out at five year intervals is required.

OBJECTIVE 2.3: RESIDENTIAL AND COMMERCIAL DEVELOPMENT STANDARDS

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

~~Measurable Target:—All development meets criteria of these policies.~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

- Policy 2.3.1:** All development in the Green Swamp ACSC shall balance the protection of the ACSC as a natural resource of critical state and regional importance with the demands of future growth and development.
- Policy 2.3.2:** Within the Green Swamp ACSC, the City shall allow residential development on uplands at an overall site density no greater than four (4) dwelling units per gross acre.
- Policy 2.3.3:** For all single unit developments, within the Green Swamp ACSC, the impervious surface is restricted in order to achieve the overall goal of 60%

open space on the development sites situated on the high sand hills in the Green Swamp ACSC.

Policy 2.3.4: As an incentive for all single residential unit, detached cluster developments within the Green Swamp ACSC, increased impervious surface on individual residential lots within a subdivision may be allowed by leaving large areas open and natural within the overall development site. Each proposal will be assessed on an individual basis, so that the 30% minimum amount of overall open space is never compromised.

Policy 2.3.5: The City shall adopt regulations for all commercial development within the Green Swamp ACSC; to limit the intensity of development, to establish locational standards to limit areas where commercial development can occur, and to establish development standards that strictly regulate the commercial uses allowed as well as sets limits for size, setbacks and lot coverage of commercial uses. Specific regulations for commercial development within the Green Swamp ACSC are adopted in the Unified Land Development Code of the City as part of the Green Swamp Overlay District.

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

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

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

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

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

OBJECTIVE 7: **TO PROMOTE INTEGRATED, TRANSIT-SUPPORTIVE LAND USE PATTERNS IN CONJUNCTION WITH PREMIUM TRANSIT STATIONS AND CORRIDORS TO IMPROVE EFFICIENCY AND FUNCTION OF TRANSPORTATION NETWORKS, ATTRACT ECONOMIC DEVELOPMENT, ENHANCE SUSTAINABILITY, AND CONTRIBUTE TO THE QUALITY OF LIFE OF BUSINESS OWNERS, VISITORS, AND RESIDENTS.**

Comment: New Objective to support transit supportive land use patterns.

Policy 7.1: Throughout the planning period, the City of Lake Alfred shall support development of transit-oriented development patterns in support of a multi-modal transportation system and increased mobility.

Comment: New policy to support the development of transit-oriented development in support of a multi-modal transportation system.

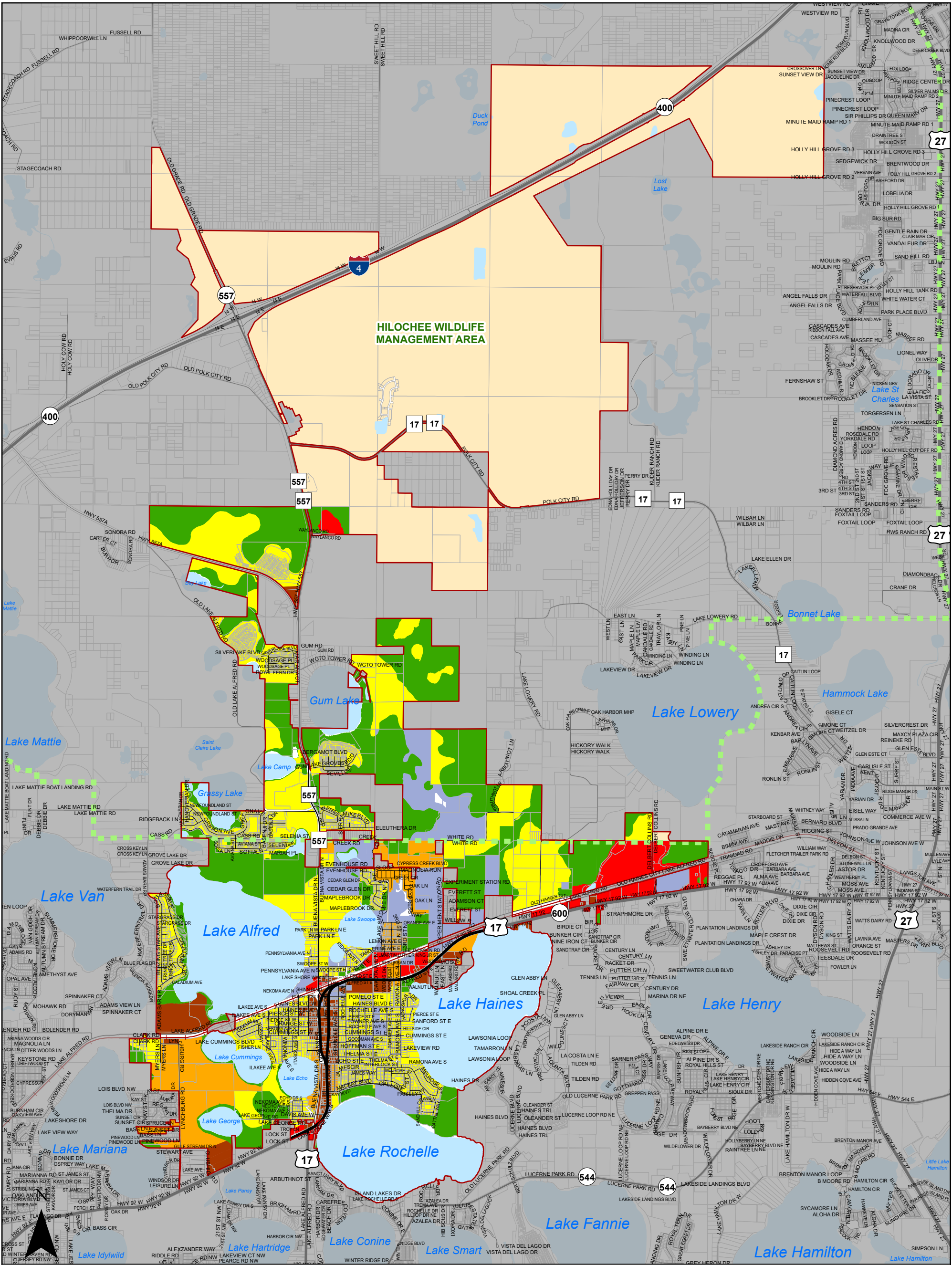
Policy 7.2: The City of Lake Alfred acknowledges the interconnected effects of public transit investments and land uses. During the Planning Period, the City of Lake Alfred will work to develop opportunities for transit-oriented development, including a location around the anticipated location of the Lake Alfred Station for the planned commuter SunRail service.

Comment: New policy to support the development of transit-oriented development around the proposed SunRail station.

Policy 7.3: Once established, the City of Lake Alfred shall maintain the boundaries of any approved Transit-Oriented Development Districts on the Future Land Use Map.

Comment: New policy to recognize that the Transit-Oriented Development Districts will be represented on the Future Land Use Map.

CITY OF LAKE ALFRED
FLU MAP 1 - 2050 FUTURE LAND USE



Legend

- Lake Alfred City Limits
- Parcels
- Green Swamp Boundary
- Water Bodies
- Lake Alfred Future Land Use
 - Residential
 - Urban Residential
 - Mixed Use
 - Heavy Commercial/Industrial
 - Public Buildings and Grounds
- Conservation
- City Unassigned

Miles



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
Polk County Property Appraiser
City of Lake Alfred

Future Land Use Updated per Ordinance 1563-25 FLU 10/20/2025



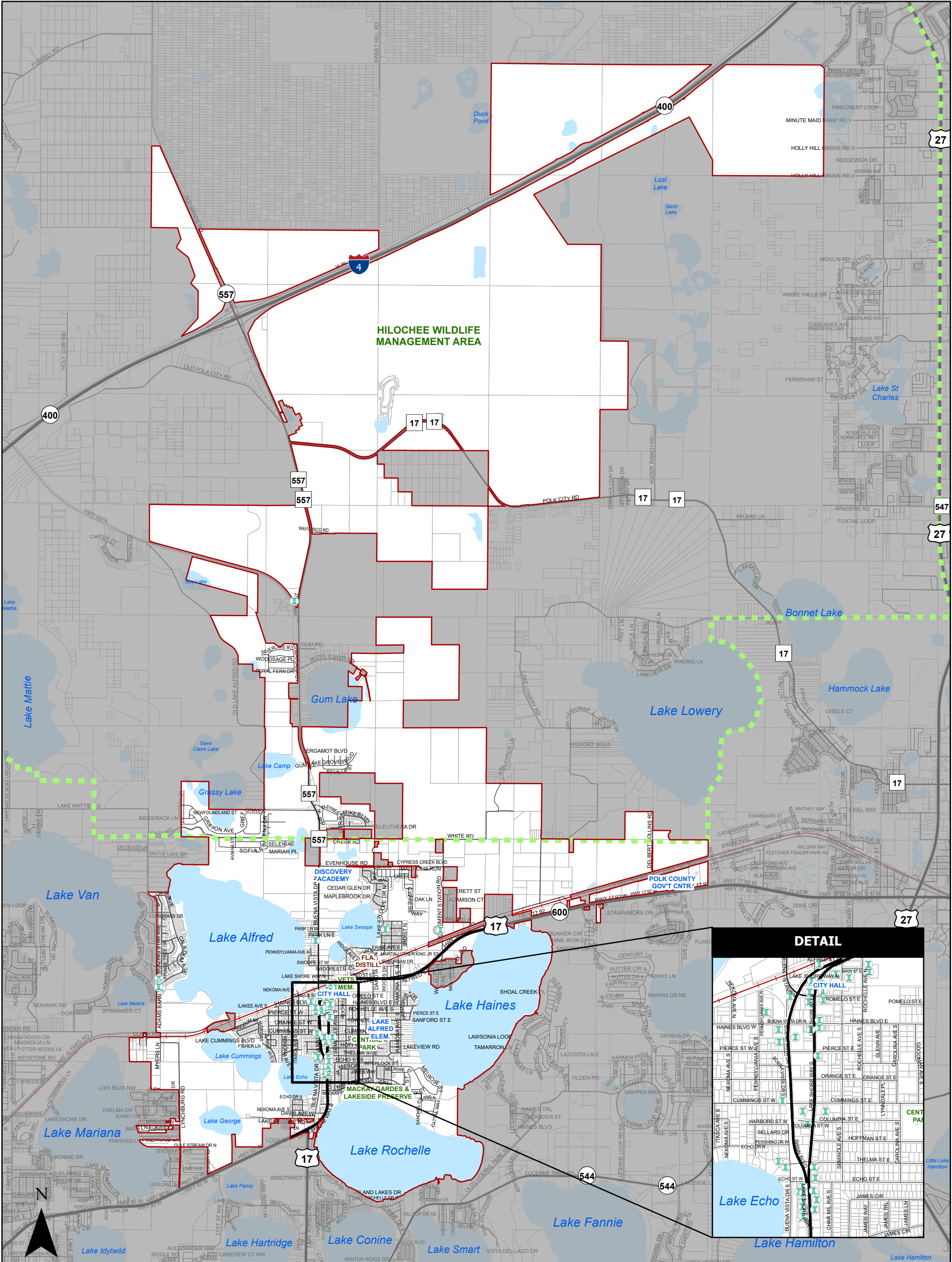
City of Lake Alfred
155 E Polemo Street, Lake Alfred, FL
(863) 291-5270
www.mylakealfred.com



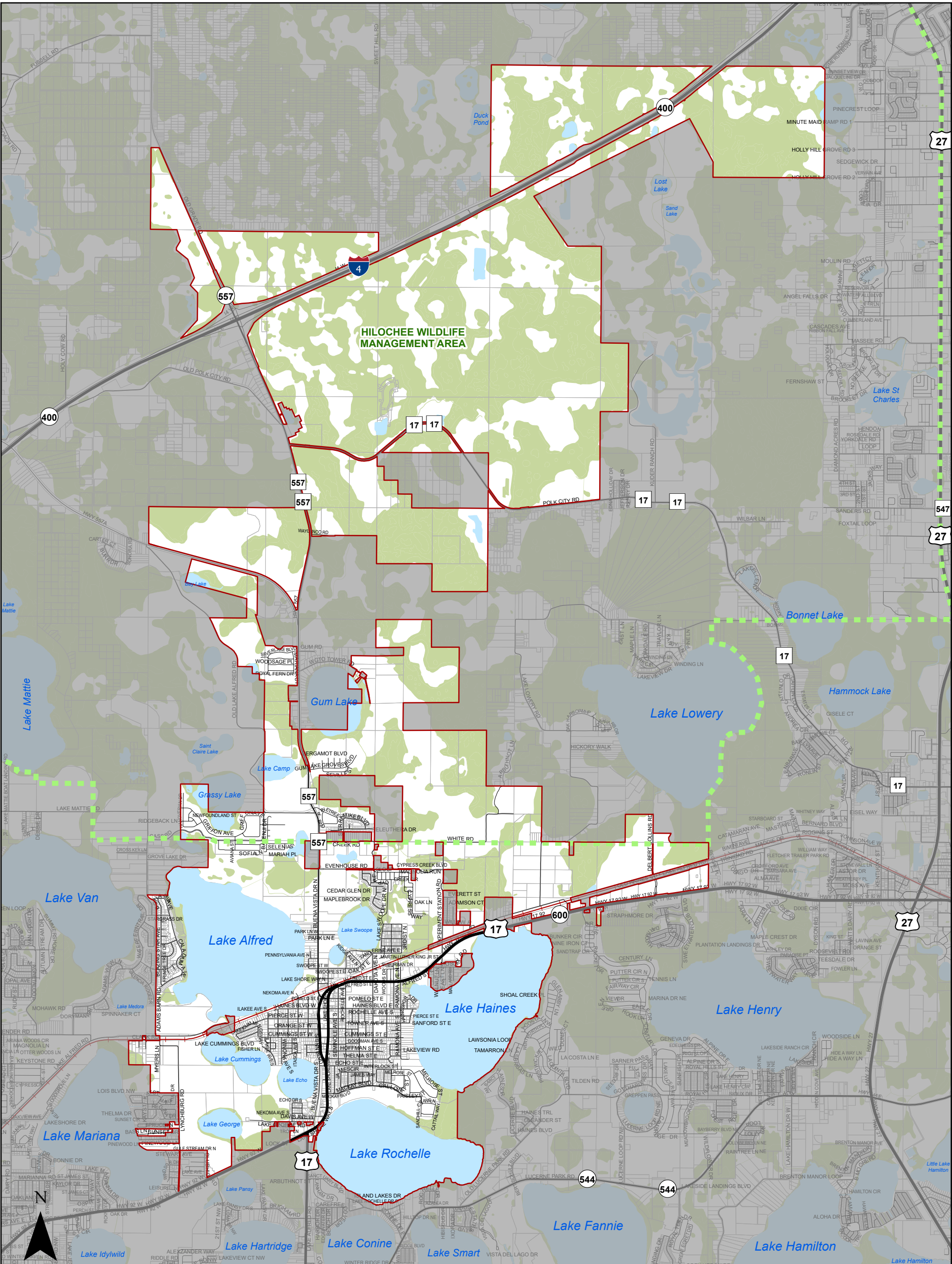
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www.cfrpc.org

CITY OF LAKE ALFRED

FLU MAP 2 - HISTORIC RESOURCES



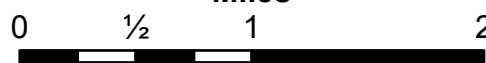
**CITY OF LAKE ALFRED
FLU MAP 3 - WETLANDS**



Legend

-
- Legend:
- Lake Alfred City Limits
 - Wetlands
 - Parcels
 - Green Swamp Boundary
 - Water Bodies

Miles



DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
FWS, National Wetlands Inventory
Polk County Property Appraiser
City of Lake Alfred



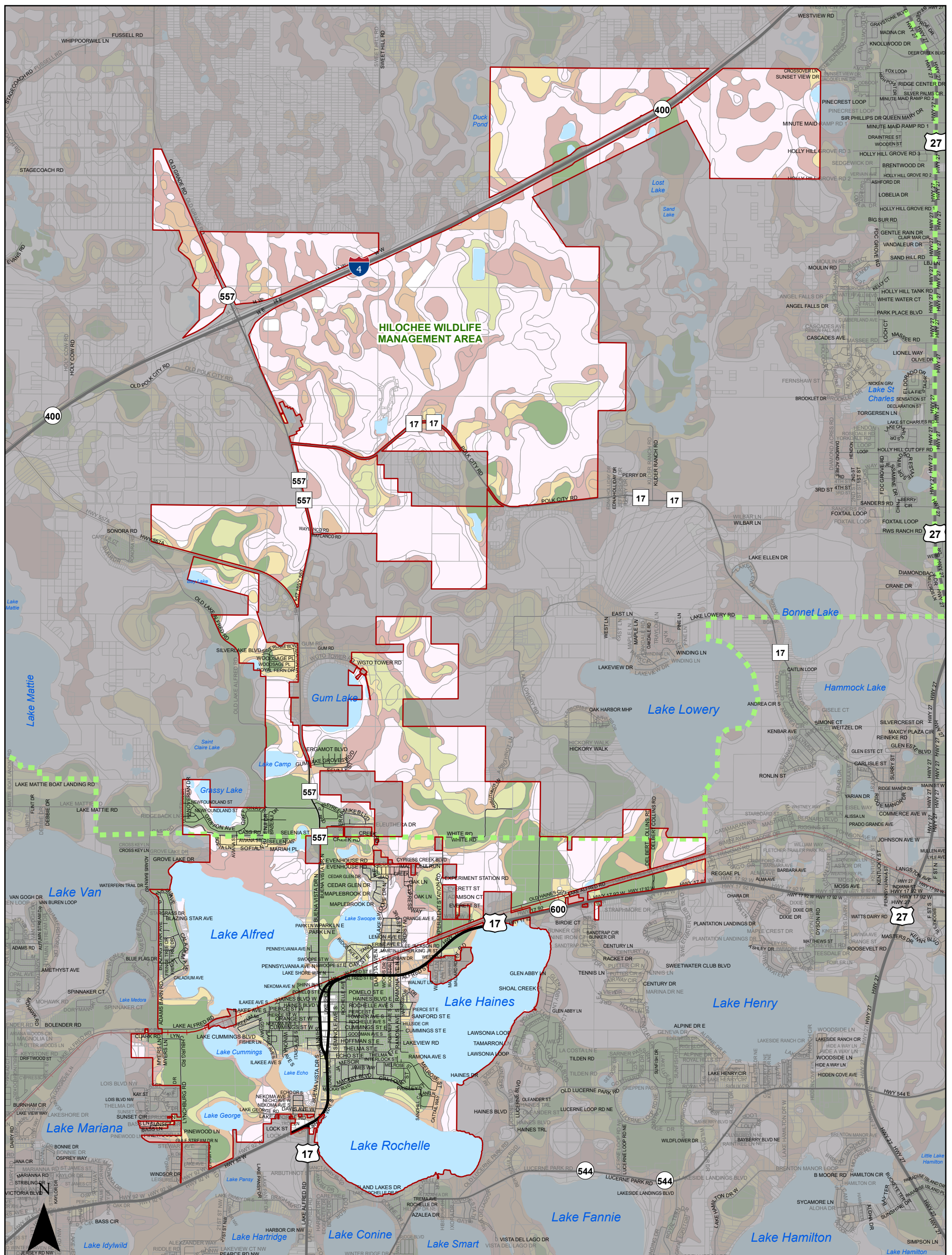
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CITY OF LAKE ALFRED

FLU MAP 5 - GENERALIZED SOILS CLASSIFICATION



DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
Florida Department of Agriculture
Polk County Property Appraiser
City of Lake Alfred

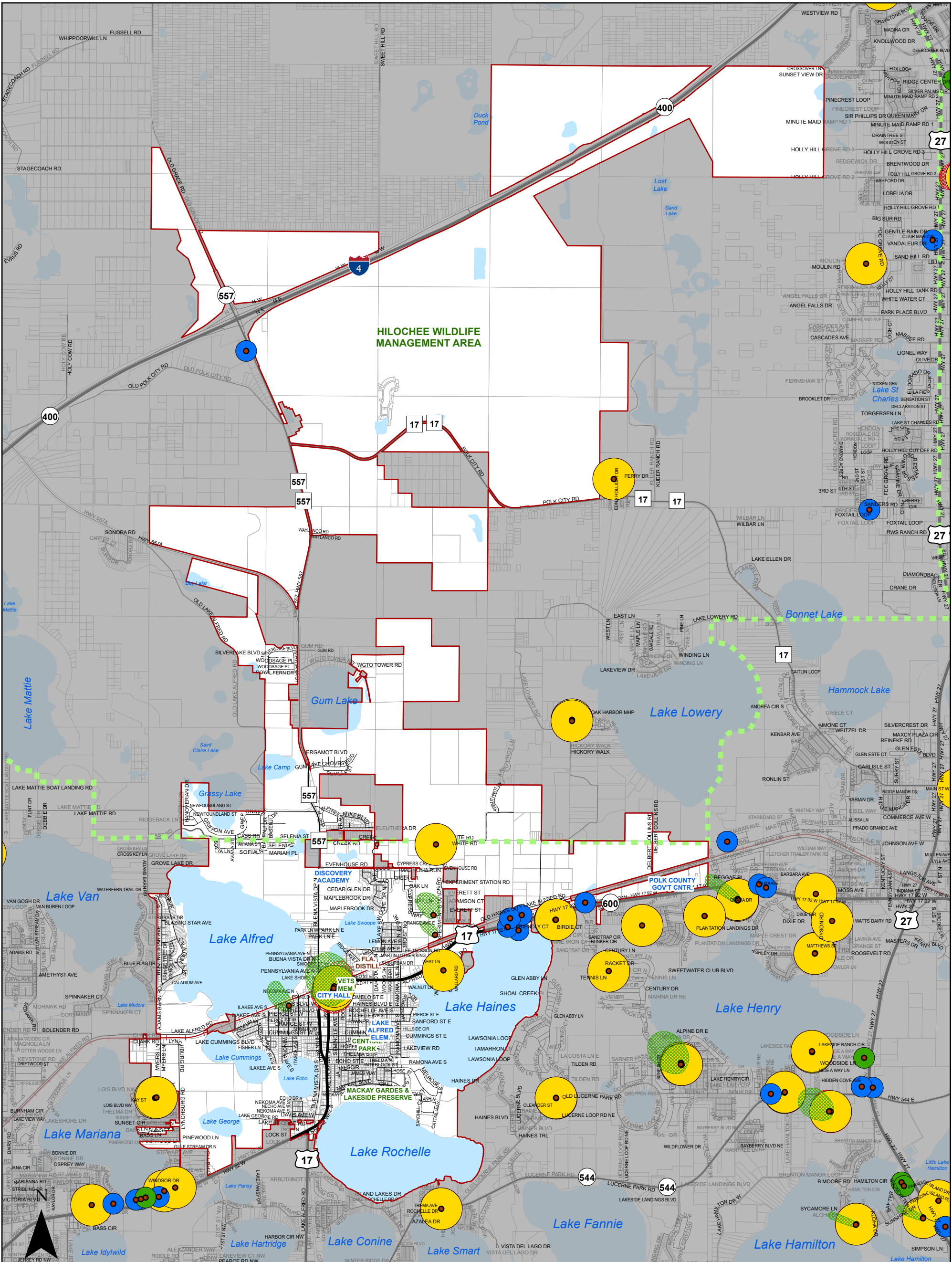


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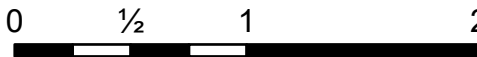
**CITY OF LAKE ALFRED
FLU MAP 6 - WELLHEAD PROTECTION**



Legend

-
- Legend:
- Lake Alfred City Limits
 - Parcels
 - Green Swamp Boundary
 - Water Bodies
 - Well Sites
 - Five Year Travel Time
 - Wellhead Protection Districts
 - PWS Non-Transient Community Wells Buffer
 - PWS Non-Community Wells Buffer
 - PWS Community Wells Buffer

Miles



DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
Polk County Property Appraiser
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City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Transportation Element

TRANSPORTATION ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Section 163.3177(6)(b), F.S., the following represents the Transportation Goals, Objectives, and Policies of the City of Lake Alfred. These goals, objectives, and policies are intended to address the establishment of the long-term vision toward which transportation programs and activities are ultimately directed in the community. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

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

OBJECTIVE 1: MAINTENANCE OF LEVEL OF SERVICE

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

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

Comment: Update/clarify acronyms.

