City of Eagle Lake
Polk County, Florida

2030 Comprehensive Plan

"Growing with people in mind."

Adopted: April 18, 2011

CITY OF EAGLE LAKE

Polk County, Florida

2030 Comprehensive Plan

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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Future Land Use Element

Adopted: April 18, 2011

FUTURE LAND USE ELEMENT

PURPOSE:

The Future Land Use Element and Map Series will direct the pattern of future development and growth within the City through the 2030 planning horizon.

The purpose of this Element is to establish the reasonable framework for providing compatible development opportunities for future residents and the business/development community while protecting those already living in the City and the lifestyle each has selected for themselves.

GOAL: **TO PROVIDE FOR ORGANIZED AND COMPATIBLE LAND USES THAT ARE SENSITIVE TO THE ENVIRONMENT, FISCALLY RESPONSIBLE, MEET THE SOCIAL, ECONOMIC, AND PHYSICAL NEEDS OF PRESENT AND FUTURE RESIDENTS AND PROTECT THE ANTICIPATED QUALITY OF LIFE AS A RESULT OF CHOOSING TO LIVE IN THE CITY.**

OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS.

FUTURE GROWTH AND DEVELOPMENT SHALL BE DIRECTED AND MANAGED THROUGH THE PREPARATION, ADOPTION, IMPLEMENTATION AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS.

Policy 1.1: The City shall enforce the adopted Land Development Regulations that contain provisions to implement the adopted Comprehensive Plan which will, at a minimum:

a. Regulate the use of land consistent with the Future Land Use Element, the Future Land Use Map, and the Zoning and Future Land Use Compatibility Matrix attached as an exhibit to the Future Land Use Element, and provide for open space;

b. Protect lands designated for conservation on the Future Land Use Map and in the Conservation Element;

c. Protect and regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management;

d. Provide for reasonable regulation of appearance and compatibility of land uses, including signs and related improvements;

e. Protect potable water well fields and aquifer recharge areas;

f. Ensure safe and convenient on-site traffic flow and vehicle parking;

g. Provide~~s~~ innovative land development techniques which offer options such as planned unit development, transfer of development rights, and cluster development;

h. Regulate the subdivision of land;

i. Provide for a comprehensive site plan review process for all development;

j. Provide that development orders and permits will not be issued which reduce the adopted level of service for the affected public facilities and service; and

k. Provide for the inclusion of very low, low, and moderate income housing and manufactured housing;

Policy 1.2: The City shall revise its existing Land Development Regulations and adopt new provisions where needed to implement the Future Land Use Element and Map. These revised and new regulations shall address at a minimum, (1) consistency with the Future Land Use Element; (2) protection of lands designated for conservation; (3) regulation of lands subject to seasonal and periodic flooding; (4) provision for adequate drainage and storm water management; (5) protection of potable water wells and aquifer recharge areas; (6) safe and convenient on-site traffic flow and vehicle parking needs; (7) development of regulations which provide methods for utilizing new and innovative land development techniques; (8) the subdivision of land; (9) development of a thorough and systematic site plan review process; (10) provisions that development orders will not be issued which result in a reduction below the adopted level of service; and (11) establishment of densities and intensities of use for each land use category.

Policy 1.3: The City shall coordinate Land Development Regulation revisions and the development of its Future Land Use Map with Polk County to the maximum extent feasible.

Policy 1.4: The City shall require the developer/owner of any site seeking a development order to be responsible for on-site management of storm

water runoff in a manner which ensures post development runoff rates, volumes, and pollutant loads do not exceed predevelopment runoff rates and conditions.

Policy 1.5: The Land Development Regulations shall be constructed in such a manner as to protect private property rights. If such regulations are determined to severely limit the practical use of real property, the property owner will be subject to compensation within guidelines established by Florida Law. A private property owner with property having land use classification(s) applied in a manner which is determined to constitute a taking through the unreasonable exercise of legislated police power shall be subject to compensation according to Florida law in an amount to be established by judicial proceeding.

OBJECTIVE 2: FUTURE LAND USE MAP.

THE FUTURE LAND USE MAP SHALL CONTAIN THOSE LAND USE CLASSIFICATIONS NECESSARY TO ADEQUATELY PLAN AND PREPARE FOR THE FUTURE GROWTH AND DEVELOPMENT OF THE CITY.

Policy 2.1: The following Future Land Use classifications are hereby established for the purpose of managing future development and redevelopment activities:

1. Agricultural;
2. Suburban Estates Residential;
3. Suburban Transitional Residential;
4. Low Density Residential;
5. Medium Density Residential;
6. High Density Residential;
7. Neighborhood Activity Center;
8. Commercial Transitional;
9. Business Park (Light Industrial);
10. Industrial;

11. Public/Institutional;

12. Recreation and Open Space; and

13. Conservation

Policy 2.2: **Agricultural**

The Agricultural Future Land Use classification applies to all lands qualifying for and receiving green belt exemptions. If it is applied to any lands, the maximum allowable residential density shall be 1 dwelling unit per 5 acres. Requirements to connect to Central Water and Sewer Service may be waived by the City Commission if said utilities are not available to the site as defined by Chapter 381, Florida Statutes and Chapter 64E-6 of the Florida Administrative Code.

Maximum Density: 1 dwelling unit per 5 acres

Policy 2.3: **Suburban Estates Residential**

Suburban Estates Residential shall be applied to those properties that serve as a transitional area between established rural/agricultural uses and more intense suburban uses. As the City expands its boundaries, this category will serve as a reasonable land use alternative near the edges of its service area that are adjacent to County rural/agricultural uses. Allowances shall be made for limited agricultural/rural uses within this district such as hobby farming, animal breeding, and dog kennels. Detached single family dwellings shall be the primary use within this district with limited agricultural/rural accessory uses permitted as well. Suburban Estates is also appropriate in high recharge areas for the aquifer due to its higher percentage of pervious area and open space. Requirements to connect to Central Water and Sewer Service may be waived by the City Commission if said utilities are not available to the site as defined by Chapter 381, Florida Statutes and Chapter 64E-6 of the Florida Administrative Code.

Maximum Density: 0 to 1 dwelling unit per acre

Policy 2.4: **Suburban Transitional Residential**

The Suburban Transitional Residential classification shall be applied to lands that act as a transition between suburban estates uses and more intense residential and non-residential land use districts. No agricultural/rural uses shall be permitted as primary or accessory uses.

This district is established to accommodate development of detached single family homes on large lots.

Maximum Density: 0 to 3 dwelling units per acre

Policy 2.5: Low Density Residential

Low Density Residential has been applied to those areas that primarily consist of existing low-density single-family detached dwellings established over the past years. As the City expands its boundaries, this classification will have considerable application. The primary type of dwelling ~~is~~ suited for this classification is the free standing or single family detached dwelling unit.

Maximum Density: 0 - 5 dwelling units per acre

Policy 2.6: Medium Density Residential

The primary intent of the Medium Density Residential classification is to encourage the continuation of mixtures of housing types. These units should include one and two story apartments, townhouses, duplexes, and single-family dwellings. Development activities within the intent of this classification can be achieved where such requirements as minimum land areas are met, open space provided, public facilities and services are available, and access to principal streets is safe and convenient

Maximum Density: > 5 but < 10 dwelling units per acre.

Policy 2.7: High Density Residential

The intent of the High Density Residential classification is to encourage various dwelling unit mixes, including apartments, townhouses, low-rise multiple family dwellings and certain single family type structures. Densities up to 14 dwellings per acre currently do not exist in the City. Such densities will require a high demand for public facilities and services and direct access to principal streets. It is anticipated that this classification will be used as the City expands its corporate limits. However, this will not preclude its use within the present corporate limits if adequate land parcels can be assembled for such users.

Maximum Density: > 10 but < 14 dwelling units per acre.

Policy 2.8: **Neighborhood Activity Centers**

Neighborhood Activity Centers are intended to accommodate the shopping, business, and service needs of residents of the City and the adjacent surrounding population. Permitted uses include supermarkets, office, convenience store, service station, Post Office, and related commercial services. Neighborhood Activity Centers must be located at the intersections of major collectors and arterial roadways or along an arterial road. The floor area ratio in the Neighborhood Activity Center classification shall not exceed 0.7.

Policy 2.9: **Commercial Transitional**

The primary function of the Commercial Transitional classification is to provide for infill development and a gradual transition of existing development during the planning horizon from residential and commercial uses to interconnected residential, commercial, office, institutional, and civic uses within the Community Redevelopment Area of the City, adjacent to US 17 and East Eagle Avenue. The Commercial Transitional classification shall encourage pedestrian friendly and transit oriented design, in keeping with the Community Redevelopment Area requirements. The Commercial Transitional classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the Low Density and Medium Density Future Land Uses. Residential densities shall not exceed a gross density of 9.99 dwelling units per acre. Floor area ratios for non-residential uses shall not exceed 1.0. The City's Community Redevelopment Area guidelines, which are located in the Land Development Regulations, serve as a master plan for the Commercial Transitional area including but not limited to public parking areas, pedestrian access, architectural standards, and signage.

Maximum Density: 9.99 dwelling units per acre

Maximum Intensity: FAR 1.0

The following percentage distribution among the mix of land uses shall be achieved over the planning horizon.

a. Residential 20 to 40%
b. Commercial 40 to 65%
c. Office 20 to 40%
d. Institutional 10 to 40%

e. Public/Civic 10 to 20%

Policy 2.10: Business Park Centers (Light Industrial)

Business Park Centers may be located within Eagle Lake providing that the necessary public facilities and services are available or scheduled to be available at the time of issue of any development order. Business Park Centers are intended to provide locations for the placement of establishments to accommodate light assembly (nonmanufacturing) and wholesale employment needs of the residents of Eagle Lake and the adjacent areas. General characteristics of Business Park Centers are:

Location:	Intersection of arterial roads or along arterial roads and preferably with rail access.
Percent of Lot Coverage:	50 percent.
Usable Site Area:	5 acres or more.
Gross Floor Area:	50,000 to 300,000 square feet.
Maximum FAR:	0.5
Min. Population Served:	4,000 or more people.
Service Area Radius:	5 miles or more.
Typical Lead Tenant:	One or more light assembly plants, or warehouse facility, employing at least 10 people.
Other Typical Tenant:	Office, distributors, research and development.

Policy 2.11: Industrial

The primary function of the Industrial classification is to accommodate light industrial. Permitted light industrial uses include light manufacturing and assembly, truck and bus terminal facilities, warehousing and storage facilities excluding uses generating potentially harmful nuisance impacts. Floor area ratios for industrial structures shall not exceed 1.0.

Maximum FAR: 1.0

Policy 2.12: Public/Institutional

The primary function of the Public/Institutional classification is to provide for areas for existing or future government-owned or leased buildings or grounds including schools, government buildings, fire and police stations, libraries, medical facilities, other non-recreational public properties; and private buildings or grounds such as hospitals, camps, clubs, private schools, museums, and similar land uses. Floor area ratios for structures in this category shall not exceed 2.0.

Maximum FAR: 2.0

Policy 2.13: Recreation and Open Space

The primary function of the Recreation and Open Space classification is to indicate areas of existing or future public and/or privately owned parks and open space areas. Permitted uses include publicly- or privately-owned properties which are open to recreational use by the public. Other uses may include conservation uses, open space, or environmentally sensitive areas. Stormwater management areas to service the parks and recreation facilities are permitted. The Floor Area Ratio is 0.01 for public parks.

Maximum FAR: 0.01

Policy 2.14: Conservation

The Conservation Future Land Use classification applies to all lands designated for conservation purposes within the City and applies to those areas identified as wetlands within the corporate limits.

Policy 2.15: Electric Distribution Substations

Electric distribution substations are allowed in all land use classifications, but not in historic neighborhoods. 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 3: NATURAL FEATURES AND RESOURCES.

THE FUTURE LAND USES DESCRIBED ON THE FUTURE LAND USE MAP SHALL BE LOCATED IN AREAS DETERMINED BY THEIR PHYSICAL TOPOGRAPHY AND OTHER NATURAL FEATURES AND RESOURCES OF LAND. [*9J-5.006(3)(B)1.;(B)4.*] [*CR 9(A)(1)*]

Policy 3.1: The City shall identify development constraints created by soil conditions, topography, natural features, and resources and regulate densities and intensities where such constraints exist.

Policy 3.2: The adopted site plan review procedures shall require proposed development to provide soils, topographic, vegetation, natural features, and resources information at a level of detail and specificity to determine the suitability of the proposed development for the site. All cost associated with the provision of this information shall be the responsibility of the owner/developer submitting the proposed project for review.

Policy 3.3: The City shall designate on the Future Land Use Map Series, in the form of overlays or other graphic format, those natural resources such as water well fields and cones of influence, conservation and preservation areas identified as part of the Conservation Element, areas subject to flooding, lakes and soils.

Policy 3.4: Areas of prime recharge to the Floridan Aquifer and cones of influence for municipal water wells shall be identified and are to be included on the Future Land Use Map series and environmental map series. [9J-5.011(2)(c)4]

Policy 3.5: The City of Eagle Lake shall enforce the protection standards established in the Land Development Regulations for the cones of influence for each public supply potable water wellfield within the City's jurisdiction. Proposed land uses which are incompatible with the designated interim protection zones shall be disapproved. The use or storage of hazardous substances within these designated interim protection zones shall also be disapproved. The City shall update the existing cones of influence map located in the Technical Support document and add the map to the Future Land Use Map series by December 2012. Assistance from the SWFWMD and/or the FDEP shall also be requested to accomplish this task. [9J-5.006(3)(c)6]

OBJECTIVE 4: PUBLIC FACILITIES AND SERVICES.

THE FUTURE LAND USES DESCRIBED ON THE FUTURE LAND USE MAP SHALL BE LOCATED IN AREAS WHERE PUBLIC FACILITIES AND

SERVICES ARE AVAILABLE OR ARE PLANNED TO BE AVAILABLE AT THE TIME OF DEVELOPMENT.

Policy 4.1: The City shall direct development to areas where public facilities and services are available or shall be available at the time of development. High density/intensity land uses shall be directed to areas where the greatest level of public facilities and services exist.

Policy 4.2: The City shall issue development orders and plan public facility improvements and expansions in a manner which supports implementation of the Future Land Use Element and Map and is consistent with the Capital Improvement Element.

Policy 4.3: In order to encourage infill development as an attractive alternative and to promote compact growth, the City shall provide utilities and related services to those developments that take place in areas already served by public facilities and services on a first priority basis.

Policy 4.4: The City shall condition the issuance of all development orders on the availability of required public facilities and services concurrent with the impacts of the proposed development and the adopted level of service. Development orders shall not be issued if such proposed development will result in public facilities and/or services being reduced below their adopted level of service at the time of need.

Policy 4.5: The City shall use the joint "Memorandum of Understanding" as the vehicle to establish interlocal agreements with the Country to plan for and extend public facilities and services beyond the corporate limits.

Policy 4.6: The adopted site plan review procedures shall require a determination of availability of public facilities and services and the specific needs of the proposed development.

Policy 4.7: Development orders shall be conditioned to City established levels of service (LOS) for public facilities and services and to the availability of required facilities and services concurrent with the impacts of the development.

Policy 4.8: The City of Eagle Lake will allow additional lands to be converted to school uses so that the public school board may meet the projected needs for schools.

The City will allow public school uses in all Land Use Designations and Zoning Districts (exception for conservation), proximate to urban residential areas and will seek to co-locate public facilities, such as parks, libraries, and community centers, with the schools to the extent possible.

The following criteria will be used for school locations:

1. Schools are encouraged to locate with such facilities as parks, libraries, and community centers.

2. Where a joint agreement to share facilities is reached, schools may be constructed on smaller parcels.

3. Where possible, the City will jointly use schools for community facilities.

4. Polk County School Board guidelines for determining school size and land area requirements will be utilized.

5. Schools should be centrally located within their intended attendance zones, to the extent possible, and be consistent with walking and bus travel time standards.

6. The site should be of sufficient size to ensure that building and ancillary facilities and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.

7. Public utilities should be available to the site or can be accommodated onsite.

8. Ingress and egress should not create detrimental impacts on roads adjacent to the site.

9. Approaches to the site should be safe for pedestrians, bicycles, cars, and buses and sidewalks shall be provided.

10. Adequate landscape buffering must be provided from residential area.

Policy 4.9: All new development and redevelopment shall comply with the water conservation policies contained in the Infrastructure Element.

Policy 4.10: In support of the 2035 Polk County Mobility Plan, the City shall require new development and redevelopment to conform with the following criteria:

1. Provide access to transit facilities;
2. Connect to centralized potable water and wastewater systems;
3. Incorporate design features that promote green building principles;
4. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;
5. Provide accesses to civic space, parks, green areas, and open space and other amenities;
6. Be supported by public safety (fire, EMS, law enforcement); and
7. Have access to public schools.

Policy 4.11: The City shall encourage and incentivize mixed land uses and higher density and intensities within the US 17 Corridor to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions.

OBJECTIVE 5: LAND FOR PUBLIC FACILITIES.

THE CITY SHALL INCLUDE LAND ON THE FUTURE LAND USE MAP FOR PUBLIC FACILITIES TO SUPPORT PROJECTED FUTURE DEVELOPMENT.

Policy 5.1: The Future Land Use Map shall indicate those land areas that will be needed for additional public facilities.

OBJECTIVE 6: TRANSPORTATION.

LOCATION OF USES ON THE ADOPTED FUTURE LAND USE MAP SHALL BE BASED ON EXISTING AND PROJECTED AVAILABILITY OF ADEQUATE TRANSPORTATION FACILITIES.

Policy 6.1: Permitted future development shall not result in the reduction of adopted levels of service for the traffic circulation system as contained in the Transportation Element.

Policy 6.2: The City shall coordinate development of the Future Land Use Map and the Transportation Element to ensure that new facilities or improvements

to existing facilities necessary to support proposed development shown on the Future Land Use Map are provided.

OBJECTIVE 7: HISTORICAL RESOURCES.

THE CITY SHALL PROTECT ALL HISTORICAL RESOURCES WITHIN ITS JURISDICTION BY CONDUCTING SELECTED PROPERTY EVALUATIONS AND CONSIDERING ORGANIZING A HISTORICAL SOCIETY.

Policy 7.1: Eagle Lake shall seek state and federal funds to conduct a survey of historically significant properties within the City limits.

Policy 7.2: The City shall consider the establishment of a local historical society composed of residents within the community and Polk County.

Policy 7.3: Criteria for local designation of historically significant properties will be developed in the Land Development Regulations. All sites listed on the Florida Master Site File or National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or 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 or sites in the City, but is an additional safeguard to protect structures and sites designated by the City Commission as meriting protection.

OBJECTIVE 8: CONCURRENCY

NEW DEVELOPMENT WILL BE GUIDED BY THE AVAILABILITY OF SUPPORTING PUBLIC FACILITIES AND SERVICES AND THE APPROPRIATE SOIL CONDITIONS AND TOPOGRAPHY. THIS SHALL BE ACCOMPLISHED THROUGH THE ADOPTION AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS AND THE CONCURRENCY MANAGEMENT SYSTEM. [9J-5.006(3)(B)1]

Policy 8.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available. [9J-5.006(3)(c)3]

Policy 8.2: Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards are available

concurrent with the impacts of the development as required by the Concurrency Management System and established within all Elements of the Comprehensive Plan, including the level of service standards listed within the following Elements:

1. Infrastructure Element
2. Transportation Element
3. Capital Improvements Element
4. Public School Facilities Element [9J-5.006(3)(c)3]

OBJECTIVE 9: DESIRED URBAN GROWTH PATTERN

THE CITY OF EAGLE LAKE 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. EAGLE LAKE 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. [9J-5.006(3)(B)3,9]

Policy 9.1: The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap frog development patterns. [9J-5.006(3)(c)7]

Policy 9.2: Locate future land uses at densities and intensities that will reduce greenhouse gas emissions while encouraging energy efficiency and will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the City. [9J-5.006(3)(c)3]

OBJECTIVE 10: URBAN SPRAWL.

THE CITY SHALL CONTINUE TO DISCOURAGE URBAN SPRAWL BY CONTINUING TO WORK WITH POLK COUNTY TO COORDINATE ALL DEVELOPMENT ACTIVITIES OUTSIDE THE CORPORATE LIMITS WHICH MIGHT REQUIRE MUNICIPAL SERVICES.

Policy 10.1: The City shall give first priority to those property owners located within the corporate limits prior to extending facilities and services to properties located in the unincorporated area of the County.

Policy 10.2: The City shall utilize the Florida Interlocal Cooperation Act of 1969, Chapter 163.01, Florida Statutes, with the County and other local governments to coordinate the provision of any public facilities and services outside the corporate limits.

Policy 10.3: The City shall continue to implement the Urban Service district which will be that area serviced by the City with portable water and sewer services based upon planned extensions of those facilities meeting concurrency requirements and joint City/County land use coordination.

OBJECTIVE 11: REDEVELOPMENT OF BLIGHTED AREAS.

THE CITY SHALL CONTINUE TO PROMOTE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS WITHIN ITS CORPORATE LIMITS AND COOPERATE WITH POLK COUNTY FOR ASSISTANCE IN SECURING FUNDS FOR SUCH WORK.

Policy 11.1: The City shall continue to work with the Polk County Community Development Department to secure Community Development Block Grants and other funds and related assistance in redeveloping renewing blighted areas.

Policy 11.2: The City shall continue to work with other agencies in securing financial assistance in redeveloping and renewing blighted areas.

Policy 11.3: Continue to implement Housing Element directives for the renewal and revitalization of substandard housing. [9J-5.006(3)(c)2]

Policy 11.4: The City shall encourage replatting of old undeveloped subdivisions by amending the Land Development Regulations during the Planning Horizon to provide a streamlined process for replatting and small-scale subdivision.

Policy 11.5: The City shall evaluate the use of the provisions contained in Chapter 163, Part III, Community Redevelopment, F.S. – in consideration of funding and incentive programs when seeking to revitalize the downtown area.

Policy 11.6: Through the Code Enforcement Office, the City will continue to make the public aware of programs and monies available for correcting deficiencies in blighted areas and promote investment and reinvestment in older neighborhoods in an effort to prevent and discourage deterioration of structures and properties.

Policy 11.7: Replatting of vacant lots in old subdivisions will be encouraged in order to provide additional development opportunities.

OBJECTIVE 12: ELIMINATION OF INCOMPATIBLE USES

ELIMINATE EXISTING LAND USES, CONDITIONS, AND ZONING THAT ARE INCONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PROPOSED FUTURE LAND USES AS DEPICTED ON THE FUTURE LAND USE MAP SERIES. [9J-5.006(3)(B)2,3]

Policy 12.1: Identify, reevaluate, and work toward the elimination of existing land uses that are inconsistent with the City's character and the proposed future land uses. [9J-5.006(3)(c)2]

Policy 12.2: The City shall, enforce Land Development Regulation criteria for assuring compatibility between adjacent land uses.

OBJECTIVE 13: CORRIDOR DEVELOPMENT.

DEVELOPMENT REGULATIONS SHALL REQUIRE THAT DEVELOPMENT OPPORTUNITIES BE PROVIDED TO UTILIZE LAND ALONG HIGHWAY CORRIDORS WITH GREATER EMPHASIS ON DEPTH AND LESS ON LINEAR EXPANSION.

Policy 13.1: The City shall provide for performance standards in its Land Development Regulations which permit commercial and industrial planned developments, landscaping and related esthetic requirements, mixed land uses with emphasis on compatibility between such uses, open spaces between uses, and setback lines from highway right-of-way.

Policy 13.2: The City shall make provisions in its Land Development Regulations which permit and encourage the use of cluster development by owners of individual small parcels of land who may or may not be able to combine their lands with adjourning parcel owners for purposes of development.

OBJECTIVE 14: VISUAL DESIGN STANDARDS.

LAND DEVELOPMENT IMPACT FEES SHALL BE UTILIZED IN A MANNER WHICH WILL OFFER INCENTIVES TO DEVELOPERS TO CONNECT TO EXISTING INFRASTRUCTURES.

Policy 14.1: An evaluation shall be conducted for preparation of a major street tree-planting plan and coordinated with the Bartow office of the Florida Department of Transportation in an effort to improve the visual impact on the public traveling through the City on US Highway 17.

OBJECTIVE 15: FISCAL RESPONSIBILITY.

BASED ON THE ADOPTED CAPITAL IMPROVEMENTS ELEMENT, THE CITY SHALL ONLY CONSIDER APPROVING PROPOSED DEVELOPMENT PLANS THAT ARE IN KEEPING WITH ITS FISCAL ABILITY TO PROVIDE PUBLIC FACILITIES AND SERVICES TO THE PROPOSED DEVELOPMENT.

Policy 15.1: Development orders requiring public facilities and services shall be approved only when such orders are consistent with the City's ability to deliver such facilities and services as provided for in its 5 year Capital Improvement Element.

Policy 15.2: The City shall review each request for a development order to determine public facility and service needs, the City's ability to deliver and the time frame for delivery, and the required payment for such facilities and services.

Policy 15.3: The City shall not provide public facilities and services to any proposed development if the Capital Improvement Element contains no provisions for delivery of these facilities and services.

OBJECTIVE 16: IMPACT FEES.

ADOPTED LAND DEVELOPMENT IMPACT FEES SHALL BE UTILIZED IN A MANNER WHICH WILL OFFER INCENTIVES TO DEVELOPERS TO CONNECT TO EXISTING INFRASTRUCTURE.

Policy 16.1: The City will periodically review impact fee schedules to determine if they in fact do cover the cost of facility improvements and consider other facilities which are impacted by new development but currently do not require impact fee collection.

Policy 16.2: During the Planning Horizon, the City shall consider the development and adoption of impact fees that have incentive rates based on the length of extension, degree of public facility improvements required, degree of reuse of existing facilities or improvements required to older facilities to serve proposed developments.

Policy 16.1: During the Planning Horizon, the City shall consider the establishment of an impact fee schedule for all public facilities that will vary in actual amounts collected based on the length of extension or complexity of the facility in order to encourage close in connections and infill development orders.

Policy 16.2: The City budget shall be constructed in a manner which will minimize the use of ad valorem taxes for construction of new public facilities where demand has been created as a result of new development.

OBJECTIVE 17: COORDINATION.

AS PROPOSED FUTURE LAND USE ACTIVITIES ARE REPRESENTED TO THE CITY FOR APPROVAL, THEY SHALL BE COORDINATED WITH ANY APPROPRIATE RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380, FLORIDA STATUTES.

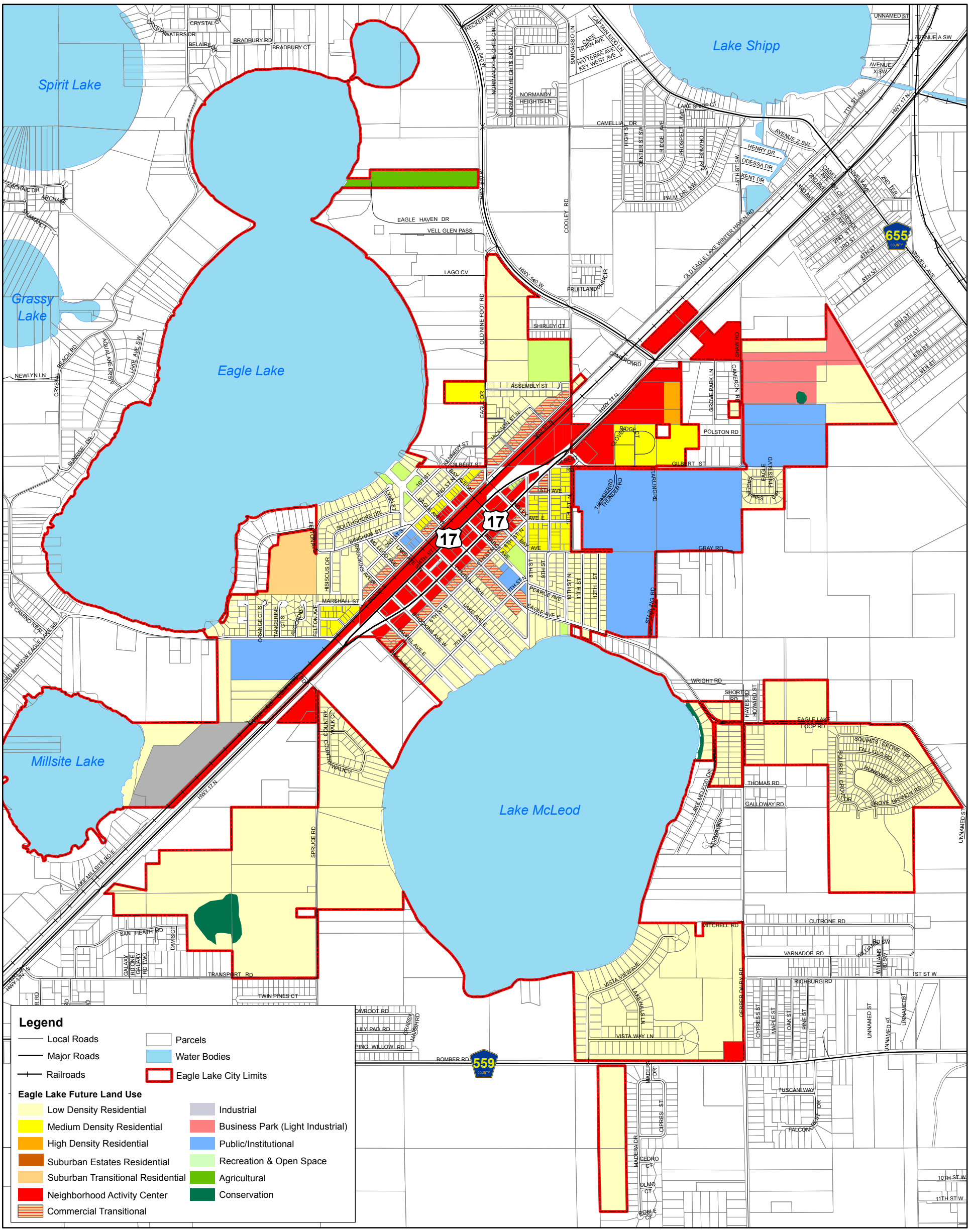
Policy 17.1: As a part of the site plan review process, the City shall review any applicable Chapter 380 plan when making land use decisions for areas addressed in the Future Land Use Plan and Map in an effort to reduce potential conflicts.

OBJECTIVE 18: TRAINING AND EDUCATION.

THE CITY SHALL CONTINUE TO WORK TO PROVIDE TRAINING AND EDUCATIONAL OPPORTUNITIES TO KEEP EMPLOYEES AND OTHER CITY OFFICIALS CURRENT WITH GROWTH MANAGEMENT AND FISCAL RESPONSIBILITIES.

Policy 18.1: The City shall, on an annual basis, actively promote and budget for employees, advisory bodies, and elected officials to attend and conduct training programs and seminars addressing growth management issues and solutions. The City shall utilize the services and programs offered by the Florida Institute of Government/Polk Community College, Florida League of Cities, and related organizations for these purposes.