Facility Type	Pedestrian Level of Service	Pedestrian Crossing Spacing	Bicycle Level of Service
Principal Arterials*	LST 2	C3C: 1,320 feet C2T: 660 feet	LST 2
Urban Collector **	LST 2	660 feet	LST 2
Rural Major Collector**	LST 2	N/A	LST 2
Mixed Use Collector	LST 1	660 feet	LST 2
Neighborhood Collector	LST 2	660 feet	LST 2
Industrial Collector	LST 2	N/A	LST 2
Local / Neighborhood Roads	LST 1	N/A	LST 1
* Or standard set by the Florida Department of Transportation ** Or standard set by Polk County LTS = Level of Traffic Stress			

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

Facility Type	Level of Service
Principal Arterials*	C3C: D C2T: E
Urban Collector **	D
Rural Major Collector**	C
Mixed Use Collector	D
Neighborhood Collector	C
Industrial Collector	C
Local / Neighborhood Roads	N/A

*Or standard set by the Florida Department of Transportation ** Or standard set by Polk County

Policy 1.3: The City shall ensure through the adoption of Land Development Regulations and a concurrency management system that new development permitted by the City shall not cause the level of service to fall below that established in Policy 1.1 for that facility type. New developments impacting a Polk County road shall be reviewed consistent with the Polk County Traffic Impact Study, Methodology, and Procedures.

Comment: Provide clarification of traffic review procedures.

Policy 1.4: To encourage the more efficient and proactive provision of transportation improvements by the private sector, if a developer or property owner voluntarily contributes right-of-way and physically constructs or expands a state transportation facility or segment, and such construction or expansion improves traffic flow, capacity, or safety, the voluntary contribution may be applied as a credit for that property owner or developer against any future transportation concurrency requirements pursuant to chapter 163 Florida Statutes, provided such contributions and credits are set forth in a legally binding agreement executed by the property owner or developer, the local government of the jurisdiction in which the facility is located, and the department. If the developer or property owner voluntarily contributes right-of-way and physically constructs or expands a local government facility or segment and such construction or expansion meets the requirements in this section and is set forth in a legally binding agreement between the property owner or developer and the applicable local government, the contribution to the local government collector and the arterial system may be applied as credit against any future transportation concurrency requirements within the jurisdiction under chapter 163 Florida Statutes (Florida Statute 339.282).

Comment: Policy added to comply with Florida Statute 339.282.

Policy 1.45: Lake Alfred shall review and comment on proposed transportation plans or programs and will cooperate with regard to any traffic or transportation system management program proposed for the County by the Polk County Transportation Planning Organization (TPO) or the Florida Department of Transportation (FDOT). Lake Alfred shall also work with the ~~Transportation Planning Organization~~ Polk TPO to implement the county-wide transportation program.

Comment: Update/clarify acronyms.

Policy 1.56: Request that CSX railroad assist the City in making improvements to at grade railroad crossings within the City limits.

Policy 1.67: The City shall develop and implement a pavement maintenance system accounting for pavement condition, roadway priorities, and integration of the multimodal network that allows all City roads to be maintained at the minimum established pavement rating.

Policy 1.78: The City shall identify and prioritize transportation maintenance projects that improve deficient roadways, improve multimodal access, provide traffic calming, and/or incorporate complete street elements.

OBJECTIVE 2: ACCESS CONTROL

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

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

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

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

Comment: Update/clarify acronyms.

OBJECTIVE 3: RIGHTS-OF-WAY

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

- Policy 3.1:** No new construction or substantial improvements to existing structures shall be approved within the right-of-way designated by the Florida Department of Transportation as necessary for the widening of U.S. 17/92 in Lake Alfred.
- Policy 3.2:** The City will amend or adopt Land Development Regulations that require minimum building setback lines and land dedication through the plat and site plan review and approval process.
- Policy 3.3:** ~~The~~ Polk County, the Polk ~~Transportation Planning Organization~~ TPO, and the ~~Florida Department of Transportation~~ FDOT shall be consulted concerning potential impacts to the rights of way for state or county-maintained roads, including Land Development Regulations and development projects.

Comment: Update/clarify acronyms.

OBJECTIVE 4: COORDINATION WITH OTHER ELEMENTS AND PLANS

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

Comment: Update/clarify acronyms.

- Policy 4.1:** The City shall review changes to the Transportation Element for the necessity and appropriateness of any changes in relation to future land uses as depicted on the Future Land Use Map and the adopted level of service standards.
- Policy 4.2:** The Transportation Element shall be consistent with the adopted long-range plans of the Polk ~~County Transportation Planning Organization~~ TPO and the ~~Florida Department of Transportation~~ FDOT and shall be amended as necessary to remain consistent with the future long-range plans of the TPO and the ~~Florida Department of Transportation~~ FDOT.

Comment: Update/clarify acronyms.

Policy 4.3: The City hereby incorporates the City’s Transportation Master Plan, which identifies and prioritizes necessary improvements to the multimodal transportation network within the City. The Transportation Master Plan is prepared with the intention to provide a guide for the orderly improvement, expansion, operation, and maintenance of the City’s Transportation System. The City will use the Transportation Master Plan to prepare annual budgets for capital improvements. The Transportation Master Plan should be regularly updated to reflect conditions that have changed within the City’s service area. Updates to the Transportation Master Plan should be scheduled every 4 to 5 years.

OBJECTIVE 5: MINIMIZATION OF NEGATIVE IMPACTS

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

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

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

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

Policy 5.4: The City shall implement Land Development Regulations that contain design criteria for the landscape buffering of new roads and for the

landscaping of parking lots to provide maximum shading, aesthetics, and stormwater retention.

OBJECTIVE 6: NON-MOTORIZED TRANSPORTATION

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

Policy 6.1: The City shall encourage energy efficiency and savings; ~~a~~A Alternative modes of transportation shall be accommodated and encouraged to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles; ~~etc.~~).

Comment: Add clarifying language.

Policy 6.2: The City will consider the needs of bicyclists and pedestrians in conjunction with all road construction or maintenance projects. The recommended transportation projects and evaluation criteria, from the City's Transportation Master Plan, shall be used to determine which projects, if any, will be considered for upgrading to recognized bicycle facility standards.

Policy 6.3: The City shall continue to evaluate the need for improved bicycle and pedestrian access ways connecting residential areas with shopping centers, parks, schools, and public buildings and shall make recommendations to the City Commission based upon this evaluation. This evaluation process will be coordinated with an evaluation of access to parks and recreational facilities and with the Polk County School Board in regard to access to public schools.

Policy 6.4: The City shall include annually in the Capital Improvements Program those bicycle and pedestrian facility improvements that are identified in Policy 6.2 and meet the City's definition of a capital improvement.

Policy 6.5: The City will coordinate with and participate in the Polk ~~County Transportation Planning Organization's~~ TPO's bicycle and pedestrian programs

Comment: Update/clarify acronyms.

Policy 6.6: Coordinate with the [Polk](#) TPO and FDOT to provide continuous routes for bicycling and other non-motorized modes of travel. Work with the [Polk](#) TPO in the continuing development of future recreation trails within the City limits, and those which may link to unincorporated areas or adjacent municipalities, supporting and complementing the County and Regional greenways and trails network.

Comment: Update/clarify acronyms.

Policy 6.7: The City will develop Land Development Regulations to implement the City's Complete Streets Policy to provide streets, intersections, and connection points that are designed and operated to provide safe access and travel for all types of users – pedestrians, bicyclists, motorists and transit riders – of all ages and abilities. Complete streets improve safety, support economic development, and create quality places through integrated land uses and transportation planning. Complete streets provide easy access to cross the street, walk to shops, and bicycle to work. They also support safe and convenient access to transit services.

OBJECTIVE 7: SUPPORT OF PUBLIC TRANSIT

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

Policy 7.1: The City will coordinate with the efforts of the ~~Polk-Transit Authority~~ [Lakeland Area Mass Transit District \(LAMTD\) operating as Citrus Connection](#) to continue connection of Lake Alfred to a countywide transit system, [consistent with the Transit Development Plan](#).

Comment: Update agency name and recognize the Transit Development Plan.

Policy 7.2: The City will coordinate with the ~~Polk-Transit Authority~~ [LAMTD](#) and participate in the planning process to accommodate the transportation

disadvantaged, and to decrease the number of vehicle trips within the City, and provide Lake Alfred with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities.

Comment: Update agency name.

Policy 7.3: The City supports ongoing efforts to expand the SunRail commuter rail system into Polk County with a station planned for construction within the City.

Comment: Policy added to recognize the SunRail commuter rail system and the future planned station in Lake Alfred.

OBJECTIVE 8: ~~VISION ZERO~~ **SAFETY**

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

Comment: Terminology updated.

Policy 8.1: Transportation projects within the City shall implement safe and convenient access and travel for all users of the transportation system.

Policy 8.2: The City will design, build, and maintain streets in accordance with the City's Complete Street Policy in collaboration with the Polk TPO adopted the Complete Street Policy.

Policy 8.3: The City will monitor ~~accident~~ **crash** patterns and high ~~accident~~ **crash** locations to identify safety improvements in the transportation system.

Comment: Terminology updated.

Policy 8.4: The City will continue to coordinate and implement safety projects for all transportation modes through its City Safety Team and participate in the Polk County Community Traffic Safety Team (**CTST**).

Policy 8.5: Recognize and support FDOT's Target Zero initiative to reduce the number of transportation-related serious injuries and fatalities.

Comment: Policy added to reflect recent safety initiatives.

Policy 8.6: The City will support the Polk TPO's safety initiatives, including the

development of a countywide Safety Action Plan.

Comment: Policy added to reflect recent safety initiatives.

Policy 8.7: Support road safety campaigns targeting drivers, pedestrians, cyclists, and passengers.

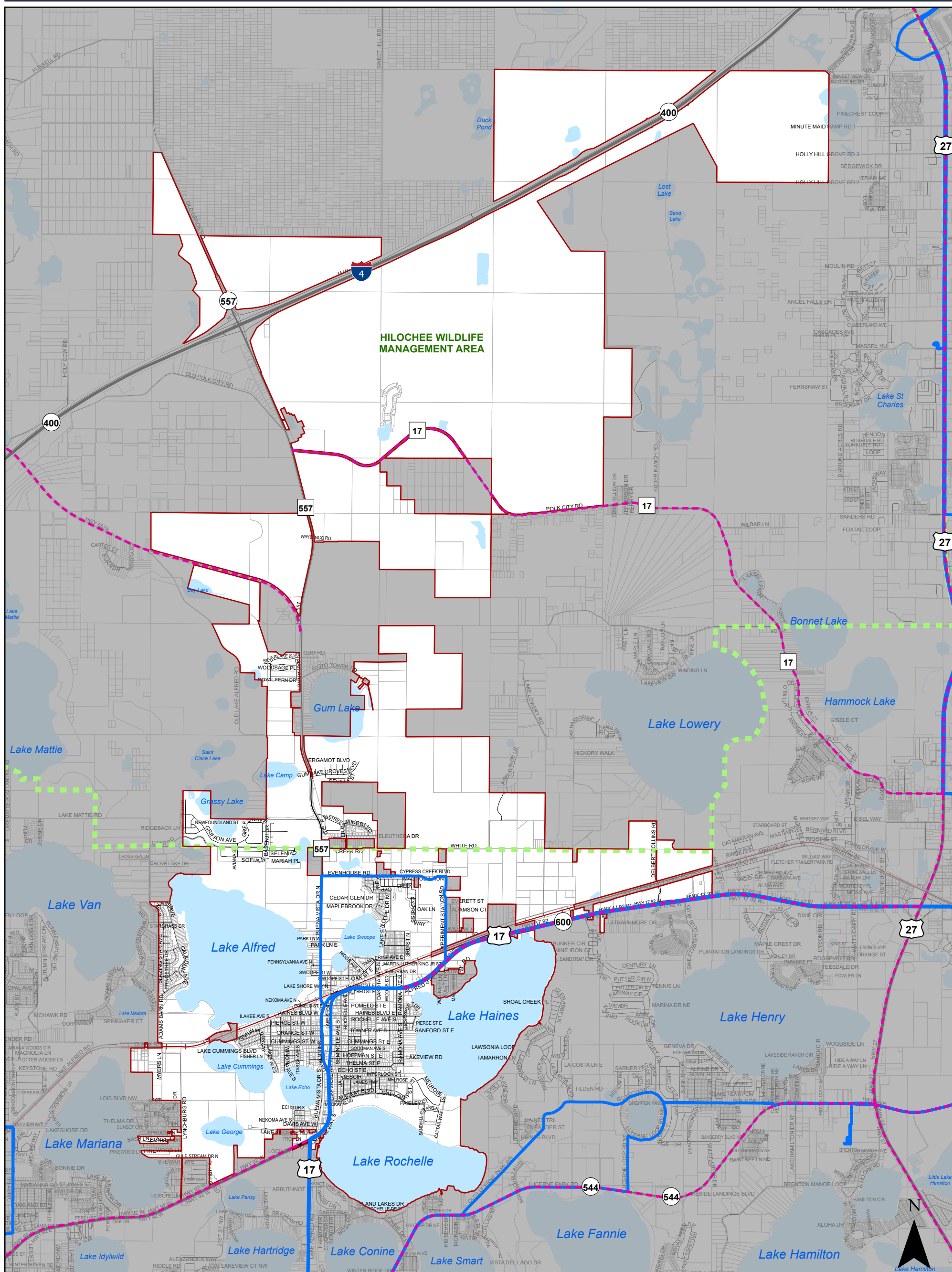
Comment: Policy added to reflect recent safety initiatives.

Policy 8.8: Support law enforcement efforts to ensure compliance with speed limits and other traffic rules.

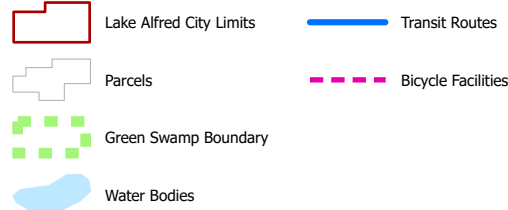
Comment: Policy added to reflect recent safety initiatives.

Policy 8.59: The City will continue to work with the FDOT and Polk TPO to evaluate and implement safety countermeasures on the State Highway System. Special emphasis will be placed on addressing safety problems at high-crash intersections and corridors.

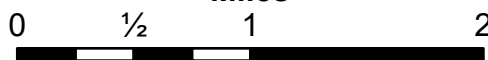
CITY OF LAKE ALFRED TE MAP 1 - 2050 TRAFFIC CIRCULATION



Legend



Miles



DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
Polk County Property Appraiser
Polk County Transportation Planning Organization
City of Lake Alfred



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City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Infrastructure Element

INFRASTRUCTURE ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION

Pursuant to Section 163.3177(6)(c), F.S., the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of the City of Lake Alfred, Florida. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Infrastructure Element Requirements. Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL 1: IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO PROVIDE ITS CITIZENS WITH PUBLIC SERVICES IN SUCH A MANNER THAT THE DELIVERY OF THESE SERVICES PROTECTS INVESTMENTS THROUGH FISCAL RESPONSIBILITY, PROMOTES ORDERLY GROWTH AND REDEVELOPMENT OF THE CITY, AND ENSURES THE PROTECTION AND PRESERVATION OF THE ENVIRONMENT.

OBJECTIVE 1: CORRECTING EXISTING FACILITY DEFICIENCIES AND MAXIMIZING CURRENT FACILITIES

THE CITY OF LAKE ALFRED SHALL CORRECT ANY EXISTING DEFICIENCIES IN THE MUNICIPAL WATER AND WASTEWATER SYSTEMS, THROUGH A CONTINUED PROGRAM OF REGULAR INSPECTION, MAINTENANCE, RENOVATION, AND REPLACEMENT.

Policy 1.1: The City shall continue a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan.

Policy 1.2: The City shall continue its current program to prioritize necessary replacement, correct any deficiencies, and provide for future needs of the City for all municipal services.

- Policy 1.3:** The City shall permit existing septic tanks to remain in service until such time as municipal sanitary sewer service becomes available to the property, in accordance with State law.
- Policy 1.4:** Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable, because of capacity or line extension deficiencies, and conditions are favorable to their use, including soils, drainage, and proximity to water bodies or conservation lands. Septic tanks shall be considered temporary, and their use shall be discontinued upon availability of municipal sanitary sewer facilities. Septic tanks shall be considered only for residential uses. All replacement septic tank systems must be permitted by the City, in addition to the county. Replacements shall not be allowed if municipal sanitary sewer service is available to the site.
- Policy 1.5:** The City shall work to provide availability for connection to central wastewater along waterbodies during the planning horizon.
- Policy 1.6:** The City shall work to reduce septic tank usage along water bodies by 50% during the planning horizon.
- Policy 1.7:** The City shall coordinate with federal, state, regional, and local entities to implement basin specific watershed management plans, specifically the Upper Ocklawaha River Basin Management Action Plan. The boundaries are illustrated on INF Map 3 Basin Management Action Plan Area (BMAP).

Comment: New Policy added to address the Upper Ocklawaha River Basin Management Action Plan.

- Policy 1.8:** In accordance with Florida Statute 163.3177(6)(c)(3), the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one on-site wastewater treatment and disposal system (septic system) per one acre. As part of this consideration, the City will identify the wastewater facility that could receive flow, the capacity of the facility, and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years, and a timeline for construction.

Comment: Policy added to address septic to sewer requirements in Florida Statute 163.3177(6)(c)(3).

OBJECTIVE 2: EXPANSION OF CURRENT FACILITIES TO MEET FUTURE NEEDS

THE CITY OF LAKE ALFRED WILL INCREASE FACILITY CAPACITY OR SERVICE AREA AS NECESSARY TO ENSURE THE PROVISION OF SERVICES AT OR ABOVE THE ESTABLISHED LEVEL OF SERVICE FOR ALL MUNICIPAL SERVICES AND FACILITIES AVAILABLE TO ACCOMMODATE FUTURE DEMANDS.

- Policy 2.1:** The City’s current and future water needs shall be met from a variety of sources including groundwater, reclaimed water, alternative water sources, and through conservation of existing water sources.
- Policy 2.2:** Continually monitor water consumption trends to ensure the most efficient use of existing water sources and the timely development of new water sources.
- Policy 2.3:** The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area.
- Policy 2.4:** The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.
- Policy 2.5:** The City shall require that all new subdivisions constructed within the City limits, or existing subdivisions annexed into the City must be connected to the municipal sanitary sewer and potable water systems.
- Policy 2.6:** The City will continue to ensure, through Land Development Regulations and the City's Concurrency Management System, that no development order will be issued that would result in a level of service deficiency.
- Policy 2.7:** The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Lake Alfred shall be extended to those areas suitable for higher densities and intensities of use that are only contiguous to the City, and to discourage urban sprawl.
- Policy 2.8:** All improvements, including repair, maintenance and expansion of municipal sanitary wastewater and potable water facilities shall be included in the 5-Year Schedule of Capital Improvements.
- Policy 2.9:** City shall require property owners to hook-up to the municipal water system and sanitary sewer system, at the property owner’s expense, within one year of notice from the City that municipal service is available.

Policy 2.10: Population projections shall be periodically evaluated to verify whether actual growth has followed projected growth. When necessary, population projections shall be adjusted to reflect observed conditions.

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

OBJECTIVE 3: DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS

THE CITY SHALL DESIGN/OPERATE AND MAINTAIN LEVEL OF SERVICE STANDARDS FOR ALL MUNICIPAL SERVICES, AS ESTABLISHED BY THIS COMPREHENSIVE PLAN.

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

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

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

Policy 3.3

The City hereby incorporates the City's Wastewater Utility Master Plan which identifies and prioritizes necessary improvements to the City's existing wastewater system infrastructure ~~in-order~~ to meet current and projected wastewater flows through a 20-year planning horizon (2042). The Master Plan is prepared with the intention to provide a guide for the orderly expansion, operation and maintenance of the wastewater facilities and collection/transmission system. The City will use this Master Plan to prepare annual budgets for capital improvements. The Master Plan should be regularly updated to reflect conditions that have changed within the City's service area. Updates to the Master Plan should be scheduled every 4 to 5 years.

Policy 3.4:

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

a. Water Quantity:

Peak post-development runoff shall not exceed peak pre-development runoff rates.

b. Water Quality:

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

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

Policy 3.5: The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities.

Policy 3.6: The City shall prepare a Stormwater Master Plan to identify and prioritize necessary improvements to the City's existing storm water system infrastructure to ensure compliance with Section 403.9302 of Florida Statutes.

Policy 3.7: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.

Policy 3.8: The City shall undertake the creation of a septic to sewer master plan during the planning period. This plan will analyze the feasibility of providing sanitary sewer service within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka Septic System) per one (1) acre per s. 163.3177(6)(c)(3), F.S., where they exist within the City of Lake Alfred Sewer Service Area.

Comment: New policy added to address septic to sewer requirements from Florida Statute 163.3177(6)(c)(3).

Policy 3.9: The City shall coordinate the City's Capital Improvement Program with the findings and recommendations of the septic to sewer master plan to eliminate septic system areas within the City of Lake Alfred that are within the City of Lake Alfred Sewer Service Area including project prioritization and the pursuit of alternative funding strategies consistent with Florida Statute 163.3177(3)(a)(4)(b).

Comment: New policy added to address septic to sewer requirements.

OBJECTIVE 4: CONSERVATION OF POTABLE WATER RESOURCES

THE CITY OF LAKE ALFRED SHALL CONSERVE WATER RESOURCES.

- Policy 4.1:** The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.
- Policy 4.2:** Periodically undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.
- Policy 4.3:** Undertake a water meter replacement program to replace low registering water meters in use throughout the utility service area.
- Policy 4.4:** The City shall require the use of low-volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.
- Policy 4.5:** Periodically evaluate water rate structures to ensure that rate structures encourage the conservation of potable water resources.
- Policy 4.6:** The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies.
- Policy 4.7:** The City shall require the use of Florida-Friendly landscaping techniques for all new development.
- Policy 4.8:** The City shall adopt the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption.
- Policy 4.9:** Adopt the water conservation plan approved by the Southwest Florida Water Management District (SWFWMD).
- Policy 4.10:** Coordinate with SWFWMD to enforce water restrictions. Coordinate with Polk County for enforcement of water restrictions in the unincorporated areas of the utility service area.
- Policy 4.11:** Hold public education workshops, at a minimum twice yearly, to educate residents on methods to conserve water.
- Policy 4.12:** The City shall require participation in the Florida Water StarSM and WaterSense certification programs as new development and redevelopment activities occur.

OBJECTIVE 5: AQUIFER PROTECTION

PROTECT GROUNDWATER RECHARGE AREAS WITHIN THE CITY'S JURISDICTION FROM ANY AVOIDABLE CONTAMINATION OR DAMAGE.

~~*Measurable Targets: Suggested: Completion of survey of all hazardous uses and uses that produce hazardous wastes within 400 feet of all wellheads; degree of elimination of any hazardous wastes within 200 feet of wellheads; number of hazardous uses or sources of contamination eliminated near wells.*~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 5.1: The City will cooperate with the Southwest Florida Water Management District in designating areas of aquifer recharge to the Floridan aquifer.

Policy 5.2: The City shall enforce its Land Development Regulations that include restrictions on land use activities known to adversely affect groundwater, particularly in areas of known high and prime aquifer recharge. These regulations further establish criteria regarding the location and extent of impervious surfaces, based on pollution potential to surface and ground waters.

Policy 5.3: The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified ~~in-order~~ to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Lake Alfred will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, ~~in-order~~ to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the

procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Lake Alfred.

Policy 5.54: The City shall protect the functions of natural groundwater recharge areas and natural drainage features. The Potentiometric High of the Floridan Aquifer and high recharge areas, and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water as determined in the Land Development Regulations and the Development Limitations Map.

Policy 5.65: In areas of Potentiometric High of the Floridan Aquifer and high and prime aquifer recharge, the City will continue to require the clustering of development in areas outside the Green Swamp Area of Critical State Concern and conservation communities in areas inside the Green Swamp Area of Critical State Concern to provide for reduced impervious surface ratios thereby increasing groundwater recharge totals. Areas in the Green Swamp Area of Critical State Concern must be developed under the conservation standards in the Green Swamp Overlay District.

OBJECTIVE 6: PROTECTION OF NATURAL DRAINAGE FEATURES AND MAN-MADE DRAINAGE STRUCTURES

PROTECT NATURAL DRAINAGE FEATURES, MAN-MADE DRAINAGE STRUCTURES AND THE CITY'S LAKES FROM RECEIVING STORMWATER RUNOFF THAT COULD DEGRADE WATER QUALITY IN THE CITY OR DOWNSTREAM FROM THE CITY.

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 6.1: The City shall institute a monitoring program to eliminate point and non-point sources of pollution to the City's lakes.

Policy 6.2: The City will enforce Land Development Regulations to restrict land use activities which may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an

identification and analysis of natural drainage features and man-made drainage structures, and the impacts of proposed development on drainage and topographic features.

- Policy 6.3:** The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities at least as stringent as those specified in Section 62-25, F.A.C.
- Policy 6.4:** The City shall continue to participate in the Federal Flood Insurance Program.
- Policy 6.5:** The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Lake Alfred.
- Policy 6.6:** The City shall correct all identified stormwater management facility deficiencies. Deficiencies for existing development shall be defined as the inability to manage a 25-year, 24 hour storm event, or contributing to the degradation of the receiving body below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. The expenditure of public funds on stormwater management facility improvements shall be prioritized as follows: to fulfill legal obligations; to prevent further degradation of surface or water bodies; to provide adequate stormwater management facilities for existing development in the City; to provide adequate stormwater management for new development in the City; and to extend municipal stormwater management facilities to areas outside of the City.
- Policy 6.7:** The City shall ensure that stormwater management facility improvements requiring correction shall be included in the 5-Year Schedule of Capital Improvements (CIP).
- Policy 6.8:** 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 7: PROVISION FOR COLLECTION OF SOLID WASTE

THE CITY OF LAKE ALFRED WILL PROVIDE FOR THE ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE TO MEET THE NEEDS OF THE RESIDENTS OF THE CITY.