FLU MAP 1 - CITY OF EAGLE LAKE - 2030 FUTURE LAND USE



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Date Adopted:
April 18, 2011

0 1,550 3,100 Feet

1:18,000
1 inch = 1,500 feet

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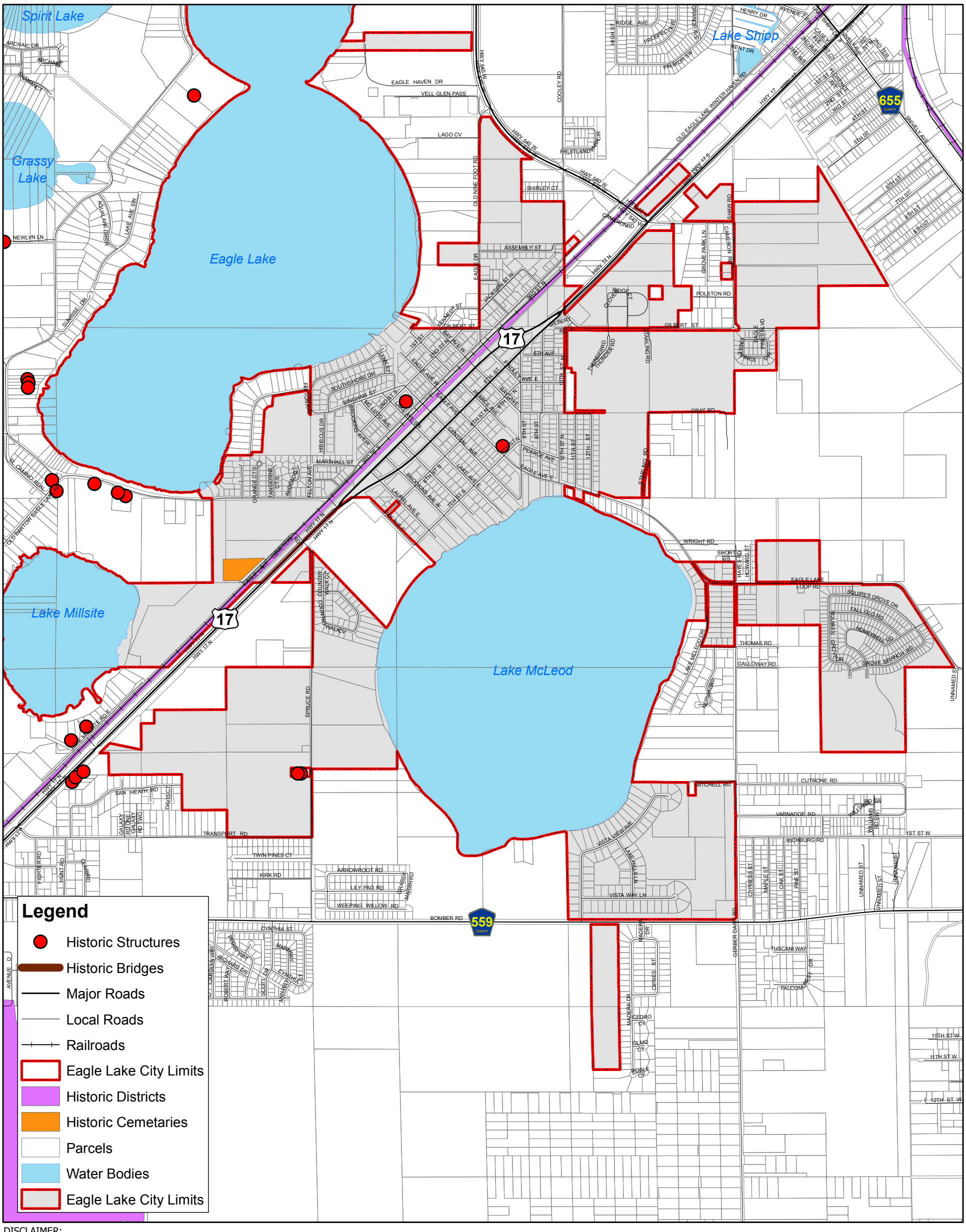
N W E S

The date / time is : 4/5/2011 4:44:25 PM The document name is : EagleLake_FLU_Prop

FLU MAP 2 - CITY OF EAGLE LAKE - HISTORIC RESOURCES



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Historic Data: Bureau of Archaeological Research

Date Adopted:
April 18, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

City of Eagle Lake

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75 North 7th Street
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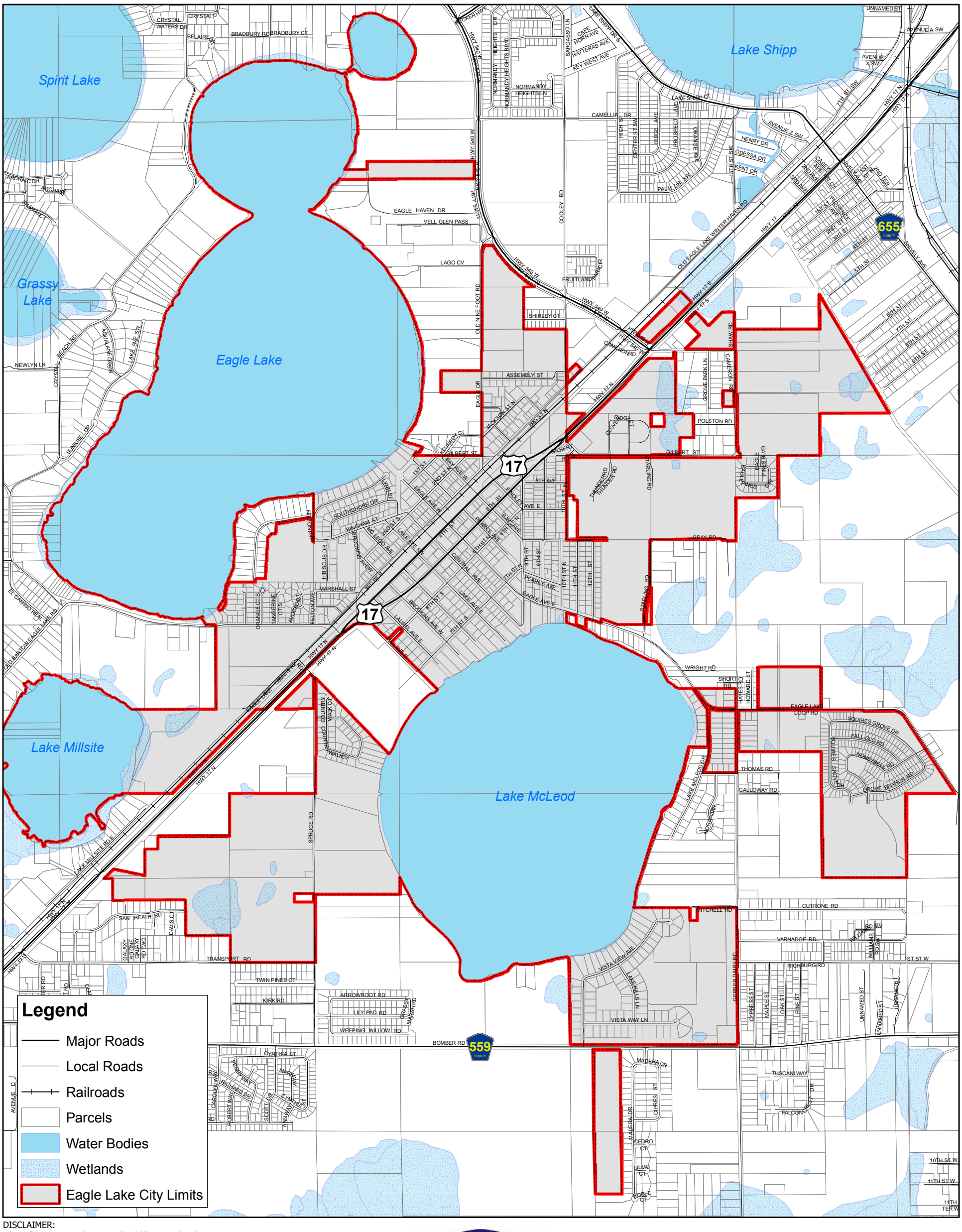
FLU MAP 3 - CITY OF EAGLE LAKE - WETLANDS



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Wetlands: US Fish & Wildlife Service – National Wetlands Inventory

Date Adopted:
April 18, 2011

0 1,500 3,000 Feet

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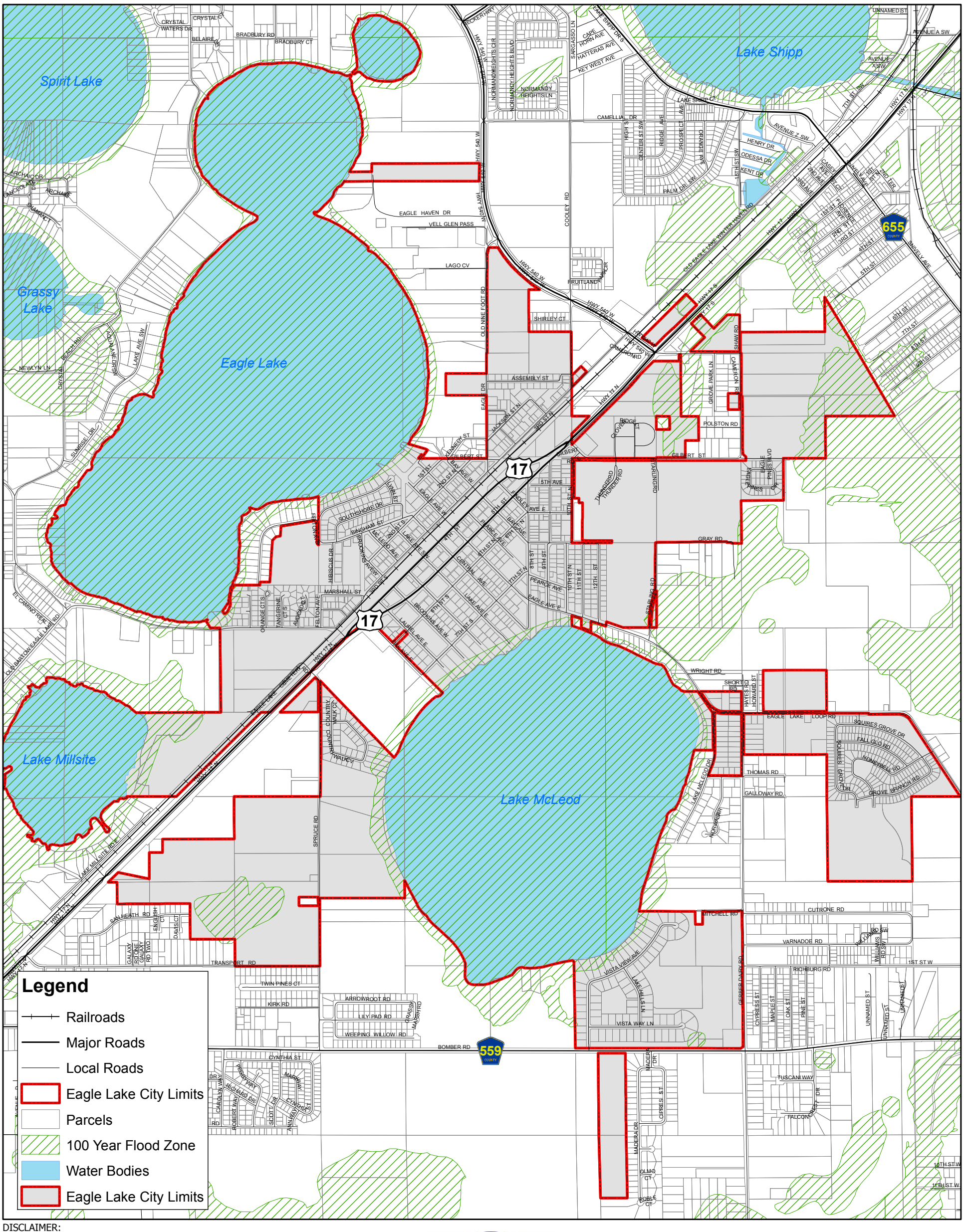
The date / time is : 4/6/2011 4:22:23 PM The document name is : EagleLake_wetlands

FLU MAP 4 - CITY OF EAGLE LAKE - FLOODPLAINS



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Floodplain Data: Federal Emergency Management Agency

Date Adopted:
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0 1,550 3,100 Feet

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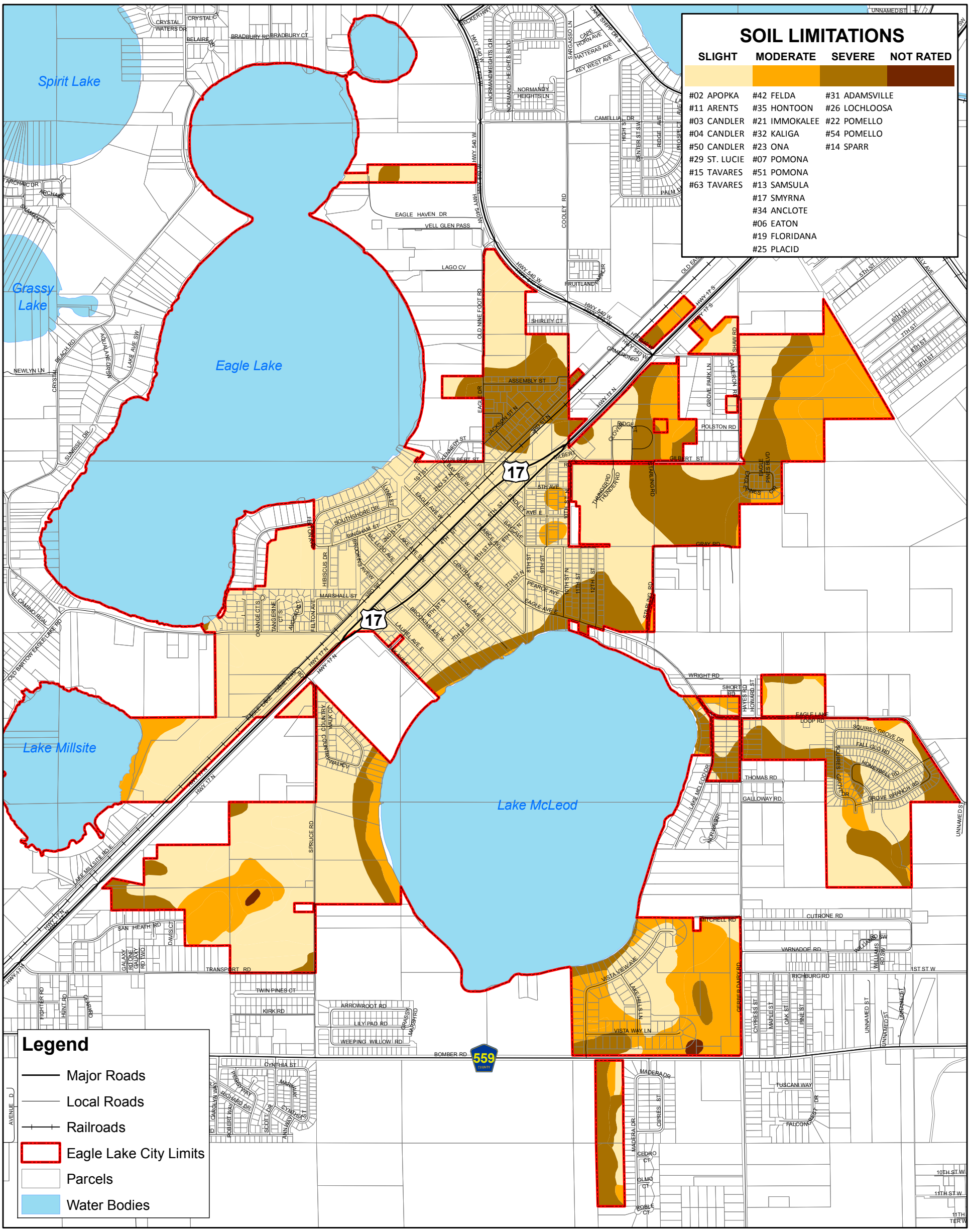
FLU MAP 5 - CITY OF EAGLE LAKE - GENERALIZED SOILS



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Soils Data: US Department of Agriculture, Natural Resources Conservation Services, FGDL

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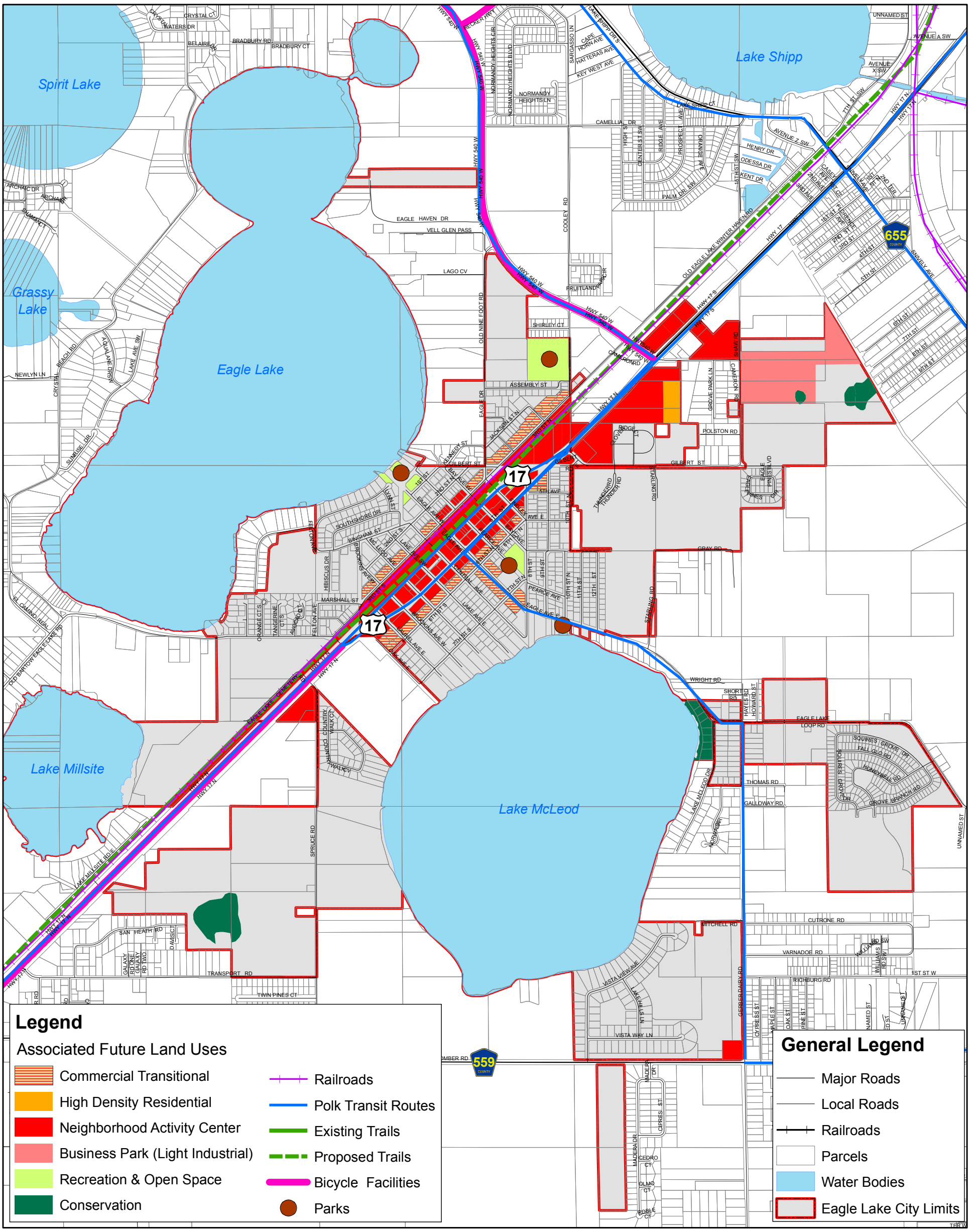
FLU MAP 6 - CITY OF EAGLE LAKE - 2030 ENERGY CONSERVATION



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

Date Adopted:
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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Transportation Element

Adopted: April 18, 2011

TRANSPORTATION ELEMENT

PURPOSE:

The purpose of this Element is to plan for the future traffic needs of residents and nonresidents who travel in and through the City. As in the past, the Future Land Use Map and the resulting land uses will have the greatest influence on the requirements for improvements in this element. The planning effort must address both motorized and non-motorized traffic circulation systems. Sidewalks and bicycle ways for non-motorized traffic are considered a part of transportation planning.

GOAL: **IT SHALL BE THE GOAL OF THE CITY OF EAGLE LAKE TO PROVIDE A SAFE, EFFICIENT, AND CONVENIENT MEANS OF MOTORIZED AND NON-MOTORIZED TRAFFIC MOVEMENT FOR RESIDENTS AND NON-RESIDENTS IN AND THROUGH THE CITY.**

OBJECTIVE 1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM.

THE CITY SHALL PROVIDE A SAFE AND ADEQUATE MOTORIZED TRAFFIC CIRCULATION SYSTEM FOR ITS RESIDENTS AND USERS.

Policy 1.1: The City of Eagle Lake shall coordinate with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service (LOS) which shall be the minimum acceptable standards for State, County, and local roads within the City limits of Eagle Lake. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The City hereby adopts multi-modal levels of service.

For roadways outside the multi-modal service area, the City hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

Figure 1.1.1:

	Highway Minimum Standard	**Highway Minimum Duration**	**Transit**	**Pedestrian**	**Bicycle**
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard a set by Rule 14-94, F.A.C.

Figure 1.1.2: BASE HIGHWAY LEVEL OF SERVICE STANDARDS[(1)]

Facility Type	**Level of Service**
Principal arterial roadways: SIS facilities Non-SIS facility	 C* D
Minor arterial roadways	D
All other roadways	D
[(1)] LOS is measured for peak hour/peak direction using the average of the two highest peak hours. * Or Standard Set by the Department of Transportation)	

Policy 1.2: The City will continue to implement the established 5 year maintenance schedule for all municipal streets under City jurisdiction.

OBJECTIVE 2: THE CITY WILL CONTINUE TO WORK TO PROVIDE A SAFE AND ADEQUATE NON-MOTORIZED AND PEDESTRIAN TRAFFIC CIRCULATION SYSTEM.

Policy 2.1: To encourage energy efficiency and savings, alternative modes of transportation shall be accommodated to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles, etc.)

Policy 2.2: The non-motorized traffic circulation master plan will utilize and be located within the existing wide right-of-way throughout the City.

Policy 2.3: The City will continue to require new commercial and residential developments to provide and dedicate sidewalks. Where feasible, new sidewalks should be linked to Eagle Lake's existing sidewalk system. [9J-5.007(3)(c)3,5]

Policy 2.4: The City shall prioritize new sidewalk construction for those areas of the City lacking an existing sidewalk network. [9J-5.007(3)(c)3,5]

Policy 2.5: Pedestrian ways and bikeways shall be combined where practical and feasible to keep cost of improvements to a minimum.

OBJECTIVE 3: FUTURE LAND USE.

REGULATIONS THAT CONTAIN PROVISIONS FOR FUTURE LAND USES TO BE PROVIDED WITH A TRAFFIC CIRCULATION SYSTEM ADEQUATE TO MEET THE NEEDS OF THE PROJECTED USERS SHALL BE ENFORCED.

Policy 3.1: During the Planning Horizon, City Land Development Regulations shall be evaluated to determine what changes, if any, are needed to meet the transportation requirements of the existing and projected population.

Policy 3.2: During the Planning Horizon,, the existing off street parking requirements for all land uses shall be reviewed to determine their adequacy to meet current parking needs and amended where necessary.

Policy 3.3: Development shall be permitted to occur only in areas where ~~a~~ peak hour LOS as outlined in Policies 1.1 and 1.2 can be met or exceeded.

Policy 3.4: The City shall coordinate with the Florida Department of Transportation, the Polk Transportation Planning Organization, and the Central Florida Regional Planning Council to ensure through the Land Development Regulations, transportation improvement standards, and the Concurrency Management System that no road segment will be permitted to deteriorate to a LOS below those established in Policies 1.1 and 1.2. [9J-5.007(3)(c)1]

OBJECTIVE 4: POLK TRANSPORTATION PLANNING ORGANIZATION

THE CITY SHALL CONTINUE TO COORDINATE ITS TRAFFIC CIRCULATION PLANS WITH THOSE OF THE POLK TRANSPORTATION PLANNING ORGANIZATION (PTPO).

Policy 4.1: The City shall continue to coordinate City transportation plans with those of the FDOT including the adopted Five Year Work Program and the Transportation Improvement Program of the PTPO.

Policy 4.2: When reviewing development proposals for properties abutting or impacting traffic on State or County-maintained roadways, coordinate with the Florida Department of Transportation and the Polk Transportation Planning Organization to ensure consistency with state, regional, and county standards, and determine impacts on adopted levels of service. [9J-5.007(3)(c)4]

Policy 4.3: The City shall seek the cooperation and utilize the resources of the PTPO for funding of those roadway improvements that fall within the PTPO's priority and funding jurisdiction.

OBJECTIVE 5: PRESERVATION OF RIGHTS OF WAY.

THE CITY WILL CONTINUE TO PROTECT EXISTING AND FUTURE RIGHTS OF WAY FROM BUILDING ENCROACHMENT AND OTHER FORMS OF DEVELOPMENT THAT WOULD HINDER ROADWAY IMPROVEMENTS WHEN NEEDED.

Policy 5.1: Through the existing street setback line requirements in the Zoning Ordinance the City will assure the prevention of building encroachment and hindering utilization of right of way for street expansions.

Policy 5.2: The City shall, as a part of the review process contained in Policy 5.1, utilize a street setback line on all principal arterials, County urban collectors, and City urban collectors.

OBJECTIVE 6: REQUIRED RIGHT-OF-WAY NEEDS TO ACCOMMODATE PROJECTED TRAVEL DEMANDS ON THE STATE, REGIONAL, AND CITY TRANSPORTATION CORRIDORS SHALL BE IDENTIFIED.

Policy 6.1: The City shall continue to work with representatives of the PTPO and the FDOT to identify the applicable State, regional, and City transportation corridor right of way needed for future improvements.

Policy 6.2: The City shall request the Florida Department of Transportation or Polk County to submit any proposed facility plans affecting segments of state and/or county-maintained roadways within the city limits of Eagle Lake for consistency review. [9J-5.007(3)(c)1]

OBJECTIVE 7: THE CITY WILL COORDINATE LAND DEVELOPMENT ORDERS WITH APPLICABLE STATE AGENCIES.

Policy 7.1: Driveway access permit requirements shall be a part of the Land Development Regulations and shall require that land developments be coordinated with FDOT and County DOT, as applicable.

Policy 7.2: The City shall adopt by reference the FDOT Access Management Standards for the State Highway System.

OBJECTIVE 8: 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. [9J-5.019(4)(b)4.]

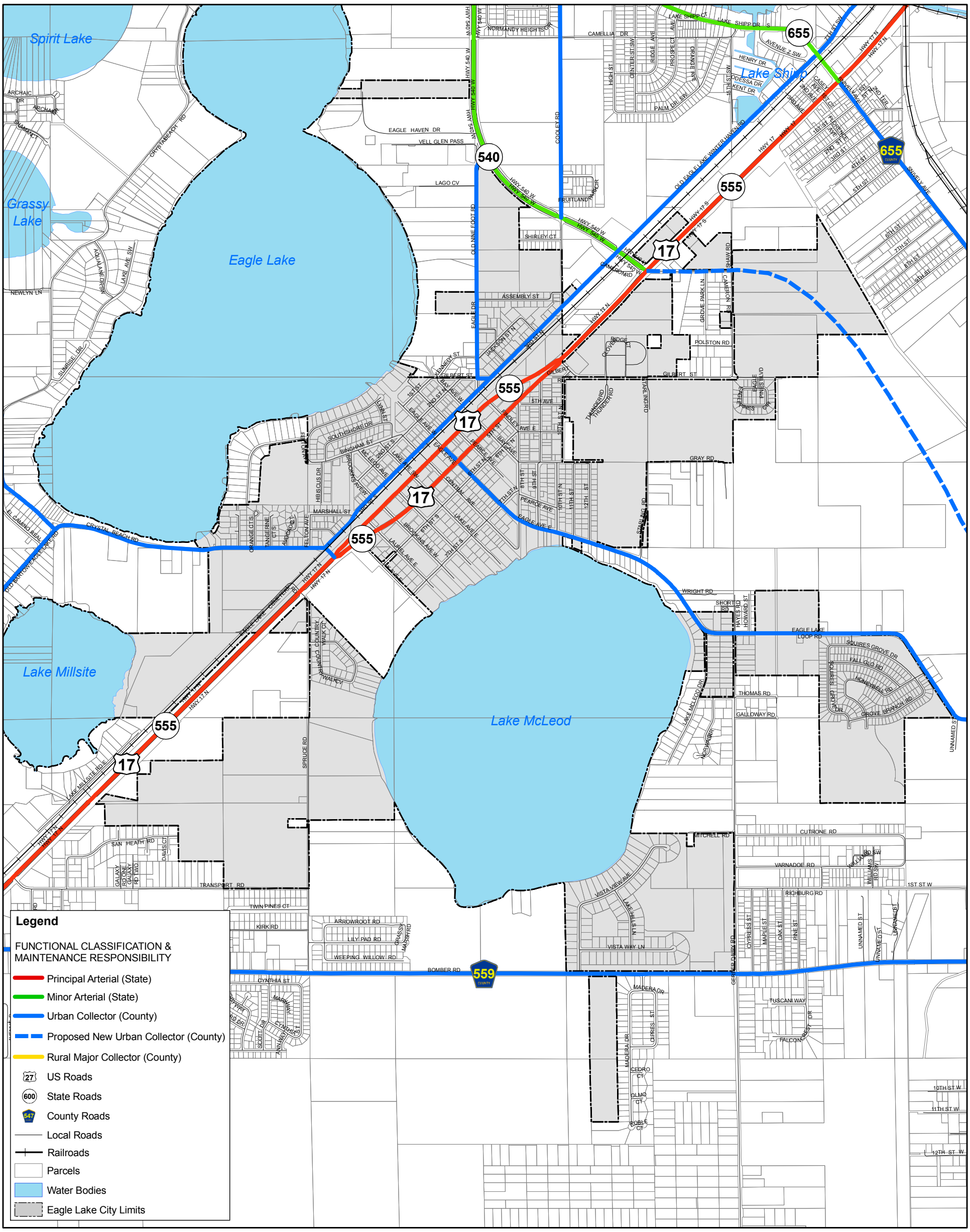
Policy 8.1: The City will promote the development of future major trip generators and employers on transit routes, to decrease the number of vehicle trips within the City, and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle. [9J-5.019(4)(c) 9, 12.]

Policy 8.2: The City will coordinate with the Polk Transit Authority and participate in the planning process in order to provide Eagle Lake with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities. [9J-5.019(4)(c) 11.]

Policy 8.3: The City shall support the Polk County multi-modal transportation system by being designated as a Transit Supportive Development Area (TSDA), which includes transit centers along travel corridors connecting Eagle Lake to other TSDAs.

Policy 8.4: The City will coordinate with the TPO, FDOT, and transit providers to implement plans for park-and-ride lots, as identified in Transportation Improvement Plans and Long-Range Transportation Plans, as updated. [9J-5.019(4)(c) 6, 11, 13.]

TE MAP 1 - CITY OF EAGLE LAKE
2030 FUTURE FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITIES



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

Date Adopted:
April 18, 2011

0 1,500 3,000 Feet

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N W E S

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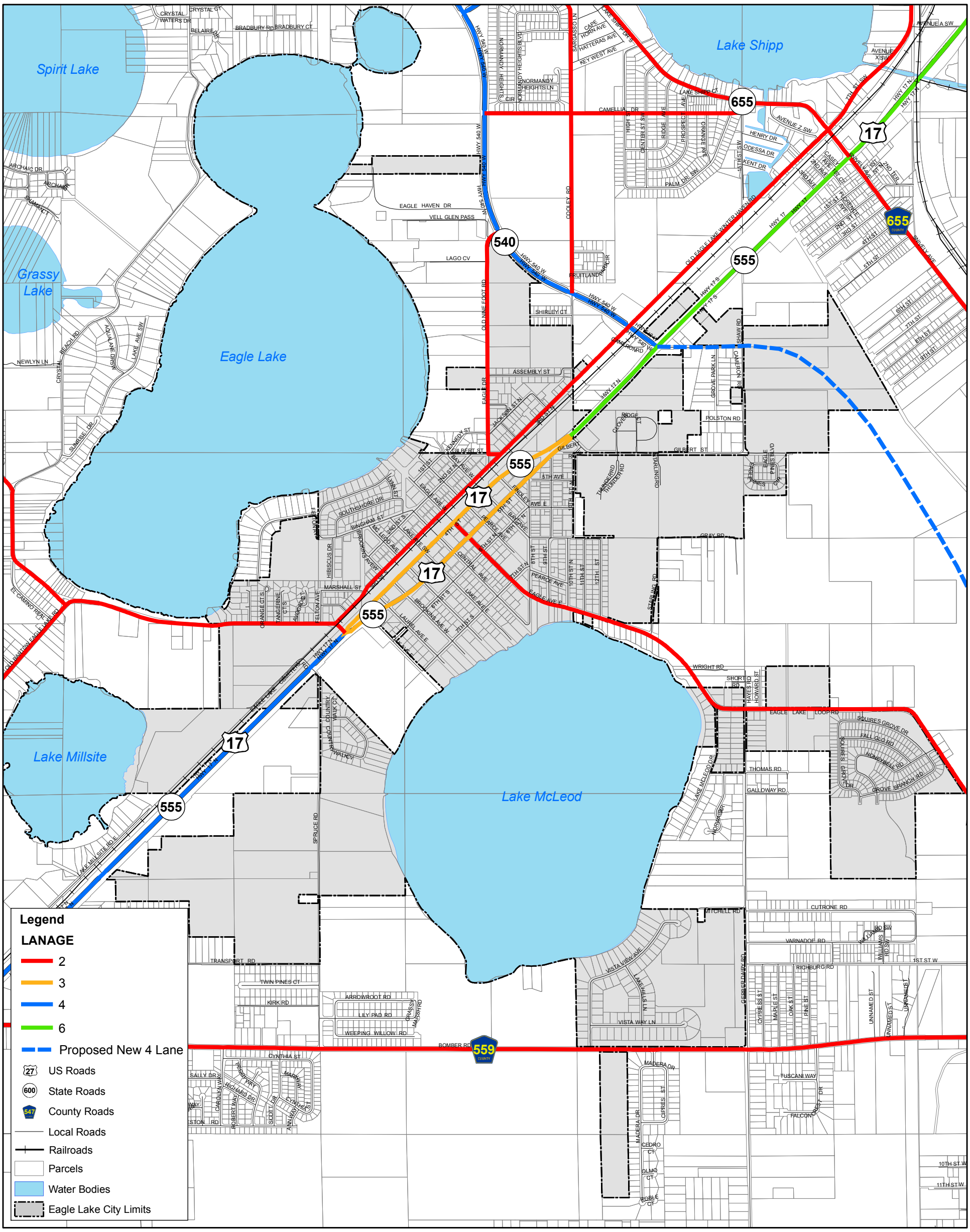
TE MAP 2 - CITY OF EAGLE LAKE - 2030 FUTURE NUMBER OF LANES



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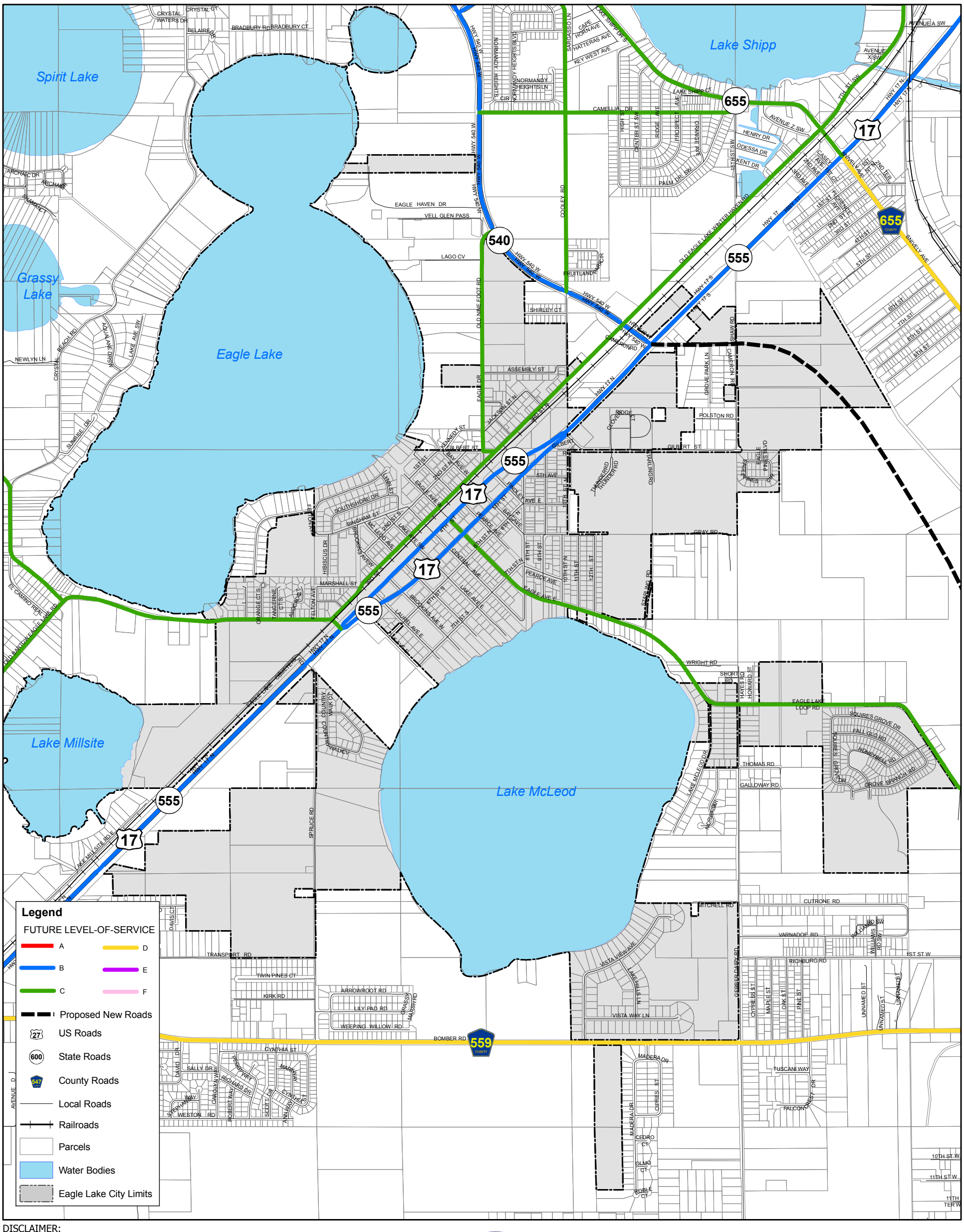
N W E S

The date / time is : 4/5/2011 4:56:49 PM The document name is : EagleLake_future_Num_of_Lanes

TE MAP 3 - CITY OF EAGLE LAKE - 2030 FUTURE LEVEL-OF-SERVICE



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Polk County Transportation Planning Organization

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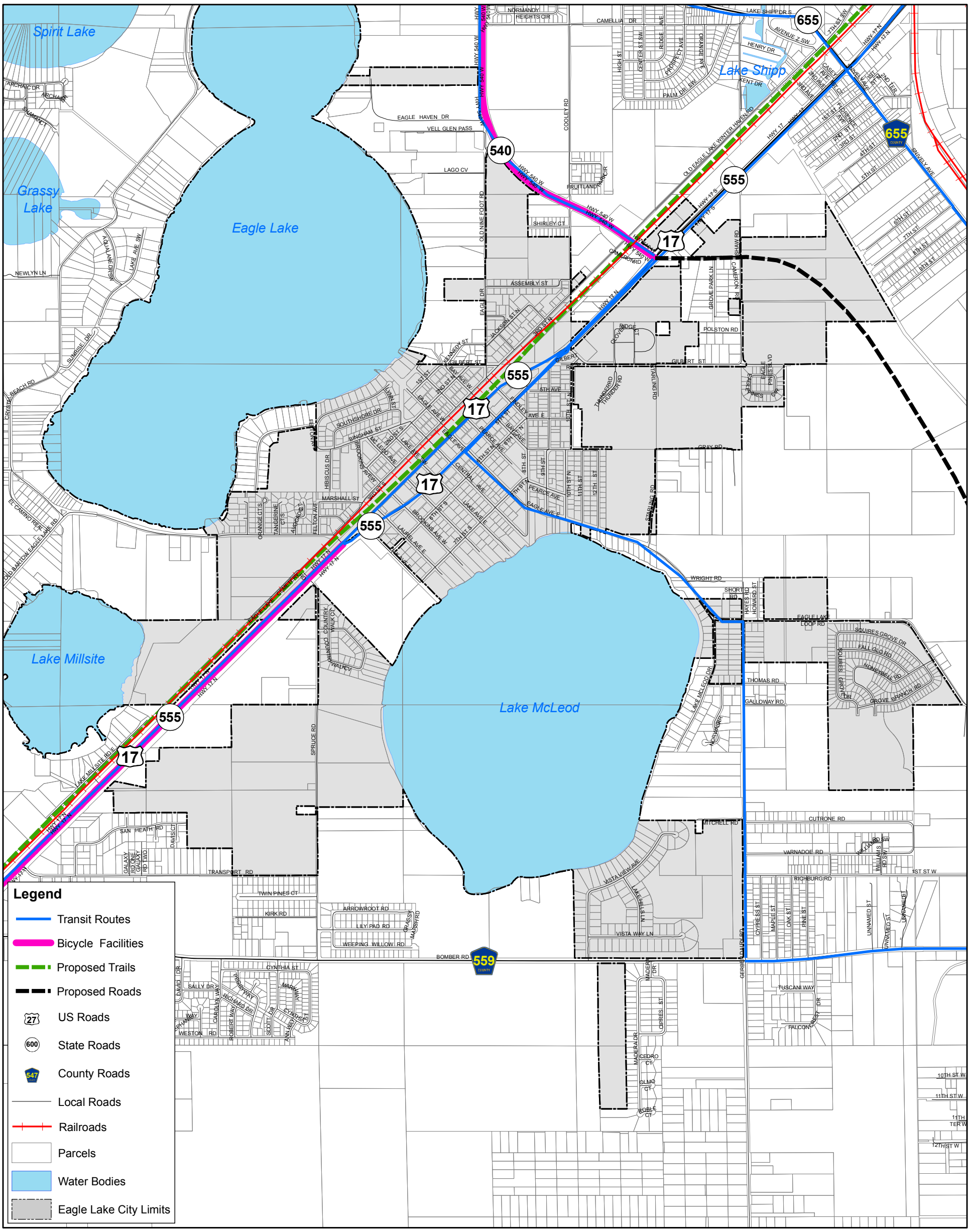
TE MAP 4 - CITY OF EAGLE LAKE - 2030 FUTURE TRAFFIC CIRCULATION



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Date Adopted:
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N W E S

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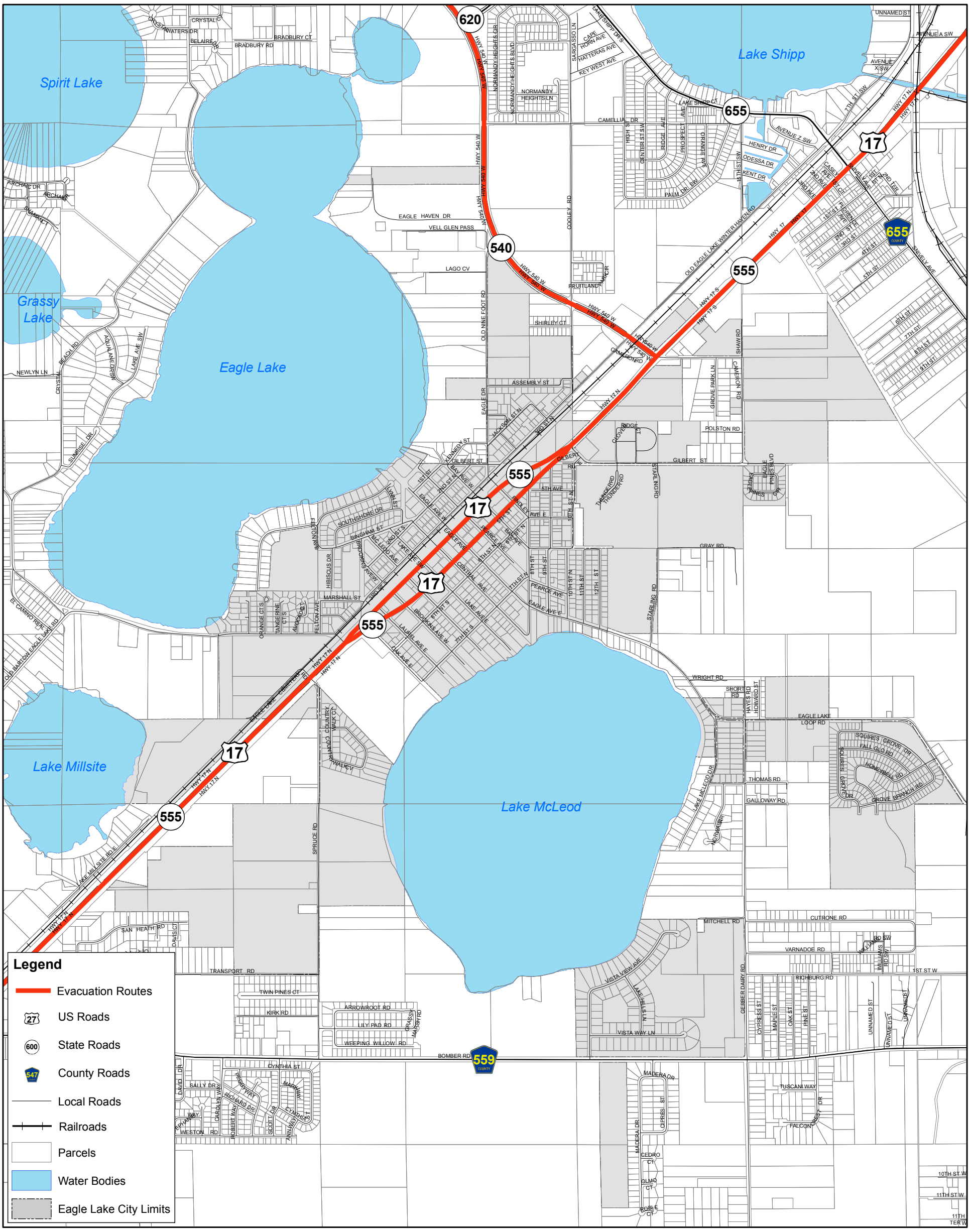
TE MAP 5 - CITY OF EAGLE LAKE - 2030 EVACUATION ROUTES



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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Housing Element

Adopted: April 18, 2011

HOUSING ELEMENT

PURPOSE.

The purpose of this Element is not only to meet the minimum requirements of Rule 9J-5, but by formal action to establish a reasonable framework for providing affordable housing opportunities for the present and future residents of the City. Both public and private resources will be essential to realize this purpose. The private sector, builders and developers, will continue to be responsive to the market demands and opportunities provided development regulations are reasonable. Public resources will not necessarily be solely generated locally but may involve available assistance from Federal, State and County sources.

GOAL: **IT SHALL BE THE GOAL OF THE CITY OF EAGLE LAKE TO PRESERVE AND PROTECT THE QUALITY OF LIFE IN EAGLE LAKE, AND PROVIDE OPPORTUNITIES FOR DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING OF A TYPE, SIZE, LOCATION, AND COST TO MEET THE NEEDS AND REQUIREMENTS OF CURRENT AND FUTURE RESIDENTS, WHILE RECOGNIZING THE PRIVATE SECTOR AS THE PRIMARY PROVIDER OF HOUSING.**

OBJECTIVE 1: **HOUSING NEEDS**

THROUGHOUT THE PLANNING HORIZON, THE CITY WILL ASSIST PRIVATE ENTERPRISE AND THE NONPROFIT HOUSING PROVIDERS IN SECURING ADDITIONAL DWELLING UNITS NEEDED BY AFFORDABLE FORM TO ACCOMMODATE THE PROJECTED POPULATION EXPECTED TO RESIDE IN THE CITY BY THESE TARGET DATES.

Policy 1.1: The City shall continue to seek funding assistance from Federal, State, County, and private sources to assist in meeting the housing needs of the existing and projected additional households.

Policy 1.2: The City shall develop a monitoring program to measure the efficiency and effectiveness of the private/nonprofit housing delivery process in meeting established future housing needs.

Policy 1.3: The City shall continue to develop and maintain a formal liaison with the Builders Association to encourage and promote the benefits of locating within the City in order to provide the needed housing units for the projected population.

Policy 1.5: The City shall adopt all current Standard Building Code Congress codes and updates adopted by the Congress on a systematic basis and shall review such codes for applicability on an annual basis.

OBJECTIVE 2: **THE CITY SHALL CONTINUE TO PROVIDE HOUSING CONSERVATION, REHABILITATION, AND CODE ENFORCEMENT PROGRAMS WHICH ADDRESS THE NEEDS OF SEASONAL AGRICULTURAL WORKERS AND YEAR-ROUND HOUSING UNITS AND WHICH WILL, AT A MINIMUM, STABILIZE DETERIORATED AND BLIGHTED AREAS.**

Policy 2.1: The City shall continue to enforce the housing code.

Policy 2.2: The City shall, as a part of its code enforcement program, seek Federal, State, and county funding for the demolition or rehabilitation of substandard housing units.

Policy 2.3: The City shall work through the Polk County Community Development Division to seek financial assistance for property owners seeking to make improvements to any neighborhood or area, including those housing seasonal farm workers, in order to meet minimum code requirements.

Policy 2.4: The City shall work with private enterprise to establish a public/private partnership to assist in the conservation and/or rehabilitation of substandard housing units and construction of low and moderate income and special needs housing.

Policy 2.5: Throughout the planning period, the City shall coordinate with the Polk County Housing and Neighborhood Development Division to establish an information and referral system to make available technical assistance and information on housing maintenance and rehabilitation programs for City residents. [9J-5.010(3)(c)1,7]

OBJECTIVE 3: **CONTINUE TO ENFORCE REGULATIONS WHICH PERMIT NEW HOUSING ONLY IN AREAS WHERE INFRASTRUCTURE IS ALREADY IN PLACE, UNDER CONSTRUCTION, OR WHERE FUNDS ARE AVAILABLE AND COMMITTED FOR SUCH IMPROVEMENTS.**

Policy 3.1: The City shall continue to implement the necessary development and site plan review procedures to ensure that all housing construction permits are issued only in areas either already served by necessary infrastructure meeting required levels of service or will be at the time of issue of the certificate of occupancy.

Policy 3.2: Through the use of the "Memorandum of Understanding", the City shall coordinate development standards with Polk County for residential developments currently outside and not adjacent to the corporate limits but needing Eagle Lake municipal services so that acceptable minimum standards will be met should they later become a part of the City.

OBJECTIVE 4: CONTINUE TO ENCOURAGE COMPATIBILITY OF INSTITUTIONAL USES WITH CONVENTIONAL RESIDENTIAL USES.

Policy 4.1: The Future Land Use Element shall provide for the inclusion of licensed foster care facilities and group homes as a part of the land uses considered compatible in the applicable residential land use classifications.

Policy 4.2: The City shall continue to ensure that licensed group homes and foster care facilities are permitted or permissible in areas of residential character.

Policy 4.3: The City shall maintain criteria for the location of sites suitable for foster care facilities and group homes.

OBJECTIVE 5: MAINTAIN REGULATIONS WHICH WILL PROVIDE ADEQUATE OPPORTUNITIES FOR SITTING AFFORDABLE HOUSING FOR VERY LOW, LOW, AND MODERATE INCOME FAMILIES AND MANUFACTURED HOUSING RESIDENTS.

Policy 5.1: The Future Land Use Element shall provide for the inclusion of very low, low, and moderate-income housing and manufactured housing as a part of the applicable residential land use classifications.

Policy 5.2: The City shall, through its Land Development Regulations, promote a mix of housing types, densities, and affordable housing.

Policy 5.3: The City shall periodically review and if necessary revise its Land Development Regulations to ensure that provision is made to provide adequate sites for very low, low, and moderate income housing and manufactured housing.

Policy 5.4: 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 5.5: During the planning horizon, the City shall develop criteria for location of sites suitable for very low, low, and moderate-income housing including the required infrastructure and related public facilities.

Policy 5.6: During the planning horizon, the City shall develop criteria for the location of sites suitable for manufactured housing including the required infrastructure and related public facilities.

Policy 5.7: 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 5.8: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City. [9J5.010(3)(c)8]

OBJECTIVE 6: DURING THE PLANNING HORIZON, **THE** CITY WILL ESTABLISH A PROGRAM WHICH WILL PROVIDE FOR THE IDENTIFICATION AND CONSERVATION OF HISTORICALLY SIGNIFICANT HOUSING.

Policy 6.1: During the planning horizon, the City shall develop a program for identification and inspection of historically significant housing.

Policy 6.2: During the planning horizon, the City shall develop qualification criteria and a program for seeking financial assistance for the preservation and rehabilitation of historically significant housing.

OBJECTIVE 7: DURING THE PLANNING HORIZON, DEVELOP A PROGRAM TO PROVIDE ASSISTANCE TO THOSE HOUSEHOLDS DISPLACED AS A RESULT OF FEDERAL, STATE, AND LOCAL PROGRAMS INCLUDING CODE ENFORCEMENT ACTIONS.

Policy 7.1: During the planning horizon, the City shall develop a program and qualification criteria designed to assist low and moderate income households required to relocate as a result of minimum housing code enforcement actions.

Policy 7.2: The City shall work through the Polk County Community Development Division in seeking financial assistance for relocation housing for families displaced as a result of minimum housing code enforcement actions.

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

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

Policy 8.1: The City shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy 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 a higher concentration of densities, 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.

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Infrastructure Element

Adopted: April 18, 2011

INFRASTRUCTURE ELEMENT

GOAL 1: **NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITY AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.**

OBJECTIVE 1.1: THE CITY SHALL ENFORCE PROCEDURES TO ENSURE THAT AT THE TIME OF A BUILDING OR DEVELOPMENT PERMIT IS ISSUED, ADEQUATE FACILITY CAPACITY IS AVAILABLE OR WILL BE AVAILABLE WHEN NEEDED TO SERVE THE DEVELOPMENT.

Policy 1.1.1: The following level of service standards are hereby adopted and shall be used as a basis for determining the availability of facility capacity and the demand generated by a development:

FACILITY	LEVEL OF SERVICE STANDARD
Potable Water	Average Water Consumption Rate 132 gallons per capita per day 110 gallons per capita per day by FY 2012-13
Sanitary Sewer	Average Sewage Generation Rate 110 gallons per capita per day
Solid Waste	Average Solid Waste Generation Rate 8.0 lbs per day
Drainage Facilities	Design Storm: 25-year frequency, 24-hour duration Southwest Florida Water Management District Permit Information Manual, March 1988 Distribution: SCS Type 2, Florida Modified Treatment: Per Southwest Florida Water Management District and DOT design criteria

Policy 1.1.2: All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 1.1.3: The Public Works Department and the City Planner shall jointly develop procedures to update facility demand and capacity information as development / building permits or orders are issued.

Policy 1.1.4: The City Planner shall prepare annual summaries of capacity and demand information for each facility and service area.

Policy 1.1.5: The City shall periodically review current fee structures and ordinances and shall institute or increase fees as required.

OBJECTIVE 1.2: THE CITY SHALL MAINTAIN A FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENT NEEDS FOR PUBLIC FACILITIES, TO BE UPDATED ANNUALLY IN CONFORMANCE WITH THE REVIEW PROCESS FOR THE CAPITAL IMPROVEMENT ELEMENT OF THIS PLAN.

Policy 1.2.1: A Capital Improvement Coordinating Committee is hereby created, composed of the Director of the Public Works Department, the City Planner and City Manager, for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, beginning with the 1991 Capital Improvements Element update.

Policy 1.2.2: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One – whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

GOAL 2: THE CITY SHALL PROVIDE SAFE DRINKING WATER TO ALL USERS AT ADEQUATE QUANTITY AND QUALITY, INCLUDING FIRE FLOW REQUIREMENTS.

OBJECTIVE 2.1: THE CITY SHALL PROVIDE ADEQUATE QUALITY WATER IN COMPLIANCE WITH ENVIRONMENTAL PROTECTION AGENCY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION

REQUIREMENTS AND PROVIDE AN ADEQUATE QUANTITY OF WATER TO ALL PORTIONS OF THE SYSTEM UNDER ALL APPLICABLE CONDITIONS, INCLUDING FIRE FLOW.

Policy 2.1.1: The City shall continue to comply with EPA requirements for lead in drinking water.

Policy 2.1.2: The City shall enforce ordinances encouraging water conservation and requiring water conservation measures in new construction.

OBJECTIVE 2.2: THE CITY SHALL PROTECT AND CONSERVE ITS POTABLE WATER RESOURCES THROUGH VARIOUS CONSERVATION METHODS.

Policy 2.2.1: Landscaping Design for all new development and redevelopment shall utilize drought tolerant and native plants and water conserving features, including efficient irrigation design.

Policy 2.2.2: The City shall evaluate the potential and financial feasibility for water reuse every five years and coordinate with the Southwest Florida Water Management District and the Florida Department of Environmental Protection to implement a reuse program when feasible.

Policy 2.2.3: The City shall require applicants for new development to construct dry or pressurized lines for projects located in areas deemed financially feasible for accommodating water reuse and the City shall require that reuse water, when available, be used for landscape irrigation.

Policy 2.2.4: The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.

Policy 2.2.5: The City shall periodically review its utility rate structure ordinance, and revise the ordinance as necessary, to ensure that the reductions in water use to be achieved by the ordinance are met.

Policy 2.2.6: Rain sensors or soil moisture sensors shall be installed on new irrigation systems to override automatic sprinkler operations when sufficient soil moisture is present to meet landscaping needs.

Policy 2.2.7: As land transitions from agricultural uses to urban uses, the City shall inventory such areas periodically and work with landowners and the Southwest Florida Water Management District to reallocate a portion of the water that was originally permitted for agricultural use by the District to be public supply use.

Policy 2.2.8: The City shall coordinate with the Southwest Florida Water Management District, other local governments in Polk County, and water supply utilities, as appropriate, to evaluate alternative water supply options and implement or participate with other entities to implement alternative water supply projects and programs to meet the City's water supply needs for the long-term planning time frame established in the Comprehensive Plan.

Policy 2.2.9: When the City amends its Comprehensive Plan to modify future land uses, the City will analyze future water demand and the available water sources to meet this demand as part of the facilities availability analysis required to support a Comprehensive Plan Amendment. This analysis will also include a projection of future water conservation savings and reuse offsets.

Policy 2.2.10: The City shall continue to participate in the regional water supply planning process and other water supply development, water conservation and protection programs of the South Florida Water Management District and will implement a water shortage plan should the need arise.

OBJECTIVE 2.3: THE CITY SHALL MAXIMIZE THE USE OF EXISTING FACILITIES TO ENSURE CAPACITY IS AVAILABLE FOR EXISTING AND PROPOSED DEVELOPMENT.

Policy 2.3.1: The City's annual water consumption will be equal to or less than the amount allocated under the District-issued consumptive use permit.

GOAL 3: THE CITY SHALL PROVIDE ADEQUATE SANITARY SEWER (WASTEWATER) SERVICE TO ALL RESIDENTS IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

OBJECTIVE 3.1: THE CITY SHALL ENSURE THAT LONG-TERM ARRANGEMENTS ARE MADE FOR WASTEWATER DISPOSAL.

Policy 3.1.1: The City shall maintain contingency plans for wastewater treatment in the event of cancellation of an existing agreement.

OBJECTIVE 3.2: THE CITY SHALL REDUCE OPERATIONS AND MAINTENANCE REQUIREMENTS FOR THE EXISTING SANITARY SEWER (WASTEWATER) SYSTEM.

Policy 3.2.1: The City shall maintain the routine, on-going program of sanitary sewer inspection, and cleaning.

GOAL 4: **THE CITY SHALL COMPLY WITH THE FLORIDA SOLID WASTE MANAGEMENT ACT AND PROVIDE AN ACCEPTABLE LEVEL OF SERVICE TO ALL RESIDENTS.**

OBJECTIVE 4.1: THE CITY SHALL CONTINUE TO PROMOTE RECYCLING OF WASTE MATERIALS.

Policy 4.1.1: The City shall continue to implement an educational program advising residents of the provisions of the Solid Waste Management Act and the benefits of recycling.

OBJECTIVE 4.2: THE CITY SHALL CONTINUE TO PROMOTE THE PROPER DISPOSAL OF HAZARDOUS AND BIOHAZARDOUS MATERIALS.

Policy 4.2.1: The City shall implement an annual Amnesty Day for the collection of small quantities of household hazardous wastes, independently or through local agreements with other local governments.

Policy 4.2.2: The City shall adopt the applicable FDEP and Florida Department of Health and Rehabilitative Services (FDHRS) regulations by reference.

OBJECTIVE 4.3: IN ORDER TO IMPLEMENT EFFICIENT RECYCLING EFFORTS TO RETURN VALUABLE MATERIALS TO PRODUCTIVE USE, CONSERVE ENERGY, AND PROTECT NATURAL RESOURCES, THE CITY SHALL CONTINUE TO COORDINATE WITH POLK COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN MEETING THE COUNTY'S AND STATE'S GOALS FOR RECYCLING.

Policy 4.3.1: To increase public participation in recycling efforts, the City shall take part in countywide public education efforts and–provide information to Eagle Lake citizens on the location of facilities for the disposal of oil, tires, and other recyclable materials.

Policy 4.3.2: The City's efforts to recycle should be consistent with the Polk County Solid-Waste Management and Resource-Recovery Master Plan.

GOAL 5: **PROVIDE ADEQUATE PROTECTION OF EXISTING STORMWATER MANAGEMENT SYSTEMS AND RECEIVING WATER BODIES AND TO PROTECT THE NATURAL FUNCTION OF AQUIFER RECHARGE AREAS WITHIN THE CORPORATE LIMITS OF EAGLE LAKE AND TO ASSURE A SAFE AND AMPLE SUPPLY OF GROUNDWATER TO ITS RESIDENTS. [9J-5.011(2)(a)]**

OBJECTIVE 5.1: THE CITY SHALL CONTINUE TO REGULATE STORMWATER DISCHARGES TO PREVENT FLOODING OF EXISTING AND PROPOSED STORMWATER FACILITIES.

Policy 5.1.1: The City shall require FDOT drainage permits for all new construction drainage to the FDOT drainage system.

Policy 5.1.2: The City shall require all new construction, except single family and duplex residencies, to provide storage sufficient to ensure that post-development peak discharges during a 25-year/24-hour storm do not exceed pre-development peak discharge rates.

Policy 5.1.3: The City shall review on a case-by-case basis any additional impervious construction in existing drainage problem areas until improvements are constructed.

Policy 5.1.4: The City shall maintain a stormwater management master plan. This plan will cover only those areas of the City which do not utilize the DOT drainage facilities. This plan will review the adequacy of existing facilities and outline required improvements.

Policy 5.1.5: Proposed land uses which are incompatible with designated prime groundwater aquifer recharge areas shall be disapproved. The use or storage of hazardous substances within designated prime groundwater aquifer recharge areas shall be regulated through enforcement of the City's Land Development Regulations.

Policy 5.1.6: Continue to enforce the City's Land Development Regulations related to minimum development standards for retention and detention areas and for the amount of impervious surface material permitted in developments. The City shall encourage the use of porous pavement and grid and modular pavement for new development located in identified high aquifer recharge areas.

Policy 5.1.7: Coordinate with the Southwest Florida Water Management District and Polk County in regard to regional aquifer recharge objectives.

OBJECTIVE 5.2: THE CITY SHALL ENFORCE STRUCTURAL AND NON-STRUCTURAL MEASURES TO REDUCE POLLUTANT LOADINGS TO EAGLE LAKE, LAKE MCLEOD, AND MILLSITE LAKE.

Policy 5.2.1: The City shall continue to enforce present requirements for the treatment of runoff from the first inch of rainfall for all new construction, except single-family and duplex residences in existing platted subdivisions.

Policy 5.2.2: The City shall require all new construction, except as noted in Policy 5.2.1, to obtain either a SWFWMD permit or exemption.

Policy 5.2.3: The City shall evaluate active treatment and/or management practices to determine the most feasible means of reducing pollutant discharges to the lakes. The selected practices will be implemented by 1993.

Policy 5.2.4: The City shall continue to require erosion and sediment control during construction.

GOAL 6: THE CITY SHALL PROTECT ITS EXISTING GROUNDWATER SUPPLY.

OBJECTIVE 6.1: THE CITY SHALL CONTINUE TO PROTECT THE EXISTING RECHARGE CAPABILITIES OF THE AREA.

Policy 6.1.1: The City shall limit the amount of impervious cover for all land uses that can be placed on upland soils to not exceed 70%.

OBJECTIVE 6.2: THE CITY SHALL ENFORCE THE PROGRAM TO PROTECT THE EXISTING WELLS' CONE OF INFLUENCE.

Policy 6.2.1: The City shall enforce the provisions of the zoning code ~~to~~ that prohibit any industrial development or commercial development with high pollution potential within the wells' cone of influence.

Policy 6.2.2: The City shall continue to prohibit septic tanks within the cone of influence.

Policy 6.2.3: The City shall continue to implement sanitary sewer construction standards to reduce the possibility for pollution within the cone of influence.

GOAL 7: IMPROVE THE COORDINATION OF WATER SUPPLY AND LAND USE PLANNING BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) THAT ADDRESSES THE WATER SUPPLY FACILITIES NECESSARY TO SERVE THE EXISTING AND FUTURE DEVELOPMENT THAT OCCURS WITHIN THE CITY'S WATER SERVICE AREA TO 2018.

OBJECTIVE 7.1: TO MAINTAIN A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) **FOR AT LEAST 10 YEARS AS REQUIRED BY AND IN ACCORDANCE WITH FLORIDA STATUTES THAT ADDRESSES THE WATER SUPPLY FACILITIES**

THAT ARE NECESSARY TO SERVE EXISTING AND FUTURE DEVELOPMENT WITHIN THE CITY'S WATER SERVICE AREA.

Policy 7.1.1: The City of Eagle Lake Water Supply Facilities Work Plan (FY 2008/2009 – 2017/2018) is herein adopted incorporated in the Technical Support Document of the Comprehensive Plan.

Policy 7.1.2: The City shall participate in updates of the SWFWMD water supply assessments and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

Policy 7.1.3: The WSFWP shall be updated concurrently with the updates of the South Florida Water Management District Water Supply Plan.

GOAL 8: ENSURE THE PROVISION OF ADEQUATE WATER RESOURCES TO MEET THE NEEDS OF ALL RESIDENTS, VISITORS, AND BUSINESSES IN THE CITY OF EAGLE LAKE.

OBJECTIVE 8.1: THE CITY SHALL PROVIDE SUFFICIENT AMOUNTS OF SAFE, HIGH QUALITY WATER TO MEET THE NEEDS OF CURRENT AND FUTURE USERS THROUGH THE YEAR 2030.

Policy 8.1.1: The City shall maintain water sources capable of supplying a minimum of 100 gallons per person per day by 2012/2013.

Policy 8.1.2: Through its Concurrency Management System sufficient sources of water shall be in place, or scheduled to be in place to serve new development prior to the approval of development plans.

Policy 8.1.3: Prior to issuing a building permit or its functional equivalent, the City shall consult with the water supplier to determine whether adequate water supplies will be available to serve the new development, no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Policy 8.1.4: The City shall ensure that population projections shall be annually evaluated to verify whether actual growth has followed projected growth. When necessary, population projections shall be adjusted to reflect observed conditions.

OBJECTIVE 8.2: THE CITY SHALL TAKE DIRECT ACTIONS TO CONSERVE EXISTING POTABLE WATER RESOURCES.

Policy 8.2.1: Every five years undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.

Policy 8.2.2: The City will continue to replace stopped meters as needed.

Policy 8.2.3: Adopt any update to the water conservation plan approved by the Southwest Florida Water Management District (SWFWMD).

Policy 8.2.4: Coordinate with SWFWMD to enforce water restrictions. Coordinate with Polk County for enforcement of water restrictions in the unincorporated portions of the utility service area.

Policy 8.2.5: To reduce the amount of unaccounted water, the City Hall will periodically evaluate and test the potable water distribution system for leaks.

OBJECTIVE 8.3: 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 8.3.1: The 2006 SWFWMD Regional Water Supply Plan is hereby adopted by reference.

GOAL 9: WORK TOWARDS REDUCING THE AMOUNT OF POTABLE WATER USE FOR IRRIGATION AND OTHER NON-DOMESTIC USES WITHIN THE CITY.

OBJECTIVE 9.1: THE CITY SHALL REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION BY 2030.

Policy 9.1.1: By June 2012, the Land Development Code shall be amended to require the use of Florida friendly landscaping for all developments.

Policy 9.1.2: When possible discourage homeowners associations from enacting deed restrictions precluding the use of Florida friendly landscaping by homeowners.

OBJECTIVE 9.2: THE CITY SHALL WORK WITH LARGE COMMERCIAL AND INDUSTRIAL WATER USERS TO EVALUATE THEIR WATER NEEDS AND SOURCES.

Policy 9.2.1: Require high use commercial and industrial water users to prepare water conservation plans.

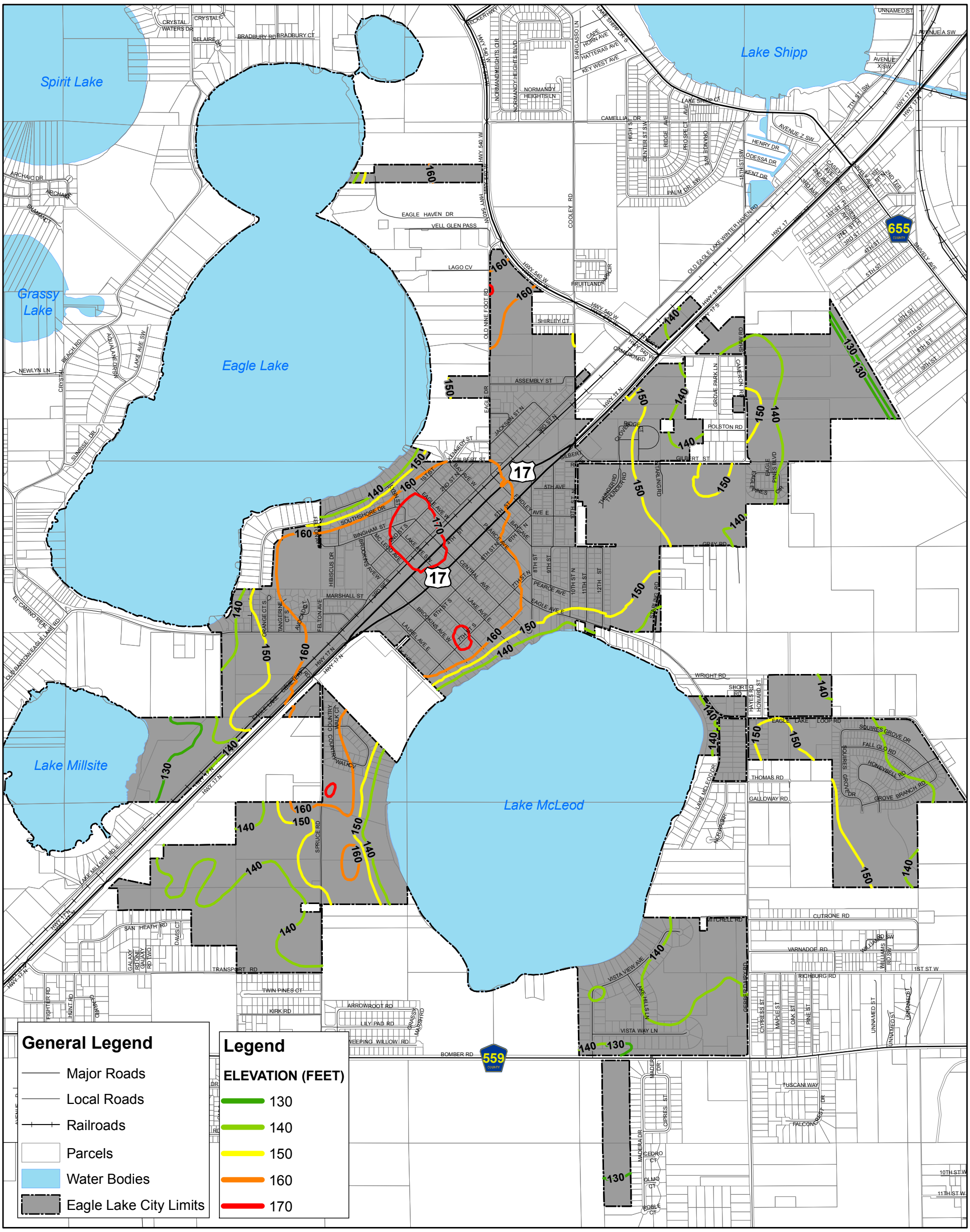
Policy 9.2.2: Periodically offer water efficiency audits to all water users within the City.