~~**Measurable Targets: All residents of the City receive service.**~~

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 7.1: The City of shall ensure that all solid waste within the City limits is collected.

Policy 7.2: The City will ensure that the necessary solid waste facilities to support development are in place concurrent with the impacts of development.

OBJECTIVE 8: REDUCING THE VOLUME OF THE MUNICIPAL SOLID WASTE STREAM

THE CITY OF LAKE ALFRED, IN COOPERATION WITH POLK COUNTY, SHALL CONTINUE TO RECYCLE AT LEAST THIRTY PERCENT OF THE TOTAL VOLUME OF SOLID WASTE GENERATED WITHIN THE CITY. THIS PROGRAM WILL INCLUDE THE SEPARATION OF ALUMINUM, PAPER, GLASS, AND OTHER MATERIALS TO COMPLY WITH THE STATE MANDATED REQUIREMENTS.

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

Comment: Measurable target deleted as it is not required and most objectives in the Comprehensive Plan do not include it.

Policy 8.1: The City will maintain its current Level of Service of 8.00 pounds per person per day for solid waste by promoting and educating its citizens about recycling.

OBJECTIVE 9: THE CITY SHALL IDENTIFY AND DEVELOP ALTERNATIVES TO TRADITIONAL GROUNDWATER SOURCES FOR THE CITY'S WATER NEEDS.

Policy 9.1: Require agricultural wells to be abandoned and plugged upon conversion to urban development. Upon agreement with SWFWMD, allow for the transfer of the Consumptive Use Permit to the City.

- Policy 9.2:** Continue to expand and encourage development and redevelopment of the City's reclaimed water system for aquifer recharge, water supply, and irrigation when available.
- Policy 9.3:** Seek out and apply for grants to expand the reclaimed water reuse system to provide aquifer recharge and to serve existing Heavy Commercial / Industrial development.
- Policy 9.4:** Study the feasibility of using surface water sources as secondary, back-up water supplies.
- Policy 9.5:** Study the feasibility of utilizing lower quality groundwater from the Lower Floridan Aquifer to supplement non-domestic water needs.
- OBJECTIVE 10:** THE CITY SHALL WORK WITH SURROUNDING GOVERNMENTS AND SWFWMD TO EXPLORE THE DEVELOPMENT OF REGIONAL WATER SUPPLY SYSTEMS ~~IN-ORDER~~ TO MEET FUTURE POTABLE WATER NEEDS.
- Policy 10.1:** The SWFWMD Regional Water Supply Plan is hereby adopted by reference.
- Policy 10.2:** Continue involvement with the Heartland Water Alliance (HWA), Central Florida Water Initiative (CFWI), and the Polk Regional Water Cooperative (PRWC).
- Policy 10.3:** Maintain inter-local agreements with surrounding public utility systems to inter-connect water systems for use in emergencies or times of extraordinary water demand.
- Policy 10.4:** Within 18 months of the adoption of the Southwest Florida Water Management's District's Regional Water Supply Plan, the City shall update its 10 Year Water Supply Facilities Work Plan.
- Policy 10.5:** The City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan ~~in-order~~ to maximize the use of existing facilities and provide for future needs.

OBJECTIVE 11: THE CITY SHALL REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION.

Policy 11.1: To reduce public demand for potable water, the City shall require the reuse of reclaimed wastewater within its utility service area as the reuse system and available capacity allows.

Policy 11.2: The City shall develop and implement Land Development Regulations (LDRs) requiring Heavy Commercial / Industrial development within proximity of the reclaimed water system, to connect to the City's reclaimed water system and/or install dry lines and connect to the City's potable water system until such time as reuse is available to the development.

Policy 11.3: When available, utilize reclaimed wastewater for irrigation on all public grounds and landscaping highway medians within the City.

Policy 11.4: Require the use of Florida-Friendly landscaping for all developments subject to the City's Landscape Ordinance.

Policy 11.5: When possible, discourage homeowners associations from enacting deed restrictions precluding the use of Florida-Friendly landscaping by homeowners.

Policy 11.6: Phase out and eliminate the use of potable water irrigation meters for Heavy Commercial / Industrial utility customers.

Policy 11.7: To prevent cross-contamination of potable water supplies, require all private irrigation wells to be permitted by the Building Division.

OBJECTIVE 12: REDUCE, TO THE GREATEST EXTENT POSSIBLE, THE EFFECTS OF GROUNDWATER WITHDRAWAL ON NATURAL SYSTEMS.

Policy 12.1: Study area lakes to determine whether groundwater withdrawals are resulting in abnormal fluctuations in historic or established desirable lake levels.

Policy 12.2: When locating new public water supply wells, ensure that the well's cone of influence will not adversely affect any lake or major wetland system.

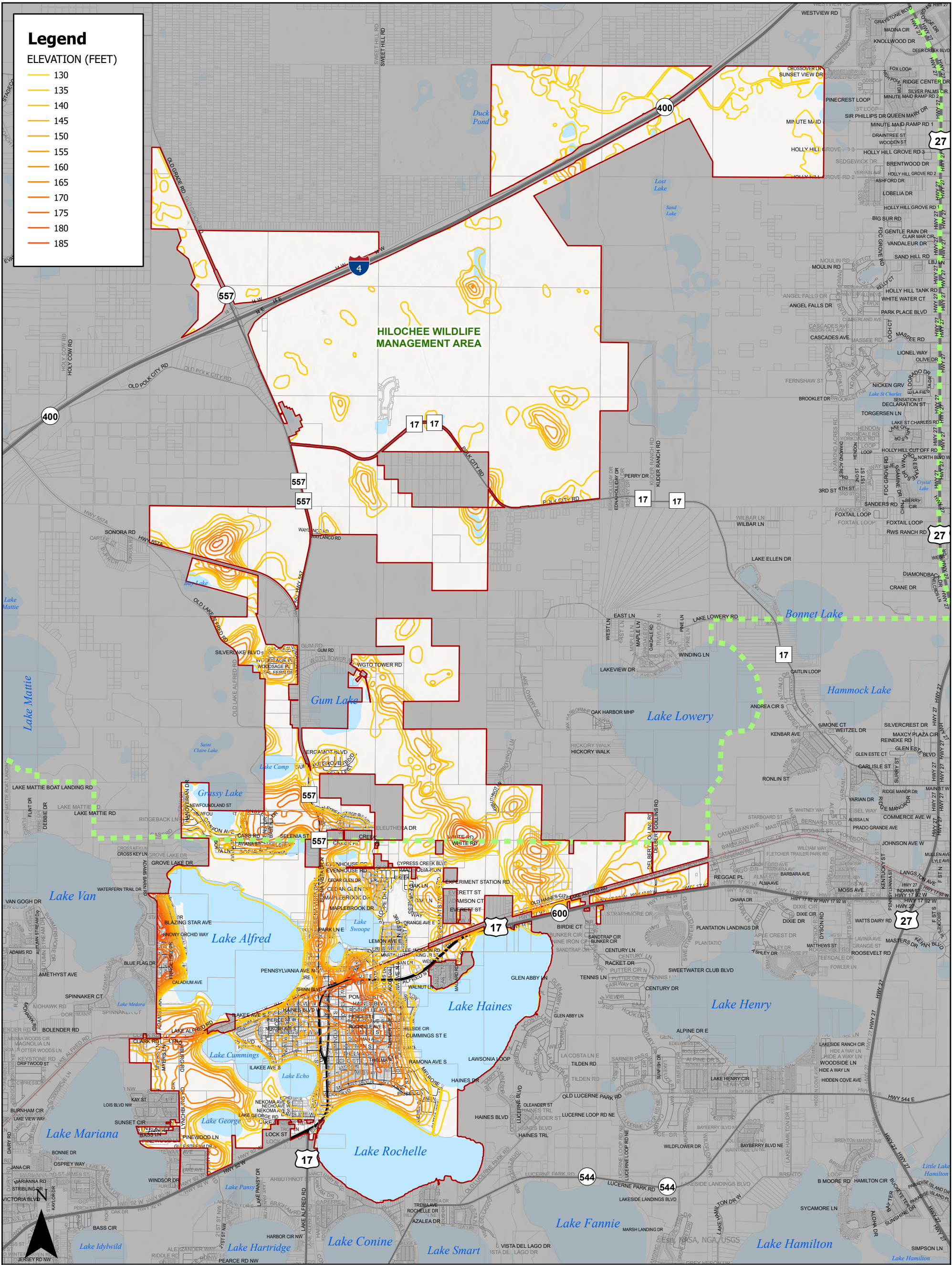
Policy 12.3: Continue to periodically study existing well sites to determine the feasibility of decommissioning wells negatively impacting adjacent lakes or major wetland systems.

Policy 12.4

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

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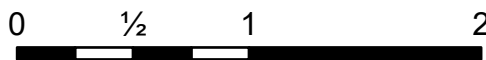
CITY OF LAKE ALFRED
INF MAP 1 - GENERALIZED TOPOGRAPHY MAP



General Legend



Miles



DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
USGS
Polk County Property Appraiser
City of Lake Alfred



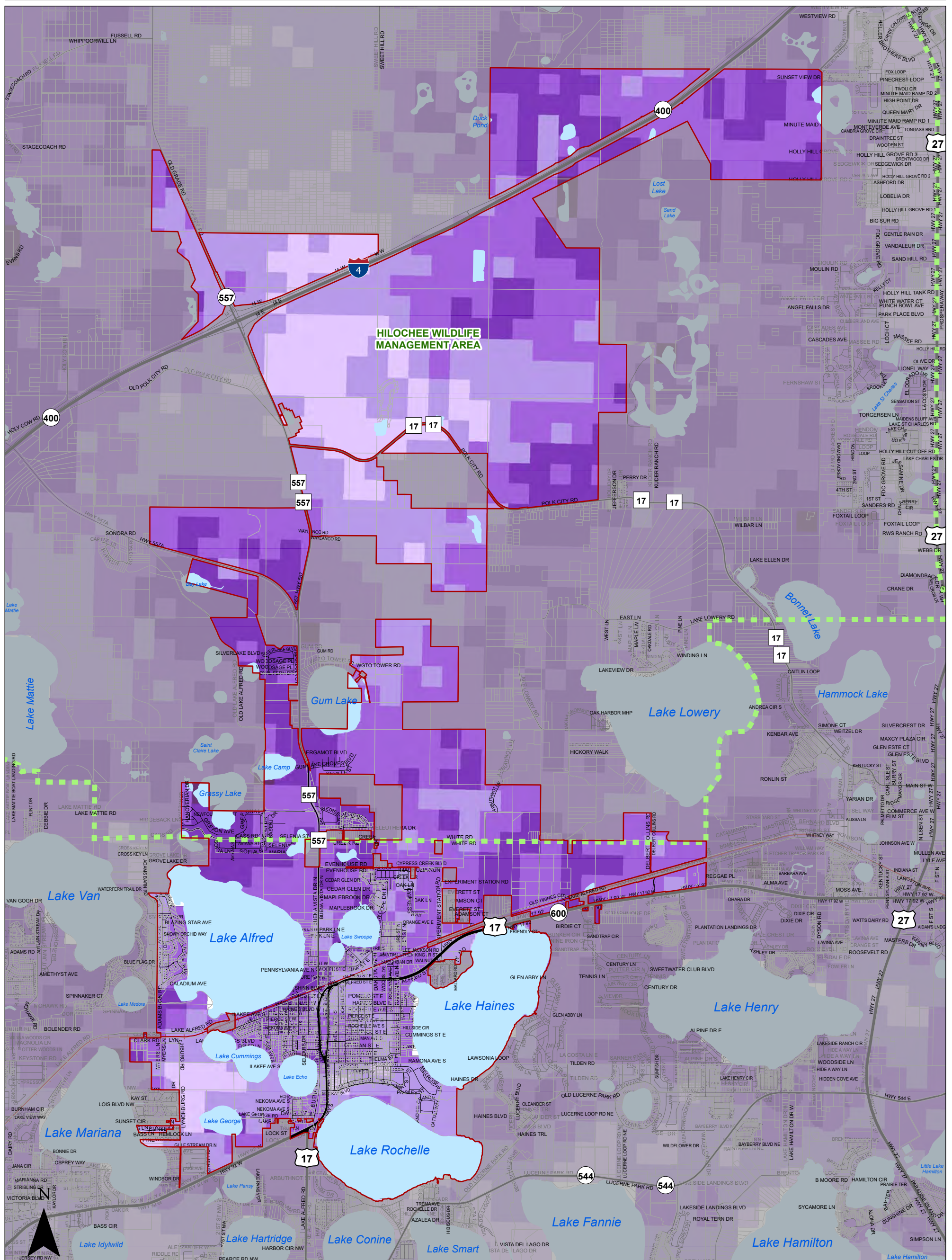
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CITY OF LAKE ALFRED

INF MAP 2 - AQUIFER RECHARGE AREAS



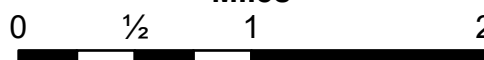
Legend

-  Lake Alfred City Limits
-  Parcels
-  Green Swamp Boundary
-  Water Bodies

Aquifer Recharge Areas

- | | |
|---|----------------------|
|  | Priority 1 (Highest) |
|  | Priority 2 |
|  | Priority 3 |
|  | Priority 4 |
|  | Priority 5 (Lowest) |
|  | Priority 6 |

Miles



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Data Sources:
Central Florida Regional Planning Council
Fla. Natural Areas Inventory (FNAI) & Advanced GeoSpatial, Inc
Polk County Property Appraiser
City of Lake Alfred



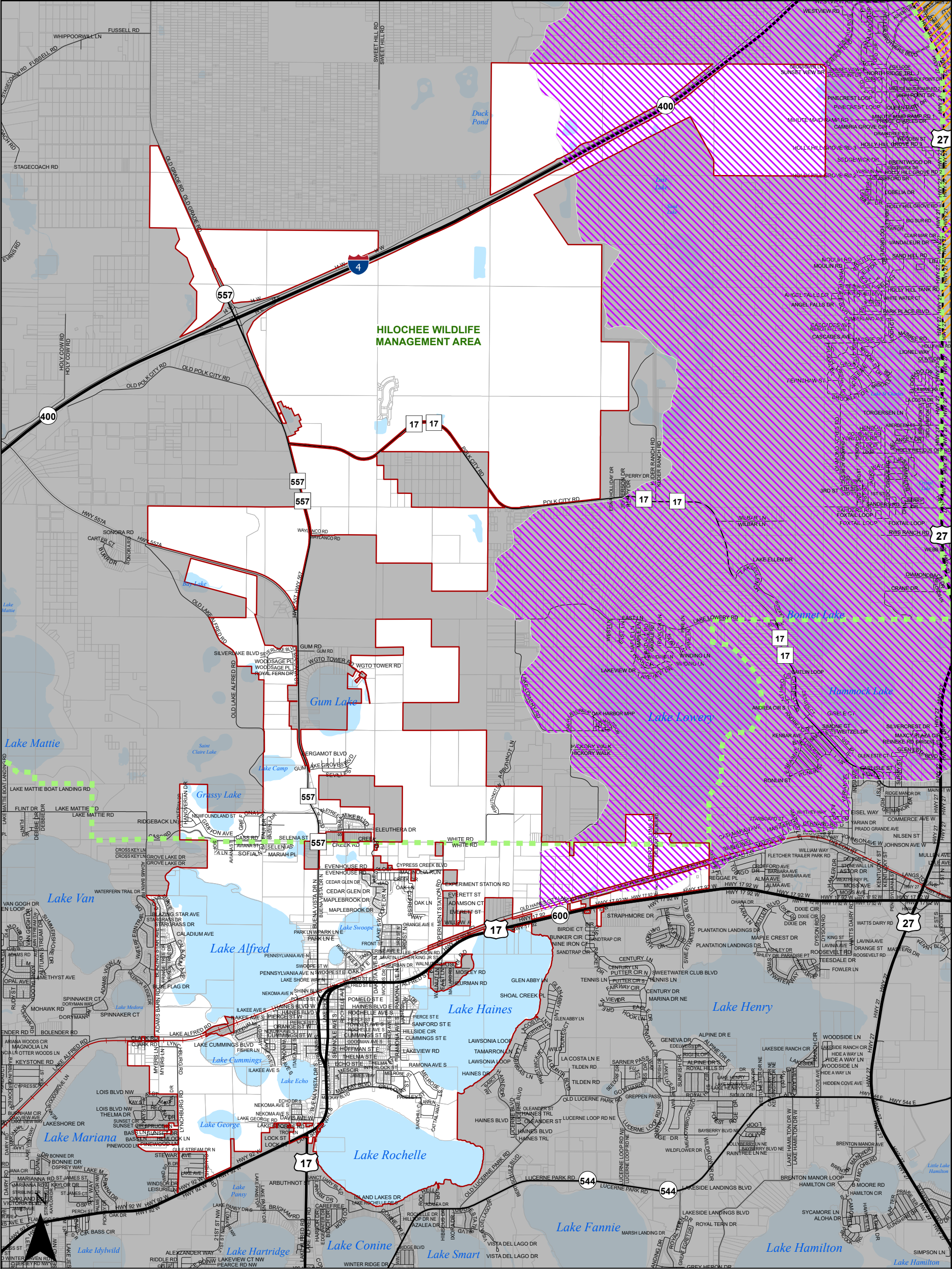
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CITY OF LAKE ALFRED

INF MAP 3 - BASIN MANAGEMENT ACTION PLAN AREA (BMAP)



Legend

- Lake Alfred City Limits
- Parcels
- Green Swamp Boundary
- Water Bodies
- Basin Management Action Plan (BMAP) Areas
- Upper Ocklawaha River
- Lake Okeechobee



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Southwest Florida Water Management District
Polk County Property Appraiser
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Comprehensive Plan Update

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2025 EAR-Based Amendments

Conservation Element

CONSERVATION ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION

The purpose of the Conservation Element is to provide a guide for the conservation, use, and protection of natural resources in and around the City. Pursuant to Section 163.3177(9) and (10) (6)(d) F.S., the following represents the conservation goals, objectives, and policies of the City. These goals, objectives, and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

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

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

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

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

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

- Policy 1.3:** The City shall establish the following water conservation measures and practices:
- a. The City shall require the use of low-volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.
 - b. The City shall require the use of Florida-Friendly landscaping techniques for all new development and redevelopment.
 - c. The City shall require participation in the Florida Water StarSM and WaterSense certification program(s) as new development and redevelopment activities occur.
 - d. The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, wastewater reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements.
 - e. The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.
 - f. The City shall evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals. The evaluations shall be presented to the City Commission for consideration.
- Policy 1.4:** The City shall amend or adopt the City's Land Development Regulations to require that new development and redevelopment projects provide stormwater treatment improvements as required by the FDEP, Chapter 62-25, FAC. Existing development shall be maintained in accordance with the SWFWMD's storm water management regulations.
- Policy 1.5:** The City of Lake Alfred shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period for construction of public, private, and regional water supply facilities which are identified as being necessary to serve existing and new development.

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Recreation Element

RECREATION AND OPEN SPACE ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Section 163.3177(6)(e), F.S. the following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Lake Alfred. These Goals, Objectives, and Policies are intended to address the establishment of a long-range vision towards which the Recreation and Open Space programs and activities of the community are ultimately directed. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: Added Introduction to cite the Recreation and Open Space Element Requirements Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL

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

OBJECTIVE 1: ENSURE ACCESS TO FACILITIES

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

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

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

Policy 1.3: The City will ensure that all parks and recreational facilities provide access for pedestrians, bicyclists, and those with disabilities.

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

- Policy 1.5:** The City will provide appropriate signs to clearly indicate the location of City owned and maintained recreational sites.
- Policy 1.6:** The City shall continue to provide, as part of its land development regulations, that future development on Lake Cummings shall be required to set aside areas to be used for recreational purposes and to ensure public access to the Lake.
- Policy 1.7:** Through the development approval process, the City will require new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the City's parks and recreation system including the trails.
- Policy 1.8:** The City will provide bicycle racks or bicycle parking areas at all City owned recreational sites.

OBJECTIVE 2: COORDINATION OF PUBLIC AND PRIVATE RESOURCES

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

- Policy 2.1:** The City shall continue to encourage private golf course owners, churches, and others to maintain public usage of their recreational facilities by holding periodic meetings with such organization and assessing the use of their facilities by the public.
- Policy 2.2:** The City will work with the Polk County regarding the location and development of future county community and regional parks.
- Policy 2.3:** The City will establish interlocal agreements with the entities that operate school facilities in Lake Alfred regarding the use of School facilities for recreational uses and after school hours access.
- Policy 2.4:** The City shall attend and participate in meetings with the Polk County Parks and Natural Resources Division to develop a comprehensive Parks and Recreation Master Plan for Polk County. The City will coordinate recreation programs and the use of facilities with surrounding municipalities and the County in order to maximize the recreation opportunities available to Lake Alfred residents. This shall be accomplished through discussions with the County and nearby municipalities. The City shall also suggest that the use and provision of recreation facilities in the County annually be an agenda item at the monthly Polk County City Managers meetings.

- Policy 2.5:** The City shall coordinate with the Lake Region Lakes Management District to provide additional access to the City's lakes for recreational opportunities.
- Policy 2.6:** In 2018, the City adopted a Parks and Recreation Master Plan. The City will continue to implement the Parks and Recreation Master Plan and update the Parks and Recreation Master Plan every five years.
- Policy 2.7:** The City will continue agreements with the Polk County Library Cooperative to provide library services within the City of Lake Alfred.

OBJECTIVE 3: PROVISION OF RECREATIONAL FACILITIES

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

- Policy 3.1:** The City establishes a level of service a publicly-accessible neighborhood park within a fifteen (15) minute walk (or approximately 0.75 miles) of all new residences within the city-limits.
- Policy 3.2:** The City establishes a neighborhood park development standard which requires all new neighborhood parks to provide sidewalk access, meet or exceed ADA requirements, include a playground, provide shaded passive amenities, and provide a minimum of a half-acre of upland open space which is not also used for stormwater.
- Policy 3.3:** The City will maintain a minimum level of service of 5.5 acres per 1000 residents to be used for the provision of lands dedicated to passive and active outdoor recreational uses and facilities.
- Policy 3.4:** The City shall also adhere to the Level of Service standards established in this Element to private developers providing recreation facilities in subdivisions or Planned Unit Developments.
- Policy 3.5:** Guidelines for private developers to provide recreation facilities shall include but not be limited to the following strategies: park land dedication for on or off site dedication; fees in lieu of dedication of land; mitigation of impacts on public facilities; consider the addition of park impact fees

for redevelopment dollars to enhance parks; and maintenance plans or provide development funding to ensure upkeep.

Policy 3.6: Greenways and blueways shall be incorporated into the City’s recreational program to include appropriate uses such as nature trails, bicycle trails, opens pace parks and related facilities.

Policy 3.7: The City will work to optimize existing facilities by adding recreation equipment or facilities to sites that need additional recreation facilities, based on service area needs, age of equipment, safety, accessibility, etc., and these needs shall be programmed into the Five-Year Schedule of Capital Improvements.

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

OBJECTIVE 4: PROVISION OF OPEN SPACE

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

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

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

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

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

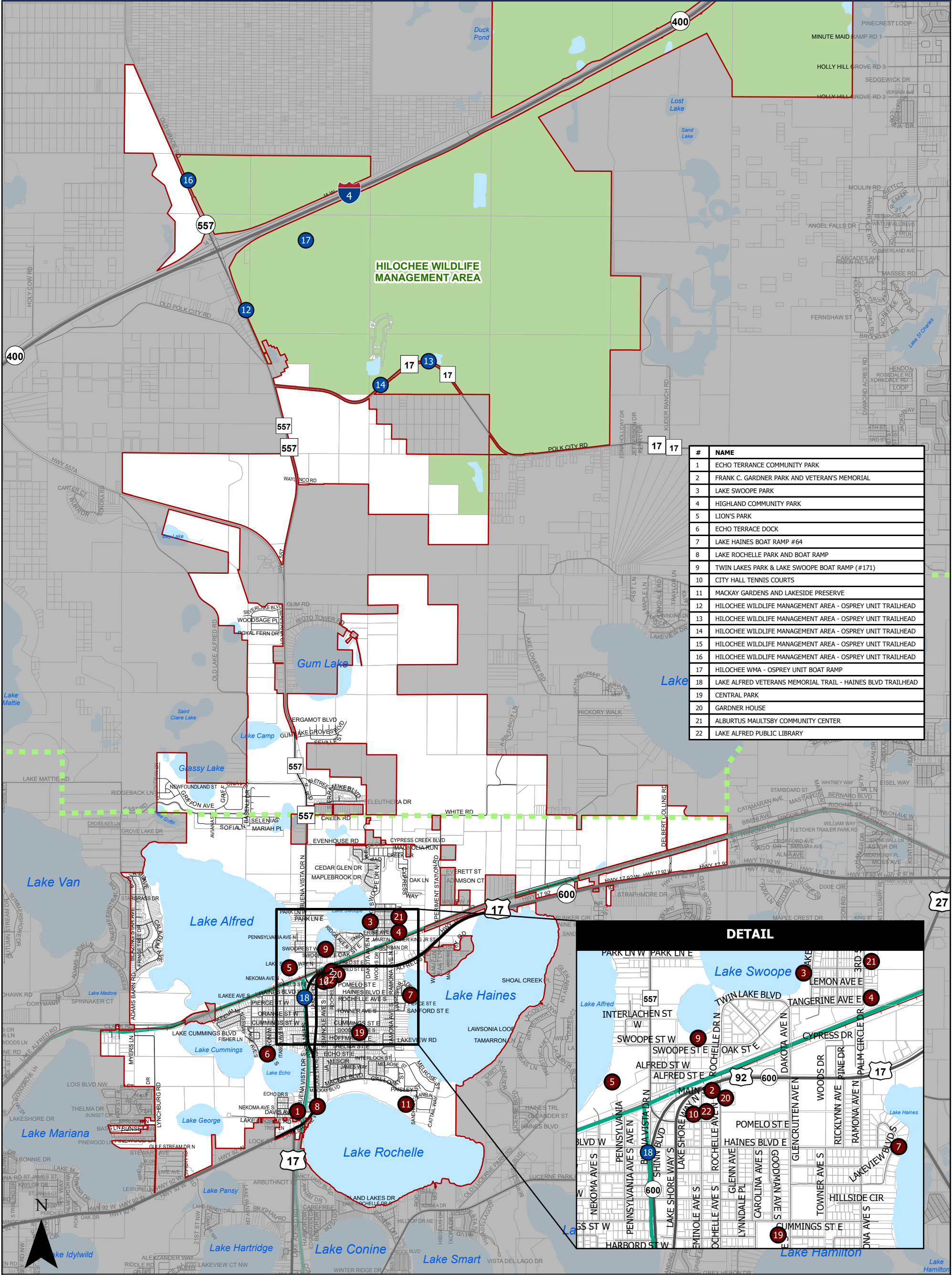
Policy 4.5: The City shall identify, and prioritize for acquisition, lands that provide needed open space for passive and active outdoor recreational uses and facilities.

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

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

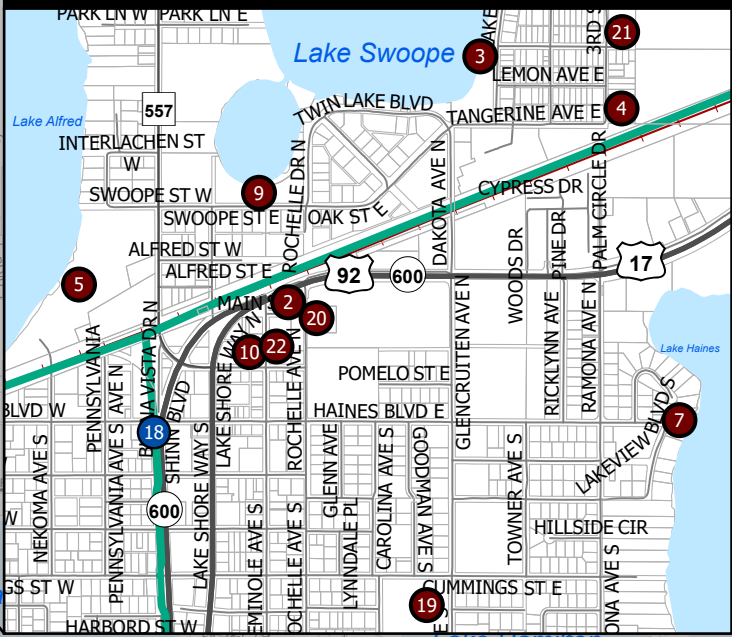
DRAFT

CITY OF LAKE ALFRED
ROS MAP 1 - PARK AND RECREATION FACILITIES



#	NAME
1	ECHO TERRANCE COMMUNITY PARK
2	FRANK C. GARDNER PARK AND VETERAN'S MEMORIAL
3	LAKE SWOOPE PARK
4	HIGHLAND COMMUNITY PARK
5	LION'S PARK
6	ECHO TERRACE DOCK
7	LAKE HAINES BOAT RAMP #64
8	LAKE ROCHELLE PARK AND BOAT RAMP
9	TWIN LAKES PARK & LAKE SWOOPE BOAT RAMP (#171)
10	CITY HALL TENNIS COURTS
11	MACKAY GARDENS AND LAKESIDE PRESERVE
12	HILOCHEE WILDLIFE MANAGEMENT AREA - OSPREY UNIT TRAILHEAD
13	HILOCHEE WILDLIFE MANAGEMENT AREA - OSPREY UNIT TRAILHEAD
14	HILOCHEE WILDLIFE MANAGEMENT AREA - OSPREY UNIT TRAILHEAD
15	HILOCHEE WILDLIFE MANAGEMENT AREA - OSPREY UNIT TRAILHEAD
16	HILOCHEE WILDLIFE MANAGEMENT AREA - OSPREY UNIT TRAILHEAD
17	HILOCHEE WMA - OSPREY UNIT BOAT RAMP
18	LAKE ALFRED VETERANS MEMORIAL TRAIL - HAINES BLVD TRAILHEAD
19	CENTRAL PARK
20	GARDNER HOUSE
21	ALBURTUS MAULTSBY COMMUNITY CENTER
22	LAKE ALFRED PUBLIC LIBRARY

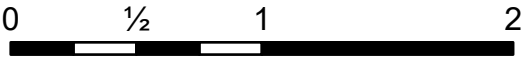
DETAIL



Legend

- Lake Alfred City Limits
- Parcels
- Green Swamp Boundary
- Water Bodies
- Park & Recreation Facility
- CITY OF LAKE ALFRED
- STATE OF FLORIDA
- Florida Greenway & Trails
- Wildlife Management Areas Florida

Miles



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
Polk Transportation Planning Organization
Polk County Property Appraiser
City of Lake Alfred



City of Lake Alfred
155 E Polemo Street, Lake Alfred, FL
(863) 291-5270
www.mylakealfred.com



CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Housing Element

HOUSING ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of the City of Lake Alfred. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the housing programs and activities of the community are ultimately directed. This Element addresses the 10-year short term (2036) planning horizon and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL

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

OBJECTIVE 1: PROVISION OF ADEQUATE AND AFFORDABLE HOUSING

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

Policy 1.1:

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

Policy 1.2:

The City will develop an active partnership with the private sector and, in coordination with the Housing Task Force sponsored by the Central Florida Regional Planning Council, shall provide information and technical assistance to maintain housing production, rehabilitation, and capacity sufficient to meet the projected needs. "Information and technical assistance" shall include, at a minimum: the assembly and distribution to local contractors and builders of

findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; or the referral of interested parties to appropriate local, regional or state agencies, such as the regional Housing Task Force, the Florida Housing Coalition, or the Polk County Community Development Department.

Policy 1.3: The City of Lake Alfred shall amend, as necessary, its ordinances, codes, regulations and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive City regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the City shall consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public hearings; and c) waiving of processing fees for affordable housing projects, and cluster development.

Policy 1.4: For sites specifically identified by the City as suitable for very low and low income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

Policy 1.5: The City shall incentivize mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.

Policy 1.6: The City shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

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

Policy 1.8: The City shall provide for a variety of housing types including very-low-income housing (Florida Statutes 163.3177(6)(f)1 and (f)2).

Comment: New Policy added to comply with Florida Statutes 163.3177(6)(f)1 and (f)2

Policy 1.9: Consistent with Florida Statute 163.31771, the City will evaluate permitting accessory dwelling units in single-family residential areas to increase the

availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.

Comment: New Policy added to comply with Florida Statute 163.31771.

Policy 1.10: Each accessory dwelling unit (ADU) allowed by an ordinance adopted under this section shall apply toward satisfying the affordable housing component of the housing element in the local government's comprehensive plan under Florida Statute, 163.3177(6)(f).

Comment: New Policy added to comply with Florida Statute 163.31771.

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

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

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

- a. To ensure that extremely low, very low, low, and moderate income families, and households with special housing needs including rural and farmworker households have adequate public facilities and services, such as roads, recreational facilities, and water, sewer and solid waste disposal services based on a fair-share distribution of costs, and
- b. To ensure that zoning and other local regulations provide for varying densities, and alternatives such as multi-unit or mixed-use developments.

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

- a. To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;
- b. To require developers of new mobile home parks or subdivisions to provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;

- c. To permit mobile homes within residential Future Land Use classifications, based on projections and demand for such housing, provided that they are anchored or attached to permanent foundations, meet safety codes and all other applicable requirements of the City's Land Development Regulations.

OBJECTIVE 3: ELIMINATION OF SUBSTANDARD HOUSING

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

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

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

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

Policy 3.4: Consistent with Florida Statute 166.3177(6)(f), the City shall implement a program of conservation, rehabilitation, and demolition targeting substandard housing. The principles and criteria for the conservation, rehabilitation, and demolition of housing units shall be:

1. To encourage property owners to make repairs to housing units before serious problems develop;
2. Reduce blight and decay of neighborhoods;
3. Maintain the value of the housing stock; and
4. Encourage private investment in residential areas.

Comment: New Policy added to address requirements in FS 166.3177(6)(f).

Policy 3.5: In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment (Florida Statute 166.3177(6)(f)).

Comment: New Policy added to address requirements in FS 166.3177(6)(f).

Policy 3.6: The City shall enforce the City's housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities (Florida Statute 166.3177(6)(f)).

Comment: New Policy added to address requirements in FS 166.3177(6)(f).

OBJECTIVE 4: PROVISION OF RELOCATION HOUSING

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

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

OBJECTIVE 5: CONSERVATION OF EXISTING HOUSING

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

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

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

Policy 5.3: The City will develop criteria for local designation of historically significant housing. All sites listed on the Florida Master Site File and National Register shall be considered for local designation. Local designation of historically

significant housing, as well as approval for alteration or demolition of locally designated structures, shall be by action of the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures in the City, but is an additional safeguard to protect structures designated by the City Commission as historically significant.

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

OBJECTIVE 6: IMPLEMENTATION

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

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

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

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

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

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

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

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

Comment: Reference to Greenhouse gas reduction removed as it is not a requirement in Florida Statutes.

Policy 8.1: The City shall support residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services. The City shall promote the use of energy efficient processes in the construction of new development to reduce greenhouse gas emissions.

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

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

Policy 8.4: The City shall, through the Future Land Use Map and Future Land Use Categories, encourage the greatest concentration of housing desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment and shopping for essential goods.

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

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

1. Reduced and shared parking standards under specified conditions;

2. Minimum and/or incentivized FARs/Density;
3. Expedited review; and
4. Alternative urban infill code compliance standards.

Policy 8.7:

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

DRAFT

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Intergovernmental Coordination Element

INTERGOVERNMENTAL COORDINATION ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION

Pursuant to Section 153.3177(6)(h), F.S., the following represents the Intergovernmental Coordination Goals, Objectives, and Policies of the City of Lake Alfred. These goals, objectives and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions and agencies of plans and policies that have been identified as having impacts other than a local nature. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a)

GOAL:

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

OBJECTIVE 1: CONSIDER OTHER AGENCY PLANS

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

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

Policy 1.1: The City will review the plans and independent special district facility reports of the Lakeland Area Mass Transit District (LAMTD) operating as the Citrus Connection, the Southwest Florida Water Management District (SWFWMD), Polk Transportation Planning Organization (PTPO), any airport master plans and any college and/or university master plans

presented to the City, and identify and resolve conflicts with the City of Lake Alfred Comprehensive Plan, including concurrency related items.

Comment: Language updated to add the Citrus Connection and to remove measurable targets as they are not required.

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

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

Policy 1.4: The City shall coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in Lake Alfred.

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

Policy 1.6: The City shall participate in the Polk County Local Hazard Mitigation Working Group (LMSWG), which facilitates Polk County's Local Mitigation Strategy (LMS) planning process, coordinating efforts between governmental units, commercial enterprises, and other stakeholders to reduce disaster risk.

Comment: Policy added to address Lake Alfred's participation in the Local Hazard Mitigation Working Group.

Policy 1.7: The City will continue to coordinate with FDOT, the Polk Transportation Planning Organization (TPO), and other jurisdictions for the potential creation of commuter rail in the form of SunRail and/or high speed rail opportunities.

Comment: New policy added to address existing coordination of commuter and high speed rail.

OBJECTIVE 2: JOINT PLANNING AREAS

IDENTIFY, IMPLEMENT, AND COORDINATE JOINT PLANNING AREAS FOR ANNEXATION AND SERVICE PROVISION.

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

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

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

Policy 2.3: The City will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

OBJECTIVE 3: JOINT PROCESSES FOR POPULATION PROJECTIONS

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON POPULATION PROJECTIONS.

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

Policy 3.1: The City will coordinate with Polk County Planning and Development Department and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.

Policy 3.2: The City will review the draft population projections and consider using them in the Comprehensive Plan.

Policy 3.3: The City will forward the population projections used in its Comprehensive Plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

Policy 3.4: The City will enter into an interlocal agreement with the School Board addressing such matters as the joint utilization of consistent and coordinated population projections.

OBJECTIVE 4: JOINT PROCESSES FOR SCHOOL SITING

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON SCHOOL SITING.

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

Policy 4.1: The City will annually review Polk County School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10, and 20-year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The City will review the School Board's annually updated 5-year School Capital Outlay Plan (5-year facility work program), 10, and 20-year facility work programs and coordinate those plans with the Comprehensive Plan.

Policy 4.2: As per Chapter 235, F.S., at least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility, and where the proposed site is in or adjacent to the City of Lake Alfred, the Polk County School Board shall notify the City of the location of the site. The City shall review the site as it relates to consistency with the *Lake Alfred Comprehensive Plan*, Future Land Use Element, including

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

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

Policy 4.3:

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

Policy 4.4:

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

OBJECTIVE 5:

JOINT PROCESSES FOR FACILITIES SUBJECT TO CONCURRENCY

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES SUBJECT TO CONCURRENCY.

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

- Policy 5.1:** City staff will coordinate annually, or more often as needed, with Polk County planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.
- Policy 5.2:** For the purpose of obtaining comments pertaining to development expected in the Polk County Comprehensive Plan, the City will notify Polk County planning staff of plans to adopt construction schedules within its Capital Improvements Element for water and sewer facilities in unincorporated areas within the City's service areas.
- Policy 5.3:** The City will coordinate, through the Polk Transportation Planning Organization (PTPO), the transportation needs of the City with the needs of Polk County and the FDOT.
- Policy 5.4:** The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.
- Policy 5.5:** The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.
- Policy 5.6:** The City will enter into an interlocal agreement with Polk County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.
- Policy 5.7:** The City shall notify the school board of all proposed residential development projects, which are subject to school concurrency per the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE 6: JOINT PROCESSES FOR FACILITIES WITH REGIONAL SIGNIFICANCE

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES WITH REGIONAL SIGNIFICANCE.

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

- Policy 6.1:** The City will continue to coordinate with the Polk County Board of County Commissioners’ staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.
- Policy 6.2:** The City will coordinate with the PTPO, LAMTD, and the Polk Transit Authority for the provision of major transportation facilities and mass transit.
- Policy 6.3:** The City will forward notice of proposed Future Land Use Plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.
- Policy 6.4:** The City will forward notice of proposed future land use plan policies that would affect any regional resource identified in the *Strategic Regional Policy Plan of the CFRPC* to the Central Florida Regional Planning Council (CFRPC).
- Policy 6.5:** The City will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance as identified in the CFRPC’s Strategic Regional Policy Plan, October 1997. The City will cooperate with FDEP and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps. The City will enforce goals and objectives for protection of the Green Swamp Area of Critical State Concern.
- Policy 6.6:** The City will coordinate with Polk Vision, myregion.org’s How Shall We Grow – Growth Scenario, One Bay, and the Heartland 2060 Vision.
- Policy 6.7:** The City will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

OBJECTIVE 7: JOINT PROCESSES FOR PROBLEMATIC LAND USES

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

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

Comment: Measurable target deleted as it is not needed and most objectives in the Comprehensive Plan do not include it.

Policy 7.1: The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.

Policy 7.2: The City will coordinate with the County, the CFRPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient city-wide guidelines to coordinate the location of problematic land uses.

OBJECTIVE 8: VOLUNTARY DISPUTE RESOLUTION PROCESSES

BRING INTERGOVERNMENTAL DISPUTES TO CLOSURE IN A TIMELY MANNER THROUGH THE USE OF VOLUNTARY DISPUTE RESOLUTION PROCESSES.

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

Policy 8.1: The City will pursue the resolution of conflicts that may arise from the coordination of these ~~ICE~~ IGC goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.

Policy 8.2: The City will coordinate with the County and the CFRPC, as appropriate, to resolve local government Future Land Use Plan disputes, as well as other planning related intergovernmental disputes.

Policy 8.3: The City will pursue the resolution of conflicts that may arise from the coordination of these ~~ICE~~ IGC goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.

Policy 8.4: The City will utilize the CFRPC's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.

OBJECTIVE 9: PROVISION OF COORDINATED GREENWAYS AND BLUEWAYS NETWORK

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

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

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

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

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

Policy 10.3: The City of Lake Alfred will continue to actively participate in implementing the inter-local agreement with the Polk County School Board as regards the coordination of locating new schools and expanding or redeveloping existing school facilities. The School Board is encouraged to locate new educational facilities near urban residential areas where public infrastructure and services exist to support the new facilities, and where such can support infill development.

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

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

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

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

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

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

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Property Rights Element

PROPERTY RIGHTS ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Section 163.3161(10) and 163.3177(6)(i) F.S., the following represents the Property Rights policy of the City of Lake Alfred. This policy is intended to recognize and respect judicially acknowledged or constitutionally protected private property rights. All Goals, Objectives, and Policies are adopted by Ordinance. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Property Rights Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL **IT SHALL BE A GOAL OF THE CITY OF LAKE ALFRED TO RESPECT, JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECT PRIVATE PROPERTY RIGHTS.**

OBJECTIVE 1: **CONSISTENT WITH SECTION 163.3177(6)(I) AND 163.3161(10), FLORIDA STATUTES, THE CITY OF LAKE ALFRED SHALL ENSURE THE CONSIDERATION OF PROPERTY RIGHTS DURING LOCAL DECISION-MAKING PROCESSES.**

Comment: Language added to reflect the Florida Statutes requirements for property rights elements.

Policy 1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift.

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Capital Improvements Element

CAPITAL IMPROVEMENTS ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

Pursuant to Chapter 163.3177(3)(a), Florida Statutes (F.S.), the following represents the goals, objectives, and policies of the City of Lake Alfred. These goals, objectives, and policies are intended to establish the long-term end vision for the timely and efficient provision of public facilities through the use of sound fiscal policies. This Element addresses the 10-year short term planning horizon (2036) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Capital Improvements Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

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

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

OBJECTIVE 1: MEET EXISTING AND FUTURE NEEDS FOR CAPITAL FACILITIES

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

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

- a. The project is needed to protect public health and safety, fulfill the City's legal obligation to provide facilities and services, achieve maximum usage of existing facilities;

- b. The project increases the efficiency of existing facilities, promotes infill development;
- c. The project represents the logical extension of facilities and services consistent with the Future Land Use Element, or is compatible with the plans of State agencies and the Southwest Florida Water Management District;
- d. Other priority criteria, as established in other elements of this Comprehensive Plan, shall be incorporated into the annual capital improvements prioritization.
- e. Capital improvement projects shall be consistent with this Comprehensive Plan, including the Future Land Use Map Series and Future Transportation Map Series, shall be demonstrated to be financially feasible, and shall be consistent with debt management practices as established in this Element.

Policy 1.2:

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

Policy 1.3:

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

OBJECTIVE 2:

DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS

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

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

Element	Facility	Level of Service
Infrastructure	Sanitary sewer treatment	Policy 3.1
Infrastructure	Potable water treatment	Policy 3.1
Infrastructure	Solid waste	Policy 3.1
Transportation	Multimodal	Policy 1.1
Transportation	Roadways	Policy 1.2
Recreation and open space	Neighborhood Park	Policy 3.1
Recreation and open space	Passive and active outdoor recreational uses and facilities	Policy 3.3
Infrastructure	Stormwater Management Facilities LOS for <i>existing</i> development	Policy 3.1
Infrastructure	Stormwater Management Facilities LOS for NEW development	Policy 3.1
Public School Facilities	Magnet and School of Choice: Other: Special Facilities: Conversion Charter Schools:	Set by the Polk County School Board and adopted by reference.
*ERU = Equivalent residential unit is calculated by the LOS times 2.77 persons per household as based on the 2030 Forecast.		

Policy 2.2: Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

a. Water Quantity:

Peak post-development runoff shall not exceed peak pre-development runoff rates.

b. Water Quality:

Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific,

serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in natural drainage basins of 100 acres or more, or as an option, for projects or project subunits in natural drainage basins of less than 100 acres, the first one-half (1/2) inch of runoff, from the design storm in accordance with Rule 16-25, F.A.C. in order to meet the receiving water quality standards of Rule 62-302, section 62-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

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

- Policy 2.3:** The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities
- Policy 2.4:** No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.
- Policy 2.5:** The City shall adopt the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption.
- Policy 2.6:** The City will only issue development orders and permits when the public facilities are operating at the established level of service, or will be available concurrent with the impacts of the development
- Policy 2.7:** Consistent with the Interlocal Agreement for Public School Facilities, the uniform, district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity as determined by the Polk County School Board.

a. Magnet and School of Choice:

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

b. Other:

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

c. Special:

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

d. Conversion Charter Schools:

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

Policy 2.8:

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

Policy 2.9:

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

Policy 2.10

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

OBJECTIVE 3:

EQUITABLE DISTRIBUTION OF COSTS ASSOCIATED WITH NEW DEVELOPMENT

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

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

Policy 3.2: As part of the land development regulations, the City shall require, as part of land subdivision or development, the dedication of land, or payment in lieu of dedication, or some other form of exaction, to retain easements for utilities and roadways.

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

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

OBJECTIVE 4: MANAGEMENT OF FISCAL RESOURCES CONSISTENT WITH COMPREHENSIVE PLAN

THE CITY OF LAKE ALFRED SHALL MANAGE ITS FISCAL RESOURCES IN A MANNER THAT ENSURES THAT NEEDED CAPITAL IMPROVEMENT FUNDING IS PROVIDED FOR PREVIOUSLY ISSUED DEVELOPMENT ORDERS AND FUTURE PERMITS FOR DEVELOPMENT AND REDEVELOPMENT.

- Policy 4.1:** The City will ensure that existing and future public and private capital facilities shall operate and provide services at the level of service established in this plan.
- Policy 4.2:** The City will adopt a capital budget as part of the annual budgeting process, to reserve funding for the capital improvement needs of the City.
- Policy 4.3:** The City hereby incorporates the 5-year Capital Improvement Program and the 10-year Facility Plan, that are adopted in the annual budget into this element by reference. The adopted 5-year Capital Improvement Program and 10-year Facility Plan and any amendments thereto shall represent an update to the Lake Alfred Comprehensive Plan.
- Policy 4.4:** The City shall review, on an annual basis, the status of all public facilities. This review shall consider available and projected capacity for purposes of concurrency management, and shall assess the need for the replacement or renewal of capital facilities. Identified needs shall be prioritized, and included in the City's capital budget and/or Five-Year Schedule of Capital Improvements as appropriate. Funding sources for identified capital improvements shall also be identified. This annual review shall consider adopted policies and amendments of all other elements of this Comprehensive Plan.
- Policy 4.5:** The City shall inventory all development orders issued and that have not yet requested or been granted a certificate of occupancy. Public facility capacity shall be allocated to these developments for a period of one year, after which time they must adhere to the level of service, concurrency and fair share standards established in this plan. Unless terms of the development order state otherwise, it shall be the responsibility of the City of Lake Alfred to ensure that adequate public facilities are available for such development.

CIP SCHEDULE

**Upper Ocklawaha River Basin Management Action Plan Capital Improvement Plan
(FS 163.3177(3)(a)4.b.)**

<u>Lake Alfred</u>	<u>No Projects Identified for Lake Alfred</u>
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Comment: A Capital Improvement Plan for the Upper Ocklawaha River Basin Action Management Plan is added and reflects there are no projects identified in Lake Alfred consistent with the requirements of (FS 163.3177(3)(a)4.b.).