GOAL 10: **REDUCE THE IMPACT OF WATER USAGE ON NATURAL SYSTEMS INCLUDING AREA LAKES, RIVERS, WETLANDS, AND GROUND WATER SYSTEMS.**

OBJECTIVE 10.1: REDUCE, TO THE GREATEST EXTENT POSSIBLE, THE EFFECTS OF GROUNDWATER WITHDRAWALS ON NATURAL SYSTEMS.

Policy 10.1.1: When Location new public water supply wells, ensure that the well's cone of influence will not adversely affect any lake or major wetland system.

INF MAP 1 - CITY OF EAGLE LAKE - GENERALIZED TOPOGRAPHY



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Topography Data: Florida Water Management Districts & USGS, FGDL

Date Adopted:
April 18, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

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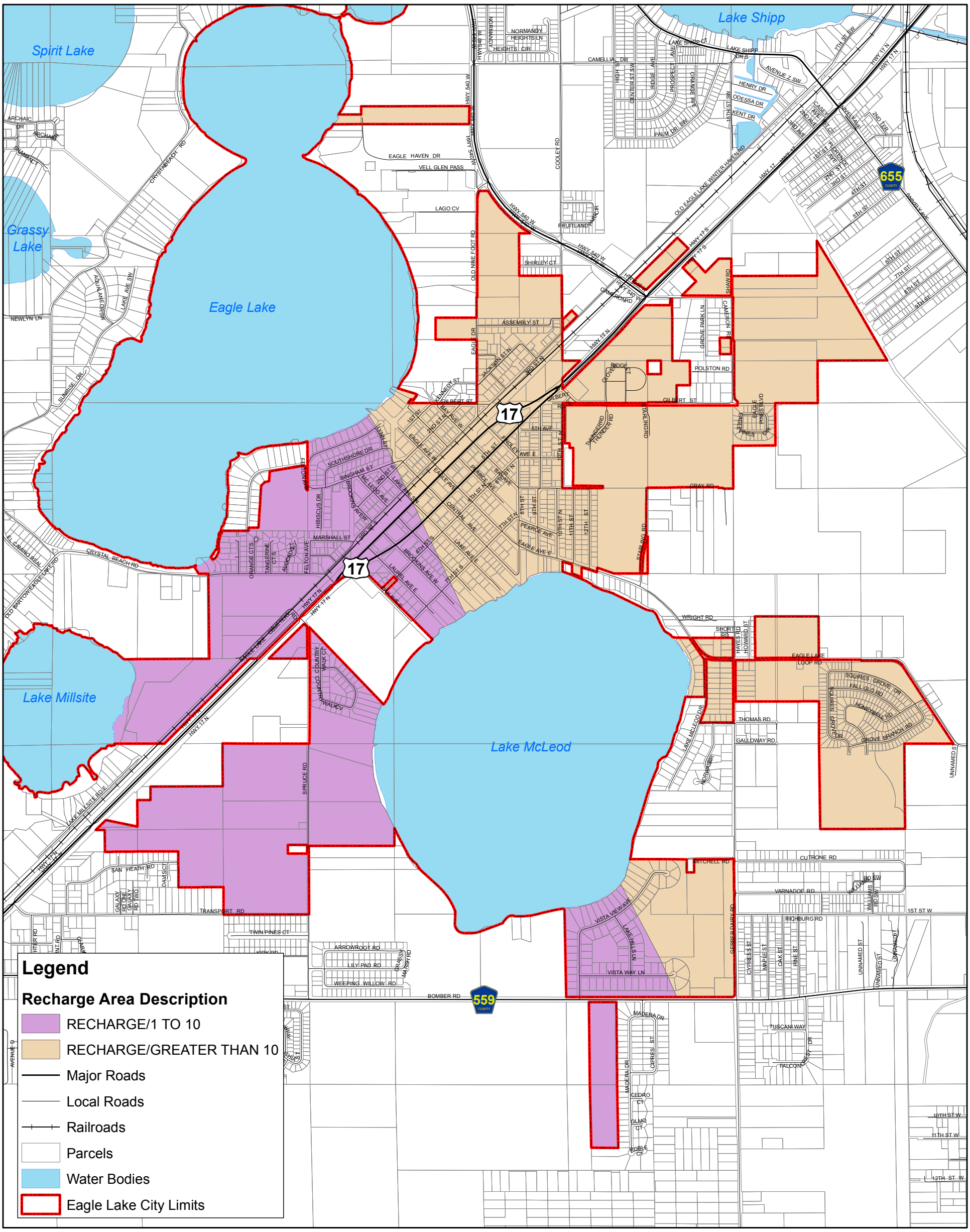
INF MAP 2 - CITY OF EAGLE LAKE - FLORIDAN AQUIFER RECHARGE AREAS



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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Conservation Element

Adopted: April 18, 2011

CONSERVATION ELEMENT

PURPOSE:

The purpose of this Element is to establish goals, objectives, and policies whereby present natural resources can be managed and conserved for current and future use by the City's residents.

GOAL 1: **TO CONSERVE, PROTECT, AND MANAGE NATURAL RESOURCES WITHIN EAGLE LAKE IN A MANNER APPROPRIATE TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE FOR CURRENT AND FUTURE RESIDENTS.**

OBJECTIVE 1.1: **AIR QUALITY**

EAGLE LAKE WILL CONTINUE TO MEET THE APPLICABLE MINIMUM AIR QUALITY STANDARDS SET BY THE FLORIDA DEPARTMENT ~~OF~~ ENVIRONMENTAL PROTECTION AND THE ENVIRONMENTAL PROTECTION AGENCY.

Policy 1.1.1: The City shall enforce air quality standards through the use of industrial performance standards in the Land Development Regulations.

Policy 1.1.2: The Land Development Regulations shall be amended appropriate when revised or new regulations are promulgated and adopted by the FDEP and the EPA.

Policy 1.1.3: The City shall work with the State in testing for possible violations of air quality standards.

Policy 1.1.4: The City will adopt provisions in its Land Development Regulations which will contain best management practices for minimizing unconfined emissions generated by construction activity.

OBJECTIVE 1.2: **SURFACE WATER.**

THE CITY SHALL CONSERVE, APPROPRIATELY USE, AND PROTECT THE QUALITY AND QUANTITY OF ITS SURFACE WATER RESOURCES. THIS SHALL BE ACCOMPLISHED THROUGH THE CONTINUED ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS AND THROUGH COORDINATION WITH AGENCIES THAT MONITOR USE AND CONDITIONS OF SURFACE WATER OR REGULATE SURFACE WATER QUALITY STANDARDS. [*9J-5.013(2)(B)2*]

Policy 1.2.1: Continue to implement regulations and procedures for the enforcement of state water quality standards.

Policy 1.2.2: Stormwater run-off from new developments shall be directed to retention systems that will provide treatment that meets FDEP and SWFWMD minimum requirements.

Policy 1.2.3: The requirements for stormwater retention systems shall be incorporated into a site plan review process within the City Land Development Regulations in compliance with State water quality standards as defined in Section 17-3, FAC.

Policy 1.2.4: The City shall direct requests for development orders within the corporate limits to the FDEP, DNR, SWFWMD, and the County to improve compliance with the dredge and fill permitting process.

Policy 1.2.5: The City shall enforce impervious surface definitions and standards, including the percent permitted by development type as included in its Land Development Regulations.

Policy 1.2.6: The City shall continue to promote educational programs which address the importance of conserving and protecting available water resources.

Policy 1.2.7: Cooperate with the Polk County Water Resources Department, the Florida Lakewatch Program, the Department of Environmental Protection, and the Southwest Florida Water Management District, to ensure that all lakes with historic surface areas of ten acres or more within the city limits are monitored at least twice annually for standard water quality parameters.

Policy 1.2.8: The City of Eagle Lake shall abide by the Florida Department of Environmental Protection Best Management Practices program which monitors point source discharges into lakes. The City shall adopt and enforce Land Development Regulations that require shoreline buffer zones adjacent to lakes to preserve natural vegetation, and general design and construction standards for on-site stormwater management systems for new development and redevelopment to ensure that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

Policy 1.2.9: Throughout the planning period, Eagle Lake shall seek all available grants, funds, and assistance from government agencies or private organizations for the enhancement, improvement, or restoration of lakes within the City.

OBJECTIVE 1.3: **FLOODPLAINS**

PROTECT THE NATURAL HYDROLOGIC AND ECOLOGICAL FUNCTIONS OF FLOODPLAINS DEVELOPMENT REGULATIONS THAT PROTECT THE NATURAL FUNCTIONS OF THE 100-YEAR FLOODPLAIN AROUND THE LAKES AND WITHIN WETLANDS WILL CONTINUE TO BE ENFORCED.

Policy 1.3.1: Eagle Lake shall adopt and enforce the City's Land Development Regulations that provide protection measures for floodplains from development activities. This shall be accomplished by:

1. Requiring new development to locate on non-sensitive portions of development site;

2. Requiring developers to adhere to applicable Southwest Florida Water Management District or Florida Department of Environmental Protection stormwater management standards;

3. Requiring the clustering of dwelling units away from sensitive portions of site;

4. Disapproval of proposed development which would fragment large ecological communities;

5. Requiring buffering of sensitive areas; and

6. The provision of conservation easements.

Policy 1.3.2: Request that the Southwest Florida Water Management District establish regulatory lake levels for named lakes within the city limits as part of the district's Lake Levels Project.

Policy 1.3.3: Eagle Lake shall continue to designate 100-year floodplains as "environmentally sensitive lands" and protect them in accordance with the Goals, Objectives, and Policies of this Element.

Policy 1.3.4: The City shall enforce the Flood Hazard Zoning District to protect life and property and to protect and preserve natural open spaces and lakes.

Policy 1.3.5: The Flood Hazard Zoning District shall meet the most current requirements of the National Flood Insurance Program regulations.

OBJECTIVE 1.4: **GROUNDWATER AND POTABLE WATER RESOURCES**

THROUGHOUT THE PLANNING PERIOD, PROTECT THE QUANTITY AND QUALITY OF EAGLE LAKE'S GROUNDWATER FROM DEGRADATION.

Policy 1.4.1: The City shall continue, in cooperation with and under FDEP guidelines, to monitor groundwater quality and levels.

Policy 1.4.2: Regulation shall be enforced to protect water recharge areas.

Policy 1.4.3: Domestic wastewater shall continue to be reduced below an average daily per capita generation of 100 gallons by promoting various water conservation practices.

OBJECTIVE 1.5: **THE CITY SHALL CONTINUE TO WORK TO DECREASE PER CAPITA DOMESTIC WATER USAGE DURING THE PLANNING TIMEFRAME.**

Policy 1.5.1: In cooperation with the Southwest Florida Water Management District, develop and implement a water shortage contingency plan for dealing with temporary severe water shortages. A local water shortage plan shall be developed for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan.

Policy 1.5.2: Development orders approving land and water uses shall give favorable consideration to plans for domestic waste water systems which use gray water as a source for black water uses and such other uses which do not require potable water.

Policy 1.5.3: The City shall adopt the provisions of the Florida Water Conservation Act by reference.

OBJECTIVE 1.6: LAND AND WATER USE APPROVALS SHALL ENCOURAGE USE OF NATIVE VEGETATION IN DOMESTIC, COMMERCIAL, PUBLIC AND OTHER FORMS OF LANDSCAPING TO REDUCE WATER REQUIREMENTS.

Policy 1.6.1: The City shall enforce the landscape ordinance that provides for use of native vegetation where applicable through a system of performance incentives and requires the protection and/or replacement of existing trees at the time of development permits are issued.

Policy 1.6.2: The City shall enforce the irrigation ordinance which encourages the use of efficient water conservation technology and practices through a system of incentives.

GOAL 2: **THE CITY SHALL ASSESS PROJECTED WATER NEEDS AND SOURCES FOR AT LEAST A TEN YEAR PLANNING PERIOD BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP). THE WSFWP SHALL MAXIMIZE THE EFFICIENT USE OF GROUNDWATER AND WHERE POSSIBLE SUBSTITUTE ALTERNATIVE WATER SOURCES FOR THE USE OF GROUND WATER.**

OBJECTIVE 2.1: WATER CONSERVATION

TO ESTABLISH, PROMOTE AND REQUIRE WATER CONSERVATION TECHNIQUES AND PROGRAMS WHERE FEASIBLE FOR CURRENT AND FUTURE DEVELOPMENT. THESE TECHNIQUES AND PROGRAMS ARE IDENTIFIED IN THE WATER SUPPLY FACILITIES WORK PLAN.

Policy: In cooperation with the Southwest Florida Water Management District, develop and implement a water shortage contingency plan for dealing with temporary severe water shortages. A local water shortage plan shall be developed for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan.

OBJECTIVE 2.2: MINERALS AND SOILS.

THE CITY SHALL CONTINUE TO ENFORCE ITS LAND DEVELOPMENT REGULATIONS DEVELOPMENT STANDARDS AND OTHER ACTIVITIES DESIGNED TO CONSERVE, APPROPRIATELY USE, AND PROTECT THE QUALITY AND QUANTITY OF MINERALS AND SOILS. [9J-5.013(2)(B)3]

Policy 2.2.1: As lands are annexed, the City shall protect, conserve, and regulate for appropriate use those lands identified as suitable for mineral extraction.

Policy 2.2.2: The City shall establish a set of development regulations which will protect and conserve while permitting reasonable use of lands suitable for mineral extraction.

Policy 2.2.3: The City shall utilize the services of and coordinate with state agencies such as DEP and the water management district to ensure that any development orders issued for mining shall minimize the effects of resource extraction on grand water and surface waters.

Policy 2.2.4: Enforce development guidelines to minimize soil erosion and prevent sedimentation in the adjacent lakes.

OBJECTIVE 2.3: **PLANTS AND ANIMALS.**

PROTECT NATIVE VEGETATION, INCLUDING FORESTS; AND WILDLIFE HABITATS, INCLUDING FISHERIES.

Policy2.3.1: At the time lands are annexed into the City, an evaluation of such properties shall be conducted by the City and property owner to determine if rare, endangered, threatened and special concern species and their habitats exist on site and if so, regulations adopted by the City in 1991 shall be applied to provide protection for the species and/or habitats.

Policy 2.3.2: The City shall continue to protect all rare, endangered, threatened, and special concern species and their habitats known to exist in the City as a result of annexation of land and water areas.

Policy 2.3.3: Regulatory provisions for protecting all rare, endangered, threatened, and special concern species and their habitats shall be included in the development impact review process which shall be adopted in 1991.

Policy 2.3.4: The Florida Fish and Wildlife Commission shall serve as a review agency for the City to ensure compliance with these provisions.

Policy 2.3.5: Adopt as part of Land Development Regulations standards to maintain and restore a canopy of drought-tolerant trees and to require the use of Xeriscaping techniques where landscaping is required.

Policy 2.3.6: In cooperation with individual property owners and volunteer organizations, develop a plan to plant drought-tolerant trees and to maintain trees in parks, rights-of-way, and other city property.

Policy 2.3.7: Eagle Lake shall require any developer to consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a land use approval which would adversely affect endangered and threatened species.

Policy 2.3.8: Eagle Lake shall establish consistent regulations with Polk County and adjacent municipalities regarding conservation, appropriate use, and protection of unique vegetative communities which may cross the boundaries of neighboring jurisdictions.

OBJECTIVE 2.4: LAKES AND FISHERIES.

THE CITY SHALL CONTINUE TO WORK WITH THE FLORIDA GAME AND FRESH WATER FISH COMMISSION AND THE SWFWMD TO PROTECT

THE WATER LEVELS AND WATER QUALITY OF THE LAKES WITHIN THE CITY LIMITS AND TO ENHANCE THE FISHERIES.

Policy 2.4.1: The City shall work with the Florida Game and Fresh Water Fish Commission to assist in monitoring activities on the lakes that might cause harm and/or destruction to the fisheries.

Policy 2.4.2: The City shall work with SWFWMD to assist in monitoring the water use consumption activities on the lakes that may cause a lowering of the lake levels.

OBJECTIVE 2.5: EXISTING ACCESS WILL CONTINUE TO BE MADE AVAILABLE LAKES WITHIN THE CITY FOR THE USE OF THE PUBLIC.

Policy 2.5.1: The City shall cooperate with the County in providing access to the lakes for swimming, boating, fishing and where applicable, skiing and related water activities.

Policy 2.5.2: The City shall continue to maintain the public park on the south side of Lake Eagle.

OBJECTIVE 2.6: WETLANDS.

WETLANDS AND THE NATURAL FUNCTIONS OF WETLANDS SHALL BE PROTECTED AND CONSERVED ON ALL DEVELOPMENT ORDERS INVOLVING WETLANDS. THE CITY WILL ENSURE THAT NO NET LOSS OF WETLANDS OCCURS.

Policy 2.6.1: The adequate and appropriate protection and conservation of wetlands shall be accomplished through a comprehensive planning process which includes consideration of the types, values, functions, sizes, conditions and location of wetlands and which is based on supporting data and analysis.

Policy 2.6.2: The City shall adopt and enforce Land Development Regulations that include wetland protection standards that ensure the protection of wetlands and native vegetative communities and wildlife habitat within the City boundaries from development activities that would adversely affect their quality and survival, or the survival of any endangered or threatened species of wildlife which may exist within the City. This shall be accomplished by:

1. Requiring developers to restore and mitigate disturbed natural resources;

2. Encouraging cluster of development outside of natural vegetative communities;

3. Requiring buffers from sensitive ecological areas; and

4. Encouraging the provision of conservation easements.

Policy 2.6.3: Future land uses, which are incompatible with the protection and conservation of wetlands and wetland functions, shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetland are land use factors which shall be considered when directing incompatible land uses away from wetlands.

Policy 2.6.4: Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the Eagle Lake Comprehensive Plan: Where incompatible land uses are allowed to occur; mitigation shall be considered as one means to compensate for loss of wetlands functions.

Policy 2.6.5: The City shall accept title to wetlands set aside as a result of density transfers as part of consideration for issuing development orders. [*9J-5.013(2)(c)9*]

OBJECTIVE 3: **HAZARDOUS WASTE**

ELIMINATE THE IMPROPER DISPOSAL OF HOUSEHOLD HAZARDOUS WASTES.

Policy 3.1: Participate in Amnesty Days program sponsored by the Florida Department of Environmental Regulation for the periodic collection and disposal of household hazardous wastes.

Policy 3.2: Enter into an agreement with Polk County for the cooperative use of educational materials developed as part of a proposed education program for all generators of hazardous waste.

OBJECTIVE 4: **INTEGRATED GREEN INFRASTRUCTURE**

THE CITY OF EAGLE LAKE WILL ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN GREEN INFRASTRUCTURE (INTERCONNECTED NETWORK OF OPEN SPACES AND NATURAL AREAS).

Policy 4.1: The City will encourage the acquisition or conservation of an interconnected network of open spaces, natural areas, and agricultural lands. The network will provide for:

a. Protection of natural resources and wildlife habitat;

b. Habitat corridors through linked open spaces;

c. Protection of historic and cultural resources;

d. Recreational opportunities;

e. Community health benefits;

f. Economic development opportunities; and

g. Multi-use trails connecting population centers to natural areas.

Policy 4.2: The City will coordinate with Polk County to establish a process for the maintenance and update of the Polk Green overlay as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

Policy 4.3: The City will coordinate with the County and municipalities within the County to coordinate future trails connecting Eagle Lake to other parts of the county.

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Recreation and Open Space Element

Adopted: April 18, 2011

RECREATION AND OPEN SPACE ELEMENT

PURPOSE:

The purpose of this Element is to provide for the protection, maintenance, and enhancement of existing recreation and open space resources and to plan for the needs of future populations, based on established level of service standards.

GOAL 1: **TO PROVIDE RECREATION FACILITIES AND OPEN SPACE WHICH WILL SATISFY THE NEEDS OF ALL THE PRESENT AND PROJECTED FUTURE RESIDENTS OF THE CITY.**

OBJECTIVE 1: **PUBLIC ACCESS.**

THE CITY SHALL CONTINUE TO PROVIDE PUBLIC ACCESS TO ALL PUBLIC RECREATION SITES INCLUDING WATER BODIES WITHIN ITS CORPORATE LIMITS.

Policy 1.1: The City shall continue to maintain public access to the parks and park lands located within its boundaries.

Policy 1.2: Locate any new parks and recreation lands so as to provide easy access for residents not previously served.

Policy 1.3: On an annual basis, City staff shall evaluate access to public parks and recreation lands and make recommendations to the City Commission for improvements. The City shall consider (1) the adequacy of motor vehicle parking, (2) impediments to bicycle access, (3) impediments to pedestrian access.

Policy 1.4: As part of the Transportation Element, identify and designate bicycle and/or pedestrian routes along local streets linking public recreational facilities. In addition, provide the appropriate signage along such routes to improve accessibility. [9J-5.014(3)(c)5]

Policy 1.5: Through the development approval process, the City will encourage 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 and schools.

Policy 1.6: The City may work to identify and establish incentives, guidelines, and potential funding for the development of community gardens.

OBJECTIVE 2: ADEQUACY OF PARKS AND RECREATION FACILITIES.

THE CITY SHALL CONTINUE TO IMPLEMENT A PROGRAM FOR FUNDING FUTURE EXPANSION AND IMPROVEMENTS OF THE PARK SYSTEM AND RECREATION FACILITIES.

Policy 2.1: The City shall enforce recreation impact fees for all residential development in a manner consistent with the requirements of the Florida Statutes.

OBJECTIVE 3: OPEN SPACE.

A MINIMUM OF 15% OPEN SPACE SHALL BE PROVIDED BY ALL NEW DEVELOPMENTS WHEN DEVELOPMENT ORDERS ARE APPROVED BEGINNING IN 2011 WHEN THE DEVELOPMENT REGULATIONS ARE AMENDED AND ADOPTED.

Policy 5.1: The City shall develop open space definitions and standards, by development type and include in its development regulations during 2011.

Policy 5.2: The City shall continue to enforce impervious surface definitions and standards, including the percent permitted, by the development type, as included in its Land Development Regulations.

Policy 5.3: The City shall enforce criteria and standards for setbacks for all building and development from water bodies as incorporated its Land Development Regulations.

OBJECTIVE 6: STANDARDS.

ALLOCATION OF PARK AND RECREATION LAND.

AT A MINIMUM MAINTAIN THE EXISTING SYSTEM OF PUBLIC PARK AND RECREATION LANDS.

Policy 6.1: The following level of service standard for parks and recreation is hereby established:

4.5 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard.

Policy 6.2: The City will continue to ensure through the enforcement of Land Development Regulations and a Concurrency Management System that no development order will be issued for any development that would result in failure of the recreation and park system to meet the adopted LOS standards.

OBJECTIVE 7: **PARK DEFICIENCIES.**

PHYSICAL CONDITIONS OF THE ACTUAL IMPROVEMENTS IN THE PARK SYSTEM SHALL BE PERIODICALLY EVALUATED TO DETERMINE WHEN AND WHAT DEGREE OF MAINTENANCE WILL BE REQUIRED TO KEEP THE FACILITIES OPERATIONAL.

Policy 7.1: The City shall continue to complete ~~institute~~ a physical assessment of recreation equipment.

Policy 7.2: Maintain existing recreational facilities in a safe and functional condition through use of adequate annual operating budgets and proper maintenance and management techniques.

OBJECTIVE 8: **COORDINATION WITH OTHER RECREATION PROVIDERS**

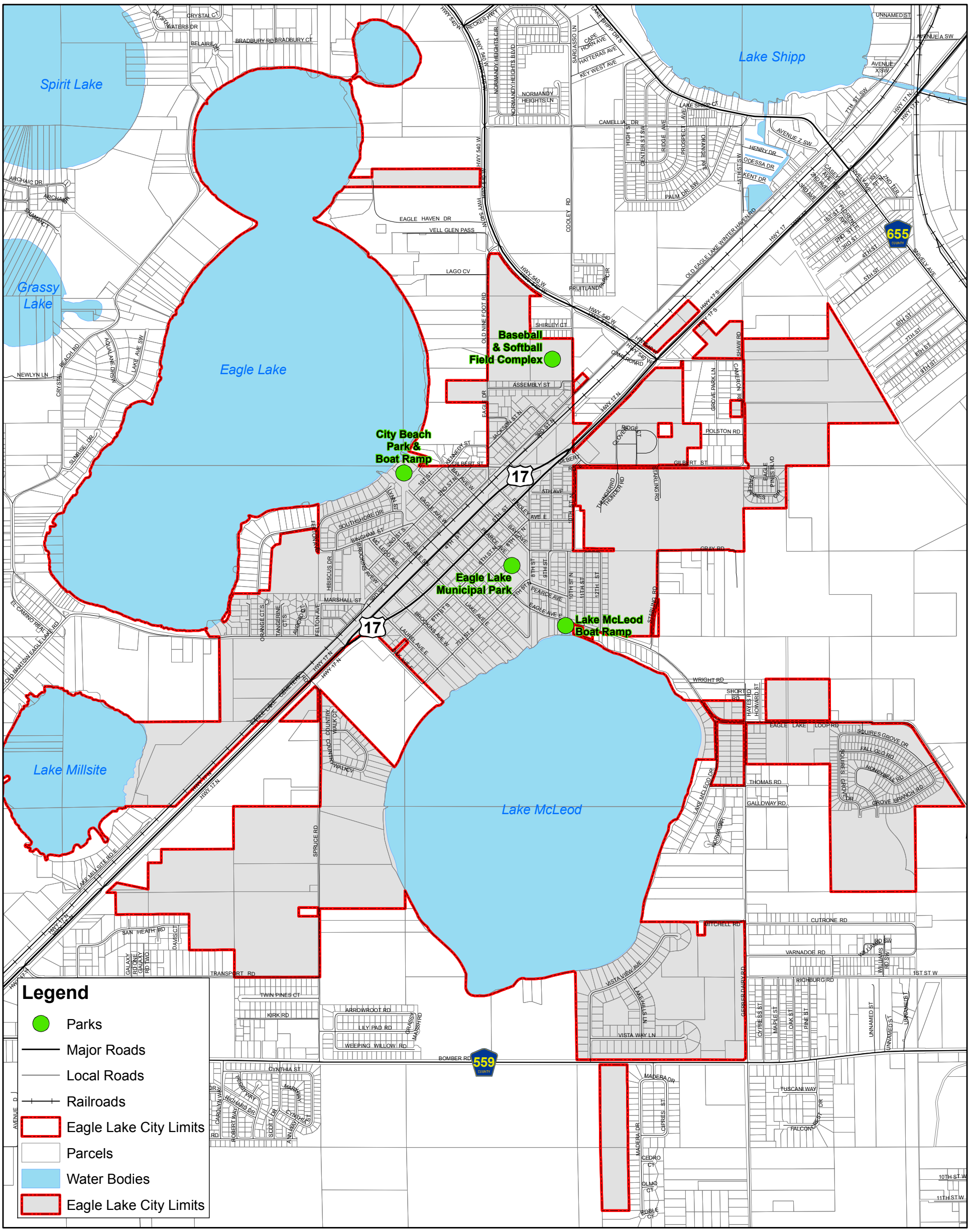
INCREASE THE RECREATION OPPORTUNITIES AVAILABLE TO THE RESIDENTS OF EAGLE LAKE THROUGH COORDINATION AND COOPERATION WITH OTHER RECREATION PROVIDERS. [*9J-5.014(3)(B)2,3*]

Policy 8.1: The City Manager or person he shall designate shall coordinate annually with Polk County to suggest improvements or additions to the county park and recreation system that are desired by the residents of Eagle Lake, based on the recommendations of the City Commission.

Policy 8.2: The City Manager shall meet with the appropriate officials of adjoining municipalities to explore ways that local, county, and state entities can cooperate in the provision of parks and recreation.

Policy 8.3: The City will coordinate with the County and municipalities to coordinate future trails connecting Eagle Lake to other parts of the county.

ROS MAP 1 - CITY OF EAGLE LAKE - PARKS AND RECREATION FACILITIES



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Date Adopted:
April 18, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Intergovernmental Coordination Element

Adopted: April 18, 2011

INTERGOVERNMENTAL COORDINATION ELEMENT

PURPOSE.

The State Legislature mandates the coordination of development activities between local governments in an effort to reduce the degradation of Florida's natural resources and the waste of taxpayer's dollars.

The purpose of this element in Eagle Lake's Comprehensive Plan is to establish specific lines of communication and procedures to follow for coordinating development activities in the best interest of the public.

GOAL: **COORDINATE, AS DETERMINED TO BE REQUIRED AND/OR NECESSARY, THOSE PUBLIC AND PRIVATE SERVICE AND DEVELOPMENT ACTIVITIES IN THE CITY WITH OTHER AFFECTED LOCAL GOVERNMENTS AND AGENCIES; TO MORE EFFICIENTLY AND EFFECTIVELY MANAGE AVAILABLE RESOURCES BY MINIMIZING DUPLICATION OF EFFORTS IN ORDER TO PRESERVE AND PROTECT THE QUALITY OF LIFE IN EAGLE LAKE.**

OBJECTIVE 1: STATE COMPREHENSIVE PLAN.

THE CITY SHALL MAINTAIN AN ADOPTED COMPREHENSIVE PLAN WHICH NOT ONLY MEETS LOCAL NEEDS BUT FURTHERS THE PURPOSE AND INTENT OF THE STATE COMPREHENSIVE PLAN AND THE REGIONAL POLICY PLAN.

Policy 1.1: The City shall maintain an adopted Comprehensive Plan which meets the needs of the local residents and furthers the purposes and intent of the applicable provisions of the State Comprehensive Plan and the Regional Policy Plan.

OBJECTIVE 2: COMPREHENSIVE PLAN COORDINATION.

THE CITY SHALL DEVELOP A SYSTEMATIC METHOD TO COORDINATE THE VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN WITH THE EFFECTED ADJACENT LOCAL GOVERNMENTS AND DEPARTMENTS WITHIN THE LOCAL GOVERNMENTS, THE SCHOOL BOARD AND APPROPRIATE REGULATORY AGENCIES.

Policy 2.1: During 2011, the City shall develop and adopt a written guideline defining which local governments, departments and/or agencies will receive copies of the City's Comprehensive Plan for their review and use.

Policy 2.2: The City shall continue to utilize the "Memorandum of Understanding" with the County to participate in a formal exchange of planning data and service related information.

Policy 2.3: The City shall continue to utilize the "Memorandum of Understanding" with the City of Winter Haven to participate in the exchanging of planning data and service related information.

Policy 2.4: The City shall develop and adopt a set of annexation policies and criteria to be coordinated with the County and the City of Winter Haven.

Policy 2.5: The City shall utilize the "Memorandum of Understanding" in cooperation with the County and the City of Winter Haven, to develop and adopt a process of exchange, review, and comment on the Comprehensive Plans or elements thereof for each jurisdiction at the time of mandated reviews.

OBJECTIVE 3: PLAN IMPACTS.

THE CITY SHALL DEVELOP A PROCESS TO REVIEW AND ASSESS POTENTIAL IMPACTS OF ANY PROPOSED DEVELOPMENT OR PROPOSED AMENDMENTS CONTAINED IN ITS COMPREHENSIVE PLAN ON THE COUNTY, WINTER HAVEN, THE REGION, AND THE STATE.

Policy 3.1: The City shall develop, as a part of its site plan and impact statement review process, a listing of the appropriate local governments, departments, and agencies to be notified requesting their review of development orders when a predetermined set of criteria or a threshold has been reached by a proposed development, and a timing mechanism for response.

Policy 3.2: The City shall notify to the School Board of all requests for residential development orders.

Policy 3.3: The City shall utilize the "Memorandum of Understanding", in cooperation with the County to develop and adopt a coordination process notify and be notified of Comprehensive Plan Element amendments, particularly land use, recreation, and infrastructure.

Policy 3.4: The City shall institute, in cooperation with the City of Winter Haven, a "Memorandum of Understanding" for the purpose of developing and adopting a coordination process to notify and be notified of

Comprehensive Plan Element amendments, particularly land use, recreation, and infrastructure.

Policy 3.5: The City shall adopt a review process of its own Comprehensive Plan to evaluate compatibility with the Plans of adjacent local governments and record how and where they are or are not compatible

Policy 3.6: The City shall adopt the Regional Planning Council's mediation process as its initial recourse to resolve disputes between any other local government on matters relating to the Comprehensive Plan.

Policy 3.7: The City shall participate with the Region in increasing public participation in the implementation of the Central Florida Regional Policy Plan.

Policy 3.8: 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.

Policy 3.9: The City will coordinate with the PTPO and the Polk Transit Authority for the provision of major transportation facilities and mass transit.

Policy 3.10: 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. The City will coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in the City.

Policy 3.11: The City will coordinate with Polk Vision, myregion.org's How Shall We Grow – Growth Scenario, and the Heartland 2060 Vision.

Policy 3.12: 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 4: INTERLOCAL AGREEMENTS.

INTERLOCAL AGREEMENTS SHALL BE A PRIMARY TOOL UTILIZED BY THE CITY FOR ASSISTING IN IMPLEMENTING THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN AND FOR SECURING SERVICES IN A COOPERATIVE MANNER FROM OTHER LOCAL GOVERNMENTS, AGENCIES, AND PRIVATE PARTIES.

Policy 4.1: The City shall continue to use current interlocal agreements with other local governments and agencies that are of benefit to the residents of Eagle Lake.

Policy 4.2: The City shall continue to use the provisions of Chapter 163.01, Florida Interlocal Cooperation Act of 1969, Florida Statutes, to govern the agreements made between the City and other local governments, agencies, and private parties.

Policy 4.3: The City shall enter into interlocal agreements with any local government, agency, and/or private party when beneficial services can be attained for the betterment of the quality of life for Eagle Lake residents.

OBJECTIVE 5: LEVEL OF SERVICE COORDINATION.

THE CITY SHALL COORDINATE, AS APPROPRIATE, ANY CHANGES IN ESTABLISHED LEVEL OF SERVICE STANDARDS FOR PUBLIC FACILITIES.

Policy 5.2: The City shall establish procedures whereby affected governmental entities within Eagle Lake's Planning Area must comment on any proposed changed in level of service standards.

Policy 5.2: The City, when notified by other governmental entities of proposed changes in their level of service~~s~~ standards, shall review and respond as appropriate.