City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Public School Facilities Element

PUBLIC SCHOOL FACILITIES ELEMENT

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

INTRODUCTION:

The Public Schools Facility Element includes objectives and policies to support the provision of public school facilities in a timely manner. The Lake Alfred City Commission does not have the authority to directly provide school facilities. The Polk County School Interlocal Agreement is a formal collaboration between the School Board of Polk County, the county, and various city governments within the county to manage public school facility planning, implement school concurrency and ensure alignment between school growth and local land-use planning. This Element addresses the 10-year short-term planning horizon (2036) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Public School Facilities Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

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

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

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

- OBJECTIVE 1.1:** **THE CITY OF LAKE ALFRED SHALL IMPLEMENT THE APPROVED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (HEREAFTER REFERRED TO AS THE INTERLOCAL AGREEMENT) AS AMENDED TO MAXIMIZE OPPORTUNITIES TO SHARE INFORMATION.**
- Policy 1.1.1:** The City of Lake Alfred shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.
- Policy 1.1.2:** The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1-A1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.
- Policy 1.1.3:** The City of Lake Alfred shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board's student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.
- Policy 1.1.4:** The City of Lake Alfred shall at least annually report on growth and development trends within its jurisdiction to the School Board. The City shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.
- Policy 1.1.5:** Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.
- Policy 1.1.6:** The City of Lake Alfred shall seek and consider School Board comments on relevant Comprehensive Plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.
- Policy 1.1.7:** The City of Lake Alfred shall review their annually updated copy of the Polk County School Board's Five Year Program of Work and other reports from the School Board including a general educational facilities

report with information outlined in the Interlocal Agreement.

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

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

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

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

Policy 1.2.3: Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

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

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

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

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

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

- a. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five Year Program of Work of the School Board;
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development;
- d. Use of a unified data base including population (forecasts of student population), land use and facilities;
- e. Assistance from Polk Leisure Services (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, if applicable, or other appropriate mechanisms as deemed necessary.

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

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

Policy 2.1.1: The City shall ~~establish~~ implement development plan review procedures with an effective date of March 1, 2008 for all residential and mixed use

development proposals ~~in order~~ to implement school concurrency.

Comment: Language updated to reflect the implementation of the requirement.

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

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

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

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

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

Policy 2.2.2: Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set by the Polk County School Board.

- a. Magnet and School of Choice:
One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually;
- b. Other:
K-8, 6th grade centers, 9th grade centers, 6-12 are at one hundred percent (100%) of permanent DOE FISH capacity;

- c. Special Facilities:
Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations;
- d. Conversion Charter Schools:
The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

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

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

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

Policy 2.3.1: The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance "spot zones"). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, the City shall coordinate with the School Board and strive to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis (found in the Technical Support Document).

Policy 2.3.2: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments' development approvals for the CSA

and for contiguous CSAs.

Policy 2.3.3: Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of the School Board's requirement for a financially feasible five year capital facilities plan.

OBJECTIVE 2.4: **IN COORDINATION WITH THE SCHOOL BOARD, THE CITY WILL ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. THE CITY SHALL MANAGE THE TIMING OF RESIDENTIAL SUBDIVISION APPROVALS AND SITE PLANS TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.**

Policy 2.4.1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.

Policy 2.4.2: School concurrency shall apply only to residential development or a phase of residential development that generates students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

Policy 2.4.3: School concurrency shall be implemented beginning March 1, 2008, by the City, for all residential development, unless the development has been determined to be exempt or otherwise vested in accordance with Florida statutory and common law. Should the City receive any requests for exemption or vesting, it shall forward same to the School Board and accept and consider timely comments therefore in accordance with applicable provisions of the City's Intergovernmental Coordination Element and Section 2.D.1 of the Interlocal Agreement for Public School Facility Planning.

Policy 2.4.4: The City shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

Policy 2.4.5: The City, in consultation with Polk County School Board staff, will develop and adopt Land Development Regulations which establish application procedures and processes for evaluating school capacity and

making concurrency determinations consistent with the Interlocal Agreement.

Policy 2.4.6 (a): The City may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

Policy 2.4.6 (b): School concurrency decisions should support and not be in conflict with the local goals and objectives of the Comprehensive Plan regarding growth management, as articulated in the other elements of the local Comprehensive Plan.

Policy 2.4.7: The City will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

Policy 2.4.8: The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan;
- d. The City has determined that the residential development is exempt or otherwise vested from the requirements of school concurrency.

Policy 2.4.9: In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

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

Policy 2.4.10: If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means.

OBJECTIVE 2.5: **THE CITY SHALL ALLOW FOR MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE FIVE YEAR PROGRAM OF WORK.**

Policy 2.5.1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Program of Work and which will maintain adopted level of service standards.

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

Policy 2.5.2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the

impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

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

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

Policy 2.5.5: As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

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

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

legally available and appropriate methods in development conditions.

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

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

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

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

Policy 3.1.1: The City will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.

Policy 3.1.2: The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the Comprehensive Plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.

Policy 3.1.3: The City shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and that such sites are

compatible and consistent with the Comprehensive Plan.

- Policy 3.1.4:** The City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all Future Land Use Plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. The City shall clearly identify in the Future Land Use Element and Unified Land Development Code Regulations the land use and zoning categories in which schools are allowable uses.
- Policy 3.1.5:** The siting of new schools within the Green Swamp Area of Critical State Concern (ACSC), by definition an environmentally sensitive area for all of Central Florida, shall be prohibited within the City and unincorporated Polk County except for parcels located in what the County refers to as the Transit Supportive Development, Urban Growth Areas, and the Ridge Special Protection Areas.
- Policy 3.1.6:** The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.
- Policy 3.1.7:** The City shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 3.1.8:** The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Service Areas for utility services and expansions.
- Policy 3.1.9:** The City shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary.
- Policy 3.1.10:** The City shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.
- Policy 3.1.11:** The City shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.

- Policy 3.1.12:** The City shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:
- a. Consideration of school siting during the completion of area wide studies;
 - b. Developer contribution towards the provision of school facilities.
- OBJECTIVE 3.2:** **ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.**
- Policy 3.2.1:** Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.
- Policy 3.2.2:** Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.
- Policy 3.2.3:** Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.
- Policy 3.2.4:** Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.
- Policy 3.2.5:** Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.
- Policy 3.2.6:** In cooperation with the School Board, and where necessary, develop and adopt design standards for school bus stops and turnarounds in new developments.
- Policy 3.2.7:** Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.
- Policy 3.2.8:** The City shall coordinate closely with School Board staff on preliminary

design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, and providing pedestrian, bicycle and other connectivity to the surrounding residential community.

Policy 3.2.9: Reduce capital expenditures for the City and the School Board via cost-effective design criteria and shared facilities.

OBJECTIVE 3.3: **PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.**

Policy 3.3.1: Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, the City shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

Policy 3.3.2: Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in pursuing grant funding to enhance access and intermodal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

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

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

Policy 3.4.2: Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in

the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 4.2.8: The City in consultation with the School Board on a case-by-case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees or other innovative means to encourage developers to contribute to the provision of school facilities by:

- a. Donating school site(s);
- b. Reserving or selling sites at pre-development prices;

- c. Constructing new facilities or renovating existing facilities; and
- d. Providing access to public transit.

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

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

GOAL 5: MONITORING, EVALUATION, AND IMPLEMENTATION

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

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

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

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

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

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

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

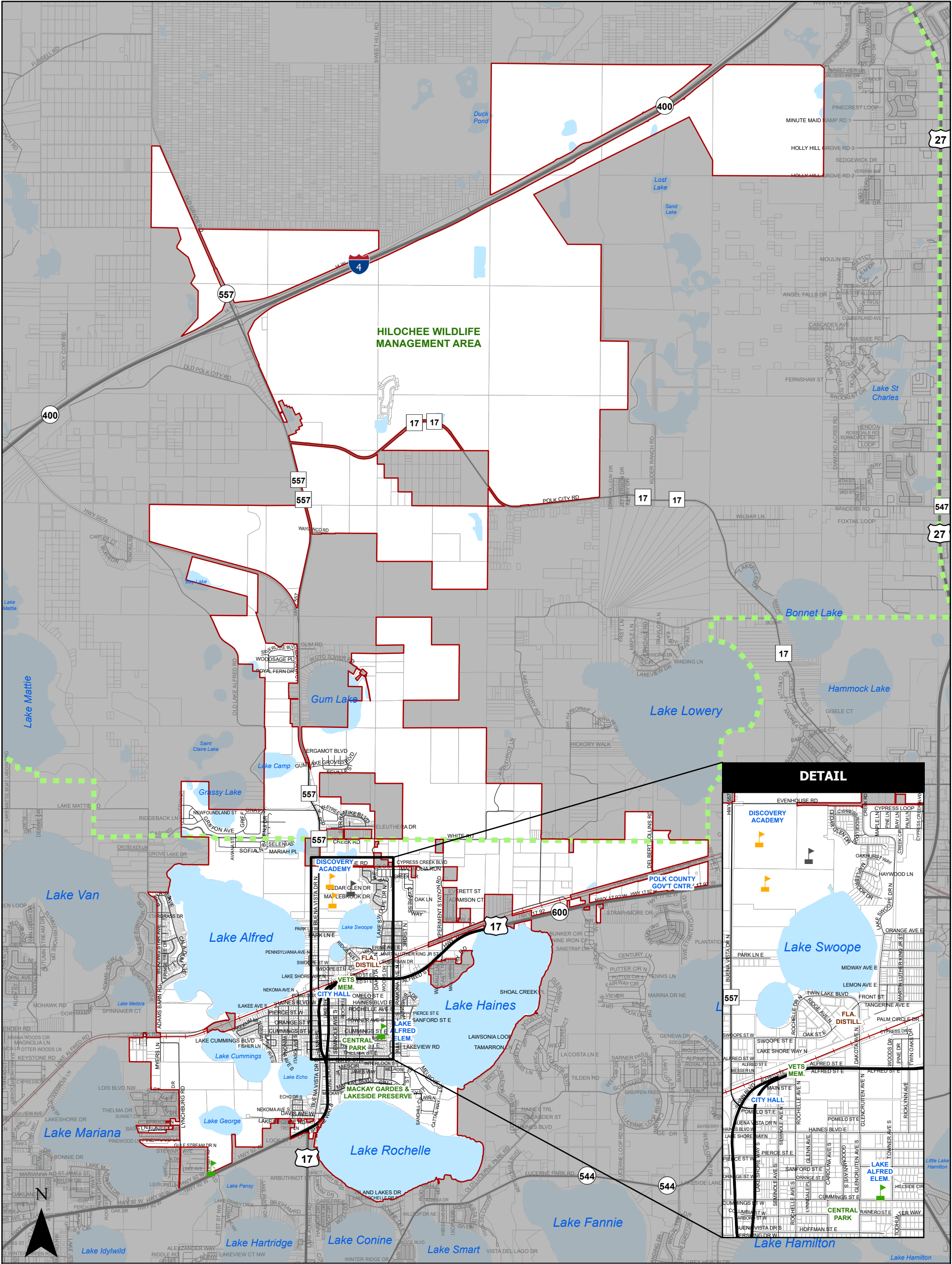
Policy 5.1.7: The City shall determine from the School Board the inventories required by the Public School Facilities Element.

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

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

DRAFT

CITY OF LAKE ALFRED
PSFE MAP 1 - PUBLIC SCHOOLS FACILITIES



Legend

- Lake Alfred City Limits
- Parcels
- Green Swamp Boundary
- Water Bodies

Public School Facilities

- Elementary
- Middle
- Special Needs



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
Polk County Schools
Polk County Property Appraiser
City of Lake Alfred



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City of Lake Alfred

Polk County, Florida



Comprehensive Plan Update

DRAFT

2025 EAR-Based Amendments

Definitions and Acronyms

LIST OF DEFINITIONS AND ACRONYMS

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

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

~A~

AFFORDABLE HOUSING: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in s. 420.004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either HUD or the State may be used by local governments if such programs are implemented by the local government to provide affordable housing.

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

AIRPORT CLEAR ZONE: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

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

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

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

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

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

AQUIFER RECHARGE: The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

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

~B~

BACKLOGGED FACILITY: A state roadway, at least 0.2 miles in length, operating below the Florida Department of Transportation's statewide adopted minimum operating level of service standards for its functional classification, and that is not in the FDOT's Five-Year Work Program and has not been determined by FDOT to be a constrained facility. Unlike a constrained roadway, there are no prohibitive costs or environmental constraints. Best Management Practice (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

BASIN MANAGEMENT ACTION PLAN: A comprehensive framework designed to restore water quality in Florida by reducing pollutant loadings through various management strategies.

BICYCLE AND PEDESTRIAN ~~WAYS~~ ROUTES: Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

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

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

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



CAPITAL BUDGET: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

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

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

CENTRAL BUSINESS DISTRICT: A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

CLUSTER DEVELOPMENT: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

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

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

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

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

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

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

CONCURRENCY MANAGEMENT SYSTEM: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

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

CONSERVATION ~~USES~~: Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

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

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

~D~

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

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

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

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

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

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

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

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

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04 F.S.)

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

DEVELOPMENT LIMITATIONS MAP: A map adopted by the City of Lake Alfred that depicts the areas of land within the City's Public Service Supply Area in the Green Swamp Area of Critical State Concern that are limited by environmental conditions including topography, wetlands, floodplains, soils, land use and cover, habitat for burrowing owl and kestrels, endangered wildlife and plant species areas, and archaeological site probability zones.

DEVELOPMENT OF REGIONAL IMPACT (DRI): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

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

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

DRAINAGE BASIN: see Stormwater Basin.

DRAINAGE DETENTION STRUCTURE: see Stormwater Management Detention Structure.

DRAINAGE FACILITIES: see Stormwater Management Facilities.

DRAINAGE RETENTION STRUCTURE: see Stormwater Retention Structure.

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

~E~

ECOLOGICAL COMMUNITIES: See Vegetative Communities.

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

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

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

EXTREMELY LOW INCOME PERSONS: One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

~F~

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

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

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

FLOODPLAINS: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

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

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

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

FUTURE LAND USE MAP: The graphic aid intended to depict the spatial distribution of various uses of the land in the City by land use category, subject to the Goal, Objectives, and Policies and the exceptions and provisions of the Future Land Use Element text and applicable development regulations.

~G~

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

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

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

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

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

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

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

GROSS DENSITY: The total number of permitted housing units divided by the total gross acreage of the development tract, including all internal acreage, as well as street, drainage, and utility rights-of-way and easements.

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

~H~

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

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

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

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

~I~

INCOMPATIBLE LAND USES: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

IN COMPLIANCE: Consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245, and 163.3248, with the appropriate strategic regional policy plan, and

with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable.

INDUSTRIAL USES: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

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

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

INTERNAL TRIP CAPTURE: Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

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LAND DEVELOPMENT REGULATIONS OR UNIFIED LAND DEVELOPMENT CODE:

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

LAND USE: The development that has occurred on land. (§380.031 F.S.)

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS is considered the industrial standard for measuring the quality of service to quantify a traveler-based perception of how well a transportation or facility operates.

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

LIMITED ACCESS FACILITY: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

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

LOCAL MITIGATION STRATEGY: The plans addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The strategy covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

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

LONG RANGE TRANSPORTATION PLAN (LRTP): Plan that provides a common vision for the community's future transportation needs and guides the investment of public funds in transportation facilities, addressing a timeline of 20 or more years. It includes both short and long term transportation strategies using multiple modes of transportation for moving people and goods. The LRTP: details comprehensive plan for transportation modes; includes long and short range goals and strategies; identifies funding sources and estimates costs; provides framework for choosing transportation projects; and may include local government projects.

LOW IMPACT DESIGN PRINCIPLES: Low Impact Design (LID) is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible to reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed. LID employs principles such as preserving and recreating natural features, minimizing impervious surfaces to create functional and appealing site drainage which treats stormwater as a resource rather than a waste product. Practices that can be used to adhere to these principles include bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

LOW INTENSITY COMMERCIAL: Low intensity commercial uses are uses such as convenience stores, gas stations, offices (up to 2,500 square feet), restaurants (up to 2,500

square feet), and drug stores that may be located in the Green Swamp Area of Critical State Concern to serve residents in the less urban areas of the City. The Floor Area Ratio of Low Intensity Commercial uses shall not exceed a 0.50 Floor Area Ratio.

LOW INCOME PERSONS: One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Lake Alfred, the median income of Polk County is used. (420.004, F.S. 1991)

~M~

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

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

MANUFACTURED HOUSING: Manufactured housing means a mobile home fabricated on or after June 15, 1976, in an off- site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

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

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

MODERATE INCOME PERSONS: One or more natural persons or a family, the total annual adjusted gross household income of which does is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Lake Alfred, the median income of Polk County is used. (420.004, F.S. 1991)

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



NATIONAL REGISTER OF HISTORIC PLACES: Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

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

NATURAL DRAINAGE FLOW: The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

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

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

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

NEIGHBORHOOD: An integrated area related to a larger community of which it is a part and it may consist of residential districts, a school or schools, shopping facilities, religious buildings and open spaces.

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

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

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

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

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

~O~

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

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

~P~

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

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

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

PLAYGROUND: A recreation area with play apparatus.

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

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

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

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

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

POTABLE WATER WELLFIELD: The site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service

connections used by year round residents or regularly serves at least 25 year-round residents.

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

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

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

PUBLIC BUILDINGS AND GROUNDS: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

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

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

PUBLIC NOTICE: means notice as required by s. 125.66(2) for a county or by s. 166.041(3)(a) for a municipality. The public notice procedures required in this part are established as minimum public notice procedures.

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

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

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

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

PURCHASE OF DEVELOPMENT RIGHTS: The acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser.

~Q~

~R~

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

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

RECREATIONAL USES: Activities within areas where recreation occurs.

REDEVELOPMENT: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340 F.S.)

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

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

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

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

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

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

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

RIGHT OF WAY: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads. Polk County subcategorized collector roads into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories. The City subcategorized collectors as Mixed-Use, Neighborhood, and Industrial.

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

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

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

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

RURAL VILLAGE OR RURAL ACTIVITY CENTER: A small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic and institutional needs of the surrounding rural areas.



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

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

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

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

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

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

SHALL: A directive or requirement.

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

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

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

SOIL TYPES IN THE GREEN SWAMP

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

Bushnell
Immokalee
Ona

Broward
Eureka
Myakka (Leon)

Scranton
Wabasso (Leon loamy substrata)
Pompano Sand, acid
Placid sand, slightly wet

Panasoffkee
St. Johns
Wauchula (Leon, heavy substrata)
(FAC 28-27.005).

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

Lake
Apopka (Blanton)
Lucy
Paola (Lakewood)
St. Lucie
Vaucluse

Astatula (Lakeland)
Cassia
Orlando
Pomello
Tavares
(FAC 28-27.005)

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

Anclote
Basinger (Plummer)
Iberia
Oklawaha
Pelham
Pompano
Anclote & Myakka
Placid & Myakka
Brighton
Manatee
(FAC 28-27.005)

Pamlica
Placid (Rutlege)
Iberia & Manatee
Fellowship
Emeralda
Feldo
Ocoee
Peace River Soils
Swamp
Myakka & Placid (FAC 28-27.005)

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

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

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

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

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

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

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

STORMWATER BASIN (FORMERLY DRAINAGE BASIN): The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic water, including all areas artificially added to the basin.

STORMWATER DETENTION STRUCTURE (FORMERLY DRAINAGE DETENTION STRUCTURE): A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical or biological processes with subsequent gradual release of the stormwater.

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

STORMWATER MANAGEMENT RETENTION STRUCTURE (FORMERLY DRAINAGE RETENTION STRUCTURE): A structure designed to collect and prevent the release of a given volume of stormwater by complete on site storage.

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

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

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

SUBSTANDARD:

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

SUFFICIENCY REVIEW: State Land Planning Agency review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S.

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

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

~T~

25-YEAR FREQUENCY, 24-HOUR DURATION STORM EVENT: A storm event and associated rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the storm event.

TRANSFER OF DEVELOPMENT RIGHTS: A governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

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

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

TRANSIT-ORIENTED DEVELOPMENT: A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments,

of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit serve operating through, collectively or separately, rail, fixed guideway, streetcar, or bus system on dedicated facilities or available roadway connections.

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

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

TARGET ZERO: A statewide initiative to reduce the number of transportation-related serious injuries and deaths across Florida to zero.

~U~

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

URBAN INFILL: The development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

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

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

~V~

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

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

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

~W~

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

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

WELLHEAD PROTECTION AREA: An area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this code, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones or contribution described in existing data.

WETLANDS: Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. Wetlands as used in this rule has the meaning as defined in Subsection 373.019, F.S. (and repeated here) and as further described by the delineation methodology in Section 373.4211, F.S.

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~Z~

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

ZONING: In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, type of residential) and the location, bulk, height, shape, and coverage of structures within each zone.

ACRONYMS

AASHTO	American Association of State Highway and Transportation Officials
<u>ACSC</u>	<u>Area of Critical State Concern – Green Swamp</u>
ADF	Average daily flow.
<u>AWS</u>	<u>Alternative Water Supply</u>
<u>BMAP</u>	<u>Basin Management Action Plan</u>
BMP	Best Management Practice
CFRPC	Central Florida Regional Planning Council
<u>CFWI</u>	<u>Central Florida Water Initiative</u>
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CSA	School Concurrency Service Areas
DOE	Department of Education
DNR	Florida Department of Natural Resources
DRI	Development of Regional Impact
EDB	Ethylene Dibromide
EPA	United States Environmental Protection Agency
FAC	Florida Administrative Code.
FDEP (DEP)	Florida Department of Environmental Protection
FDNR	Florida Department of Natural Resources
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FISH	Florida Inventory of School Houses
FS	Florida Statutes
GPCD	Gallons per capita per day
GPD	Gallons per day
GSACSC	Green Swamp Area of Critical State Concern
HRS	Florida Department of Health and Rehabilitative Services
HUD	United States Department of Housing and Urban Development
HWA	Heartland Water Alliance
LDR	Land Development Regulations
<u>LMS</u>	<u>Local Mitigation Strategy</u>
LOS	Level of Service
LPA	Local Planning Agency
LTS	Level of Traffic Stress
<u>LWSWG</u>	<u>Local Mitigation Strategy Working Group</u>
MGD	Million gallons per day
<u>OSTDS</u>	<u>Onsite Sewage Treatment and Disposal Systems</u>
<u>PRWC</u>	<u>Polk Regional Water Cooperative</u>
PSI	Pounds per square inch
PUD	Planned Unit Development
<u>RWSP</u>	<u>Regional Water Supply Plan</u>
<u>SCSA</u>	<u>School Concurrency Service Areas</u>
SREF	State Requirements for Educational Facilities

SWFWMD
TPO
TSDA

Southwest Florida Water Management District
Polk County Planning Organization
Transit Supportive Development Area

DRAFT

February 13, 2026

The Honorable Mac Fuller
Mayor, City of Lake Alfred
120 East Pomelo Street
Lake Alfred, Florida 33850

Dear Mayor Fuller,

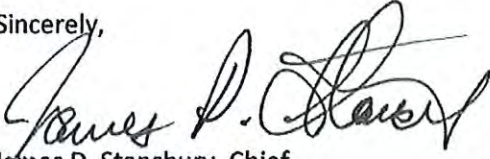
FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Lake Alfred (Amendment No. 25-04ER), which was received on December 16, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by FloridaCommerce from the appropriate reviewing agencies, if any, are enclosed.

The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Adam Sieracki, Planning Analyst, by telephone at (850)-717-8549 or by email via Adam.Sieracki@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/as

Enclosure: Procedures for Adoption

cc: Ryan Leavengood, Interim Community Development Director, City of Lake Alfred
Marisa M. Barmby, AICP, Program Manager – Planning, Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR STATE COORDINATED REVIEW**

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

- _____ State Land Planning Agency identification number for adopted amendment package.
- _____ Summary description of the adoption package, including any amendments proposed but not adopted.
- _____ Ordinance number and adoption date.
- _____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.
- _____ Name, title, address, telephone, FAX number and e-mail address of local government contact.
- _____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

- _____ In the case of text amendments, changes should be shown in strike-through/underline format.
- _____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation and its adopted designation.
- _____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From: Merkle, Tanya <Tanya.Merkle@dot.state.fl.us>
Sent: Wednesday, December 31, 2025 3:36 PM
To: mbarmby@cfrpc.org
Cc: DCPexternalagencycomments
Subject: RE: Proposed Amendment External Agency Notification Lake Alfred 25-04ER

Good afternoon Ms. Barmby,

FDOT has reviewed the transmitted proposed amendment for Lake Alfred 25-04ER pursuant to Section 163.3184(3), Florida Statutes. The proposed CPS is not determined to have significant adverse impacts to transportation resources or facilities of state importance at this time.

We appreciate the opportunity to review the proposed amendment, and if you have any questions, please do not hesitate to reach out.