OBJECTIVE 6: SCHOOL FACILITIES.

INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN POLK COUNTY 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 6.1: 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 6.2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

Policy 6.3: 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 6.4: The City of Eagle Lake shall coordinate with the efforts of the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities, or rehabilitation or expansion of existing facilities is being considered.

OBJECTIVE 7: SCHOOL SITING.

POLK COUNTY AND THE CITY OF EAGLE LAKE IN COLLABORATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, SHALL PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATION FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE COMPREHENSIVE PLAN.

Policy 7.1: Polk County and the City of Eagle Lake 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 7.2: Polk County and the City of Eagle Lake 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 7.3: Polk County and the City of Eagle Lake shall coordinate with the School Board and other jurisdictions on the planning and siting of new school facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

Policy 7.4: Polk County and the City of Eagle Lake 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 current and future land use plan categories as depicted in the zoning/land use matrix, Polk County and the City of Eagle Lake shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

Policy 7.5: Polk County and the City of Eagle Lake 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 as referenced in F.S. 21013.51.

Policy 7.6: Polk County and the City of Eagle Lake shall protect schools form 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 7.7: The preferred locations for public schools, whether elementary, middle, or high schools are within the Urban Service Areas for utility services and expansions.

Policy 7.8: Polk County and the City of Eagle Lake shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall at cost to the School Board as specified in the fee schedule.

Policy 7.9: Polk County and the City of Eagle Lake shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

Policy 7.10: Polk County and the City of Eagle Lake 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 7.11: Polk County and the City of Eagle Lake shall establish an effective process for reserving, with School Board staff approval, school sites which could include:

A. Consideration of school siting during the completion of area wide studies;

B. Encouragement to developers to contribute towards the provision of school facilities.

OBJECTIVE 8: 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 8.1: 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 8.2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

Policy 8.3: 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 8.4: 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 8.5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

Policy 8.6: In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.

Policy 8.7: 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 8.8: Polk County and the City of Eagle Lake 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, pedestrian, bicycle, and other connectivity to the surrounding residential community.

Policy 8.9: Reduce capital expenditures for Polk County, the City of Eagle Lake, and the School Board via cost-effective design criteria and shared facilities.

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Capital Improvements Element

Adopted: April 18, 2011

CAPITAL IMPROVEMENTS ELEMENT

PURPOSE

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the Comprehensive Plan Elements to estimate the cost of improvements for which the City has fiscal responsibility, to analyze the fiscal capability of the City to finance and construct improvements, and to schedule the funding and construction of improvements in a manner necessary to ensure that such improvements are provided when required based on needs identified in the other Comprehensive Plan Elements. This Element becomes the measure of the financial feasibility of the Comprehensive Plan and focuses on the capital outlay required to meet existing deficiencies and to maintain adopted levels of service standards for public facilities contained in the Plan.

GOAL: **TO PROVIDE THE NECESSARY PUBLIC FACILITIES FOR THE CITY RESIDENTS AND PLANNED GROWTH IN A MANNER THAT IS FISCALLY RESPONSIBLE, COST EFFECTIVE, AND PROTECTIVE OF THE PUBLIC HEALTH, SAFETY, AND WELFARE THROUGH A CALCULATED FISCAL MANAGEMENT PROCESS AND SERVICE DELIVERY SYSTEM.**

OBJECTIVE 1: **CAPITAL FACILITIES CONSTRUCTION**

USE THE CAPITAL IMPROVEMENT PROCESS AS ADOPTED, AND ANNUALLY UPDATED, AS THE MEANS TO CORRECT EXISTING DEFICIENCIES, TO ACCOMMODATE PLANNED GROWTH, AND TO REPLACE OBSOLETE AND/OR WORN OUT FACILITIES AS CONTAINED IN THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS OF THIS ELEMENT. [*9J-5.016(3)(B)1*] [*CR 9(B)*]

Policy 1.1: On an annual basis, proposed capital improvement projects shall be evaluated and ranked according to the following priority level criteria and funding feasibility:

A. Level One.

Whether the project is needed to protect public health, safety and welfare, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

B. Level Two.

Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.

C. Level Three.

Whether the project represents a logical extension of facilities and services consistent with the Future Land Use Plan, to areas within a designated service area or is compatible with plans of the County, State or water management district. [*9J-5.011(2)(c)1*]; [*9J-5.016(3)(c)1. and 7.*] [*CR 9(b)(7)*]

Policy 1.2: The Capital Improvement Element shall be a five-year program that is updated annually and may be amended twice, if required through the Growth Management plan amendment process. In the event of an emergency, the Capital Improvements Element can be amended more than twice in a year.

Policy 1.3: The Capital Improvements Element shall be integrated into the Capital Improvement Program process and the first year of the Capital Improvement Program will represent the Capital budget that is adopted by the City Commission. The Capital Budget will include the first year of the Capital Improvements Element and all other Capital Improvements identified in the Capital Improvements Program.

OBJECTIVE 2: **CAPITAL IMPROVEMENTS/LAND USE COORDINATION**

LAND USE DECISIONS (INCLUDING FUTURE LAND USE MAP AMENDMENTS AND ALL DEVELOPMENT ORDERS) SHALL BE COORDINATED WITH THE CITY'S FINANCIAL COMMITMENT TO EXPAND OR IMPROVE FACILITIES AS DESCRIBED IN THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR THE PURPOSES OF PROVIDING FACILITIES THAT SERVE EXISTING AND FUTURE DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS. *[9J-5.016(3)(B)3.] [CR 9(A)]; [CR 9(B)] [SCP (16) LAND USE (B) 1]*

Policy 2.1: The City shall include provisions in its Land Development Regulations for the land dedication or payment-in-lieu of dedication as a part of land development or land subdivision for the purpose of securing easements for utility systems, setbacks for traffic circulation systems, parks and open space, and for meeting all adopted levels of service standards. [*9J-5.016(4)(b)*]

Policy 2.2: The City staff shall be responsible for certifying that all development orders are consistent with the Development Regulations, Comprehensive

Plan, and the 5-Year Schedule of Capital Improvements. [*9J-5.016(4)(b)*] [*CR 9(a)(2)*]

Policy 2.3: Land use development orders shall be granted by the City only when facilities functioning at the adopted level of service exist, or will be available concurrent with occupancy or use of such developed land. [*9J-5.016(4)(b)*] [*CR 9(a)(1)*]; [*CR 9(b)(2)*]

Policy 2.4: The City shall utilize the level of service standards (LOS) identified in this plan to evaluate and permit new development in order to maintain adopted level of service standards for existing and future needs.

Policy 2.5: The following level of service (LOS) standards are established and shall be maintained for previously approved but unexecuted development orders and for all new development or redevelopment in the City or as applicable in the City's utility service area:

a. Traffic Circulation.
b. Potable Water.
c. Sanitary Sewer.
d. Solid Waste.
e. Drainage.
f. Recreation.

A. Traffic Circulation.*

The City of Eagle Lake shall coordinate with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service (LOS) which shall be the minimum acceptable standards for State, County, and local roads within the City limits of Eagle Lake. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The City hereby adopts multi-modal levels of service.

Figure 2.5.1:

	Highway Minimum Standard	**Highway Minimum Duration**	**Transit**	**Pedestrian**	**Bicycle**
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard a set by Rule 14-94, F.A.C.

For roadways outside the multi-modal service area, the City hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

Figure 2.5.2: BASE HIGHWAY LEVEL OF SERVICE STANDARDS [(1)]

Facility Type	**Level of Service**
Principal arterial roadways: SIS facilities Non-SIS facility	 C* D
Minor arterial roadways	D
All other roadways	D

[(1)] LOS is measured for peak hour/peak direction using the average of the two highest peak hours.
* (Or Standard Set by the Department of Transportation)

B. Potable Water.

Average water consumption rate:
132 gallons per capita per day
110 gallons per capita per day by FY 2012-13

C. Sanitary Sewer.

Average sewage generation rate~~;~~:
110 gallons per capita per day

D. **Solid Waste.**

Average solid waste generation rate:
8.0 lbs. per capita per day

E. **Drainage.**

1. Drainage Structures:
Ability to handle 25-year, 24 hour storm event

2. Stormwater Facilities:
25-year, 24 hour storm event at top of bank or berm

3. Storm sewers:
Capacity to handle a 25-year storm event

F. **Recreation.**

4.5 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard.

Policy 2.6: The City hereby adopts by reference, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation 5-Year Work Program 2011-2015 into the City's 5 Year Schedule of Capital Improvements.

Policy 2.7: The City of Eagle Lake hereby adopts, by reference, the Polk County School District Five-Year Facilities Work Program, as approved by the Polk County School Board for the years 2010/2011 through 2014/2015 as part of its Schedule of Capital Improvements. [*Revised by Ord. 08-04; Adopted June, 2007, F.S 163.3180(13)(a) and 163.3177(12)*].

A. Public School Facilities:

Consistent with Policy 2-B-1 and Policy 2B-2 of the Public School Facilities Element and the Interlocal Agreement for Public School Facilities planning, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

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

1. 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.

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

3. 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.

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

The City of Eagle Lake shall apply the LOS standards set forth herein consistently with Polk County, all local jurisdictions, and the School Board on a district-wide basis within the adopted concurrency service areas for each school type in accordance with the policies of the Public School Facilities Element and the Interlocal Agreement for Public School Facilities Planning.

OBJECTIVE 3: CAPITAL IMPROVEMENTS COST SHARING

THE CITY SHALL UTILIZE THE METHODOLOGY ESTABLISHED IN THE LAND DEVELOPMENT REGULATIONS TO ENSURE THAT ALL FUTURE DEVELOPMENT PAYS ALL COST ASSOCIATED WITH THE DEMANDS GENERATED AS A RESULT OF THE INDIVIDUAL DEVELOPMENT FOR EXISTING AND FUTURE FACILITY NEEDS. [9J-5.016(3)(B)4.]

Policy 3.1: The City shall amend its Land Development Regulations to require that any proposed development or redevelopment that will utilize components of the existing infrastructure system that has been determined to need replacement within 5 years in order to maintain the adopted level of service standards, shall be required to replace or pay the proportionate costs for the replacement. [*9J-5.016(3)(c)8.*] [*SCP (18) Public facilities (b) 2 and 3*]

Policy 3.2: During the Planning Horizon, the City shall establish a cost sharing formula for assessing new development a pro rata share of expenses necessary to finance public facility improvements created by development in order to maintain adopted levels of service standards. [*9J-5.016(3)(c)8.*] [*CP (18) Public facilities (b) 3,5 and 9*]; [*SCP (21) Governmental Efficiency (b) 13*]

Policy 3.3: During the Planning Horizon, the City shall develop and adopt impact fees that contain incentive rates, based on the length of extension, degree of public facility improvement required, degree of reuse of existing facilities or improvements required for older facilities to serve proposed developments. [*CR 9(a)(3)*] [*SCP (18) Public Facilities (b) 1,3 and 6*]

Policy 3.4: The City shall not permit the use of small satellite water, wastewater, solid waste, and hazardous waste facilities by proposed developments by requiring, as part of the development approval process, that such facilities and services be provided only by the City or City/other local governments as applicable, primarily in appropriately located public centers. [*CR 9(b)(4) and (6)] [SCP (18) Public Facilities (b)7*]

Policy 3.5: The City shall not allow exceptions for developments of de minimis impacts.

OBJECTIVE 4: **IMPLEMENTATION.**

THE CITY WILL IDENTIFY AND ESTABLISH THE SOURCES(S) FOR FUNDING THE NEEDED CAPITAL IMPROVEMENTS IDENTIFIED IN THE SEVERAL PLANNING ELEMENTS. *[9J-5.016(3)(b)5.]*

Policy 4.1: The 5-Year Schedule of Capital Improvements shall reflect the facility improvements, including replacement and renewal, determined to be necessary in the several elements of the Comprehensive Plan in order to establish and/or maintain the adopted level of service standards. [*9J-5.016(3)(c)3. and 9.*]; [*9J-5.016(4)(a)1. and 2.*]

Policy 4.2: Each City Department head shall submit to the City Manager, no later than July 1 of each year, a listing of necessary capital improvements that have been systematically identified along with a ranking by priority based on the criteria identified in Policy 1.1. Such list shall include an evaluation of the life expectancy remaining in the existing facility. [*9J-5.016(3)(c)3.and 9.*] [*CR 9(c)(1) and (3)*]; [*CR 11(a)(2)*]

OBJECTIVE 5: MANAGING DEVELOPMENT TO PROVIDE NEEDED CAPITAL IMPROVEMENTS.

THE LAND DEVELOPMENT REVIEW PROCESS SHALL BE MANAGED BY THE CITY TO ENSURE THAT COST OF FACILITY IMPROVEMENTS GENERATED AS A RESULT OF PRIOR DEVELOPMENT ORDERS AND PROPOSED DEVELOPMENT DO NOT EXCEED THE CITY'S ABILITY TO FUND SUCH IMPROVEMENTS. *[9J-5.016(3)(B)5.] [SCP (18) PUBLIC FACILITIES (B) 9]*

Policy 5.1: The City shall use the adopted Concurrency Management System for making determinations on public facility availability and shall not issue any development order unless the level of service standards for all public facilities are:

A. Available at the adopted level of service standards concurrently with the impacts of development;

B. The development is phased so that public facilities and related services needed to operate the facilities are available concurrently with the impacts of development;

D. The Concurrency Management System Plan adopted by the City ensures that the public facilities will be built when needed by the proposed development; or

E. Determined by the City Staff to not be overburdened. [*9J-5.016(3)(c)6.*] [*CR 9(a)(1) and (4)*]; [*CR 9(b)(1)*] [*SCP (18) Public Facilities (b)9*]

OBJECTIVE 6: EXISTING DEVELOPMENT ORDERS.

THE CITY WILL MAKE AVAILABLE ON A PRIORITY BASIS THOSE PUBLIC FACILITIES NEEDED FOR DEVELOPMENTS APPROVED PRIOR TO ADOPTION OF THE COMPREHENSIVE PLAN. [*9J-5.016(3)(B)5.*]

Policy 6.1: Projects approved with development orders issued prior to adoption of the Comprehensive Plan shall be provided needed public facilities on a first priority basis, provided the developer pays the applicable impact fees and other associated cost in order to maintain the adopted level of service standards. Other associated cost necessary to maintain adopted level of service standards shall be established by the City Staff. [*9J-5.016(3)(c)5.*]

OBJECTIVE 7: **BUDGETARY PROCEDURES.**

THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE REVIEWED AND UPDATED ANNUALLY TO REFLECT EXISTING AND PROJECTED CAPITAL NEEDS IN CONCERT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR THE PURPOSE OF ASSESSING THE COST OF THOSE NEEDS AGAINST PROJECTED REVENUES AND EXPENDITURES. *[9J-5.016(3)(B)5.]; [9J-5.016(5)] [CR 11(A)(3)]*

Policy 7.1: The 5-year capital improvement plan shall be incorporated into the annual budget in order to establish funds for future capital facilities. [*9J-5.016(3)(c)7.*] [*CR 11(a)(1)*]

Policy 7.2: The City shall continue to collect impact fees for the purpose of off-setting the cost of public facility improvements. [*9J-5.016(3)(c)2.*]

Policy 7.3: The City of Eagle Lake shall plan for and provide needed capital facilities that are within the fiscal capability of the City through the adoption of a Capital Improvements Program (CIP). For those needed capital facilities that are under the fiscal responsibility of another public agency, the City of Eagle Lake shall adopt by reference the applicable agency's 5-year capital improvement program or work plan.

Policy 7.4: The City shall reserve and designate Enterprise Fund surpluses for major capital expenditures. [*9J-5.016(3)(c)2.*]

Policy 7.5: The City shall establish an annual systematic research program of grants that may be available through local, State and Federal assistance programs to offset cost that would normally be utilized from the City's general fund. [*9J-5.016(3)(c)2.*]

Policy 7.6: All new development which has a direct or indirect impact on the level of services established in the several elements of the City Comprehensive Plan shall continue to be subject to impact fees which shall be spent to benefit those from whom they were collected. [*9J-5.016(3)9.*]

Policy 7.7: The City shall periodically evaluate ~~in 2008,~~ current impact fee schedules and consider requiring additional impact fee classifications and fee

schedules to pay for all new public facilities and services generated as a result of new development.

Policy 7.8: By 2012, the City shall evaluate the cost of and consider establishing a computer based land development data management system. The system shall consist of a data base, GIS mapping, and any other systems for the purpose of monitoring and managing growth. [*SCP (21) Governmental Efficiency (b) 9*]

Eagle Lake 5-Year CIE Schedule of Projects FY 2010/11 - 2014/15

Project Number/Category	Project Name	FY10-11		FY11-12		FY12-13		FY 13-14		FY 14-15		Total Project Cost	Comp Plan
TRANSPORTATION													
1	Citywide Paving	$650,000	City Funds (General Fund) and CDBG Funds	$100,000	City Funds (General Fund)							$750,000	Yes
Transportation Total		**$650,000**		**$100,000**		**$0**		**$0**		**$0**		**$750,000**	
WASTEWATER													
1	Lift Station Rehabilitation	$40,000	City Funds (Enterprise Fund, Wastewater and Capacity Fees)	$300,000	City Funds (Enterprise Fund, Wastewater and Capacity Fees)	$300,000	City Funds (Enterprise Fund, Wastewater and Capacity Fees)	$300,000	City Funds (Enterprise Fund, Wastewater and Capacity Fees)			$940,000	Yes
Wastewater Total		**$40,000**		**$300,000**		**$300,000**		**$300,000**		**$0**		**$940,000**	
POTABLE WATER													
1	Rus Project - Water Line Extension (Citywide)			$35,000	City Funds (Enterprise Fund/Water Impact Fees)							$35,000	Yes
2	Increase HSP at City of Eagle Lake WPF									$120,000	Enterprise Fund/Water Impact Fees/Loans and Grants	$120,000	Yes
3	Installation of additional LF of 10" line along SR 17 from McLeod Ave to Spruce Road									$135,000	City Funds (Enterprise Fund/Water Impact Fees)	$135,000	Yes
4	Installation of 6" (36,840 LF) backbone lines to support new development							$1,326,240	City Funds (Enterprise Fund/Water Impact Fees)			$1,326,240	Yes
5	Installation of 8" (17,360 LF) backbone lines to support new development							$1,768,320	City Funds (Enterprise Fund/Water Impact Fees)			$1,768,320	Yes
6	Installation of 10" (22,720 LF) backbone lines to support new development							$2,210,400	City Funds (Enterprise Fund/Water Impact Fees)			$2,210,400	Yes
Potable Water Total		**$0**		**$35,000**		**$0**		**$5,304,960**		**$255,000**		**$5,594,960**	
PARKS													
1	Playground Equipment (City Complex/Park 75 North 7th Street)			$50,000	FRDAP Grant Funds							$50,000	Yes
2	Pier/Fishing Dock Lake McLeod			$50,000	FRDAP Grant Funds							$50,000	Yes
3	Skate Park Rehabilitation (City Complex/Park 75 North 7th Street)			$50,000	FRDAP Grant Funds							$50,000	Yes
Parks Total		**$0**		**$150,000**		**$0**		**$0**		**$0**		**$150,000**	
SANITATION													
Sanitation Total		**$0**		**$0**		**$0**		**$0**		**$0**		**$0**	
STORMWATER DRAINAGE													
Stormwater Drainage Total		**$0**		**$0**		**$0**		**$0**		**$0**		**$0**	
		FY10-11		**FY11-12**		**FY12-13**		**FY 13-14**		**FY 14-15**		**Total Projects**	
TOTAL ALL CATEGORIES		**$690,000**		**$585,000**		**$300,000**		**$5,604,960**		**$255,000**		**$7,434,960**	

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Public School Facilities Element

Adopted: April 18, 2011

PUBLIC SCHOOL FACILITIES ELEMENT

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

OBJECTIVE 1-A: POLK COUNTY AND THE CITY OF EAGLE LAKE 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-A1: Elected Officials Annual Meeting (aka "Schools Summit").

Polk County and the City of Eagle Lake 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-A-2: Planners Working Group Annual Meetings.

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-A3: Population Projections.

Polk County and the City of Eagle Lake 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-A4: Polk County and the City of Eagle Lake shall at least annually report on growth and development trends within its jurisdiction to the School Board.

Polk County and the City of Eagle Lake 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-A5: 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-A6: The City of Eagle Lake 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-A7: Polk County and the City of Eagle Lake 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-A8: Polk County and the City of Eagle Lake shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency but could be a full member with voting rights.

OBJECTIVE 1-B: 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-B1: 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-B2: 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-B3: Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

OBJECTIVE 1-C: POLK COUNTY AND THE CITY OF EAGLE LAKE SHALL ESTABLISH NEW AND REVIEW EXISTING COORDINATION MECHANISMS RELATING TO

SCHOOL FACILITY PLANNING THAT EVALUATES AND ADDRESSES 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-C1: Polk County and the City of Eagle Lake 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; and

G. Resolution of Disputes.

Policy 1-C2: 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-C3: 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 Board of County Commissioners, School Board, and Commissions from other jurisdictions shall meet jointly to develop mechanisms for coordination. Such efforts may include:

A. Coordinated submittal and review of the annual capital improvement program of Polk County and the City of Eagle Lake, 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, and other appropriate mechanisms as deemed necessary.

GOAL 2: **POLK COUNTY AND THE CITY OF EAGLE LAKE WILL IMPLEMENT PUBLIC SCHOOL FACIILTIES 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-A: 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-A1: Polk County and the City of Eagle Lake shall establish development plan review procedures with an effective date of March 1, 2008 for all residential and mixed use development proposals in order to implement school concurrency.

Policy 2-A2: The long term target for Polk County Schools, based upon State Requirements for Educational Facilities (SREF), is 100% of Permanent Student Station Capacity.

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

Policy 2-A3: Polk County and the City of Eagle Lake 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; and

E. Exploring re-use of former non-residential centers as potential urban school sites.

OBJECTIVE 2-B: LEVEL OF SERVICE STANDARDS

POLK COUNTY AND THE CITY OF EAGLE LAKE 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-B1: Polk County and the City of Eagle Lake 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-B2: Consistent with the Interlocal Agreement, the uniform district-wide level-of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

TIERED LEVEL OF SERVICE – SCHOOL YEAR 2008-2013					
Facility Type	Year 2008-09	Year 2009-10	Year 2010-11	Year 2011-12	Year 2012-13
Elementary	122%	122%	115%	100%	100%
Middle	113%	113%	110%	100%	100%
High School	110%	110%	105%	100%	100%

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

B. Other: K-8, 6th grade centers, 9th grade centers, 6-12th grade schools 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-B3: Where schools operate below their respective LOS standard, their facility needs should be addressed in the School Board's Five Year Program of Work. Facility needs which can not be addressed by the Five Year Program of Work would require a long term concurrency management program to be adopted by the School Board.

Policy 2-B4: Polk County and the City of Eagle Lake shall coordinate with the School Board to achieve an acceptable LOS at backlogged schools as part of a long term (10 years) and financially feasible concurrency management program. The student population shall not exceed the core dining capacity at any time. To maintain and improve the LOS no more than a 10% increase in student population will be allowed at these schools until such time that these schools achieve an acceptable LOS and are no longer considered backlogged.

OBJECTIVE 2-C: SCHOOL CONCURRENCY SERVICE AREAS

POLK COUNTY AND THE CITY OF EAGLE LAKE, 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-C1: 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, Polk County and the City of Eagle Lake shall coordinate with the School Board 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.

Policy 2-C2: 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' within Polk County's and the City of Eagle Lake's development approvals for the CSA and for contiguous CSAs.

Policy 2-C3: 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-D: PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION

IN COORDINATION WITH THE SCHOOL BOARD, POLK COUNTY AND THE CITY OF EAGLE LAKE WILL ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. POLK COUNTY AND THE CITY OF EAGLE LAKE 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-D1: 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-D2: School concurrency shall apply only to residential development or a phase of residential development that generate 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-D3: Polk County and the City of Eagle Lake 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-D4: Polk County and the City of Eagle Lake, 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-D5 (a): Polk County and the City of Eagle Lake 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 school concurrency mitigation commitments, as provided herein.

Policy 2-D5 (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-D6: Polk County and the City of Eagle Lake 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-D7: Polk County and the City of Eagle Lake 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 recording of the subdivision plat or permitting of 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.

Policy 2-D8: 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 proportionate share or other 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-D9: If the impact of the project will not occur until years 2 or 3 or later in year 1 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 school concurrency mitigation, or some other means.

OBJECTIVE 2-E: SCHOOL CONCURRENCY MITIGATION

POLK COUNTY AND THE CITY OF EAGLE LAKE 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-E1: 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-E2: 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-E3: 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, Polk County, the City of Eagle Lake 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-E4: 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-E5: 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-F: POLK COUNTY AND THE CITY OF EAGLE LAKE, IN COORDINATION WITH OTHER JURISDICTIONS, SHALL ENSURE EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Policy 2-F1: Polk County and the City of Eagle Lake, 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-F2: Polk County and the City of Eagle Lake hereby incorporates by reference the School Board's financially feasible Five Year Program of Work

Policy 2-F3: Polk County and the City of Eagle Lake shall continue to investigate the feasibility of additional 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 NEIGBHORHOODS THROUGH SITING FOR NEW SCHOOLS, REDEVELOPMENT OF EXISTING SCHOOL FACILITIES, AND CO-LOCATION AND SHARED USE OF FACILITIES AND SERVICES.

OBJECTIVE 3-A: POLK COUNTY AND THE CITY OF EAGLE LAKE 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 TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE COMPREHENSIVE PLAN.

Policy 3-A1: Polk County and the City of Eagle Lake 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-A2: Polk County and the City of Eagle Lake 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-A3: Polk County and the City of Eagle Lake 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 are compatible and consistent with the Comprehensive Plan.

Policy 3-A4: Polk County and the City of Eagle Lake 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 current and future land use plan categories as depicted in the zoning/land use matrix. Polk County and the City of Eagle Lake shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

Policy 3-A5: The siting of new schools, location 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 in unincorporated Polk County except in the Urban Development and Urban Growth Areas (UDA and UGA respectively) within the Polk City and Ridge Special Protection Areas.

Policy 3-A6: Polk County and the City of Eagle Lake 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 as referenced in F.S. 1013.51.

Policy 3-A7: Polk County and the City of Eagle Lake 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-A8: 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-A9: Polk County and the City of Eagle Lake shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.

Policy 3-A10: Polk County and the City of Eagle Lake shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

Policy 3-A11: Polk County and the City of Eagle Lake 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-A12: Polk County and the City of Eagle Lake 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. Encouragement to developers to contribute towards the provision of school facilities.

OBJECTIVE 3-B: 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-B1: 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.

Policy3-B2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

Policy 3-B3: 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-B4: 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-B5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

Policy3-B6: In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.

Policy 3-B7: 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-B8: Polk County and the City of Eagle Lake 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, pedestrian, bicycle and other connectivity to the surrounding residential community.

Policy 3-B9: Reduce capital expenditures for Polk County, the City of Eagle Lake and the School Board via cost-effective design criteria and shared facilities.

OBJECTIVE 3-C: PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.

Policy 3-C1: Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, Polk County and the City of Eagle Lake 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-C2: 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 seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

OBJECTIVE 3-D: IMPLEMENT PROVISIONS OF THE INTERLOCAL AGREEMENT BY COORDINATING THE LOCATION OF EDUCATIONAL FACILITIES AND THE CO-LOCATION OF OTHER PUBLIC FACILITIES.

Policy 3-D1: Polk County and the City of Eagle Lake 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-D2: 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-D3: Polk County and the City of Eagle Lake will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.

OBJECTIVE 3-E: STRENGTHEN EXISTING NEIGHBORHOODS AND ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH THE CO-LOCATION AND JOINT USE OF EDUCATIONAL FACILITIES.

Policy 3-E1: Polk County and the City of Eagle Lake, 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-E2: Polk County the City of Eagle Lake 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-E3: Continue to exercise joint use agreements between the School Board, Polk County, the City of Eagle Lake, 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-E4: 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-E5: Each year upon adoption of the School Board's Five Year Program of Work, County staff shall assist the School Board as needed in bringing together relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected County and/or City planning, parks and recreation, library, police/law enforcement, civic groups, and other government agencies as necessary. The coordination meeting should occur several years prior to commencement of school construction in order to achieve maximum co-location opportunities.

Policy 3-E6: Encourage the business community, developers, and other private organizations to coordinate with Polk County, the City of Eagle Lake 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-A: INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN POLK COUNTY 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-A1: 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-A2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

Policy 4-A3: 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-A4: Polk County shall coordinate with the efforts of the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities or rehabilitation or expansion of existing facilities are being considered.

OBJECTIVE 4-B: SUPPORT SCHOOL BOARD PROGRAMS TO EFFECTIVELY AND EFFICIENTLY MANAGE EXISTING CAPITAL AND OPERATIONAL FUNDS AND RESOURCES.

Policy 4-B1: Polk County and the City of Eagle Lake shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

Policy 4-B2: 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-B3: 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-B4: 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-B5: Coordinate and provide input to 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-B6: Consider joint funding for expanding appropriate school facilities to function as community service centers.

Policy 4-B7: 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-B8: Polk County and the City of Eagle Lake 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-B9: 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-B10: Polk County and the City of Eagle Lake shall identify infrastructure projects within Polk County's and the City of Eagle Lake'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-A: POLK COUNTY AND THE CITY OF EAGLE LAKE SHALL IMPLEMENT THE OBJECTIVES AND POLICIES OF THE PUBLIC SCHOOL FACILITIES

ELEMENT IN COORDINATION WITH THE SCHOOL BOARD AND LOCAL MUNICIPALITIES.

Policy 5-A1: Polk County and the City of Eagle Lake Administrator, or designee, shall be responsible for implementing the educational facilities objectives and policies included in Polk County and the City of Eagle Lake Comprehensive Plan.

Policy 5-A2: Polk County and the City of Eagle Lake shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

Policy 5-A3: Polk County and the City of Eagle Lake shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

Policy 5-A4: Polk County and the City of Eagle Lake shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

Policy 5-A5: Polk County and the City of Eagle Lake shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

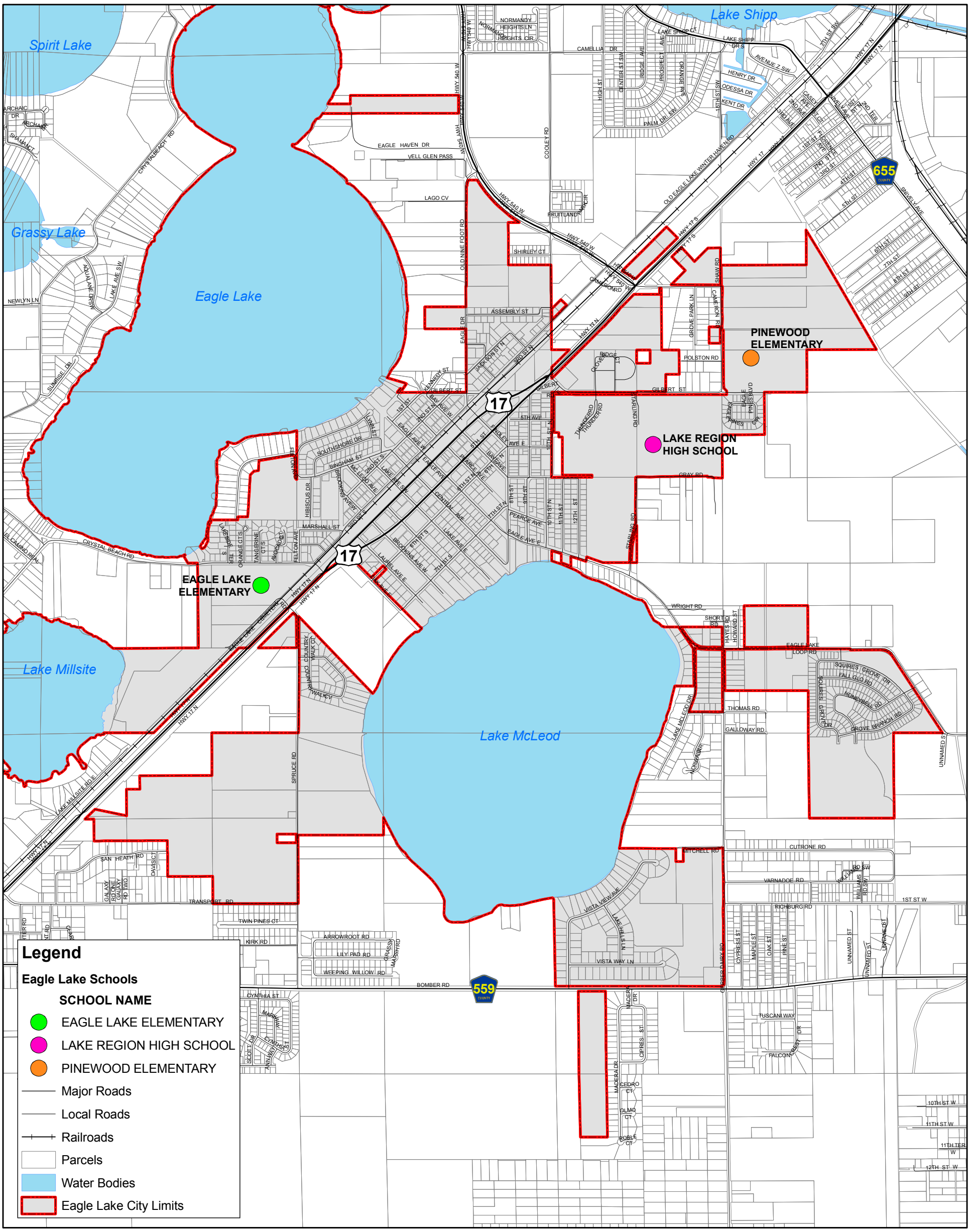
Policy 5-A6: Polk County and the City of Eagle Lake shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

Policy 5-A7: Polk County and the City of Eagle Lake shall determine from the School Board the inventories required by the Public School Facilities Element.

Policy 5-A8: Polk County and the City of Eagle Lake shall continue to enforce existing regulations where specified within the Public School Facilities Element.

Policy 5-A9: 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.