Thank you,

Tanya

Tanya Merkle, MURP, CPM
Community Planner
D1 Bicycle/Pedestrian & SUN Trail Coordinator
941-708-4459 Desk
863-272-4819 Cell
tanya.merkle@dot.state.fl.us



PLANNING STUDIO
DISTRICT ONE



From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Donna Harris
Sent: Tuesday, December 16, 2025 7:52 AM
To: compliancepermits@dos.fl.gov; compplans@fldoe.org; D1-Planning Reviews <D1-PlanningReviews@dot.state.fl.us>; james.golden@watermatters.org; Jennifer Codo-Salisbury <jcodosalisbury@cfrpc.org>; plan.review@dep.state.fl.us; FDOT Planning <FDOT.Planning@dot.state.fl.us>; donna.harris@commerce.fl.gov
Subject: Proposed Amendment External Agency Notification Lake Alfred 25-04ER

EXTERNAL SENDER: Use caution with links and attachments.

This is to notify you that FloridaCommerce has received a proposed amendment for review.

?Lake Alfred 25-04ER



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

John R. Mitten
Chair, Hernando, Marion

Jack Blspham
Vice Chair, Manatee

Ashley Bell Barnett
Secretary, Polk

John E. Hall
Treasurer, Polk

Ed Armstrong
Former Chair, Pinellas

Kelly S. Rice
Former Chair, Citrus, Lake,
Levy, Sumter

Michelle Williamson
Former Chair, Hillsborough

Josh Gamblin
DeSoto, Hardee, Highlands

James Holton
Pinellas

Dustin Rowland
Pasco

Robert Stern
Hillsborough

Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

January 14, 2026

Ms. Yazmin Valdez, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Lake Alfred 25-4ER**

Dear Ms. Valdez:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Marissa Barmby, CFRPC

Harris, Donna

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Wednesday, January 14, 2026 5:34 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Lake Alfred 25-04ER Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

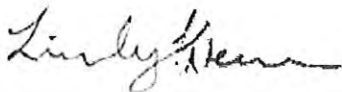
To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Lake Alfred 25-04ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



LAKE ALFRED CITY COMMISSION
MARCH 16, 2026

2.) Discussion: City Manager Evaluation

3.) Resolution 04-26: Employment Agreement

Issue: The City Commission will discuss the City Manager's evaluation and consider an updated amendment to the City Manager's Employment Agreement.

Attachments:

- Score Summary & Evaluations
- Activity Summary
- Evaluation & Agreement Letter
- Resolution 04-26: City Manager Agreement

Analysis: The City Manager is to receive a performance evaluation biennially in advance of the adoption of the annual operating budget. The evaluation format was consistent with previous evaluations and was comprised of eight (8) categories, allowing for a numerical ranking, with space for additional comments under each category and at the end of the evaluation.

Analysis: Under the Charter, the City of Lake Alfred has three contracted employees that report directly to the City Commission, which are the City Auditor, the City Attorney, and the City Manager, who operate under various service or employment agreements.

The City Manager's agreement was originally adopted in 2012, with the last substantive updates in 2016 and 2024. The agreement allows changes to be made following the performance evaluation and before the adoption of the annual operating budget.

The proposed agreement is a simplification, rebalancing and consolidation of the existing agreement. It removes compensation provisions that were tied to longevity and reorients it towards performance. The one benefit addition is a post-employment insurance benefit.

Staff Recommendation: Request approval of Resolution 04-26.

2024-2026 City Manager Evaluation

CATEGORIES	COMMISSIONER'S RATINGS					Avg
	Fuller	Daley	Dearmin	Eden	Robinson	
Fiscal Management	5	5	5	5	5	5.00
Management & Organization	5	5	5	5	5	5.00
Management of City Assets	5	5	5	5	5	5.00
Program Development & Follow-Through	5	5	5	5	5	5.00
Community Relations	5	5	5	5	5	5.00
Communication with Commission & Others	5	5	5	5	5	5.00
Intergovernmental Relations	5	5	5	5	5	5.00
Management Style	5	5	5	5	5	5.00
Average	5.00	5.00	5.00	5.00	5.00	5.00

OVERALL AVERAGE RATING:	5.00
-------------------------	------

C. Mac Fuller

City Manager
Performance Evaluation
2024-2026



City Manager
Performance Evaluation

1. **Fiscal Management:** Is the Manager's budget realistic? Is it prepared in an intelligible fashion? Is it balanced? Does he manage City operations within fiscal restraints of the budget? How is his long range financial planning?

								XH
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

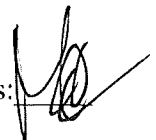
RE: FISCAL MANAGEMENT - THIS IS THE ONE THAT MOST CITIES PROBABLY DREAD - YOUR PRESENTATION IS VERY CLEAR, CONCISE, AND EASY TO UNDERSTAND. YOUR ABILITY TO EXPRESS OUR BUDGET AND THE WAYS THAT YOU ADDRESS EACH LINE ITEM IS EASILY UNDERSTOOD. THIS IS WHY YOU RECEIVED APPLAUSE AT THE CONCLUSION OF THIS MOST RECENT BUDGET PRESENTATION - OUTSTANDING -

2. **Management and Organization:** Does he properly supervise his staff and Department Directors? Does he at the same time maintain a standard of respect for their ability and encourage their initiative? Is he able to get enthusiastic responses to new ideas and reorganizations? Does he know what is going on in the operations of the departments? Is he available to City employees for guidance and counseling? Does he impartially interpret and administer City personnel policy?

								X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

OUTSTANDING SUPERVISION W/ THE ABILITY TO ALLOW YOUR DEPT HEADS AND DIRECT REPORTS TO HAVE A SAY IN THEIR MEETINGS W/ YOU. IF THEY HAVE A SUGGESTION TO AN ISSUE, YOU INVITE THEIR SIDE AND WORK WITH THEM TO MODIFY, OR STAND W/ YOUR DECISION AS LONG AS THEY UNDERSTAND THE BIG PICTURE. WE HAVE GREAT STAFF AND EMPLOYEES, AND THEY RESPECT YOUR ABILITY TO CONSIDER QUESTIONS AND UNDERSTAND WHY EACH DECISION IS MADE -



City Manager
Performance Evaluation

3. **Management of City Assets:** Does he review City equipment and property for the purpose of future planning and for replacement? Has he developed new ideas for reorganizing or redirecting City equipment for more efficient and effective operations? Has he worked to update technology in order to save work time and/or money? Does he properly manage City property and facilities?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

WE ARE BLESSED WITH THE ABILITY TO HAVE GOOD EQUIPMENT & OTHER ASSETS TO GET THE JOB OF THE CITY TAKEN CARE OF. AGAIN, OUR DEPT HEADS ARE TASKED TO RECOGNISE NEEDS FOR REPAIR & REPLACEMENT AS NEEDED TO DO SAFE AND ADEQUATE JOB TO MEET THE NEEDS OF THE CITY & ITS RESIDENTS -

4. **Program Development and Follow-Through:** Does he use initiative to develop new programs to meet the problems facing City government? Does he understand City ordinances and State laws pertaining to municipal operations? Does he review procedures and programs from time to time to improve effectiveness and efficiency? Does he promptly make changes in programs or procedures when it proves impractical or when changes would enhance City operations or public services?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

YOU ABSOLUTELY HAVE THE ABILITY TO RECOGNIZE & RESPOND NEEDS FOR PROGRAMS TO EFFICIENTLY MEET THE NEEDS OF OUR CITY. - WE HAVE HAD TO REPLACE SOME PROGRAMS THAT ARE MORE EFFECTIVE TO DO EACH DEPARTMENTS NEEDS, - PROGRAMMING NEEDS, BUDGET NEEDS, SAFETY CONCERNS, ETC. THESE ARE REGULARLY REVIEWED WITH STAFF TO MAKE SURE THEY HAVE WHAT IS NEEDED TO MAINTAIN AND IMPROVE EFFICIENCY.

City Manager
Performance Evaluation

5. **Community Relations:** What is the general attitude of the Community of the City Manager? Does he properly handle complaints from the citizens? Does he represent the City well before groups and the press? Does he properly defend the Commission and its reputation? Does he properly avoid politics and partisanship? Does he cooperate cordially with local clubs and citizens groups?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

THIS CITY RECOGNIZES THE VALUE YOU BRING TO US AS WE HANDLE THE POSITIVE & NEGATIVE ISSUES THAT WE ARE FACING IN TIMES OF RAPID GROWTH AND THE REMEDIES THAT WILL BE TAKING CARE OF MANY OF THE ISSUES WE FACE. WATER PRESSURE, WATER TASTE & QUALITY, ETC. AS COMMISSIONERS, WE DON'T ALWAYS HAVE ACCESS TO ALL ANSWERS, BUT YOUR ABILITY TO ADDRESS ISSUES IS ALWAYS THERE.

6. **Communication with the Commission and others:** Does he keep you as a Commissioner informed of things happening within the operations of the City? Within the community? Does he take the time to discuss and research your concerns and ideas, and does he follow-up by reporting progress? Does he keep the Commission informed of proposed and approved regulations and constraints placed on City operations by the County and State governments? Does he communicate clearly with Department Directors, employees and the general public?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

ALL OF THE ISSUES DESCRIBED ABOVE IN THE AREAS OF INFORMATION ON CURRENT CONCEPTS, CONCERNS, & IDEAS ARE HANDLED WELL. CLEAR COMMUNICATION IS NEVER AN ISSUE WITH YOUR ABILITY & JUDGEMENT THAT YOU USE TO CLARIFY ANY ISSUE TO QUESTIONS THAT WE RECEIVE IN COMMISSION MEETINGS, OR ONES DIRECTED TO YOU BY CITIZENS ON THE PHONE OR WRITTEN TO YOU. OUR RECENT LUNCH W/ A RESIDENT TO UPDATE OUR PLANS ON GROWTH, AND AN EXPLANATION OF THE HURDLES WE FACE WHEN THERE ARE MULTIPLE PEOPLE INVOLVED IN THE DECISION MAKING PROCESS.

Evaluating Commissioner Initials: 

City Manager
Performance Evaluation

7. **Intergovernmental Relations:** Does he cooperate cordially with citizens and government officials from neighboring cities, Polk County, regional entities, and state level organizations?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

YOU ARE A PERSON WHO IS GIVING YOUR TIME & UNDERSTANDING TO OTHERS IN OUR CITY, COUNTY, AND THE MUNICIPALITIES THAT WE ARE NEIGHBORS WITH. YOU ARE RESPECTED FOR YOUR ABILITY TO EXPLAIN THE ISSUES AS YOUR EXPERIENCE HAS BEEN A WINNING SOLUTION TO SIMILAR PROBLEMS OR SITUATIONS THAT OTHER CITIES MAY BE FACING, AND YOUNGER AND GROWING CITY MANAGERS ARE RELIANT ON YOUR THOUGHTS.

8. **Management Style:** Does the City Manager have a management style that compliments the effective operation of our City?

									X
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

ABSOLUTELY!! - THE WAY THAT YOU HANDLE OUR CITY'S NEEDS ARE WHAT MAKES YOU SUCH A GREAT RESOURCE FOR ALL OF US -



City Manager
Performance Evaluation

Additional Comments

During the current year, what can the City Manager take the greatest pride in? What do you feel are his strongest points and his finest accomplishments this year?

Comments:

RYAN, YOU TAKE GREAT PRIDE IN OUR ABILITY TO WORK TOGETHER - TO MEET OUR CITY'S NEEDS AND BE ABLE TO SAY THAT WE WERE OUT IN FRONT OF ISSUES SUCH AS WATER NEEDS FOR OUR FUTURE. BEING THE RECIPIENT OF NETTIE DRAUGHTON AWARD WAS A HUGE ACCOMPLISHMENT.

What areas do you feel most need improvement? Why? Do you have any constructive, positive ideas how the City Manager can improve in these areas?

Comments:

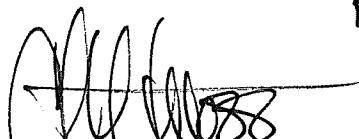
I FEEL THAT OUR CITY'S NEED FOR UPDATING WILL BE YOUR BIGGEST CHALLENGE / AND YOU ARE IN A GOOD PLACE TO RESPOND. YOU AS A CITY MANAGER, AND FACING THESE CHALLENGES IS NOT A CONCERN, BUT YOUR DEDICATION TO FACING THESE NEEDS ALSO CAN USE ADDITIONAL RESOURCES TO HELP REDUCE YOUR LOAD - I CAN'T THINK OF ANYTHING THAT I FEEL IS A NEED FOR IMPROVEMENT, OR CHANGE -

Do you have any other comments, feedback, or suggestions?

Comments:

YOU ARE THE BEST CITY MANAGER IN OUR COUNTY, AND IN OUR STATE. YOU HAVE OTHER VERY QUALIFIED CITY MANAGERS HERE AS WELL, AND YOU KNOW HOW TO CALL ON THEM FOR RESOURCES, AND TO SHARE YOUR THOUGHTS WITH. I WANT THE BEST FOR YOU, WHICH MEANS THE BEST FOR YOUR FAMILY AND OUR CITY - PLEASE FEEL FREE TO ASK FOR ANYTHING YOU NEED TO HELP YOU REMAIN HEALTHY, SAFE, AND HAPPY -

Performance Appraisal By:


(Signature of Elected Official)

3-5-26

(Date)

Nancy Daley

City Manager
Performance Evaluation
2024-2026



City Manager Performance Evaluation

- 1. Fiscal Management:** Is the Manager's budget realistic? Is it prepared in an intelligible fashion? Is it balanced? Does he manage City operations within fiscal restraints of the budget? How is his long range financial planning?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has an impeccable grasp on the city budget and finances. He is always looking for the most efficient way to run city operations. He takes advantage of monetary savings every chance he gets.

- 2. Management and Organization:** Does he properly supervise his staff and Department Directors? Does he at the same time maintain a standard of respect for their ability and encourage their initiative? Is he able to get enthusiastic responses to new ideas and reorganizations? Does he know what is going on in the operations of the departments? Is he available to City employees for guidance and counseling? Does he impartially interpret and administer City personnel policy?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan is an excellent supervisor of city directors while he gives them the freedom to run their own departments. He has recently added several assistant director positions which will help with succession planning.

City Manager
Performance Evaluation

3. **Management of City Assets:** Does he review City equipment and property for the purpose of future planning and for replacement? Has he developed new ideas for reorganizing or redirecting City equipment for more efficient and effective operations? Has he worked to update technology in order to save work time and/or money? Does he properly manage City property and facilities?

										✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0		

Comments:

Ryan and his staff are always upgrading and recycling city assets. He is open to modernization.

4. **Program Development and Follow-Through:** Does he use initiative to develop new programs to meet the problems facing City government? Does he understand City ordinances and State laws pertaining to municipal operations? Does he review procedures and programs from time to time to improve effectiveness and efficiency? Does he promptly make changes in programs or procedures when it proves impractical or when changes would enhance City operations or public services?

										✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0		

Comments:

Ryan keeps up with the state and federal requirements which are always changing .
He is great at master planning and updates master plans as needed He was recently named as a hometown hero by the Florida League of Cities.

City Manager
Performance Evaluation

5. **Community Relations:** What is the general attitude of the Community of the City Manager? Does he properly handle complaints from the citizens? Does he represent the City well before groups and the press? Does he properly defend the Commission and its reputation? Does he properly avoid politics and partisanship? Does he cooperate cordially with local clubs and citizens groups?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan is very involved in community initiatives. He attends special events and engages with residents.
He addresses residents' issues personally and in a timely manner. He resolves problems efficiently.

6. **Communication with the Commission and others:** Does he keep you as a Commissioner informed of things happening within the operations of the City? Within the community? Does he take the time to discuss and research your concerns and ideas, and does the he follow-up by reporting progress? Does he keep the Commission informed of proposed and approved regulations and constraints placed on City operations by the County and State governments? Does he communicate clearly with Department Directors, employees and the general public?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has improved on the frequency of Commission updates. He answers emails and messages promptly.

City Manager
Performance Evaluation

7. **Intergovernmental Relations:** Does he cooperate cordially with citizens and government officials from neighboring cities, Polk County, regional entities, and state level organizations?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has a great relationship with our county and surrounding cities. He looks for ways to coordinate operations.

8. **Management Style:** Does the City Manager have a management style that compliments the effective operation of our City?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan addresses the concerns of residents and commissioners alike. He is well liked by all.

City Manager
Performance Evaluation

Additional Comments

During the current year, what can the City Manager take the greatest pride in? What do you feel are his strongest points and his finest accomplishments this year?

Comments:

Ryan's greatest accomplishments are creating master plans and sticking to them. He has done a great job using creative financing (grants etc.) to keep the city from adding debt.

What areas do you feel most needs improvement? Why? Do you have any constructive, positive ideas how the City Manager can improve in these areas?

Comments:

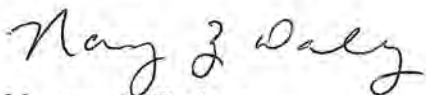
Ryan is doing a fantastic job and it would be hard to find an area that needs improvement.

Do you have any other comments, feedback, or suggestions?

Comments:

Ryan is a great asset to the city and I look forward to working with him for years to come.

Performance Appraisal By:



Nancy Z Daley

March 3, 2026

(Signature of Elected Official)

(Date)

Jack Dearmin

City Manager
Performance Evaluation
2024-2026



City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5270
Fax: (863) 291-5317
www.mylakealfred.com

City Manager's Office

February 19, 2026

Honorable Mayor and Commissioners,

Per the City Manager employment agreement I am to be formally evaluated once every two years in advance of the adoption of the annual operating budget. Please see the annual evaluation forms that I have enclosed for your review. There are eight (8) categories that allow a numerical ranking as well as available space for any additional comments. Each category is rated 1-5 with the following scoring system:

1 = Poor 2 = Fair 3 = Good 4 = Very Good 5 = Excellent

Decimal ratings are available, should you desire to use them. If the desired decimal amount is not present you can write your score into the comments (i.e. 4.75). All ratings will be added together and averaged to give a total score for each Commissioner and then an overall ranking.

Your comments are greatly appreciated. We have worked on and achieved a great deal over the past two years and your feedback is very valuable to me as we continue forward. I'd like to think that I am evaluated continuously and that feedback is given consistently throughout as we work together to achieve the collective goals of the City. The formal evaluation is an opportunity to then reflect over the work and activities and to refocus our efforts going forward. To assist in this effort, I have included an overview of the activities and work that we have undertaken and achieved over the previous two years. There are many highlights but I am most proud of our new playground; the addition to our Veterans Memorial; the EPA Grant for Growers; and the announcement of Publix.

I am requesting that your completed evaluations be returned to City Administration by Friday, March 6th, so they can be tabulated and included in the agenda packet for the March 16th, 2024 regular City Commission meeting. Please do not hesitate to contact me if you have any questions.

Sincerely,



Ryan Leavengood
City Manager

City Manager
Performance Evaluation

1. **Fiscal Management:** Is the Manager's budget realistic? Is it prepared in an intelligible fashion? Is it balanced? Does he manage City operations within fiscal restraints of the budget? How is his long range financial planning?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has always made a commitment to a balance budget.

Planning is always a key to the success of our city.

He has made great strides to accomplish these goals.

2. **Management and Organization:** Does he properly supervise his staff and Department Directors? Does he at the same time maintain a standard of respect for their ability and encourage their initiative? Is he able to get enthusiastic responses to new ideas and reorganizations? Does he know what is going on in the operations of the departments? Is he available to City employees for guidance and counseling? Does he impartially interpret and administer City personnel policy?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has respect for his team of Directors and Staff.

He meets with his Directors regularly to discuss any improvements that need to be made.

City Manager
Performance Evaluation

3. **Management of City Assets:** Does he review City equipment and property for the purpose of future planning and for replacement? Has he developed new ideas for reorganizing or redirecting City equipment for more efficient and effective operations? Has he worked to update technology in order to save work time and/or money? Does he properly manage City property and facilities?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan monitors the city equipment and replaces when needed.

We have excelent assets to stay up to date.

4. **Program Development and Follow-Through:** Does he use initiative to develop new programs to meet the problems facing City government? Does he understand City ordinances and State laws pertaining to municipal operations? Does he review procedures and programs from time to time to improve effectiveness and efficiency? Does he promptly make changes in programs or procedures when it proves impractical or when changes would enhance City operations or public services?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan takes great pride in his work and is always professional with our city operations.

City Manager
Performance Evaluation

5. **Community Relations:** What is the general attitude of the Community of the City Manager? Does he properly handle complaints from the citizens? Does he represent the City well before groups and the press? Does he properly defend the Commission and its reputation? Does he properly avoid politics and partisanship? Does he cooperate cordially with local clubs and citizens groups?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan has always maintained an open door policy to assist our citizens.
Ryan is very cooperative to assist with any groups.

6. **Communication with the Commission and others:** Does he keep you as a Commissioner informed of things happening within the operations of the City? Within the community? Does he take the time to discuss and research your concerns and ideas, and does the he follow-up by reporting progress? Does he keep the Commission informed of proposed and approved regulations and constraints placed on City operations by the County and State governments? Does he communicate clearly with Department Directors, employees and the general public?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

This has been improved by sending more up to date commissioner updates.

City Manager
Performance Evaluation

7. **Intergovernmental Relations:** Does he cooperate cordially with citizens and government officials from neighboring cities, Polk County, regional entities, and state level organizations?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

100%

8. **Management Style:** Does the City Manager have a management style that compliments the effective operation of our City?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

Ryan takes pride in his work and the reputation of our city is second to none.

City Manager
Performance Evaluation

Additional Comments

During the current year, what can the City Manager take the greatest pride in? What do you feel are his strongest points and his finest accomplishments this year?

Comments:

Ryan is doing what he loves, the four that have impressed me the most is the future Publix, John Deaton Water Plant, Center State Bank remodel and the removal of the Growers Fertilizer Plant.

What areas do you feel most needs improvement? Why? Do you have any constructive, positive ideas how the City Manager can improve in these areas?

Comments:

Managing the City growth.

Do you have any other comments, feedback, or suggestions?

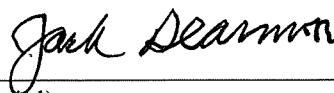
Comments:

I appreciate Ryans strong leadership in guiding our city for the past 14 years, and looking foward to the future.

Performance Appraisal By:

Jack Dearmin

(Signature of Elected Official)



3-9-2026

(Date)

Commissioner Eden

City Manager Performance Evaluation

1. **Fiscal Management:** Is the Manager's budget realistic? Is it prepared in an intelligible fashion? Is it balanced? Does he manage City operations within fiscal restraints of the budget? How is his long range financial planning?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

2. **Management and Organization:** Does he properly supervise his staff and Department Directors? Does he at the same time maintain a standard of respect for their ability and encourage their initiative? Is he able to get enthusiastic responses to new ideas and reorganizations? Does he know what is going on in the operations of the departments? Is he available to City employees for guidance and counseling? Does he impartially interpret and administer City personnel policy?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

City Manager
Performance Evaluation

3. **Management of City Assets:** Does he review City equipment and property for the purpose of future planning and for replacement? Has he developed new ideas for reorganizing or redirecting City equipment for more efficient and effective operations? Has he worked to update technology in order to save work time and/or money? Does he properly manage City property and facilities?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

4. **Program Development and Follow-Through:** Does he use initiative to develop new programs to meet the problems facing City government? Does he understand City ordinances and State laws pertaining to municipal operations? Does he review procedures and programs from time to time to improve effectiveness and efficiency? Does he promptly make changes in programs or procedures when it proves impractical or when changes would enhance City operations or public services?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

City Manager
Performance Evaluation

5. **Community Relations:** What is the general attitude of the Community of the City Manager? Does he properly handle complaints from the citizens? Does he represent the City well before groups and the press? Does he properly defend the Commission and its reputation? Does he properly avoid politics and partisanship? Does he cooperate cordially with local clubs and citizens groups?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

6. **Communication with the Commission and others:** Does he keep you as a Commissioner informed of things happening within the operations of the City? Within the community? Does he take the time to discuss and research your concerns and ideas, and does the he follow-up by reporting progress? Does he keep the Commission informed of proposed and approved regulations and constraints placed on City operations by the County and State governments? Does he communicate clearly with Department Directors, employees and the general public?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

City Manager
Performance Evaluation

7. **Intergovernmental Relations:** Does he cooperate cordially with citizens and government officials from neighboring cities, Polk County, regional entities, and state level organizations?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

8. **Management Style:** Does the City Manager have a management style that compliments the effective operation of our City?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

City Manager
Performance Evaluation

Additional Comments

During the current year, what can the City Manager take the greatest pride in? What do you feel are his strongest points and his finest accomplishments this year?

Comments:

I WOULD SAY THE GREATEST STRENGTH IS BALANCING EVERYTHING. IT IS IMPORTANT TO PLAN LONG TERM WHILE KEEPING IN MIND THE SHORT TERM AS WELL. BEING ATTENTIVE TO RESIDENT REQUESTS AND QUESTIONS MAKE A POSITIVE DIFFERENCE IN THE COMMUNITY.

What areas do you feel most need improvement? Why? Do you have any constructive, positive ideas how the City Manager can improve in these areas?