PSFE MAP 1 - CITY OF EAGLE LAKE - SCHOOL DISTRICT FACILITIES - PUBLIC SCHOOLS



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Date Adopted:
April 18, 2011

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1 inch = 1,500 feet

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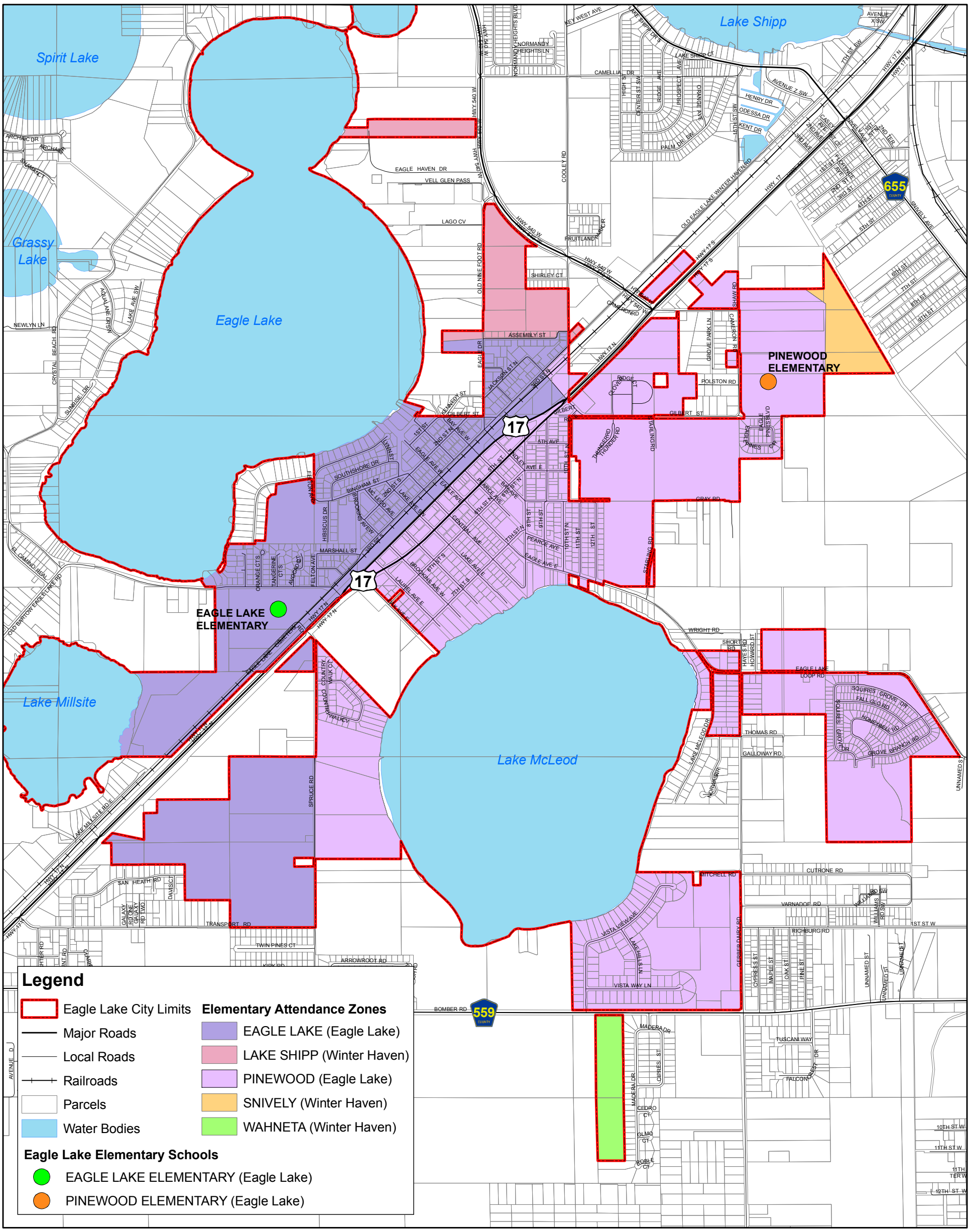
PSFE MAP 2 - CITY OF EAGLE LAKE
ELEMENTARY SCHOOLS: 2009/2010 ATTENDANCE ZONES



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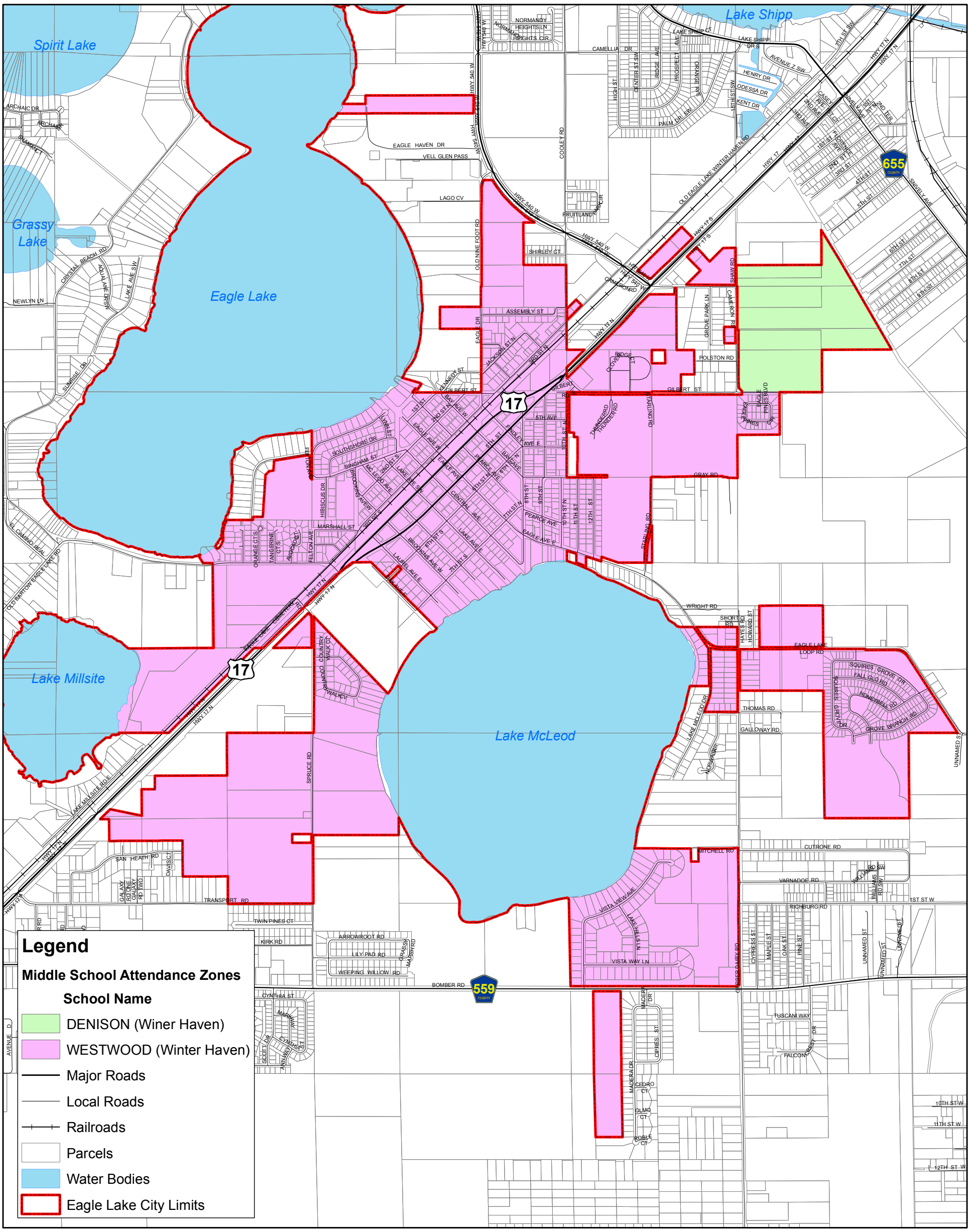
PSFE MAP 3 - CITY OF EAGLE LAKE
MIDDLE SCHOOLS: 2009/2010 ATTENDANCE ZONES



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Polk County School Board

Date Adopted:
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0 1,500 3,000 Feet

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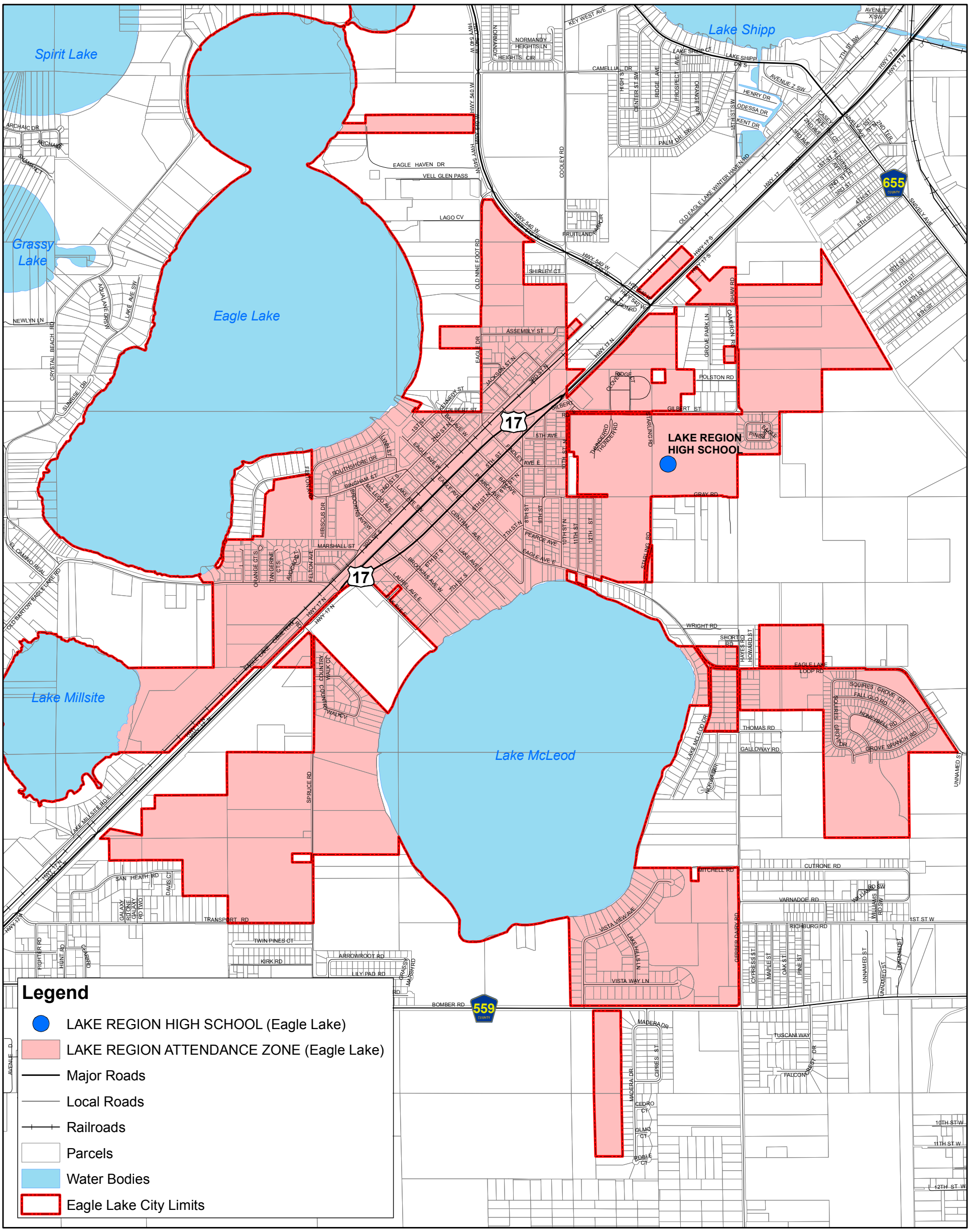
PSFE MAP 4 - CITY OF EAGLE LAKE
HIGH SCHOOLS: 2009/2010 ATTENDANCE ZONES



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Polk County School Board

Date Adopted:
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CITY OF EAGLE LAKE

2030 Comprehensive Plan

Definitions and Acronyms

Adopted: April 18, 2011

LIST OF DEFINITIONS AND ACRONYMS

~ A ~

***ACT*:** Means Section 163.01 and Part II of Chapter 163, Florida Statutes as amended from time to time.

***ADEQUATE PUBLIC FACILITIES*:** Public facilities available to serve a development in a manner to meet the levels of service set forth in the Capital Improvements Element and the Concurrency Management System.

***ADJACENT MUNICIPALITIES*:** Those municipalities that could have an immediate effect on land use decisions.

ADJACENT SCHOOL SERVICE AREAS: School Service Areas which have a contiguous (coterminous) boundary.

***ADAPTIVE USE*:** The process of converting a building to a use other than that for which it was originally designed.

AFFECTED LOCAL GOVERNMENT: (a) in the case of a proposed School Facility or school site, any party hereto who has land development jurisdiction over the proposed Facility or site, or provides water or wastewater utility service to the service area encompassing the Facility or site, (b) in the case of Residential Development, any party hereto who has land development jurisdiction over the property upon which the Residential Development is proposed, and (c) in the case of any proposed modification of a School Service Area, any party hereto who has land development jurisdiction over all or a portion of the School Service Area or an adjacent School Service Area.

***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 the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing. [*Source: Rule 9J-5, FAC*]

***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.

***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.

***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.

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

***ARTERIAL ROAD*:** A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

***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 in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code.

AVAILABLE SCHOOL CAPACITY: A circumstance in which there is sufficient school capacity based on adopted LOS standards to accommodate the demand created by a proposed development.

~ B ~

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

***BICYCLE AND PEDESTRIAN WAYS*:** Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. (*§9J-5.003, F.A.C.*)

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

***BUFFER*:** An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

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

~ C ~

CAPACITY: Defined in the FISH (Florida Inventory of School Houses) Manual as: The number of students that may be housed in a facility at any given time based on a utilization percentage of the total number of existing satisfactory student stations

***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.

***CAPITAL IMPROVEMENTS ELEMENT (CIE)*:** The Capital Improvements Element of the City.

***CERTIFICATE OF CONCURRENCY*:** A certificate which constitutes proof that public facilities and services are or will be available, consistent with the adopted LOS set forth in the CIE and shall specify the public facilities and services which are to be constructed, timing of and responsibility for construction. Certification of Concurrency shall cause the reservation of capacity in the public facilities and services which are or will be available, until the Certification of Concurrency is utilized, amended or expired.

CHANGES TO CAPACITY: Additions, deletions, remodeling, or change of use to the physical plant which increase or decrease the FISH student stations.

CLASS SIZE AMMENDMENT: A provision to ensure that no later than the 2010 school year, there are a sufficient number of classrooms in a public school so that:

a. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for pre-kindergarten through grade 3 does not exceed 18 students.

b. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for grades 4 thought 8 does not exceed 22 students; and

c. The maximum number of students assigned to each teacher teaching in a public school classroom(s) for grades 9 through 12 does not exceed 25 students.

***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.

CO-LOCATION: The placing of two (2) or more public use facilities such as but not limited to schools, libraries, parks, fire, police, and EMS on the same or adjacent parcel(s) of land.

***COLLECTOR ROAD*:** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. (*§9J-5.003, F.A.C.*)

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

COMMUNITY BASED SERVICES: Services and facilities that include, but are not limited to, civic uses, parks, libraries, fire, EMS, law enforcement, health clinics, and /or community centers.

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

***COMPREHENSIVE PLAN*:** The Comprehensive Plan of the City, including the various Elements, as adopted and amended.

***CONCURRENCY*:** The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

CONCURRENCY SERVICE AREA: The designation of an area within which the level of service will be measured when an application for a residential subdivision or site plan is reviewed.

***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 within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality and/or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CONSISTENCY: Compatible with and furthering the goals, objectives, and policies of the Comprehensive Plan Elements and the Interlocal Agreement for Public Schools Facilities Planning.

CONTIGUOUS SCHOOL SERVICE AREAS: School Service Areas which have an adjacent (conterminous) boundary.

CORE: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen.

***CRITICAL HABITAT*:** The specific area within a geographical area occupied by plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern on which are found those physical or biological features (a) essential to the conservation of the species and (b) which may require special management considerations or protection.

***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. (*§9J-5.003, F.A.C.*)

~ 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.

***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 AGREEMENT*:** An agreement entered into between the City and a developer, corporation, or other legal entity in connection with the approval of a development order pursuant to the requirements of Chapter 163.3220-163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

***DEVELOPMENT AGREEMENT (PUBLIC SCHOOLS FACILITIES)* –** A local development agreement authorized pursuant to Section 163.3221 of the Act, a participation agreement or reimbursement agreement, or other legally enforceable agreement to be entered into among the School Board, an Affected Local Government, and a developer pursuant to Article VI, hereof.

***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.*)

DEVELOPMENT PERMIT (PUBLIC SCHOOLS FACILITIES): Any amendment to the text of a Local Government's Land Development Code or Official Zoning Map (rezoning), conditional use, special use, planned development, site plan/final subdivision plan, subdivision, building permit, special exception, preliminary plat, plat or any other official action of a Local Government having the effect of permitting the development of land or the specific use of the land.

***DEVELOPMENT REVIEW*:** See site plan review.

***DISTURBANCE*:** Digging, excavating, and similar activity conducted at an archaeological site.

***DRAINAGE BASIN*:** The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

***DRAINAGE FACILITIES*:** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. (*§9J-5.003, F.A.C.*)

***DRAINAGE RETENTION STRUCTURE*:** A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. (*§9J-5.003, F.A.C.*)

***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 FACILITY: The public buildings and equipment, structures and special educational use areas constructed, installed or established to serve educational purposes only.

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs.

***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*:** Wetlands, floodplains, cones of influence, aquifer recharge areas, or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern.

***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. (*§9J-5.003, F.A.C.*)

EXISTING SCHOOL FACILITIES: School facilities constructed and operational at the time a School Concurrency Application is submitted to Polk County.

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 ~

FAMILY DAY CARE HOME: An occupied residence in which child care is regularly provided to no more than five preschool children from more than one unrelated family and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. The maximum number of five preschool children living in the home and preschool children received for day care who are not related to the resident caregiver. Elementary school siblings of the preschool children received for day care may also be

cared for outside of school hours provided the total number of children, including the caregiver's own and those related to the caregiver, does not exceed 10.

FINAL DEVELOPMENT APPROVAL: The approval of a final plat, site plan, or building permit for development.

FINANCIALLY FEASIBLE PLAN: 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.

FINANCIAL FEASIBILITY: An assurance that sufficient revenues are readily 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.

FIVE YEAR PROGRAM OF WORK: The financially feasible Five Year School District Facilities Work Program adopted pursuant to section 1013.35, F.S.. Financial feasibility shall be determined using professionally accepted methodologies. The financially feasible plan excludes the unfunded portion of the Five Year Program of Work.

***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. (*§9J-5.003, F.A.C.*)

***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.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) CAPACITY: The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time as determined by the Florida Department of Education, Office of Educational Facilities. In Polk County, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to Section 1013.20, Florida Statues.

***FOSTER CARE FACILITY*:** A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents and serving either children or adult foster care residents.

***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".)

~ G ~

***GOAL*:** The long term end toward which programs or activities are ultimately directed. (*§9J-5.003, F.A.C.*)

***GREEN INFRASTRUCTURE*:** Open spaces, natural areas, greenways, wetlands, parks, forests, treed roadway corridors, and similar areas that naturally sequester carbon dioxide and reduce the heat island effect in urban areas.

***GROUP HOME*:** A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

~ 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.

***HIGH RECHARGE AREA*:** Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

***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. (*§9J-5.003, F.A.C.*)

~ I ~

IMPACT FEE: Any fee levied by appropriate governmental agencies, by ordinance, or other publicly accepted method upon the issuance of Certificate of Occupancy for new Development in order to fund School Facilities needed to serve such Development.

***INCOMPATIBLE LAND USES*:** Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

INTERLOCAL AGREEMENT: The Interlocal Agreement for Public Schools Facilities Planning executed by the Polk County School Board, Polk County Board of County Commissioners, and all non-exempt local governments with in Polk County.

***INDUSTRIAL USES*:** Activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. (*§9J-5.003, F.A.C.*)

***INFRASTRUCTURE*:** Those man-made 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. (*§9J-5.003, F.A.C.*)

***INTENSITY*:** The degree to which land is used, referring to levels of concentration or activity in uses such as residential, commercial, industrial, recreation, or parking.

~ J ~

~ K ~

~ L ~

***LAND DEVELOPMENT REGULATIONS (LDR)*:** 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)*:** ~~means~~ ~~a~~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. Level of service shall indicate the capacity per unit of demand for each public facility.

LEVEL OF SERVICE – PUBLIC SCHOOL FACILITIES (LOS): A standard established to measure utilization within a School Service Area Boundary or Concurrency Service Area.

***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. (*§9J-5.003, F.A.C.*)

***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 ROAD*:** A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. (*§9J-5.003, F.A.C.*)

***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. (*§420.00004, F.S.*)

~ 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. (*§9J-5.003, F.A.C.*)

***MANUFACTURED HOME*:** A mobile home fabricated on or after June 15, 1976, in an offsite 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. (*§320.01, F.S.*)

***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.

***MOBILE HOME*:** A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch. (*§320.01, F.S.*)

***MODERATE-INCOME PERSONS*:** One or more natural persons or a family, the total annual adjusted gross household income of which 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. (*§420.00004, F.S.*)

***MULTI-MODAL TRANSPORTATION SYSTEM*:** A Multi-Modal transportation System in a system that incorporates the movements of people and goods with connections using two or more modes. These modes include air, car, rail, boat, public transit, and non-motorized transportation.

~ N ~

***NATURAL DRAINAGE FEATURES*:** The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

***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 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. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

~ O ~

***OBJECTIVE*:** A specific, measurable, intermediate end that is achievable and marks progress toward a goal. (*§9J-5.003, F.A.C.*)

***OPEN SPACE*:** 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.*)

PERMANENT CLASSROOM: A permanent not movable area, within a school designed and constructed to provide instructional space for the maximum number of students in core-curricula courses assigned to a teacher, based on the constitutional amendment for class size reduction (including, but not limited to, classroom additions which have received covered walkways and technology upgrades).

PERMANENT CORE CAPACITY: Common area(s) used by all occupants. For purposes of this agreement, it will be limited to the reading room stacks portion of the media center, dining area, and kitchen with capacity as determined by the State Requirements for Educational Facilities.

PERMANENT STUDENT STATION CAPACITY (PSSC): Capacity based on the State mandated square footage per student of permanent classroom space required to house a student in an instructional program.

PLANNED SCHOOL FACILITIES: School facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Program of Work.

***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.

PLANT SURVEY: A systematic study of educational and ancillary plants of an educational agency conducted at least every five (5) years, to evaluate existing facilities and to plan for future facilities to meet proposed program needs.

***PLAYGROUND*:** A recreation area with play apparatus. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

***POLICY*:** The way in which programs and activities are conducted to achieve an identified goal. (*§9J-5.003 F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

***POLKGREEN OVERLAY*:** An interconnected Network of Open Spaces, Natural Areas, and Agricultural Land. The overlay will provide a framework for land use policies and community investments that provide:

a. protection of natural resources and wildlife habitat;

b. habitat corridors through linked open spaces;
c. protection of historic and cultural resources;
d. recreational opportunities;
e. community health benefits;
f. economic development opportunities; and
g. multi-use trails connecting population centers to natural areas.

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

***POTABLE WATER FACILITIES*:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. (*§9J-5.003, F.A.C.*)

***PRIVATE RECREATION SITES*:** Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use. (*§9J-5.003 F.A.C.*)

PROGRAM OF WORK: See Five Year Program of Work.

***PUBLIC ACCESS*:** The ability of the public to physically reach, enter or use recreation sites including beaches and shores. (*§9J-5.003 F.A.C.*)

***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*:** Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or 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 SCHOOL: A facility owned and maintained by the Polk County School District.

***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 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. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

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

***RECREATION FACILITY*:** A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool. (*§9J-5.003, F.A.C.*)

***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. (*§9J-5.003, F.A.C.*)

RELOCATABLE CLASSROOM: A movable, temporary classroom facility also known as a portable.

***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.

***RESERVED CAPACITY*:** The setting aside of an agreed upon quantity of a public facility or service to be used for a specific project having been assigned a development order.

***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. (*§9J-5.003, F.A.C.*)

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

REASONABLE WALKING DISTANCE: A walking distance defined by the Polk County School Board as less than 2 miles for purposes of bussing students; however, local governments may establish a lesser distance such as a 1 or ½ mile distance for other purposes such as park planning and neighborhood planning purposes.

***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. (*§9J-5.003, F.A.C.*)

***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, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. (*§9J-5.003, F.A.C.*)

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***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. (*§9J-5.003, F.A.C.*)

***SANITARY SEWER INTERCEPTOR*:** A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant. (*§9J-5.003, F.A.C.*)

***SANITARY SEWER TRUNK MAIN*:** A sewerage conduit which connects directly to, and transmits sewage to, an interceptor. (*§9J-5.003, F.A.C.*)

SCHOOL BOARD: The Polk County School Board

SCHOOL CONCURRECNY MITIGATION: A developer improvement or contribution identified in a binding and enforceable agreement between the Developer, the School Board and the local government with jurisdiction over the approval of the development order to provide compensation for the additional demand on deficient public school

facilities created through the residential development of the property, as set forth in Section 163.3180(13)(e).F.S.

SCHOOL DISTRICT FACILITIES WORK PROGRAM: Polk County School District's annual comprehensive planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon.

SCHOOL LEVEL: The grade make up of a school, usually K-5 elementary, 6-8 middle, and 9-12 senior high. There could be various combinations of the K-12 or Pre K-12 grades.

SCHOOL TYPE: Schools providing the same level of education, i.e. elementary, middle, or high school.

***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. (§9J-5.003, F.A.C.)

***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. (*§9J-5.003, F.A.C.*)

***SHARED USE* –** Two or more governmental agencies using all or part of a facility under the terms set forth in an interlocal agreement.

***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.

***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.

***RESIDENTIAL WASTES*:** Mixed household wastes, excluding yard wastes, generated by the general population.

***COMMERCIAL WASTES*:** Waste generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes~~,~~ in that they consist largely of combustible materials in the form of paper and food wastes from offices, restaurants, retail establishments, schools, motels, and churches.

***INDUSTRIAL WASTES*:** Wastes generated by industrial processes and manufacturing operations, excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.

***SPECIAL WASTES*:** Wastes having special characteristics or requiring special handling. These wastes include oversize bulky wastes, such as mattresses, and materials generated in demolition and construction projects.

***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. (*§9J-5.003, F.A.C.*)

***LANDFILL*:** A landfill is a waste facility which provides for final disposal of solid waste by burying the waste. Landfills are classified for regulatory purposes according to the characteristics of the wastes they are permitted to receive. Currently, all three of the County's operating landfills are identified as Class 1 landfills, which can receive the solid waste typically generated in the City.

***SOLID WASTE PROCESSING PLANT*:** A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal. (§9J-5.003, F.A.C.)

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

SPOT ZONE: An area zoned to a particular school that is not in the immediate neighborhood of that school facility in order to facilitate desegregation and balance socio-economic diversity.

***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.

***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.

***SUPPORT DOCUMENTS*:** Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. (*§9J-5.003, F.A.C.*)

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TEMPORARY CLASSROOM: A movable classroom facility also known as relocatable or portable.

TIERED LEVEL OF SERVICE: A graduated level of service, used to achieve an adequate and desirable level of service at the end of a specified period of time, as permitted by the Florida Statutes.

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***URBAN SPRAWL*:** Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or

strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development. (*§9J-5.003, F.A.C.*)

UTILIZATION: The comparison of the total number of students enrolled to the total number of student stations (FISH) at a facility within a School Concurrency Service Area.

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***VEGETATIVE COMMUNITIES*:** Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals. (*§9J-5.003, F.A.C.*)

***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 area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

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

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***WATER RECHARGE AREAS*:** Land or water areas through which groundwater is replenished. (*§9J-5.003, F.A.C.*)

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

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

ACRONYMS

AASHTO	American Association of State Highway and Transportation Officials
ADF	Average daily flow
BMP	Best Management Practice
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CRA	Community Redevelopment Area
CSA	School Concurrency Service Areas
DCA	The Florida Department of Community Affairs
DOE	Department of Education
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
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
HRS	Florida Department of Health and Rehabilitative Services
HUD	United States Department of Housing and Urban Development
HWA	Heartland Water Alliance
LDR	Land Development Regulations
LOS	Level of Service
MGD	Million gallons per day
PSI	Pounds per square inch
PUD	Planned Unit Development
SREF	State Requirements for Educational Facilities
SWFWMD	Southwest Florida Water Management District
TPO	Polk County Transportation Planning Organization
TSDA	Transit Supportive Development Area

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Administration Section

Adopted: April 18, 2011

ADMINISTRATION SECTION

Section I

The City is required by Rule 9J-5.0055 of the Florida Administrative Code to prepare and adopt a Concurrency Management Systems plan as part of the tools to implement the Comprehensive Plan. Section I contains the applicable requirements of this Rule and Section II contains the concurrency management system for the City.

I. RULE 9J-5 REQUIREMENTS.

1. Level of Service Standards.

(a) For the purpose of the issuance of development orders and permits, the City must adopt level of service standards for public facilities and services located within the area for which the City has authority to issue development orders and permits. For the purposes of concurrency, public facilities and services include the following for which level of service standards must be adopted under Chapter 9J-5, F.A.C.:

1. Roads, Rule 9J-5.007(3)(c)1.

2. Sanitary Sewer, Rule 9J-5.011(2)(c)2.a.

3. Solid Waste, Rule 9J-5.011(2)(c)2.b.

4. Drainage, Rule 9J-5.011(2)(c)2.c.

5. Potable Water, Rule 9J-5.011(2)(c)2.d.

6. Parks and Recreation, Rule 9J-5.014(3)(c)4.

7. Mass Transit, Rule 9J-5.008(3)(c)1., if applicable

8. Public Schools

(b) The Capital Improvements Element must set forth a financially feasible plan which demonstrates that the City can achieve and maintain the adopted level of service standards.

(c) In analyzing and establishing its level of service standards for roads, the City must to the maximum extent feasible as determined by the City, adopt level of service standards for state roads that are compatible with the level of service standards established by the Florida Department of Transportation for such roads.

Level of Service shall be based upon existing facilities or improvements or expansions if the improvements or expansions are funded within the first three years of the Capital Improvements Plan of the Capital Improvements Element.

2. Minimum Requirements for Concurrency.

A Concurrency Management Systems must be developed and adopted to ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments.

(a) For potable water, sewer, solid waste, and drainage: at a minimum, provisions in a comprehensive plan that ensure that the following standards will be met will satisfy the concurrency requirement:

1. The necessary facilities and services are in place at the time a development permit is issued; or

2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

3. The necessary facilities are under construction at the time a permit is issued; or

4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.005(2)(a)1.-3 of this Chapter. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. The agreement must guarantee that the necessary facilities and the services will be in place when the impacts of the development occur.

(b) For parks and recreation, the City may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4 of this Chapter or by including in the comprehensive plan provisions that ensure that the following standards will be met:

1. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or

2. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

(c) For roads designated in the adopted plan, the City may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4. and (2)b)1. and 2. of this Chapter. In addition, in areas in which the City has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the City may satisfy the concurrency requirements for roads by the adoption and implementation of a concurrency management system based upon an adequate capital improvements program and schedule and adequate implementing regulations which, at a minimum, include the following provisions:

1. A Capital Improvements Element and a five-year schedule of capital improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible. The Capital Improvements Element and schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

2. A five-year schedule of capital improvements which must include both necessary facilities to maintain the adopted levels of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the City's schedule of capital improvements pursuant to Rule 9J-5.016(4)(a)1. of this Chapter.

3. A realistic, financially feasible funding system based on currently available revenue sources which must be adequate to fund the public facilities required to serve the development authorized by the development order and development permit and which public facilities are included in the five-year schedule of capital improvements.

4. A five-year schedule of capital improvements which must include the estimated date of commencement of actual construction and the estimated date of project completion.

5. A five-year schedule of capital improvements which must demonstrate that the actual construction of the road facilities and the provision of services are scheduled to commence in or before the third year of the five-year schedule of capital improvements.

6. A provision that a plan amendment would be required to eliminate, defer or delay construction of any road facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.

7. A requirement the City must adopt development regulations which, in conjunction with the Capital Improvements Element, ensure that development orders and permits are issued in a manner that will assure that the necessary public facilities and services will be available to accommodate the impact of that development.

8. A provision that a monitoring system shall be adopted which enables the City to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and that the City has a demonstrated capability of monitoring the availability of public facilities and services.

9. A clear designation within the adopted comprehensive plan of those areas within which facilities and services will be provided by the City with public funds in accordance with the five-year capital improvements schedule.

(d) In determining the availability of services or facilities, a developer may propose and the City may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by Rules 9J-5.0055(2)(a), (2)(b) and (2)(c) of this Chapter.

(e) For the requirements of Rules 9J-5.0055(2)(a), (2)(b), and (2)(c) of this Chapter, the City must develop guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit, which contains a specific plan for development, including the densities and intensities of development.

II. CONCURRENCY MANAGEMENT SYSTEM.

1. Purpose.

The Concurrency Management Systems shall measure the impact of any proposed development or expansion to an existing development for which a development order is required, upon the established level of service for a roadway, sanitary sewer, solid waste, drainage, potable water and parks/recreation public facility or service. The most current available information and data regarding the above public facilities shall be utilized for concurrency evaluations. No final development order shall be approved unless adequate public facilities and services are available as determined by the concurrency management system.

2. Definitions.

The definitions of words and terms in the Concurrency Management System shall be the same as those which are set forth in Chapter 163, F.S. and Rule 9J-5, F.A.C., unless a word or term is defined differently in the Definitions Section of the Comprehensive Plan.

3. Applicability.

(a) **General**. The concurrency management system shall become effective March 1, 1991. Any application for a development order that is pending or submitted after March 1, 1991 shall be subject to the concurrency management system. A development order refers to any building permit, zoning approval, subdivision approval (including either preliminary or final plat approval), site plan approval, impact statement approval, special exception, variance or land use amendment. Once a development order for a particular development expires, so does concurrency certification.

(b) **Extraterritorial Services.** Adopted water and sewer levels of service shall be maintained in the unincorporated areas of the County where these facilities are provided by the City if a determination of concurrency or similar action is either required or requested from the County. The City may enter into an interlocal agreement with the County with respect to the administration or enforcement of concurrency requirements for potable water and/or sewer facilities, in accordance with Florida law.

(c) **Annexation.** If land is annexed into the City and, prior to annexation, was subject to development orders approved by the County, then the last development order issued by the County shall continue to comply with the County concurrency requirements and any subsequent development orders issued by the City. However, the developer, property owner of their

agent(s) may request at the time of annexation that the property be subject to the provisions of the requirements contained in the City Concurrency Management System. For any land subject to this paragraph, any development orders which are issued by the City after five years of the date of annexation shall be subject to the provisions of the City Concurrency Management System.