Comments:

RYAN DOES A GREAT JOB AS PREVIOUSLY MENTIONED. I WOULD SAY TO CONTINUE STRIVING TO COMPLETE COMMUNITY PROJECTS IN A MORE TIMELY MANNER. ITS GREAT THAT THE BALL IS ROLLING AND I UNDERSTAND THESE THINGS TAKE TIME, BUT I WOULD LIKE TO COMPLETE PROJECTS A LITTLE FASTER BEFORE JUMPING INTO THE NEXT PROJECT WHEN POSSIBLE.

Do you have any other comments, feedback, or suggestions?

Comments:

RYAN DOES A GREAT JOB BALANCING IT ALL. WORKING WITH CITY STAFF AND MAKING SURE THE CITY IS STRATEGICALLY POSITIONED WELL FOR THE NEXT 20-30 YEARS. IT TRULY IS A BALANCING ACT WITH SO MANY PROJECTS AND DEPARTMENTS RELYING ON EACH OTHER TO MANAGE GROWTH AND PLAN FOR THE FUTURE. WE HAVE OUR HANDS FULL WITH WATER PROJECTS, PARK PROJECTS, AND CITY INFRASTRUCTURE.

Performance Appraisal By:



(Signature of Elected Official)

3/6/26

(Date)

Commissioner Robinson

City Manager
Performance Evaluation
2024-2026



City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



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Fax: (863) 291-5317
www.mylakealfred.com

City Manager's Office

February 19, 2026

Honorable Mayor and Commissioners,

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1 = Poor 2 = Fair 3 = Good 4 = Very Good 5 = Excellent

Decimal ratings are available, should you desire to use them. If the desired decimal amount is not present you can write your score into the comments (i.e. 4.75). All ratings will be added together and averaged to give a total score for each Commissioner and then an overall ranking.

Your comments are greatly appreciated. We have worked on and achieved a great deal over the past two years and your feedback is very valuable to me as we continue forward. I'd like to think that I am evaluated continuously and that feedback is given consistently throughout as we work together to achieve the collective goals of the City. The formal evaluation is an opportunity to then reflect over the work and activities and to refocus our efforts going forward. To assist in this effort, I have included an overview of the activities and work that we have undertaken and achieved over the previous two years. There are many highlights but I am most proud of our new playground; the addition to our Veterans Memorial; the EPA Grant for Growers; and the announcement of Publix.

I am requesting that your completed evaluations be returned to City Administration by Friday, March 6th, so they can be tabulated and included in the agenda packet for the March 16th, 2024 regular City Commission meeting. Please do not hesitate to contact me if you have any questions.

Sincerely,

Ryan Leavengood
City Manager

City Manager
Performance Evaluation

1. **Fiscal Management:** Is the Manager's budget realistic? Is it prepared in an intelligible fashion? Is it balanced? Does he manage City operations within fiscal restraints of the budget? How is his long range financial planning?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

I am consistently impressed with the vision and long range planning of Ryan's fiscal financial planning. I look forward to further implementations and discussions on how our city can lead the state in other financial reduction strategies that are available at our FLC meetings.

2. **Management and Organization:** Does he properly supervise his staff and Department Directors? Does he at the same time maintain a standard of respect for their ability and encourage their initiative? Is he able to get enthusiastic responses to new ideas and reorganizations? Does he know what is going on in the operations of the departments? Is he available to City employees for guidance and counseling? Does he impartially interpret and administer City personnel policy?

☐	☐	☐	☐	☐	☐	☐	☐	☒
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

I believe Ryan is one of the most approachable managers I've had the privilege to work with!

City Manager
Performance Evaluation

3. **Management of City Assets:** Does he review City equipment and property for the purpose of future planning and for replacement? Has he developed new ideas for reorganizing or redirecting City equipment for more efficient and effective operations? Has he worked to update technology in order to save work time and/or money? Does he properly manage City property and facilities?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Always looking forward and for the long haul!

4. **Program Development and Follow-Through:** Does he use initiative to develop new programs to meet the problems facing City government? Does he understand City ordinances and State laws pertaining to municipal operations? Does he review procedures and programs from time to time to improve effectiveness and efficiency? Does he promptly make changes in programs or procedures when it proves impractical or when changes would enhance City operations or public services?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

City Manager
Performance Evaluation

5. **Community Relations:** What is the general attitude of the Community of the City Manager? Does he properly handle complaints from the citizens? Does he represent the City well before groups and the press? Does he properly defend the Commission and its reputation? Does he properly avoid politics and partisanship? Does he cooperate cordially with local clubs and citizens groups?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

The community that shows up and brings their concerns to the meetings are always raving about the prompt responses of Ryan. He promptly presents solutions to any complaints brought forth.

6. **Communication with the Commission and others:** Does he keep you as a Commissioner informed of things happening within the operations of the City? Within the community? Does he take the time to discuss and research your concerns and ideas, and does the he follow-up by reporting progress? Does he keep the Commission informed of proposed and approved regulations and constraints placed on City operations by the County and State governments? Does he communicate clearly with Department Directors, employees and the general public?

									✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	

Comments:

Ryan consistently updates me with any city operations issues and the plan and strategy moving forward.

City Manager
Performance Evaluation

7. **Intergovernmental Relations:** Does he cooperate cordially with citizens and government officials from neighboring cities, Polk County, regional entities, and state level organizations?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

Attends all or most of the events in neighboring cities, Polk County and state level government.

8. **Management Style:** Does the City Manager have a management style that compliments the effective operation of our City?

								✓
1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

Comments:

Highly effective management style!

City Manager
Performance Evaluation

Additional Comments

During the current year, what can the City Manager take the greatest pride in? What do you feel are his strongest points and his finest accomplishments this year?

Comments:

Planning for the excessive growth and infrastructure construction that we are dealing with in Lake Alfred. Adding community friendly events for all to feel welcome.

What areas do you feel most needs improvement? Why? Do you have any constructive, positive ideas how the City Manager can improve in these areas?

Comments:

I think the community would appreciate some advance notice and maybe an agenda of the current and upcoming projects posted publicly on a monthly basis. Things like when is the fertilizer plant coming down, what are the timelines for 557 widening, 557A pot holes, parks and recs projects and dates. This would help with travel, event planning, commuting, etc. around Lake Alfred.

Do you have any other comments, feedback, or suggestions?

Comments:

Keep up the great work and lets keep growing safely and efficiently forward!

Performance Appraisal By:

Ronnie Robinson Jr

(Signature of Elected Official)

03/06/2026

(Date)

Activity Summary: March 2024 – February 2026

- Built up annual ADA Project Funding to \$150,000 from \$65k 2 years prior.
- Growers Fertilizer Grant:
 - o \$1.9 million for demolition and remediation
- CRA Grant Programs:
 - o LA Diner Parking; Methodist Church Handicap Parking; Baptist Church Demolition; Residential Improvements
- Street Signs (Downtown)



➤ Veterans Memorial Project



- Com Dev Director
 - Continuing the role of com dev director.
- Sam Tolls: Social Media & Outreach training and engagement
- Home Rule Hero Recipient
- SB 180 Litigation & Form 6 litigation
- \$1.9 million Growers demolition and remediation grant
- Finance Software Bank Reconciliation Issue:
 - Punted on the software and returned to old faithful and we have since caught up and stayed current on the bank recs.
- Initiated Partner League Program with Football
- Defensive Driving Course/Fleet Vehicle Tracking.
- Timed out on FDRAP grant but are focused on larger dollar appropriations through the state and federal government.

➤ Downtown Property Design



➤ Nettie Draughton Award:



- Library Expansion (Design & Appropriation Request):
 - o Presentation to Governor's budget staff for the library appropriation



➤ Publix



Circle K 500 & 1000 Units, 1000 Units

AVAILABLE FOR LEASE

Delivery Timing - Q4 2025

AVAILABLE Space Starting From 1,400 SF To 9,800 SF or Total new retail space

- Anchored by a national grocery store
- Surrounded by new and existing vibrant residential communities
- Located near a variety of city amenities including power neighborhoods, retail, dining, and entertainment

AREA POPULATION	WAL-MART STORES	DAILY TRAFFIC COUNTS AHEAD
1 Mile 1,400 Publix	1 Mile 1,400 Publix	1 Mile 1,400 Publix
2 Mile 1,400 Publix	2 Mile 1,400 Publix	2 Mile 1,400 Publix

Developed by:

Publix for the City of Lake Alfred has been 70 years in the making. We will present a framed copy of this letter at the grand opening of the store.

PUBLIX SUPER MARKETS, INC.

LAKELAND, FLORIDA

GEORGE W. JENKINS
PRESIDENT

August 20, 1957

Mr. George T. Costello,
City Manager
City of Lake Alfred
Lake Alfred, Florida

Dear George:

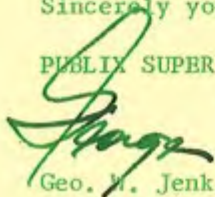
Thank you for sending me the plot plan of the proposed shopping center to be built in Lake Alfred.

I am sorry that we cannot consider putting a market there as we are not opening any markets smaller than 20,000 square feet, and Lake Alfred will have to do some growing before it would support one of that size.

Thanking you for your interest.

Sincerely yours,

PUBLIX SUPER MARKETS, INC.



Geo. W. Jenkins

GWJ/nkh

- Removing Fluoride from Water Supply
 - Addressed that before it came to our doorstep.
- PRWC Cost Increase & Rate Study



Figure 1: Combined Water and Wastewater Revenue Sufficiency Chart



Polk Regional Water Cooperative Projected Annual Payments

Projection	City	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
2022	Lake Alfred	\$19,041	\$4,280	\$280,359	\$283,620	\$570,671	\$928,254	\$937,421	\$1,244,419	\$1,266,117	\$1,669,238	
2025	Lake Alfred				\$356,658	\$396,270	\$2,407,191	\$2,750,399	\$2,800,204	\$2,882,190	\$3,120,079	\$3,412,188

Difference:	\$73,038	-\$174,401	\$1,478,937	\$1,812,978	\$1,555,785	\$1,616,073	\$1,450,841
% Increase:	25.75%	-30.56%	159.32%	193.40%	125.02%	127.64%	86.92%

Total Difference: **\$7,813,251**

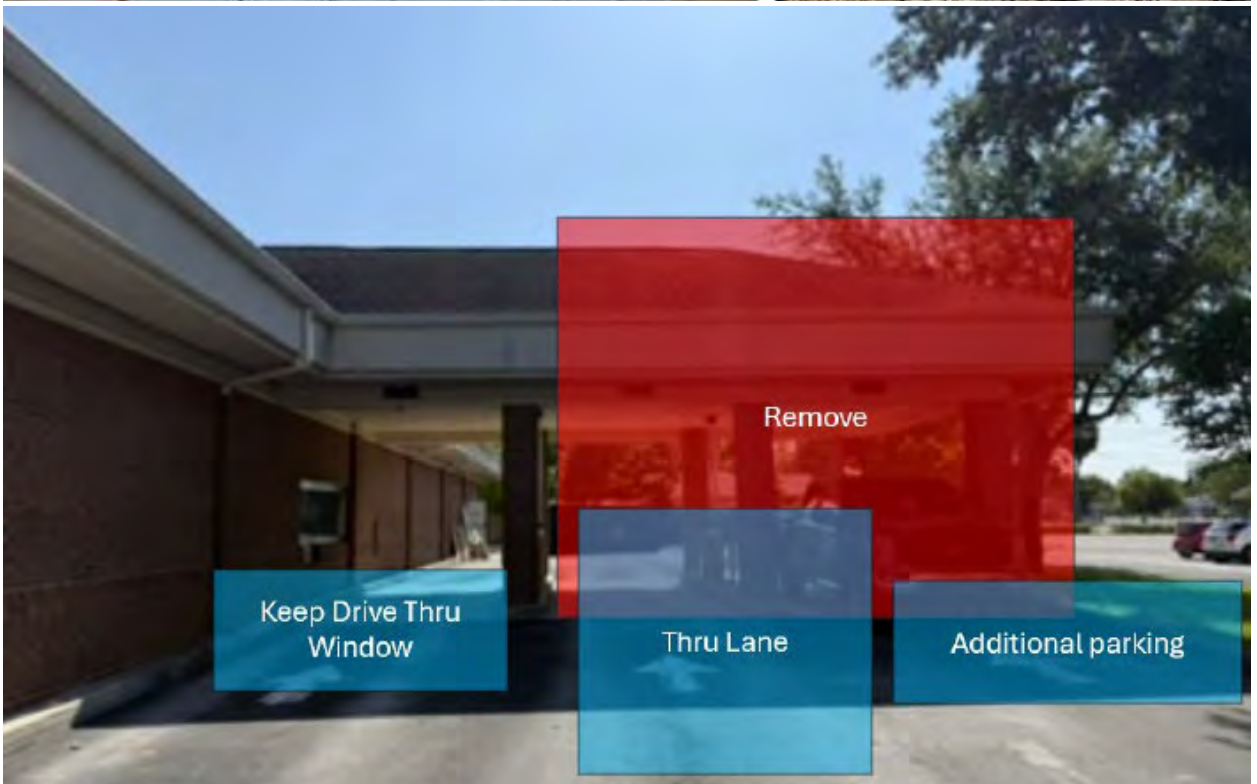
- John Deaton Water Plant: \$17 million project with 60% principal forgiveness



➤ Springs Development Resolution



➤ Bank Renovation:





- 60% principal forgiveness on water plant project through state program
- School Zone Speeding Cameras
 - Reducing speeding by ~80%, improving safety, and generating revenue to be invested in safety related improvements and programs.
- Largest City Budget I've ever presented: \$47.5 million
- Water Loop Project: Connecting the west side of the water system with the northern side to improve efficiency and pressure.
- Consolidation of Recycling Program
 - Reduced rates & increased route capacity.
- Force Main Project: Bypass of sewer from Evenhouse to the Ramona Wastewater Plant.
- Elected to Serve on the FCCMA Board (Just found out that I was elected to the Board)

➤ Central Park Playground Project:





- Proper second sendoff for Mr. Maultsby



- Mackay Left Turn Closure



➤ Lakes Canal Drainage Erosion Issue





➤ AutoZone Grand Opening



➤ Community Events



- ### Location / Segmentation Map



➤ Basketball Lights



➤ Lions Park Dock Replacement



City Manager Goals and Priorities FY 23/24

- Amend 180 Utility Service Area to include north of I-4 up to Deen Still Road (Not needed; limited development potential)
- Hire and onboard new Community Development Director (I took on the role)
 - Outreach tour to current business owners & Chamber of Commerce to build relationship with the Community Development Department.
- Close on Grower's Fertilizer and begin applying for funding for demolition/remediation.
- Update Parks & Recreation Master Plan.
- Adopt Complete Streets
 - Implement traffic calming on Glencruiten and East Cummings.
- Update impact fees (reduce if appropriate).
- Market Downtown Property
- Bring on appropriations consultant/grant writer to assist in implementation of 10 Year Facility Plan
- Update Land Development Code:
 - Cleanup table of uses and level of approval
 - Delineate townhomes/apartments from mobile home zoning category (& land use)
 - Route all single family residential into VRN (prevent slippage into RN-1 as an alternative)
 - Improve VRN/Master Planned Community Standards:
 - Maximal buffer (brick/mason wall requirement)
 - Grand Entrance (enhanced signage & landscaping at entrances)
 - Require some mature trees
 - Require pocket parks on roads/cul de sacs
 - Require neighborhood parks (number and amenities dependent upon development size)
 - Diversity of housing (5% townhome or duplex/quad plex?)
 - Diversity of lot sizes (require an average of 50ft lots or some other ratio; 10% of lots must be 70', 10% of lots must be 60')
 - Architectural Standards through PUD/DA (how to facilitate this or provide incentive to do so?)
 - Signage Code
 - Selected Area Plan (northern expansion area).
 - Land uses, standards, second commercial/town center (Not needed; limited development potential)
- Dedicated Median/Landscaping Crew
 - May take several years to assemble. Goal is to have top tier Medians and landscaping at City Facilities including Mackay, Gardner, City Hall/Admin, Library, and Public Works
 - Specialized crew with training on landscaping (pruning, fertilizer, bugs/diseases, soil composition, types of plants, Florida friendly, etc.)
 - Headed by a superintendent with a horticultural background that can provide additional training not only to their crew but all city crews.
- Annual Salary Survey focusing on the local labor market.

Green: Accomplished

Blue: In progress

Yellow: On Hold / Queued

Red: Withdrawn / Cancelled

2025 City Manager Goals

Primary

- Construct Veterans Memorial Project/Monument
- Construct Playground at Central Park
- Hire Government Grant/Appropriations Consultant
- Break ground on water plant project
- Make progress on Growers remediation (ideally we will receive the grant we applied for)
- Finalize and adopt Park Master Plan
- Finalize and adopt Facility Master Plan
- Update Rates and Impact Fees
- Advocate for Short & Long Term Improvements with FDOT to State Roads
 - Update on PD&E progress for downtown corridor
 - Advocate for downtown corridor being put into the work plan for funding/execution
- Final adoption of ULDC amendments
- Finalize Design Concept for Downtown City Owned Property and begin marketing it
- Continue advocating for additional funding through the Water Cooperative for the Receiving Station
- Round of Annexations
 - Adopt Ordinance to setup for election for annexation of Experiment Station Road Area
 - Tentative: Do the same for King's Point area
- Budget

Secondary

- Hire & Train Assistant to CM
- Onboard Executive Assistant/Deputy Clerk and delegate phone, calendar, and email functions to her of the CM office.
- Replace Light poles on Haines Blvd. (Going to Board in February 2026)
- Trail lights on Mackay Trail
- Repaint pedestrian bridge fence & pressure wash (Approved in February 2006)
- Close Buena Vista access to Pierce (Methodist Church project)
- Negotiate Lion's Club transmitting land back to the City consistent to what was verbally agreed to in the 1970s (we need the parcel in our name to facilitate the Lion's Park Master Plan; will anticipate having a use agreement for the future community center for them to have access).
 - Will need to address this with the Club as we get closer to the park project.
- Update Salary Survey

Green: Accomplished

Blue: In progress

Yellow: On Hold / Queued

Red: Withdrawn / Cancelled

RESOLUTION NO. 04-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA; APPROVING AND AUTHORIZING THE EXECUTION OF THE AMENDED UPDATED CITY MANAGER EMPLOYMENT AGREEMENT WITH RYAN LEAVENGOOD; PROVIDING FOR APPROVAL AND AUTHORIZATION; PROVIDING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred (the "City") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the City is vested with governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, the City of Lake Alfred, Florida, desires to continue to employ the services of Ryan Leavengood as its City Manager; and

WHEREAS, the City Manager and the City Commission desire to execute the Amended Updated Employment Agreement hereinafter referred to as the Agreement; and

WHEREAS, the City Commission of the City of Lake Alfred, Florida, finds that the approval of this **Resolution No. 04-26** is intended to enhance the present advantages that exist within the corporate limits of the City of Lake Alfred, Florida; is consistent with the public interest and this **Resolution No. 04-26** is intended to promote, protect, and improve the public health, safety, and general welfare of the employees, citizens, and residents of the City of Lake Alfred, Florida.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Lake Alfred, Florida, that:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA:

Section 1. Approval and Authorization. The City Commission of the City of Lake Alfred, Florida (hereafter the "City Commission"), does hereby authorize, approve, and support the Amended Updated Employment Agreement, and the Mayor is hereby authorized and directed to execute the Agreement with Ryan Leavengood, a copy of which is attached hereto and referenced as Exhibit "A", and incorporated herein by reference.

Section 2. Incorporation of Factual Recitals. The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the passage of this **Resolution No. 04-26**, and the City Commission of the City of Lake Alfred, Florida (the "City Commission"), hereby

Amended Updated City Manager Employment Agreement

adopts the above-referenced factual recitals as the legislative findings supporting the passage of this **Resolution No. 04-26**. The above factual recitals are hereby incorporated herein and serve as a factual and material basis for the passage of this **Resolution No. 04-26**.

Section 3. Conflicts. All resolutions in conflict with this **Resolution No. 04-26** are repealed to the extent necessary to give this **Resolution No. 04-26** full force and effect.

Section 4. Severability. The provisions of this **Resolution No. 04-26** are severable. If any section, subsection, sentence, clause, or phrase of this **Resolution No. 04-26**, or the application thereof, shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The City Commission hereby declares that it would have passed this **Resolution No. 04-26**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 04-26** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 04-26** shall remain in full force and effect. If any section, subsection, sentence, clause, or phrase of this **Resolution No. 04-26** is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 04-26**. The City of Lake Alfred, Florida, by and through the City Commission, hereby declares that it would have passed this **Resolution No. 04-26**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 5. Administrative Correction of Scrivener's Errors. It is the intention of the City Commission that sections of this **Resolution No. 04-26** may be renumbered or re-lettered and the word "resolution" may be changed to "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code of Ordinances of the City of Lake Alfred is accomplished, sections of this **Resolution No. 04-26** may be re-numbered or re-lettered, and the correction of typographical and/or scrivener's errors that do not affect the intent may be authorized by the City Manager or his/her designee, without the need of a public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

Section 6. Effective Date. This **Resolution No. 04-26** shall take effect immediately upon passage by the City Commission of the City of Lake Alfred, Florida.

INTRODUCED AND PASSED by the City Commission of the City of Lake Alfred, Florida, in regular session on this 16th day of March 2026.

**CITY OF LAKE ALFRED, FLORIDA
CITY COMMISSION**

C. Mac Fuller, Mayor

ATTEST:

Linda Bourgeois, BAS, MMC, City Clerk

Approved as to form:

Frederick J. Murphy, Jr., City Attorney

**CITY OF LAKE ALFRED, FLORIDA
CITY MANAGER
AMENDED UPDATED EMPLOYMENT AGREEMENT**

THIS AMENDED UPDATED EMPLOYMENT AGREEMENT (hereafter “**AGREEMENT**”), made and entered into this 16th day of March, 2026, by and between the City of Lake Alfred, Florida, a municipal corporation, hereinafter referred to as “**CITY**”, and Ryan Leavengood, hereinafter referred to as “**EMPLOYEE**”.

WHEREAS, the Employee entered into an employment agreement on February 13th, 2012 for employment as City Manager of the City of Lake Alfred, Polk County, Florida; and

WHEREAS, the City Commission has passed and the Employee has entered into subsequent amendments to updated Employment Agreements (March 17, 2014, August 8th, 2016, June 17th, 2024); and

WHEREAS, the Employee has delivered upon major milestones established by the City Commission dating back to the commencement of his employment that has created substantial value to the City; and

WHEREAS, the City has experienced more growth and development during his tenure than in the previous hundred years back to the founding of the City; and

WHEREAS, the Employee is responsible for the planning, preparation, and execution of over nine figures of infrastructure projects; and

WHEREAS, the Employee has overseen a nearly six-fold increase in taxable value since 2012; and

WHEREAS, the Employee has consulted with the City’s Attorney and external auditor in reviewing the terms and conditions of this Agreement.

NOW THEREFORE, the City does hereby continue to employ the services of Ryan Leavengood as its City Manager under, and in accordance with, the following terms and conditions:

SECTION 1. RECITALS INCORPORATED.

The above recitals are hereby incorporated into this Agreement and form a factual basis for the entry into this Agreement.

SECTION 2. DUTIES.

A. The Employee shall be the Chief Administrative Officer of the City. He shall be responsible to the City Commission for the administration of all City affairs placed in his charge by and under the Charter of the City and Ordinances of the City.

B. Employee shall perform other legally permissible and proper duties and functions as the City Commission shall, from time to time direct.

SECTION 3. TERM.

This Agreement shall take effect on this 16th day of March, 2026 (hereafter “effective date”). The commencement of employment was March 5, 2012. Employee shall serve as City Manager at the pleasure of the Lake Alfred City Commission unless removed as set forth in §3.02(b) of the Charter of the City of Lake Alfred.

SECTION 4. SALARY.

City shall pay Employee for his services an annual base salary of \$185,000. The salary under this section will be payable in such installments, at the same time as other employees. The Employee shall receive and carry forward all cost-of-living adjustments to his base salary from the effective date of this Agreement in the same amount and manner as all other City employees without further City Commission action. In addition, the City shall pay for the Employee’s FICA tax obligation on his Performance Adjusted Salary and any Compensation from Section 8 of this Agreement. The base salary

of the Employee may be amended as a part of the budget process without requiring amendment of this Agreement.

SECTION 5. PERFORMANCE EVALUATION & ADJUSTMENT

A. The City Commission shall review and evaluate the performance of the Employee on odd-numbered calendar years, in advance of the adoption of the annual operating budget utilizing evaluation instruments mutually acceptable to both the City Commission and the Employee. The Employee shall be entitled to review and discuss his evaluation with the City Commission.