(d) **Exemptions.** Development permits for construction of a single family dwelling unit on an individual lot or parcel in solitary ownership and additions to or the erection of structures in which the addition or erection does not exceed 1,000 square feet and are utilized for nonresidential purposes are deemed to be exempt from the concurrency rule. An Exemption Determination shall be issued to any landowner whose property is classified as being exempt from the concurrency provisions of this Chapter. However, the City shall maintain capacity demand records for all such construction and combine such data with that required for monthly and annual updates.

(e) **Transferability.** An Exemption Determination, Certificate of Concurrency or reserved capacity may be transferred from one property owner to another, but not from one parcel of land to another.

4. Effect.

Receipt of a Certification of Concurrency shall constitute proof that public facilities are or will be available, consistent with adopted levels of service and conditions set forth in this Chapter, and shall specify the public facilities and services which are to be constructed, timing of construction and responsibility for construction. Certification of Concurrency shall reserve capacity in the public facilities which are available, until the Certificate of Concurrency is fulfilled, amended or expired.

5. Amendments of Certification.

An amendment to a Certificate of Concurrency shall be required in order to amend any development order for which such certification has been made, if the amendment would increase or decrease the demand for any public facility or service. The amendment of the Certification shall require evaluation and reservation of capacity only for any additional demand for public facilities and services which would be created by the amendment to the development order. Furthermore, the amendment to the Certification shall be approved if the amendment to the development order is exempt from concurrency requirements in accordance with the provisions of this Chapter.

6. Availability ~~O~~of Public Facilities.

Except as provided otherwise, no development order which is submitted after the effective date shall be approved unless public facilities are or will be available to serve a proposed development, such that the adopted levels of service are maintained, concurrent with the impacts of the proposed development. For public facilities and services to be determined to be available as such, the following conditions shall be met, given the proposed timing and phasing of the proposed development:

(a) For potable water, sewer, solid waste, and drainage, which are required improvements according to the Subdivision Regulations:

1. The necessary facilities and services are in place at the time a development permit is issued; or

2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

3. The necessary facilities are under construction at the time a permit is issued; or

4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 6.(a),(1)-(3) of this Chapter. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. The agreement shall guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

(b) For parks and recreation, concurrency requirement may be satisfied by complying with the standards set forth in Paragraphs 1.-4. immediately above, or by complying with the following standards:

1. At the time the development permit is issued, the necessary public facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required public facilities or the provision of service within one year of the issuance of the development permit; or

2. The necessary public facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the public facilities or the provision of services within one year of the issuance of the

applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

(c) For roads designated in the adopted Comprehensive Plan, the City may satisfy the concurrency requirement by complying with the standards set forth in 6.(a),(1)-(4) above.

(d) Public School Facilities

1. Public School Facilities shall be based upon the Polk County School Board's ability to maintain the minimum level of service standards.

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

7. Standards.

~~(a)~~ The Capital Improvements Element (CIE) of the City Comprehensive Plan serves as the baseline standard for the concurrency management system. The CIE establishes level of service standards for each public facility or service and proposes a schedule for funding applicable improvements to these facilities. The City shall maintain the level of service standards established in the Capital Improvements Element and related Elements.

8. City Resources and Monitoring System.

(a) **City Resources.** All departments and agencies that provide and maintain public facilities or services in the City shall be requested by the Administrative Official (or designee) to provide data and information that will be necessary to make concurrency determinations. Primary service providers are considered departments within the City that have a direct responsibility for maintaining a public facility or provide a public service. These departments will provide specific information on existing usage, system capacity, generation factors, and the status of planned facility expansions. The data and information provided by these departments will be the basis for determining how much capacity is available for new

development while maintaining the adopted level of service standards. Primary service providers are:

PRIMARY SERVICE PROVIDER	PUBLIC FACILITY OR SERVICE
City Utilities Department	Potable water and sewer
City Public Works Department	Drainage, solid waste and traffic circulation
City Parks and Recreation Department	Recreation and open space
City Planning and Engineering Department	Traffic circulation

Secondary service providers are those entities outside the City that have a role in providing or maintaining a public facility or service in the City. These entities shall be requested to provide the City with evaluations on how their operating conditions and future plans impact the City adopted level of service standards. The information gathered from these entities will be long range in nature and less specific than information gathered from the primary service providers. Secondary service providers include:

SECONDARY SERVICE PROVIDER	FACILITY OR SERVICE
Polk County Health Department	Potable water, sanitary sewer
Southwest Florida Water Management District	Drainage
Polk County	Solid waste
Florida Department of Transportation	Traffic circulation
Polk County School Board	Recreation and open space

(b) **Monitoring System.** The City shall maintain written or computerized records of all public facility and service capacities or volumes which are committed for the developments as a result of development orders issued by the City. This process will require coordination between the service providers and the Administrative Official in order to establish and maintain an accurate accounting system that systematically tracts development approvals. At a minimum, the monitoring process must ensure that each service provider accounts or the impact and demand generated by all development orders issued by the City.

Accountability shall be established by reserving capacity from the total available capacity for all approved development orders. Once capacity is reserved for a specific development, it cannot be allocated to another

development. Capacity reservations shall be renewed no later than June 30 on a yearly basis in order for facility improvements or services to be entered into or accounted for in the annual budgetary process. Upon the expiration of a development order with concurrency standing which is not constructed or deemed by the City to having been abandoned by an applicant, the capacity allocated to that proposed development shall be deleted. Deleted capacity shall then be available for use, reservation, or allocation to other proposed developments on a first come, first serve basis. A priority "waiting list" shall be established for the purpose of allocating deleted capacity. Reserved capacity may be transferable from one property owner to another, but not from one lot or parcel of land to another. When determining how much capacity is available for new proposed developments, the City shall take into account all capacity that is reserved for approved development orders.

Development orders that remain valid through March 1, 1991 (as determined by the City) shall remain exempt from meeting concurrency requirements, but the development impacts will be added cumulatively to existing capacities and volumes for each affected public facility or service in order to establish total committed and available capacity. Development orders issued by governmental jurisdiction outside the City shall also be accounted for if the development order is issued within the service area of a City service provider.

(c) **Annual System Adjusted.** At a minimum, the database component shall be updated as a part of the City's annual schedule of capital improvements update. Necessary adjustments include: updating information generated by service providers; making changes (deletions or reservations) to available facility capacities; adding or deleting capital projects; using new or enhanced revenue sources; moving projects ahead of schedule; and delaying projects due to revenue shortfalls. The Administrative Official must ensure that all relevant information is updated on a regular basis by conducting a monthly inventory of development orders issued by the City requiring primary service providers to maintain current records.

9. Administration.

(a) **Administration.** Once a specific development application is accepted as complete, information on: (a) type of development proposed, (b) number of new or additional dwelling units or non-residential units, (c) densities or intensities of uses, (d) types of uses or units, and (e) specific boundaries of the proposed development must be documented and verified. This information shall be collected from the original development application submitted by the applicant. The Administrative Official will then calculate the projected public facility and service demands of the proposed

development and identify the public facilities and/or services that will be affected.

If the demands generated by the proposed development, when deducted from the available capacity, fall below the minimum established level of service standard thresholds, the proposal will be found in compliance and capacity will be reserved for needed facilities or services. If a proposed development causes established thresholds to exceed the adopted LOS standards, the Administrative Official shall prepare an impact statement and forward copies to all affected primary service providers. Primary service providers will review impact statements and determine how much capacity will be available to service the proposed development.

(b) **City Staff Review Meetings.** Each service provider that received an impact statement shall determine if and when adequate public facilities and/or services will be available to serve the proposed development and present written findings during City Staff Review Meetings. If a service provider determines that adequate public facilities and/or services exist to serve the proposed development, the Administrative Official shall render a finding of concurrence and capacity will be reserved for that particular facility and/or service for the proposed development. If a service provider determines that public facilities and/or services will not be available as a result of lowering the level of service standards below thresholds, the Administrative Official shall render a finding of non-concurrency.

Within 15 days of the City Staff meeting and receipt of service provider reports, the Administrative Official shall review the reports and application to determine whether the application complies with the provisions of this Chapter. If the application complies with the provisions of this Chapter, the Administrative Official shall issue a Certificate of Concurrency and capacity shall be reserved. The Certificate of Concurrency shall specify the public facilities which are to be constructed, timing of construction and responsibility for construction. The reservation shall be valid for a period of one year after issuance of a development order. An applicant may renew the reservation on an annual basis, with the renewal period to be no later than June 30 of each year shall not be required to renew the reservation until the following June.

In case of a finding of concurrency the applicant shall be so notified, and then may pursue the mitigation process.

(c) **Mitigation.** If levels of service standards fall below thresholds due to the demands generated by the proposed development, the applicant will be provided the following mitigation options:

1. Phasing the development in accordance with planned facility improvements,

2. Scaling back or reducing the development size in accordance with available public facilities and/or services, or

3. Executing an enforceable development agreement which guarantees the contractions of all necessary public facilities and/or services at the time the impacts of development occur.

If a mitigation solution is agreed upon by the City and applicant, the Administrative Official shall render a finding of compliance and capacity will be reserved. If an applicant refuses to mitigate in a manner acceptable to the City, the Administrative Official will render a finding of non-compliance and a final development order shall be withheld. An applicant may appeal the City's finding and determination to the City's Council.

(d) **Appeals.** The decision of the Administrative Official is final but may be appealed in writing to the City Commission by either the applicant or the City Staff by filing notice of the appeal within 30 calendar days of the rendering of the Administrative Official for further review. The decision of the City Commission shall be based upon the concurrency requirement and accepted engineering and planning principles and shall be rendered within 45 days after the close of the City Commission hearing on the appeal.

(e) **Liberal Construction, Severability and Penalties.** The provisions of this Chapter shall be liberally constructed to effectively carry out its purpose in the interest of the public health, safety, welfare and convenience.

Should any section, paragraph, sentence, clause, part or provision of this Chapter be declared invalid or unenforceable by a court of competent jurisdiction, the same shall not affect the validity of this Chapter as a whole, or any part thereof other than the part declared to be invalid.

A violation of this Chapter shall be a misdemeanor punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City shall have the power to sue in civil court to enforce the provisions of this Chapter.

Section II

Monitoring and Evaluation

I. MONITORING AND EVALUATION SYSTEM.

1. Purpose.

The City is required by Rule 9J-5.005(7) of the Florida Administrative Code to prepare and adopt a systematic monitoring and evaluation process for the purpose of evaluating and appraising the implementation of the Comprehensive Plan.

2. Monitoring.

Monitoring the Comprehensive Plan will be the responsibility of the Administrative Official, who will utilize the City staff for data gathering and analysis. The findings and recommendations shall be presented to the Planning Commission acting as the Local Planning Agency (LPA) for the City ~~Council~~ Commission. The extent and complexity of this on-going process requires that procedures be established to ensure a continuum of action throughout the planning horizon. Described below are the procedures the City shall follow to monitor plan implementation.

(a) In order to effectively monitor implementation of the plan, the baseline data will need to be updated on a periodic basis. Depending on the data and its application, the update may occur continuously if needed for concurrency management, annually, or at less frequent intervals. As the time following the date of plan adoption increases, it may be necessary to obtain new baseline data in addition to updating the data contained in the current technical support documents of the plan in order to adequately evaluate the effectiveness of the plan. The City Staff shall be responsible for updating and analyzing the baseline data and submitting the results and recommendations to the Administrative Official. This information shall then be presented to the LPA.

(b) Based upon the findings and recommendations of the Administrative Official, the LPA shall prepare and submit to the City Commission an annual progress report on implementation of the Comprehensive Plan.

(c) As required by State regulations, the preparation and adoption of an evaluation and appraisal report (EAR) shall be prepared by the City Commission. Data gathered, analyzed, and recommendations made as a result of the annual progress reports of the implantation of the Comprehensive Plan shall comprise the majority of the EAR. The EAR shall meet the requirements of Chapter 163.3191, Florida Statutes.

3. Evaluation and Appraisal.

Adoption of the EAR shall not constitute an amendment to the Comprehensive Plan, rather, recommended amendments or updates to individual elements will be developed and adopted by separate action. The EAR shall be transmitted to the state land planning agency with proposed amendments to the plan when such amendments are transmitted pursuant to Chapter 163.3184, F.S.

Section III

Public Participation

I. CHAPTER 163.3181, F.S. REQUIREMENTS.

Chapter 163.3181, F.S., requires the City Commission and Local Planning Agency to adopt procedures to provide for and encourage public participation in the comprehensive planning process. These procedures must include:

1. Provisions to notify real property owners of official actions that will regulate the use of their property.

2. Provisions keep the general public informed throughout the planning process.

3. Provisions to assure that the public has opportunities to provide written comments.

4. Provisions to assure that required public hearings are held.

5. Provisions to assure the consideration of and response to public comments.

II. PUBLIC PARTICIPATION POLICIES.

To ensure that the public has adequate opportunities for input to the comprehensive planning process, the City hereby adopts the following policies.

Legal Requirements

The State of Florida, pursuant to s. 163.3181, Florida Statutes and s. 9J-5.004 FAC has established the following requirements to assure citizen participation in the local government planning process:

1. Public Participation in the Comprehensive Planning Process, s. 163.3181, FS

(a) It is the intent of the Legislature that the public participates in the comprehensive planning process to the fullest extent possible. Towards this end, Local Planning Agencies and local government units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end.

(b) During consideration of the proposed plan or amendments thereto by the Local Planning Agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.

2. Public Participation, s. 9J-5.004 FAC

(a) The local governing body and the Local Planning Agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the Comprehensive Plan and Evaluation and Appraisal Reports.

(b) The procedures shall include the following:

1. Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;

2. Provisions for notice to keep the general public informed;

3. Provisions to assure that there are opportunities for the public to provide written comments;

4. Provisions to assure that the required public hearings are held; and

5. Provisions to assure the consideration of and response to public comments.

(c) Public Participation Procedures:

The State of Florida, under Section 9J-5.004, Florida Administrative Code, requires that local governments adopt procedures that provide for and encourage public participation in

the local comprehensive planning process. The adopted procedures shall also allow for participation in the consideration of comprehensive plan amendments and evaluation and appraisal reports.

To ensure compliance with these requirements, the City of Eagle Lake assessed its existing public participation procedures and made the following determinations:

1. The City of Eagle Lake currently has locally adopted procedures which assure that real property owners are put on notice of any official action which will affect the use of their land. The City places advertisements of any official action in a newspaper of local circulation.

2. The City of Eagle Lake has locally adopted procedures which assure that all meetings of the City Commission and the Planning and Zoning Commission are advertised in a newspaper of local circulation. Also, the City advertises all planning or planning related workshops and presentations.

3. City of Eagle Lake has reviewed and understands the requirements of Subsection 163.3184, Florida Statutes, concerning required public hearings. The City will adhere to all state and local requirements and public notices.

3. Public Participation in the Development of the City of Eagle Lake Comprehensive Plan

All of the requirements of Chapter 9J-5 FAC and Chapter 163 FS regarding public participation in the development of the Town of Dundee Comprehensive Plan and its update have been met.

All meetings of the Planning and Zoning Commission and the City Commission were advertised in a local newspaper, or had notice posted at the City Hall. Local newspapers were notified of all meetings. All meetings allowed public input, discussion, and questions regarding the Comprehensive Plan. Written comments were expressly mentioned as desirable and appropriate and were appropriately discussed.

It is the opinion of the City of Eagle Lake that adequate notice was given of all meetings, and adequate advertisements given of public hearings; that real property owners were adequately put on notice through mailing notices, newspaper advertisements, press coverage, and properly posted notices; that the general public was similarly given adequate opportunity to be informed of the

Comprehensive Plan proceedings; that the public was adequately invited to submit written comments; that the required public hearings were held with appropriate advertisement; that the adoption public hearing will be held with appropriate advertisement; that public comments were received and discussed with appropriate action taken on such comments; and that sufficient information and draft copies of the Comprehensive Plan or portions thereof were distributed and otherwise made available to property owners and the general public of the Town of Dundee.

4. Ongoing Public Participation

Public participation shall continue as the City of Eagle Lake Comprehensive Plan is amended and refined over time. The public shall be encouraged to participate in amendments to the plan. All meetings or workshops will be publicly held, with adequate notice given through newspaper advertisements, posted notices, or other appropriate means. Public comments shall be encouraged at public meetings or in writing. Due consideration shall be given to all comments received. At a minimum, notices and other public participation procedures shall meet the requirements as established in Chapter 163, FS and other applicable statutes regarding public meetings, and all applicable implementing rules of the State of Florida.

CITY OF EAGLE LAKE

2030 Comprehensive Plan

Technical Support Section

Adopted: April 18, 2011

TECHNICAL SUPPORT SECTION

I. INTRODUCTION

The Technical Support Document contains the supporting data of the City of Eagle Lake Comprehensive Plan. The Technical Support Document shall be used, where appropriate, to assist in the review of proposed amendments to this Comprehensive Plan and may be updated as necessary to facilitate the continuing use of this supporting data. The Technical Support Document shall not be adopted and shall not require amendment pursuant to Chapter 163.3187, Florida Statutes.

II. FUTURE LAND USE ELEMENT

The City has, from the inception of its Comprehensive Plan, had a Future Land Use Map and has utilized it as the basis for all rezoning request and decisions. Many cities and the County have not followed this recommended process. Chapter 163, FS and Rule 9J-5 require such a map as part of the Future Land Use Element. It is this requirement that has resulted in a coordinated future mapping effort between Eagle Lake, Polk County and the several other participating cities. The general concept is to provide overlay designations to area which will then be used to determine the density/intensity of development that can be supported and the range of permitted land uses. It is recognized that the overlay areas and the resulting land use categories will have different meanings depending on the size and character of the area being addressed. As a result, a system has been created which utilizes a “hierarchy” of overlay designations containing some of the same future land use categories but utilizing a different density/intensity for each overlay designation.

The defined overlay areas relate to facility and service availability, resource limitations and local land use decisions. Service availability is directly related to established levels of service and funding decisions. Consequently, overlay boundaries will be largely based on where public improvements and public decisions have been made which support and promote either urban, suburban, or rural land use patterns. For purposes of future land use designations, the overlay areas will correspond closely with the fiscal abilities contained in the Capital Improvements Element (CIE). The 5 year CIE should be a reasonable representation of the more intense urban overlay areas. The longer range CIE should represent areas that are expected to evolve into more intense urban uses within the planning time period.

There are four overlay district designations proposed for use by the County and the participating cities. The first designation, **Urban Development Areas**, basically is so categorized because all of the infrastructure required to support urban growth and development is already in place or fiscally programmed to be in place at the time of request for new development orders or within the immediate 5 year time period. **Urban Growth Areas** are those areas within the County which are not within the Urban Development Area and which, at a minimum, are currently served, or programmed to be

served within the next 5 years by a County-owned, municipal, or County-franchised central potable water system. **Transition Areas** are the second overly designation and constitute those areas outside the Urban Development Area but which are expected to be served within the next 20 years by central sewer, water, urban level public safety system, urban roads, a developed park system and elementary schools within walking distance of residential areas. The third overlay designation, **Rural Areas**, will be those areas lacking the physical characteristics and improvements normally associated with the Urban Development and Transition Area overlay designations.

Eagle Lake can fit itself under the "umbrella" of the Urban Development Area designation since the City currently has sewer and water available to serve all of its projected growth for the next 5 years, is capable of providing urban level public safety, has an urban road network, a developed parks system and an elementary school within walking distance to the residential areas.

(a) Polk County and the participating cities have worked to develop a minimum of four major area classifications that are to be used as overlay district designations on the Future Land Use Map. These designations are (1) **Urban Development Areas,** (2) **Urban Growth Areas,** (3) **Transition Areas,** and (4) **Rural Areas.** Eagle Lake will use only the Urban Development Area designation and shall have all of the land within its entire corporate boundary classified as a part of this overlay district. The Urban Development Area is defined in the definition section of this element.

City of Eagle Lake Land Use and Zoning Compatibility Matrix																		
Zoning Districts																		
Future Land Use Designation		OUA	SE-1	SE-2	ST-30	ST-20	ST-14	RS-1	RS-2	RG	RIO	CN	CG	ILW	PD-H	PD-C	PD-RV	PD-I
Residential	High Density									X					C		C	
	Medium Density							X	X	X					C		C	
	Low Density				X	X	X	X	X						C			
	Suburban Transitional		X	X	X	X	X											
	Suburban Estates	X	X	X														
Non-Residential	Neighborhood Activity Center											X	X			C		C
	Industrial													X				C
	Business Park Center													X				C
Institutional	City Public Uses Parks	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C
	Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C
	Conservation	X												X	C	C	C	C
	Agricultural	X																

X = Compatible
C = Conditionally Compatible

III. INFRASTRUCTURE ELEMENT

SECTION 1

POTABLE WATER SECTION

INTRODUCTION

GENERAL

The City of Eagle Lake's potable water system is typical of many small municipal water systems. Water is supplied by two deep wells, stored in an elevated storage tank and a ground storage reservoir, and pumped to the system with very little treatment beyond aeration and chlorination. The distribution system consists of a 10" main loop with smaller distribution lines. A major water system improvement project was completed in 1975. Therefore, accurate record drawings are available for much of the existing system.

TERMS AND CONCEPTS

A potable water supply system normally consists of a water supply source, a treatment plant and a distribution and storage network. In Central Florida, groundwater usually constitutes the supply source for a system. The selection of a source for any system must consider the type and quality of sources available and the cost of developing the source use. Before being used for public consumption, most water must be treated. Treatment removes impurities from the raw water in order to improve its quality for either public health or aesthetic reasons, or both. The treatment process adds to the cost of supplying water but it also expands the range of raw water sources that can be utilized.

After treatment, the water is supplied to individual users in a community by way of a network of pipes and storage reservoirs. Large transmission lines, called distribution mains, carry water to major demand areas and interconnect with a network of smaller lines which eventually supply individual establishments. Both the distribution mains and distribution network should be interconnected to form flow loops to allow water to circulate from various portions of the system to areas of highest momentary demand.

Water is delivered under pressure within the distribution system in order to ensure adequate flow to meet demands. Demand fluctuates during each day, usually exhibiting peaks during the morning and evening, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for fire-fighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, elevated storage tanks are linked with the distribution system. These tanks are filled during low demand periods. During the peak demand periods, water flows or is pumped from the tanks back into the system to augment flows and maintain pressure. Ground level and elevated storage tanks are both

commonly used. Elevated tanks (water towers) are the most economical on a long-term analysis. Many systems also include auxiliary pumps which operate only during peak demand periods.

EXISTING CONDITIONS

REGULATORY FRAMEWORK

Federal

The federal government has established quality standards for the protection of water for public use, including operating standards and quality controls for public systems. These regulations are provided in the Safe Drinking Water Act, Public Law 93-523. This law directed the EPA to establish minimum drinking water standards. The EPA standards are divided into "primary" (those required for public health) and "secondary" (recommended for aesthetic quality) categories.

State

In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850 – 403.864, F.S. The Florida Department of Environmental Regulations (DER) is the state agency responsible for implementing this act. In this regard, DER has promulgated rules classifying and regulating public water systems under Chapter 17-500 to 17-555 of the Florida Administrative Code (FAC). Compliance with the primary and secondary standards of the Federal Safe Drinking Water Act is mandatory in Florida.

The SWFWMD is responsible for managing water supplies to meet existing and future demands. Regulation of consumptive use is achieved through a permitting system, through which water resources are allocated among the permitted consumers. The SWFWMD rules governing consumptive use permits pertinent to Polk County and the City of Eagle Lake are contained in Chapter 40D-2, FAC.

Local

The County Public Health Unit is responsible for enforcement of the programs required by the DER regulations. Water quality and production records are submitted by the City to the Health Department for determination of compliance with DER regulations. The Health Department is also responsible for reviewing and approving all expansions and/or modifications to water distribution systems and water treatment plants.

EXISTING POTABLE WATER SYSTEM

The two wells of the City draw raw water from the Floridian aquifer. This aquifer is the primary source of water for the municipalities in the area and is capable of providing large quantities of relatively high quality water. Typically, treatment of this water consists of aeration and

chlorination only to remove iron and hydrogen sulfide. A copy of the latest results of a primary and secondary drinking water standards analysis on these wells is attached as **Table I-1**.

TABLE I-1
WATER QUALITY ANALYSES
CITY OF EAGLE LAKE WATER SYSTEM

	Maximum Contaminant Level	**Well No. 1**	**Well No. 2**
PRIMARY STANDARDS			
Arsenic	0.05	BDL	BDL
Barium	1.0	0.03	0.4
Cadmium	0.010	BDL	BDL
Chromium	0.05	BDL	BDL
Lead	0.05	BDL	BDL
Mercury	0.002	BDL	BDL
Selenium	0.01	BDL	BDL
Silver	0.05	BDL	BDL
Sodium	160.0	6.2	6.7
Nitrates	10.0	0.04	0.03
Turbidity	NTU	0.10 NTU	0.29 NTU
Endrin	0.0002	BDL	BDL
Lindane	0.004	BDL	BDL
Methoxychlor	0.10	BDL	BDL
Toxaphene	0.005	BDL	BDL
2, 4 D	0.1	BDL	BDL
2, 4, 5 TP	0.01	BDL	BDL
SECONDARY STANDARDS			
pH	6.5-8.5	7.9	7.8
Stability Index	Noncorrosive	Stable	Stable
Color	15 PCU	15 PCU	15 PCU
Odor	3 TU	2 TU	0 TU
Total Dissolved Solids	500	150	158
Total Hardness as CaCO3	--	110	112
Carbon Dioxide	--	3.0	3.9
Fluoride	2.0	0.24	0.28
Chloride	250	7.3	8.3
Sulfate	250	2.8	2.7
Surfacents	0.5	BDL	0.03
Hydrogen Sulfide	--	0.74	0.69
Calcium	--	33	33
Copper	1.0	BDL	BDL
Iron	0.3	0.15	0.023
Magnesium	--	6.7	7.1
Manganese	0.05	BDL	BDL

Zinc	5	BDL	0.008

1. *All units are in milligrams unless otherwise noted*
2. *BDL = Below detection limits*

EXISTING CAPACITY

In accordance with the SWFWMD requirements, the City has flow meters on the water plant discharge to determine the total volume of water pumped. Based upon the number of connections for each of these five years, the average per connection water utilization rate is approximately 300 gallons per day per connection. Based upon a population of 2,059 in 1986, and a total of 699 residential connections, there are an average of 2.6 persons per connection. This yields a per capita water consumption of approximately 115 gallons per capita per day. This value is again less than the typical design value of 150 gallons per capita per day and will be used as the basis for projections of future demands. While this will insure that the water treatment facilities are adequately sized, the City should review its water system capacity in the event that a large user wishes to connect.

The City's water plant capacity is limited by several constraints and must meet several criteria. The water plant is limited primarily by the size of the well pumps, but also by the size of the high service pumps. In addition, the City's system must meet design criteria for several different situations.

Under normal operating conditions, the well pumps pump through the aerator and into the ground storage reservoir. The current rated capacity of the two wells is 500 and 1,500 gallons per minute. This yields a total capacity of 2,000 gallons per minute, or 2.88 million gallons per day (MGD). It should be noted that under present conditions, the larger well pump does not have auxiliary power. Therefore, during a major outage, the raw water supply would be limited to 500 gallons per minute or .77 MGD.

Treatment is limited to aeration and chlorination. Because increasing chlorinator capacity usually requires only small, inexpensive modifications, chlorinator capacity is not considered to be a limiting factor. The aerator was designed to provide for a capacity of 2,500 gallons per minute, or 3.5 MGD. Therefore, the aerator is not a limiting factor unless the well pump sizes are increased.

The high service pumps pump the aerated and chlorinated water from the ground storage reservoir into the elevated water storage tank. These pumps are each rated at 700 gallons per minute or 1 MGD each. However, because of increased flows, and thus pressure drop, when the pumps are operated in parallel the maximum flow which can be expected from the two pumps is approximately 1,200 gallons per minute of 1.73 MGD. Therefore, the high service pumps are the limiting factor in determining plant-pumping capacity. This flow is equivalent to approximately 1,300 residential connections.

It should be noted that the water treatment plant is designed to allow the existing well pumps to pump directly into the water distribution system. While this will result in discharging water

which has not been aerated, this would be acceptable in the event of a fire emergency or a failure of the high service pumps.

Based on normal design criteria, the existing en inch water loop can serve approximately 1,210 normal residential connections. Based on population estimates, the demand will not exceed the capacity of this loop within the planning horizon. However, if growth should exceed projections, a loop line could be constructed down Central Avenue, essentially creating two ten inch loops and doubling the system capacity. It has been recommended to the City that a casing be installed under State Road 17 during the proposed roadway construction to facilitate any future expansion.

In addition to the limitations imposed by the 10" main loop, there are additional areas in the City where inadequate lines presently create problems. These problems include both low pressure in high demand situations and poor water quality. The two primary areas where these problems have been found are the Raintree Villa Apartments and the Fruitland Park area outside the City. Both these areas are served by dead-end 6" lines that, based on past operating experience, are not capable of providing both fire flow and normal domestic flow at acceptable pressures. In addition, there are several areas in the City with small 2" lines with lead packed joints.

NEEDS ASSESSMENT

CAPACITY ASSESSMENT

The preceding sections identified the major facilities serving the City and the capacity of these facilities. This assessment identified facility improvement needs by estimating demands, assigning demand to the facilities and quantifying facility deficiencies.

In evaluating the capacity available within the Eagle Lake potable water system, there are several factors that must be considered. The existing plant must be evaluated for the ability to meet several flow requirements. The plant must be able to meet both average daily flow requirements and maximum hourly demands. The system must also be capable of meeting combined peak daily flow and fire flow requirements. In addition, the water lines must be adequately sized to maintain at least 20 psi at all points at all times in the system. This is in accordance with state requirements.

Currently, the level of service is estimated at 115 gallons per day per capita, with approximately 300 gallons per day per residential connection. Based on past historical records, the peak daily flow is estimated to be 250% of the annual average daily flow. This is in accordance with typical design values and would yield a peak daily consumption rate of 750 gallons per day per residential connection. Maximum hourly demand is typically two times the peak daily flow. This would require the City system to provide a peak hourly demand of 1,500 gallons per day per residential connection or 1.05 GPM per residential connection. Again, this is in accordance with typical guidelines of 1.0 GPM per residential connection. To comply with State requirements, the City must be able to provide the maximum hourly demand for four hours. For a city the size of Eagle Lake, a design fire flow of 15,000 gallons per minute is recommended. Again, State

regulations require the City to be capable of providing combined peak daily flow and fire flow requirements for a period of two hours.

Based upon the above demand factors, it is possible to check the capacity of the existing system. **Table I-3** shows the capacity required to meet peak hourly flow demands through the planning period and the surplus or deficit in capacity. **Table I-4** shows the same period, but considers maximum daily demand and fire flow.

In addition to the normal design requirements, the Florida Department of Environmental Regulation sets certain minimum reliability requirements. The requirements, contained in FAC Chapter 17-555, include a requirement for the system to be able to meet one half of the maximum daily demand with the largest units out of service. **Table I-5** illustrates this condition.

TABLE I-3
CAPACITY ASSESSMENT
PEAK HOURLY DEMAND (1.05 gpm per connection)

YEAR	1990	1995	2000
Population	2,267	2,469	2,624
Residential Connections (2.6 persons/connection)	872	950	1,009
Required Pumping Rate	914	998	1,060
Available High Service Pump Capacity (gpm)	1,499	1,400	1,400
Surplus or (Deficit) (gpm)	486	402	340
(gallons)	116,640	96,480	81,600
Elevated Storage (gallons)	100,000	100,000	100,000
Total Surplus or (Deficit) (gallons)	216,640	196,480	181,600
Available Well Pump Capacity (gpm)	2,000	2,000	2,000
Surplus or (Deficit) (gpm)	1,086	1,002	940
(gallons)	260,640	240,480	225,600
Ground Storage	100,000	100,000	100,000
Total Surplus or (Deficit) (gallons)	360,640	340,480	325,600

TABLE I-3
CAPACITY ASSESSMENT
FIRE FLOW CONDITIONS (Maximum Daily Demand & Fire Flow)

YEAR	1990	1995	2000
Residential Connections	871	950	1,009
Required Pumping Rate	1,954	1,995	2,025
Available High Service Pump Capacity (gpm)	1,400	1,400	1,400
Surplus or (Deficit) (gpm)	(554)	(595)	(625)
(gallons)	(66,480)	(71,400)	(75,063)
Elevated Storage (gallons)	100,000	100,000	100,000
Total Surplus or (Deficit) (gallons)	33,520	28,600	24,037

Available Well Pump Capacity (gpm)	2,000	2,000	2,000
Surplus or (Deficit) (gpm)	46	5	(25)
(gallons)	5,520	600	(3,000)
Ground Storage (gallons)	100,000	100,000	100,000
Total Surplus or (Deficit) (gallons)	105,520	100,600	97,000

TABLE I-5
CAPACITY ASSESSMENT
LARGEST UNIT OUT OF SERVICE (0.5 * Maximum Daily Demand)

YEAR	1990	1995	2000
Residential Connections	871	950	1,009
Required Pumping Rate	227	248	263
Available High Service Pump Capacity (gpm)	700	700	700
Surplus or (Deficit) (gpm)	473	452	438
Available Well Pump Capacity (gpm)	500	500	500
Surplus or (Deficit) (gpm)	273	252	238

As can be seen from the tables above, major upgrades will not be required within the planning horizon. However, toward the end of the planning period, it may be necessary to re-evaluate the capacity of the existing ground storage facilities. It can also be seen that as long as growth occurs evenly around the City, the existing 10” water main loop should be acceptable within the planning decreasing horizon. It has been assumed that the per capita water consumption rate will remain constant or decrease. If a large commercial or industrial use desires to locate in the City, the City should re-evaluate its water consumption and remaining capacity.

PERFORMANCE ASSESSMENT

In addition to expenditures required to maintain sufficient capacity, the City must evaluate expenditures required to address system requirements which are not related to capacity. These include improvements required to comply with State and Federal regulations, improvements to increase reliability, and/or improvements required to improve water quality. As outlined above, given present growth rates, the City should not have to make major improvements to maintain acceptable capacity. Therefore, the City can focus on other needs. These include elimination of under-sized and dead-end lines, minor improvements at the water treatment plant, and installation of backup power supplies.

The City staff has indicated that there are several areas in the existing water system where either dead-end or under-sized lines adversely affect the water system. Both the Raintree Villa Apartments and the Fruitland Park area have been identified as trouble areas. Based on past experience, the dead-end 6” lines leading to these areas cannot provide fire flow without reducing system pressure in these areas below acceptable limits. Correction of these problem areas will require either looping of the 6” lines back to some larger main or replacement of the 6” lines with a larger size. These alternatives will need to be carefully evaluated.