B. The Employee's performance shall be evaluated using a numerical scoring scale of 1.00 to 5.00 for each evaluation category. For each category, the highest and lowest score shall be discarded and the remaining scores averaged to determine the category score. The average of all category scores shall constitute the Employee's overall performance score. The overall performance score shall determine the performance adjustment to the Employee's base salary for the succeeding four (4) fiscal years as follows:

Below 3.00: No adjustment

3.00 – 3.49: 2.5% adjustment

3.50 – 3.99: 5% adjustment

4.00 – 4.49: 7.5% adjustment

4.50 - 5.00: 10% adjustment

Such adjustment shall be applied prospectively to the Employee's base salary beginning with the first fiscal year following the evaluation and shall remain in effect for four (4) fiscal years. Performance adjustments may overlap; however, the total cumulative performance adjustment in effect at any time shall not exceed twenty percent (20%) of the Employee's base salary. A vacancy on the City

Commission or failure to submit an evaluation will not invalidate, delay, or prevent the calculation. The adjustment shall be calculated based solely upon the evaluations that were submitted.

SECTION 6. HOURS OF WORK.

City expects that the Employee will work the hours necessary to discharge his responsibilities. In addition, it is recognized that the Employee must devote a great deal of time outside of the office and normal working hours to business of the City and shall be allowed to accrue and to take reasonable compensatory time off as he shall deem appropriate during the normal office hours. Compensatory time shall follow the same guidelines and provisions for other leave benefits as established in Section 9(B) of this Agreement.

SECTION 7. SEVERANCE PAY.

A. If employment is terminated by a majority vote of all the City Commissioners pursuant to §3.02(b) of the Charter of the City of Lake Alfred, the Employee shall receive upon demand and notwithstanding anything to the contrary except as provided in subparagraphs B and C below, an amount equivalent to twenty weeks (or 800 hours) of the Employee's Compensation as severance pay for services that have not been rendered. The foregoing payment shall be provided in a single lump sum or at the election of the Employee, multiple payments within one (1) year of separation for tax liability purposes (e.g. half upon separation and half on January 1st).

B. If the Employee voluntarily terminates his employment he shall receive no severance pay.

C. In the event the Employee is terminated during the term of this Agreement because of a conviction of a felony or crime involving moral turpitude; or for cause of malfeasance or misfeasance of office or misconduct as defined in Section 443.036(29) of the Florida Statutes, then, in that event, City shall have no obligation to pay any severance pay.

E. In addition to the notification requirements established in Section 2-182(b) of the Code of Ordinances the Employee shall give at least a thirty (30) day notice of any intention to separate from employment with the City. All other benefits and remuneration paid or remitted to the employee outside of Section 7 of this Agreement near, or upon, or after separation of employment shall not be construed as severance pay but as disbursement of accrued or vested benefits for services rendered.

SECTION 8. CONSOLIDATED ALLOWANCE

A. The City shall provide a consolidated annual allowance equal to twenty percent (20%) of the Employee's base salary, payable in equal installments concurrent with regular payroll. The consolidated allowance is intended to cover in whole or in part housing and residency, vehicle, personal technology, supplemental life and disability insurance, incidental and other costs reasonably associated with the requirements and nature of the position that are not contemplated elsewhere in this Agreement.

B. The consolidated allowance shall be construed to be the post-tax benefit to the Employee. The City shall provide a tax indemnification (gross-up) payment sufficient to ensure the Employee receives the full net amount of the consolidated allowance after applicable taxes. For purposes of administering this provision, the City shall assume the Employee incurs a thirty-two percent (32%) combined tax burden when calculating the gross-up payment.

C. The consolidated allowance and related tax indemnification are provided in lieu of separate allowances, reimbursements, or stipends previously provided for similar purposes, including CPI-adjusted escalators associated therewith.

SECTION 9. VACATION, SICK LEAVE, HOLIDAYS AND OTHER BENEFITS.

A. Employee shall be treated as an employee having completed five (5) years of service with the City for all purposes related to sick leave, vacation leave, holiday leave and other benefits as a Regular Full-Time employee as specified in the City of Lake Alfred Personnel Manual. Additional time in

service from the commencement of employment shall be credited to the five (5) year base on a two for one basis to determine eligibility for additional benefits. In addition to the previous, Employee shall annually receive forty (40) hours of paid administrative leave and an additional eight (8) hours of paid administrative leave for each year of service following the commencement of employment.

B. Notwithstanding anything to the contrary, all benefits pursuant to this section shall be received once per fiscal year in a lump sum without reduction, shall vest with the Employee upon being credited to his personal account, shall accrue without limit and any balances shall be disbursed at the hourly rate of the Employee's Compensation at his discretion or upon separation of employment.

SECTION 10. **INSURANCE BENEFITS.**

A. The City shall provide at its expense and as part of the Employee's Compensation full major family medical, dental, life and other insurances under a plan selected by the Employee that is offered to all other City Employees and a payment to the Employee equal to the unused portion of the foregoing benefits up to the full amount.

B. The City shall provide, at its expense, post-employment major medical, dental, life, and other insurance coverage for the Employee and the Employee's eligible dependents under a plan offered to other City employees and selected by the Employee. The Employee shall accrue and vest in post-employment insurance benefits equal to one-half (50%) of the Employee's total years of service with the City, measured from the commencement of employment. By way of example, ten (10) years of service shall entitle the Employee to five (5) years of post-employment insurance coverage.

SECTION 11. **DEFERRED COMPENSATION & RETIREMENT.**

A. The City agrees to make contributions for the benefit of the Employee to any tax advantaged, or investment account designated by the Employee equal to the Florida Retirement System's total contribution rate for the Senior Management Service Class. The Employee shall vest in the highest of

the foregoing contribution rates experienced during his tenure with the City. Contributions shall be made on the Performance Adjusted Salary of the Employee and on remuneration the Employee receives from Section 8 of this Agreement. Contributions shall immediately vest in Employee upon contribution by the City.

B. In addition to the previous, the City shall provide at its expense and as a part of the Employee's Compensation his full: participation; membership; and permissive service credits; in the City's General Employee Retirement System. In the event the Employee vests within the General Employee's Retirement System, the Employee shall, as a requirement under this provision, transfer up to half of the post-tax and penalty (if any are applied) retirement contributions received on pensionable compensation from the City pursuant to Section 11(A) of this Agreement to the City's General Employee Retirement System and thereafter receive half the retirement benefit from Section 11(A) while the Employee continues to accrue service credit in the General Employee Retirement System.

C. The City shall make a lump sum contribution as a part of the Employee's Compensation once each fiscal year to any retirement or investment account designated by the Employee equal to the 457(b) elective deferral limit that shall immediately vest in the Employee upon contribution by the City.

SECTION 12. GENERAL BUSINESS EXPENSES.

A. The City agrees to budget for and to pay for professional dues of the International City and County Manager's Association and the Florida City and County Managers Association. Additionally, City agrees to budget for and to pay for registration, travel, subsistence, and associated expenses of Employee for the annual Florida City and County Managers Association Conference, the ICMA Annual Conference & the annual Florida League of Cities Conference.

B. The City recognizes that the professional and personal development of the Employee is beneficial to the City. The City shall provide, at its expense, for the training, education, and professional

and personal development of the Employee including any formal postgraduate tuition (e.g. masters, doctorate), specialized executive programs (e.g. Kennedy School) and related expenses per semester for continuing formal or executive education. For business, training, and education related travel outside of Polk County, Florida the Employee shall receive an amount equal to the standard mileage and full day per diem allowance provided by the City without proration or reduction. Time spent engaged in personal and professional development under this Section shall be construed as part of the Employee's regular hours of work.

C. The City acknowledges its responsibility to provide general operating and office supplies for the use of the Employee in the performance of his duties to the City including but not limited to City issued computer, cell phone, printer, and other office equipment.

SECTION 13. RESIDENCY.

Employee agrees to establish residence within the corporate boundaries of the City of Lake Alfred within six (6) months of commencement of employment, and thereafter to maintain residence within the corporate boundaries of the City for all times that this Agreement is in effect.

SECTION 14. HOLD HARMLESS INDEMNIFICATION.

City shall defend, save harmless and indemnify Employee against any tort, professional liability claim, demand or other legal action or omission occurring in the performance of Employee's duties as City Manager, as covered by a standard Professional Liability insurance policy. In furtherance and not in limitation hereof, after Employee leaves City employment and/or ceases to serve as City Manager, City agrees to continue the policy of liability insurance covering Employee against any tort, professional liability claim, demand or other legal action arising out of acts which occurred during Employee's term of employment as City Manager for a period not less than three (3) years. Nothing herein shall be construed to require the City to indemnify or hold Employee harmless of any illegal act and/or ultra

vires committed by the Employee. By providing any indemnification hereunder, the City does not intend to waive its Sovereign Immunity under Florida law or the limits of the City's liability as set forth in Section 768.28 of the Florida Statutes (2025) regardless of whether based in contract, statute, negligence, products liability, strict liability, or otherwise.

SECTION 15. BONDING.

The City shall bear full cost of any fidelity or other bonds required of Employee as a condition of employment as City Manager or as required by the State of Florida.

SECTION 16. OTHER TERMS AND CONDITIONS OF EMPLOYMENT.

The City Commission and Employee may mutually agree to modify, amend or fix such other terms and conditions of employment as may be determined, from time to time, to be necessary or appropriate, provided that such terms and conditions are not inconsistent with or in conflict with the provisions of the Agreement, Charter or any other law. Further, all provisions of the Code of Ordinances, Chapter 2, Article IV, Division 2 relating to the City Manager will be followed by City and Employee.

SECTION 17. NO REDUCTION IN BENEFITS.

Employer shall not at any time during this Agreement reduce the salary, Compensation or other financial benefits of Employee, except in the event the reduction is the result of an across-the-board reduction for all employees of the City.

SECTION 18. CONSTRUCTION AND OPERATION OF AGREEMENT.

The text herein shall constitute the entire Agreement between the parties. This Agreement shall be binding upon and inures to the benefit of the heirs at law and personal representatives of Employee. This Agreement shall become effective upon execution thereof by the City and Employee and approval by the City's governing body. If any provisions, or any portion thereof, contained in this Agreement are

held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement or portion thereof shall be deemed severable and shall not be affected and shall remain in full force and effect. The Employee shall have the right to administratively construct and interpret the provisions of this Agreement in their application so long as the context does not clearly require otherwise. Any conflict with the interpretation or application of the provisions within this Agreement, or matters not specifically addressed within this Agreement shall be resolved in good faith with the Employee. With the exception of severance pay, the Compensation, provisions, and benefits provided for in this Agreement may be received or acted upon by the Employee without further action by the City Commission.

SECTION 19. **MISCELLANEOUS.**

- A. This Agreement shall be construed and regulated under and by the laws of the State of Florida. Venue for any legal action arising hereunder shall be exclusively in the State Courts in and for Polk County, Florida.
- B. Any number of counterparts of this Agreement may be signed and delivered, each of which shall be considered an original and all of which, together, shall constitute one and the same instrument.
- C. The Employee shall be considered a “key employee” and shall receive at least the same benefits and supplemental compensation as other key employees or administrative personnel (e.g. Department Heads). In addition, the Employee’s base salary shall be at least fifty percent (50%) greater than the average base starting salary of his three highest compensated direct reports and fifteen percent (15%) greater than the base salary of any other employee of the City. In the event that any of the foregoing conditions are not met the Employee’s base salary and benefits shall automatically be provisionally increased until the foregoing conditions are minimally satisfied and the changes shall be included in the subsequent budget cycle for consideration. Pursuant to

Section 17 of this agreement, any increase in Compensation or benefits under this provision shall vest with the Employee (with future increases being applied to this amount) notwithstanding any future calculations of the foregoing criteria that may otherwise indicate a reduction.

- D. “Base Salary” shall mean the annual amount received pursuant to Section 4 of this Agreement but shall excluded allowances, performance adjustments, or other remuneration. The hourly rate shall be the amount of base salary divided by two-thousand and eighty (2080).
- E. “Performance Adjusted Salary” shall mean the Base Salary plus any performance-based adjustment applied to the base salary. The hourly rate shall be the amount of Performance Adjusted Salary divided by two-thousand and eighty (2080).
- F. “Compensation” shall mean the actual or constructive compensation including salary, benefits, or perquisites received or is set to be received by the Employee on an annual basis for duties performed under this Agreement. For purposes of severance pay under Section 7 of this Agreement, compensation shall mean for services that have not been rendered. In addition, the term does not include earned and accrued annual vacation, sick, compensatory, or administrative leave or any subsidy for the cost of a group insurance plan available to a City employee upon normal or disability retirement that is by policy available to all employees. The hourly rate shall be the annual total of the foregoing divided by two-thousand and eighty (2080).
- G. “Tax advantaged or investment account” shall mean any 401(a) or 457(b) retirement plan offered by the City; 529 qualified tuition plans or college prepaid; individual retirement accounts; or brokerage accounts.
- H. Unless specified otherwise in this Agreement, Compensation shall be disbursed biweekly or in the same manner as other City Employees.

- I. Pursuant to F.S. 215.425 any changes in Compensation shall be applied following approval of the updated Agreement but shall not result in retroactive or additional Compensation for services already rendered. Any calculation for additional Compensation that relies upon past service shall be construed as consideration for present services.

(The rest of this page left intentionally blank.)

IN WITNESS WHEREOF, the City of Lake Alfred, Florida has caused this Agreement to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the Employee has signed and executed this Agreement, this 16th day of March, 2026.

Mac Fuller, Mayor
City of Lake Alfred, Florida

Ryan Leavengood
Employee

ATTEST:

Linda Bourgeois, City Clerk

Approved As To Form:

Frederick J. Murphy, Jr., City Attorney

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5270
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www.mylakealfred.com

Office of the City Manager

March 11, 2026

Mayor & Commission,

I recently submitted my biennial evaluation and the results have come in with 5s from all Commissioners across all 8 evaluation categories. I wanted to sincerely thank the City Commission for your continued support and confidence. These past 14 years have been both one of the most challenging and most rewarding endeavors I have ever undertaken or been a part of. In the beginning, we were cutting ribbons on small park pavilions and the city admin building had a dirt parking lot and now we are looking at over \$100 million in infrastructure investments that range from building water plants, opening parks, and planning for major milestones that will benefit and shape Lake Alfred for generations to come.

I wanted to take the time to highlight some of the major impacts and highlights that we have collectively achieved during my tenure, including:

- Proactive long-range planning and studies that will result in an additional \$60 million in city/developed sourced revenue to offset growth related projects across a planned 6,000 residential units (25% of this amount has already been realized).
 - Reduces costs to existing residents through rates/taxes and have development pay for its fair share. Many cities in the area, especially the smaller ones, did not have this level of proactive preparation.
- Frontloaded & Facilitated Development in advance of the 2025 Central Florida Water Initiative (CFWI) to increase Upper Floridan water use permit.
 - The development we were able to get through the permitting process and online water usage prior to the end of the 2025 cutoff for additional upper withdrawals allowed us to show increased usage. As a result, we were able to secure an additional 500,000 gallons due to realized demand. All future water increases must be provided for through alternate water supply which has astronomical capital and operations & maintenance (O&M) costs relative to traditional water supply.
 - The approximate capital value of 500,000 gallons of alternate water supply is ~\$22 million (\$22,350,000 at current estimates of \$44.70 a gallon with capital and interest alone; excluding O&M).
- Publix Development.
 - 70 years in the making (ref: George Jenkins letter in 1957 responding to the City Manager's inquiry for the placement of a Publix). Mr. Jenkin's response was that Lake Alfred "had some growing to do" before they would build a store in Lake Alfred.
 - Planning and preparing for growth in the northern corridor including the City's denial of a text amendment that would have proliferated solar farms in that area (including that exact site).
 - Difficult to measure the value add or economic impact but a 55,000 square foot store would generate approximately:

-
- \$47-50 million in sales revenue each year and an approximate value of \$20 million and generate ~\$200,000 in ad valorem revenue.
 - 250-300 jobs with \$10-\$13 million in annual payroll.
 - The outparcels and additional anchor effect of having a Publix will bring additional economic development, impact, and jobs to the area.
 - 100% population grown during my administration as manager.
 - Taxable value increase of 562% since 2012 (2012: \$127 million vs. 2025: \$714 million).
 - 2012 Total Budget: \$5.9 million vs. 2025/2026 Total Budget: \$47.5 million or over an 800% increase (516% increase if you take away the \$17 million water plant in 25/26).
 - Ten-year facility plan calls for up to \$169 million of infrastructure that must be planned for, funded, and executed including a robust parks and recreation master plan; water plants; wastewater plant expansions; and other public facilities.

These are just a few of the major highlights. The activity summaries from the past four to six years tell the story of a City that has experienced both the challenges and opportunities that have come with significant growth. Since beginning my tenure in Lake Alfred, the population has doubled from approximately 5,000 to 10,000. The City celebrated its centennial in 2015 meaning that the City has experienced more growth in the last ten years than in the previous 100 years effectively representing a second founding of the City.

Other organizations may deal with larger numbers, but the relative impact is what stands out with 500% growth in budget and valuations combined with a doubling of the population and all of the complexity, challenges, and opportunities that come with that level of growth. Even in nominal terms, the combined value added of the major highlights represents \$80+ million in prospective value of which approximately \$39m has been realized. The way I measure value is to apply a reasonable yield or discount rate; a 5% rate on the realized value alone would generate \$1.95 million per year in perpetuity. When I contemplate this, I am reminded of the adage that "A good executive pays for himself."

In conjunction with my biennial evaluation, I am proposing an amendment to my employment agreement. The proposed amendment simplifies, streamlines, and rebalances the agreement. It removes many longevity calculations and other provisions that had a tendency to increase faster than salary. It also reorients the agreement more towards performance and transparency consistent with recent state commentary and guidance.

- Salary: Removes me from the step, education, longevity and holiday pay system for other employees and replaces it with a base salary and a performance adjustment based on my evaluation.
 - Under the current system my base salary is \$183,980 with a total salary of \$218,936 (6% education; 2% holiday pay; 11% longevity)
 - Under the proposed my base salary would be \$185,000 with up to 20% tied directly to the evaluation.
 - Max of \$222k based on highest performance over 4-year period.
 - Increase in max salary of \$3k (Decrease in guaranteed salary of \$33k)
- Consolidated allowance set to 20% of base salary instead of tracking a myriad of other separate allowances (vehicle, life/disability, expense, technology, etc.).
 - Simplified; transparent. Replaces individual allowances and CPI escalators which outpaced COLAs and led to allowances increasing as a percentage of salary over time.
 - Reduction in allowances of \$6k

-
- Post Employment Insurance benefit.
 - Facilitates my proposed retirement in 12 years after 26 years of service.
 - Provision that was alluded to from the December letter based on my proposed timeline.
 - \$12k annual benefit (\$29k total when including the unused portion that was previously in allowances)
 - Removes yield on accrued leave.
 - This was the provision that was added in 2024 to have leave function as equity with an associated yield.
 - Was too unique of a provision and was complex and the yield was based on longevity. Its removal simplifies things; is cleaner; and it removes a component that had a propensity to compound overtime.
 - Annual reduction of \$40k (not including gross up).
 - Removes tax indemnification on everything except the consolidated allowance.
 - In the current agreement everything except salary was construed as the post tax benefit to the employee including retirement contributions and leave disbursements. This provision will now apply to just the consolidated allowance.
 - Annual reduction of \$24k
 - The other changes resulted in retirement reduction of \$15k.

The net result is an approximate net annual reduction of \$53k. The proposed amendment gives a cleaner structure, rebalances compensation, and removes some of the elements which scaled/compounded over the years faster than salary. It also reorients the mechanics of the agreement towards performance. It still likely represents one of the more competitive non-private sector executive total comp packages in the County outside of nonprofit hospital executives or university presidents. This is appropriate based upon the longstanding tenure and high performance, the percentage increase of realized development and growth, and the compounded value added to the organization. Additionally, I am still occupying the Community Development Director position and will continue to do so, and that position's total salary and benefits would be approximately \$180,000.

Beginning in 2025 the City began making investments in administrative staff including the addition of an Assistant to the City Manager as well as an Executive Assistant/Deputy Clerk. These additional positions are a partial justification and additional reasoning for the pare down. To get the organization to this point with all we experienced required an "owner/operator mindset" and commensurate workload and intensity that were represented in the provisions of the existing agreement. My mindset is now shifting to one of management, stewardship, and navigation to both optimize internal operations (management), preserve what we have (stewardship), and to free up band width to focus on my strength and passion of long-range strategic planning (navigation).

To help achieve this I am planning on utilizing the cost savings of this agreement to make further reinvestments into key positions within the City that will be presented during this year's budget process. This is needed to better handle the challenges of a City that has very recently doubled in size and that we are still acclimating to. An expression that is reflective of this liminal space we find ourselves in is that "What got us here will not get us to where we are going." The goal will be to preserve what makes us special while still becoming what we need to be to meet these new challenges.

Summary

- 5.0 evaluation in 2026.
- Consistently high evaluations throughout 14-year tenure as City Manager
- Since 2012:
 - 500% increase in total budget and taxable value
 - 100% increase in population
- \$39 million in realized value with a secured glide path to \$80+ million with more high value initiatives planned.
 - "A good executive pays for himself."
- Secured Publix Development
 - One of the original milestones presented to me by the Commission in 2012.
- Cost savings of approximately \$180k annually in salary and benefits for taking on Community Development Director role.
- Proposed agreement consolidates, simplifies, and streamlines the structure and provisions of the agreement. It also removes most of the longevity aspects of compensation and reorients it towards performance.
- Proposed agreement results in \$53k in cost savings
 - Recognizes City's increased investment in admin staff in 2025.
 - Proposed cost savings to be reinvested in additional administrative structure enhancements.

Thank you for a rewarding and meaningful 14 years of service with the City and I am looking forward to what we can achieve together into the future. Lake Alfred is home for me, my children have grown up here and as they recently told me when I was reflecting upon my time here that they have no memory of me being anything other than the City Manager in Lake Alfred. How time flies.

Sincerely,



Ryan Leavengood
City Manager

Currency Debasement (Inflation)

In discussing numbers both in terms of impact and in compensation I would be remiss if I passed on the opportunity to mention inflation. This term is often used to describe price increases but while price increases are caused by inflation it is not the price increase itself. Inflation is defined as an expansion of the money supply. In our case, since all currency is debt, this is achieved through credit expansion (private banks, federal reserve, and federal debt) and is effectively a debasement of the currency and an erosion of purchasing power which functions at a much higher percentage than the reported CPI (which is underreported already and additionally omits cost reductions that would have been realized through increased productivity and innovation). In essence we've experienced ~50% inflation since the 2020 pandemic (and 100% over the last 25 years) which is why everything has seemingly doubled from cars, to houses, to road projects, water plants, fire engines, groceries and everything in between. It's the real reason behind why property taxes are such a topic of recent concern; because it is a value-based tax tied to an asset that retains value as the currency is debased (perceived as increasing home values coupled with real price increases from rising demand).

The real issue and the real problem is inflation. Asset values respond while the value of labor (wages) is left behind forcing everyone to "renegotiate" and try to recapture their lost purchasing power with many being unable to do so unless they owned assets or were in high demand industries or in industries that scaled with inflation (e.g. real estate, trades, finance, health care, engineers, tech, etc.). Most people don't even realize what is happening and just experience a general increase in frustration, tension, unease, and anger as their purchasing power is being eroded away. Everything costs "more" because the currency is worth "less." It's like running on a treadmill while the oxygen is slowly being sucked out of the room. You are working harder to maintain the same level of output and then before you know it you can barely walk. You're exhausted and it feels like you're sprinting but you're barely moving.

At least in Florida, we have Save Our Homes that limit increases to 3% annually on homesteaded property. This should probably just be applied across the board to all properties with varying cap rates with lower caps for seniors or veterans (e.g. 3%, 2%, 1%, etc.) combined with a percentage reduction in assessed values for homesteaded properties (e.g. 20%) so it scales by region and across time, but I digress.

My point is that a dollar isn't a dollar. Through the illusion of money and psychological anchor points we tend to create a fixed point of reference to the value of money despite the corrosive effects of inflation. Examples include: 'six figures', 'millionaire', 'back in my day rent cost X' or 'a gallon of milk cost Y'. It's better to think of dollars as rupees or pesos (if you grew up with dollars) in order to divorce yourself from these anchor points and use it only as a comparator in the present rather than across time. To bring this point back in dollar terms, \$100k is the new \$50k, \$200k is the new \$100k, \$2 million is the new "millionaire" and it's probably even worse depending upon your own anchor point (i.e. \$250k is the new \$100k).

To bring this point back to the topic at hand the "dollar" figures I presented in the substantive highlights are likely half their nominal value in real terms (i.e. \$80 million nominal is \$40 million in real value) but this same effect also applies to the numbers surrounding compensation (i.e. \$200k nominal is \$100k real).

Compensation is additionally suppressed through Bracket Creep that occurs when greater amounts of nominal income are pushed into higher tax brackets (due to the underreporting of true inflation) even though real purchasing power has not kept up. So even if you do renegotiate your wage to keep pace with actual inflation, your reward is higher real taxes and lower realized purchasing power as a result.

"It is well that the people of the nation do not understand our banking and monetary system, for if they did, I believe there would be a revolution before tomorrow morning."

-Henry Ford