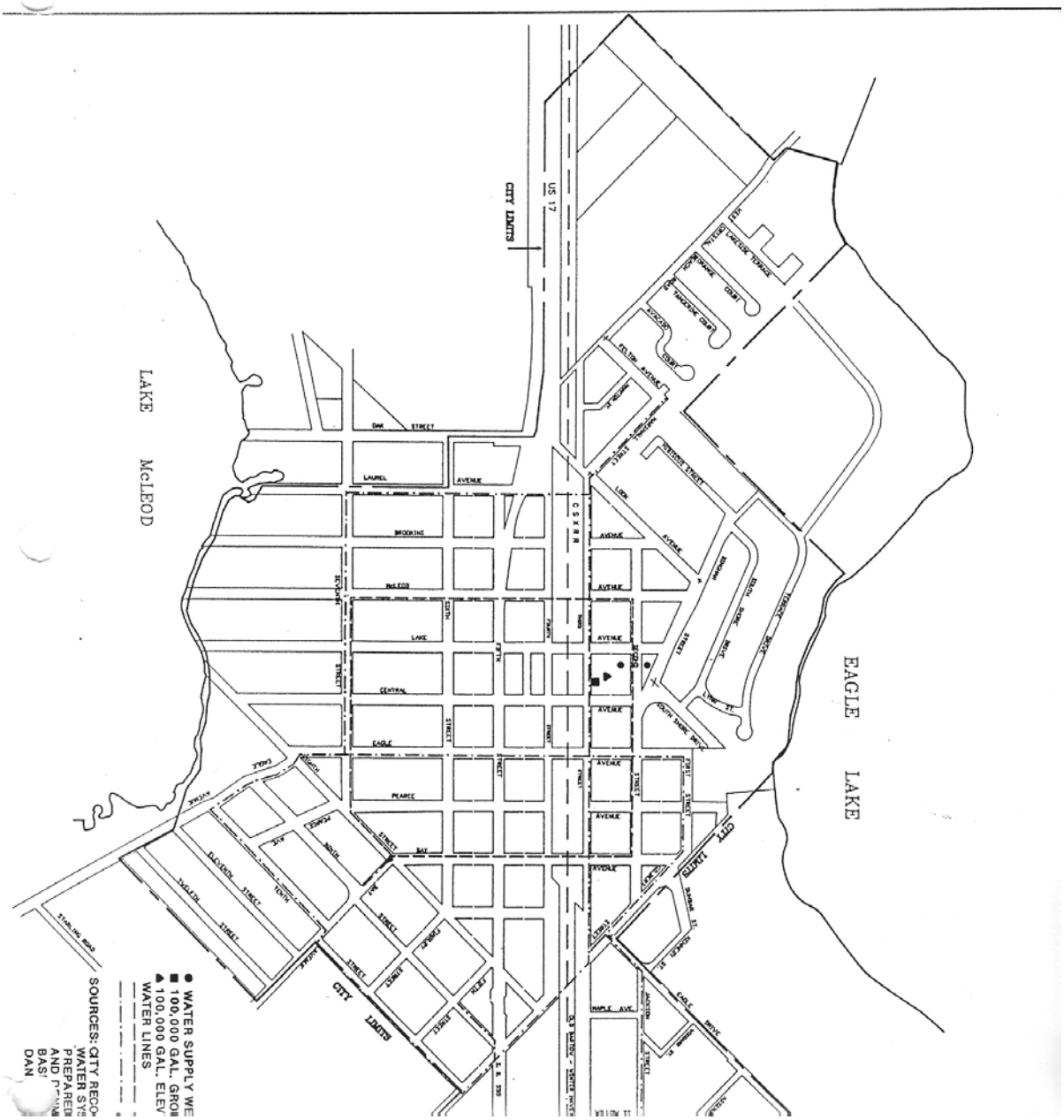
In addition to these two areas, the south side of the City has a large number of old (ca. 1950) steel water lines with lead joints. These are a cause of concern for several reasons. First, the lines are under-sized and result in excessive pressure loss under high demand conditions. In addition, the old steel lines are more subject to corrosion, and thus to “bad” water or “dirty” water. Finally, the EPA is in the process of lowering the maximum lead concentration allowable at the tap. Current indications (September 1989) are that the new standard will be 10 micrograms per liter. In order to meet this stringent requirement, the City may need to replace the lead joint pipe currently in service.

The EPA’s tightened lead standard may require several other changes by the City. First, a new treatment step may be required to raise the pH slightly. This will reduce the corrosivity of the water, thus reducing the possibility of lead leaching from existing lead fixtures. Also, the City will probably need to begin to locate and replace any existing lead “goosenecks” at existing water meters.

There are several minor improvements that need to be made at the water treatment plant. The actual physical plant will need preventative maintenance and painting at regular intervals. In addition, the well house of the well with auxiliary is in need of structural repairs and window replacements. The City may need to consider installing a well pump with auxiliary power that will produce more water than the current 500 gallon per minute capacity. This will assist in improving the City’s reliability for providing fire flow. The pressure switches on the elevated storage tower are subject to freezing and need to be relocated or replaced with a more weather-resistant model. Finally, the existing LP gas tank for the auxiliary power engines has been underground for approximately 14 years. This tank will probably need to be replaced in the near future. Items such as these should be included in the routine operations and maintenance budgets of the City.

Finally, in accordance with state requirements, the water plant needs to have a source of auxiliary power capable of automatic starting. There are several means of complying with this requirement, including providing and emergency generator capable of powering the entire plant or providing auto-start units on the existing auxiliary engines. These options should be evaluated carefully by the City. In consultation with an engineer, to insure that the City maintains the most flexibility in all operating conditions. State requirements also mandate the installation of a dual chlorinator system. Depending upon the present system, this may require either modifications to the existing chlorination system, or its replacement.

FIG I-1 BELOW. It's the "POTABLE WATER SYSTEM MAJOR ELEMENTS"



SECTION II

SANITARY SEWER SECTION

INTRODUCTION

GENERAL

The City of Eagle Lake's sanitary sewer system was constructed in its entirety in 1977-78. As a result, the system is well constructed with relatively little infiltration. In addition, complete record drawings are available, greatly aiding in analysis of the existing system. The City does not own or operate a wastewater treatment plant, as all wastewater is pumped to the City of Winter Haven's Wastewater Treatment Plant No. 3 in Wahneta under anointer-local agreement.

TERMS AND CONCEPTS

Collection System

The collection system is composed of a network of sewer pipes which collect sewage (also called wastewater) from individual establishments and convey it to a central location for treatment. The collection network is generally laid out in a pattern roughly analogous to the branching pattern of a tree.

The major components of the collection network which will be discussed in this element are the lift stations and interceptors. Interceptors are defined as sewers which connect directly to and convey sewage to the treatment plant. In addition to lift stations and interceptors, the City's Sewer system also has gravity sewers. These sewers collect wastewater from individual users and convey the wastewater to the lift stations.

Because of the distance to the City of Winter Haven's regional wastewater treatment plant, a pumping system is used in conjunction with the gravity collection systems. This allows sewage to be conveyed under pressure against the force of gravity and for long distances at minimal slopes. The pump stations will be addressed as necessary in the element. In conjunction with this type of system, the term "force main" is often applied to pressurized sewers without regard to their location within the network.

Wastewater Treatment Plant

The treatment plant is the component of the regional sanitary sewer facility which functions to remove solid and organic materials from the sewage. There are a large number of processes which can accomplish this, but they are generally grouped into one of the following three categories depending on the proportion of materials removed.

a) Primary Treatment: This refers to the removal of between 30 and 35 percent of the organic materials and up to 50 percents of the solids from the sewage. This is

also commonly referred to as physical treatment because screens and settling tanks are the most common methods used to remove the solids.

b) Secondary Treatment: Secondary treatment processes remove between 80 and 90 percent of total organic materials and suspended solids from sewage. This level of treatment generally requires multiple steps involving one biological process and one or more physical processes for removal of suspended solids.

c) Tertiary Treatment: Sewage may also contain large quantities of synthetic organic compounds or inorganic chemicals which may create pollution problems if not removed. Tertiary (or advanced) treatment adds steps to primary and secondary processes to remove these pollutants. The most common tertiary processes remove compounds of phosphorus and nitrogen. The effluent of advanced treatment processes often approaches drinking water purity.

The primary products of a wastewater plant are the treated effluent and waste sludge. Effluent is the treated wastewater which flows out of the treatment plan. Some effluent disposal alternatives include discharge to a water body, irrigation, reuse or injection into a deep aquifer. Sludge refers to the accumulated solid residues of the treatment process. Prior to final disposal, sludge is usually subjected to an additional biological treatment process to reduce pathogens and to physical dewatering process to facilitate transportation and disposal. Common disposal methods include burial in solid waste landfills and land application as a soil conditioner for agricultural purposes.

Package Treatment Plants

Package treatment plants are essentially small treatment systems which have a collection network, treatment plant and disposal system. Package plants may be designed to provide any level of treatment, but plants provided secondary treatment are most commonly used. Package plants are available in a range of capacities up to one million gallons per day. They are generally used to serve isolated development and are usually partially or completely reassembled by the manufacturer prior to shipment to the site of use.

Septic Tanks

Septic tank systems are usually used to serve single housing units, although relatively large-scale systems have proven successful. The system consists of two components, the septic tank and drainage field. The tank receives wastewater from the home and provides a period of settling; during which time a significant portion of the suspended solids settle out. The settled solids are gradually decomposed by bacteria in the tank. The remaining liquids are discharged through underground drainage pipes into the drain field and percolate into the soil where microorganisms and filtration processes purify the liquids. Septic tanks generally require cleaning every three to five years to remove accumulated solids. These solids, called septage, are generally transported to regional sanitary sewer facilities for treatment prior to disposal.

EXISTING CONDITIONS

REGULATORY FRAMEWORK

Federal

The Federal Water Pollution Control Act (PL 92-500) and subsequent Amendments are the controlling national legislation relating to the provision of sanitary sewer service. The goal of this act is the restoration and/or maintenance of the chemical, physical and biological integrity of the nation's waters. The act established the national policy of implementing area-wide waste treatment and management programs to ensure adequate control of sources of pollutants. The U.S. Environmental Protection Agency is responsibility for implementing the act.

State

The Florida Department of Environmental Protection (FDEP) is responsible for ensuring that the State carries out the responsibilities assigned to it under PL 92-500. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 17-600 to 17-640 of the Florida Administrative Code (FAC). These rules apply to facilities which treat flows exceeding 5,000 gallons per day for domestic establishments, 3,000 gallons per day for food service establishments, or where the sewage contains industrial or toxic or hazardous chemical wastes. These rules govern the construction, operations, and maintenance of sanitary sewer lines, wastewater treatment plants, and effluent disposal systems.

The DHRS regulates septic tank and drain field installation within the state. These requirements have been adopted by rule in Chapter 10D-6, FAC. Typically, septic tanks are utilized by the rural residences where sewer service is not available. However, commercial establishments may have septic tanks if no hazardous chemicals are discharged to the septic tank.

County

The Polk County Public Health Unit, Environmental Health Section, oversees permitting, set-up and operation of septic tank systems in accordance with county and state rules and regulations. Polk County has adopted local rules and regulations for septic tank installation consistent with Chapter 10D-6, FAC. These rules require testing of any proposed septic tank disposal site and prohibit the discharge of any hazardous or toxic chemicals to the septic tank system. In addition, the County Commission is seeking to establish more stringent setback requirements for installation of septic tanks near lakes.

Local

To ensure economic efficiency in the operation of the sanitary sewer facilities which it provides, the City of Eagle Lake has adopted regulations which require establishments to connect to the city sewer system when service is made available (Ordinance 612). The Public Works

Department has also adopted design standards and review procedures to ensure that all connections to the system are compatible with the system design.

EXISTING SANITARY SEWER SYSTEM

The existing sanitary sewer system in the City was constructed in 1977-78 in accordance with the Winter Haven area 201 plan. The system was entirely funded by a grant from the Local Public Works Capital Development and Investment Program (PL 94-369). The system consists of a gravity collection system serving the entire City and the adjacent Fruitland Park area on Cooley Road. There are also currently four minor pump stations and a master pump station. The master pump station discharges into a 10" force main which is manifolded into the main Winter Haven force main at Rifle Range Road.

Pump Station No. 1 is the master pump station which discharges the total sewerage flow from the City. Figure II-2 shows the regional area with the location of the 10" force main pump from Pump Station No. 1 to the Winter Haven force main on Rifle Range Road.

The City does not own or operate any wastewater treatment facilities. All the wastewater generated in the City is pumped to the City of Winter Haven's Wastewater Treatment Plant No. 3 for treatment. Under an existing inter-local agreement, the City of Eagle Lake is entitled to a maximum capacity of 500,000 gallons per day. This agreement has no state expiration date, but can be cancelled by either party with eighteen months notice. A copy of the agreement is attached as **Appendix II-A**.

EXISTING CAPACITY

All the wastewater flow generated within the City passes through Pump Station No. 1. Because of this, the station has a flow meter for wastewater billing purposes. The pumping records for the period from based upon a 1986 population of 2,059, the average per capita wastewater generation rate, is approximately 70 gallons per day per capita. This rate is approximately 30% less than the typical design value of 100 gallons per day per capita. This lower-than usual flow probably results from very low infiltration rates.

The City's wastewater capacity is limited by two constraints. The first is the inter-local agreement with the City of Winter Haven. The second is the available capacity of the existing lift stations. As noted previously, the City of Eagle Lake has up to 500,000 gallons per day of capacity available at the City of Winter Haven facility. At current per capita wastewater generation rates, the City would be able to serve 7,143 people without re-negotiating the current agreement.

Because each lift station serves different areas of the City and must be sized to handle peak flows, the lift stations must be evaluated separately. A lift station must be designed to handle peak flows, rather than average flows. This allows the lift stations to function properly with peak daily flows, infiltration, and stormwater inflow. For wastewater flows equivalent to that expected in the City, a peaking factor of 350 percent (%) is typically utilized. Based on an average per

capita usage of 70 gallons per day, the design pumping rate would be 245 gallons per day per capita or 0.17 gallons per minute per capita. In addition, to maintain maximum pumping efficiency and prevent solids deposition, the City's lift stations were designed with a minimum capacity of 100 gallons per minute.

In addition, to assess how many new residential units can be built in the City, it ~~I~~ is necessary to convert a lift station flow capacity to an "equivalent residential unit" capacity. Based on the number of connections in the City and existing flow records, each residential connection utilizes approximately 175 gallons per day of wastewater capacity. This is approximately half the typical design values of 350 gallons per day. However, to ensure adequate capacity for any new connections, a design value of 275 gallons per day will be assumed. This represents a slightly more than 150% of existing per connection generation rates.

The following **Table II-2** shows the pump system data, including the approximate number of existing connections, for each service area, the design-pumping rate for each pump station, the total capacity of each pump station expressed as the equivalent number of residential connections, and the reserve capacity available at each pump station.

TABLE II-2
CAPACITY ANALYSIS OF EXISTING PUMP STATIONS

P.S. #	Existing Connections (Approximate)	Design Pumping Rate (gpm)	Total Capacity (Connections)	Reserve Capacity (Connections)
1	664	725	1,265	601
2	70	260	454	384
3	120	300	524	404
4	136	260	454	318
5	3	150	262	259
6	73	150	262	189

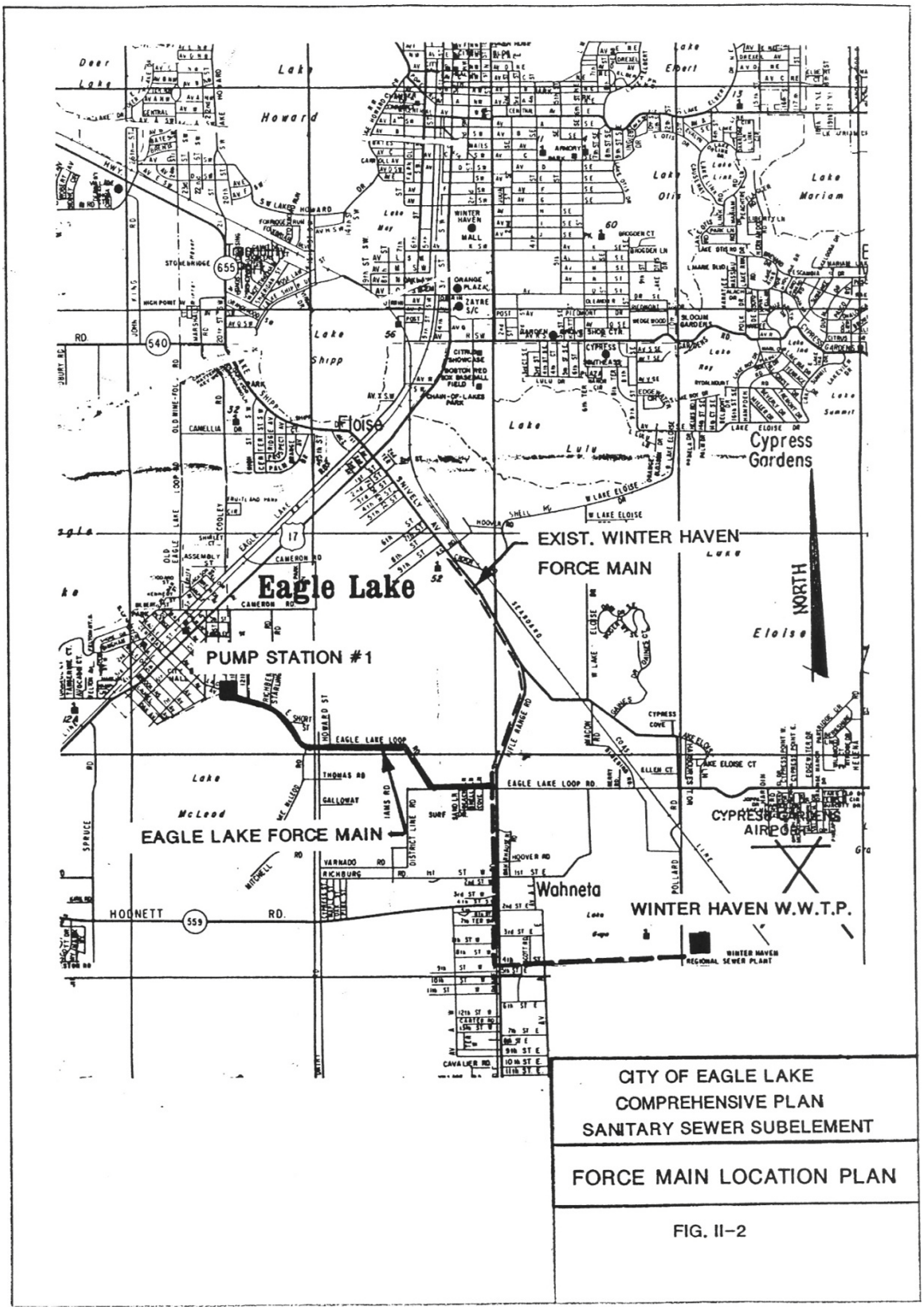
Because the City of Winter Haven's treatment facility should be able to absorb any additional flow expected from the City, wastewater plant capacity will not be a constraint within the planning period. Therefore, the City's total wastewater capacity is essentially limited by Lift Station No. 1 and the City's 10" force main. The components of Lift Station No. 1 include a flow-regulating valve. Depending upon an analysis of the force main manifold, it may be possible to increase the lift station capacity by removing this valve. An analysis of the Eagle Lake and Winter Haven force mains would be required to determine whether this would be feasible. If they analysis showed that it was possible to remove or replace the flow regulating valve, the capacity of the force main would be the limiting factor. Typically, force mains are designed to carry peak flows at a velocity of between five and six feet per second. Based on a 5 feet-per-second velocity, the capacity of the 10' force main would be approximately 1,223 gallons per minute. Based on a six feet second velocity, the capacity of the force main would be approximately 1,468 gallons per minute. Depending on the maximum acceptable velocity, the 10" force main thus has capacity for between 2,134 and 2,562 connections.

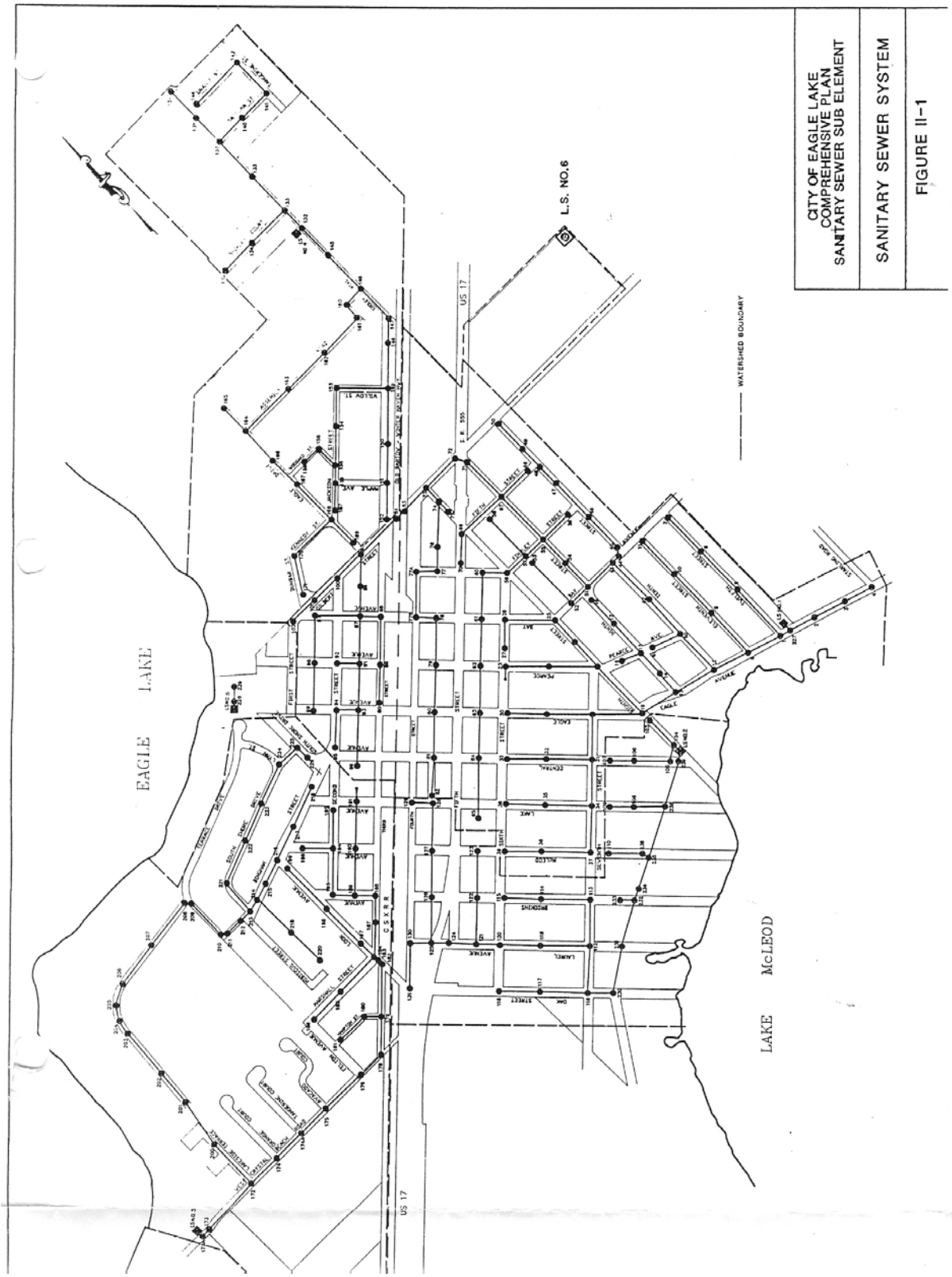
SEPTIC TANKS

Septic tank systems provide on-site wastewater treatment for both residential and small-scale commercial development. Residential septic tanks typically range in capacity from 500 to 100 gallons. Commercial septic tanks generally have a larger capacity, with the average estimated to be 1,500 gallons. However, the construction of the sanitary sewer system eliminated most of the septic tanks within the City limits. Presently, there are six septic tanks within the City limits.

Effluent from septic tank systems is discharged to the drainfield where it is allowed to percolate into the soil. Soil permeability and depth to the water table are limiting factors on septic tank performance and may require construction of elevated drainage fields to ensure adequate performance. **Figure II-3** indicates the general soil types present in Eagle Lake as identified in the Soil Survey of Polk County by the USDA Soil Conservation Service. The soil survey rates most of the soils within the City as having slight or moderate limitations for septic tank drainage fields. Both ratings indicate that no special planning, design or maintenance is needed. However, there overly drained sands present in the City filter poorly, leading to the possible contamination of the ground water by septic tank effluent. Those areas shown as having severe limitations would not allow proper functioning of septic tanks without special design and construction techniques.

BELOW IS Fig. II-2 "FORCE MAIN LOCATION PLAN"




CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
SANITARY SEWER SUB ELEMENT
SANITARY SEWER SYSTEM
FIGURE II-1
L.S. NO.6
WATERSHED BOUNDARY
US 17
EAGLE LAKE
McLEOD LAKE

Typically, these soils have high water tables for most of the year. The Soil Survey provides detailed soil maps suitable for determining specific site limitations.

Solid residues from septic tanks, called septage, must be removed periodically. Residential systems typically must be cleaned every three to five years. Commercial systems require more frequent cleaning, as often as once a month for uses such as restaurants. Septage is removed by licensed private contractors and is disposed of at the contractors' licensed disposal sites.

NEEDS ASSESSMENT

CAPACITY ASSESSMENT

The preceding sections identified the major facilities serving the City and the capacity of these facilities. This assessment identified facility improvement needs by estimating demands, assigning demand to the facilities and quantifying facility deficiencies.

Because wastewater transmission flow rates are the primary limiting factor on the Eagle Lake sanitary sewer system, establishment of the minimum level of service is required only for wastewater flow generation. The City will not be limited by wastewater treatment plant capacity or sludge disposal capacity, except as required under the existing inter-local agreement. Because the current agreement has a maximum allowable capacity of 500,000 gallons per day, the City should not exceed the agreed upon capacity within the planning horizon.

Currently the level of service is estimated at 70 gallons per day per capita, with approximately 175 gallons per day per equivalent residential connection. To provide for future growth, a design value of 275 gallons per day per equivalent residential connection has been assumed. Based on these values, **Table II-3** summarizes the estimated capacity utilized for each of the five year periods through the end of the planning period. However, the assumptions included in this table will need to be verified as part of the preparation of a sanitary sewer master study.

TABLE II-3
CAPACITY ASSESSMENT – WASTEWATER SYSTEM

YEAR	1990	1995	2000
Population	2,267	2,469	2,624
Residential Connections	731	796	846
Capacity Required (gpd)	201,025	218,900	232,650
Lift Station 1 Capacity (gpd)	298,286	298,286	298,286
Surplus or (Deficit)	97,261	79,386	65,636
Force Main Capacity (gpd)	503,177	503,177	503,177
Surplus or (Deficit)	302,152	284,277	270,527
Wastewater Capacity Agreement (gpd)	500,000	500,000	500,000
Surplus or (Deficit)	298,975	281,100	267,350

As can be seen from the chart above, major upgrades will not be required to provide sufficient capacity within the planning horizon. It can also be seen that as long as growth occurs evenly

around the City, none of the existing City lift stations should be overloaded within the planning horizon. Therefore, City expenditures should focus primarily on preventative maintenance of the existing system.

As future annexation takes place, or developments outside the City seek to connect to the City's sanitary sewer system, the City will need to assess these plans and their impact on the City's system. The City will need to assess impact and concurrency fees to ensure that the system remains at its current level of service. In addition, as the City of Winter Haven modifies its sanitary sewer rates and policies, the City of Eagle Lake will need to track these changes and ensure that City ordinances are updated to reflect these changes.

PERFORMANCE ASSESSMENT

WASTEWATER TREATMENT FACILITIES

Although the City's sanitary sewer system will not need to be expanded to accommodate future growth within the planning horizon, there are several areas which will be of concern during this time. These area all of an operational or maintenance nature and should allow the City to reduce wastewater system operating costs.

The City should consider an ongoing program of cleaning and televising the existing sanitary sewer lines. Although the system is relatively new, there are likely to be areas where infiltration and inflow may occur. We thus suggest that the City budget each year for cleaning and televising a portion of the City, with a goal of cleaning and televising all ~~the~~ sewer lines within 5-7 years. In addition, it is understood that several of the lift stations are subject to flooding during heavy rains. These stations should be modified to eliminate this source of inflow.

Discussions with the City's operating personnel also indicate that there are several operational problems with the existing lift stations. The primary problem appears to be the use of bubbler systems for pump control. While a bubbler system is more flexible than the more common float switch system, it requires more maintenance and operator attention. The City should therefore consider replacement of the existing bubbler controls with float controls. This should reduce operational problems. Apparently, there are also problems with failures of the mechanical seals on several of the pumps. It appears that this may be a problem peculiar to this particular brand of pump. Therefore, the City should move to replace these pumps with new pumps which will not have seal problems.

SEPTIC TANKS

As indicated previously, the soils in Eagle Lake are currently generally suitable for the use of septic tank systems without modifications of design and construction. However, the poor filtering characteristics of the sand could result in pollution of the ground-water aquifer and the adjoining lakes. County regulations of septic tank installation require that drain fields be situated so that the bottom of the drain field is at least 36 inches above the water table. Fill material or an approved sand filter may be used to meet this requirement. Minimum setback requirements of

200 feet from individual water wells have also been established for septic tanks by these regulations.

With these modifications, septic tank performance is considered adequate for existing isolated users. However, there is a potential for ground-water contamination. Eagle Lake's sewer use ordinance requires connection to the City's sanitary sewer system when service is made available. This should result in the gradual elimination of the few existing septic tanks and prevent the installation of new tanks in the City. In those areas where the soils have moderate or severe restrictions, existing septic tanks should be eliminated and no future septic tanks permitted.

SECTION III

SOLID WASTE SECTION

INTRODUCTION

GENERAL

This section examines the City of Eagle Lake's provisions for collection and disposal of solid waste this includes domestic garbage, trash and hazardous waste. Existing conditions are reviewed, and then future needs assessed based on existing conditions and recent changes in federal and state regulations.

TERMS AND CONCEPTS

The materials dealt with in this element fall under the definition of "solid waste" adopted in Section 9J-5.003(88), Florida Administrative Code (FAC) which reads:

> Solid Waste means sludge from a waste treatment works, water supply treatment plant, 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.

In addition, this element will also address "hazardous wastes" as defined in Section 9J-5.003(34), FAC which reads:

> Hazardous waste means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, 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.

For the purpose of this element, the term "solid waste" excludes hazardous waste and has been used to include the following classifications which indicate general characteristics of the materials and their sources of generation.

> Residential wastes are mixed household wastes, excluding yard wastes, generated by the general population.
>
> Commercial wastes are generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes, in that they consist largely of combustible materials in the form of paper and food wastes from offices, restaurants, retail establishments, schools, motels, and churches.
>
> Industrial wastes include wastes generated by industrial processes and manufacturing operations, excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.
>
> Special wastes include wastes having special characteristics or requiring special handling. These wastes include oversize bulky wastes, such as mattresses, and materials generated in demolition and construction projects.

The primary focus of this section is to identify the facilities which the City will need in order to manage and dispose of the solid waste and hazardous waste generated in the City during the planning period. For solid wastes, these include collection systems and the County landfill system. For hazardous waste, only transfer stations will be addressed because disposal of such wastes within solid waste landfills is not permitted in Florida (Section 403.722, F.S.).

> A transfer station is a facility which collects solid or hazardous waste for temporary storage prior to transport to a processing plant or to a final disposal site. A transfer station may either permanent or temporary.
>
> A landfill is a waste facility which provides for final disposal of solid waste by burying the waste. Landfills are classified for regulatory purposes according to the characteristics of the wastes they are permitted to receive. Currently, all three of the County's operating landfills are identified as Class 1 landfills, which can receive the solid waste typically generated in the City.

REGULATORY FRAMEWORK

The potential environmental impacts of solid waste facilities have led to the development of an extensive network of permitting requirements at both the federal and state levels. In addition to controls on landfill sitting and operation, the EPA also extensively regulates the classification o waste as being solid or hazardous, and has established several programs dealing with hazardous wastes. The national Resource Conservation and Recovery Act (RCRA) of 1976 directed EPA to develop a national program to regulate and manage hazardous waste and provide incentives for states to adopt consistent programs. The nation's CERCLA passed in 1980, provided EPA with

authority and funds to respond to incidents requiring site clean-up and emergency mitigation (the EPA "Superfund" Program). This act also defined the liability of business engaged in hazardous waste generation, transport, and disposal, and provided enforcement procedures. The Emergency Planning and Community Right to Know Act of 1986 provides for registration requirement for certain hazardous wastes and requires preparation of emergency response plans in the event of the release of a hazardous waste.

At the state level, the Florida Resource Recovery and Management Act (Sec 403.7, F.S.), passed in 1980, adopted federal guidelines and directed FDEP to develop and implement a hazardous waste management program. This act provided for:

1) Adoption of federal hazardous waste definitions;
2) A system to monitor hazardous waste from generation to disposal;
3) An annual inventory of large hazardous waste generators;
4) Permit requirements regulating treatment, storage and disposal of hazardous waste;
5) Funds for hazardous waste spill and site clean-up;
6) Hazardous waste management facility site selection procedures;
7) Fines and penalties for violators;

Amendments to the Florida act in 1983 provided directions and funds to establish a cooperative hazardous waste management program between local, regional and state levels of government. These changes included provisions for county-level hazardous waste management assessments, regional and statewide facility needs assessments, and site selection for hazardous waste management facilities at the county, regional, and state levels.

In 1988, the State passed the 1988 Solid Waste Management Act. This act was a sweeping overhaul of the previous legislation, with a primary focus on waste reduction before final disposal. To increase recycling, the Act mandated that the Department of Education begin education programs by December 1988 to inform the public of the need for and the benefits of recycling sold waste and reducing the amount of solid and hazardous waste generated and disposed of in Florida. By October 1, 1989, each county is required to establish recycling programs and file a report on its annual solid waste management program and recycling activities with the Florida Department of Environmental Protection (FDEP). The purpose of this report is to achieve a 30% reduction in the amount of waste going to final disposal sites by December 31, 1994. In addition, effective October 1, 1989, solid waste facility construction permits may include any conditions necessary to achieve compliance with recycling requirements.

In addition to encouraging recycling, the 1988 Act also implemented the following measures:

1) On October 1, 1988, disposal of used oil at landfills was prohibited.
2) On January 1, 1989, disposal of used lead-acid batteries at landfills was prohibited.
3) On January 1, 1989, sale or display of any beverage in a metal container with a detachable metal tab or ring was prohibited.

4) On January 1, 1989, a disposal fee of $0.50 was imposed on the sale of all new motor vehicle tires. On July 1, 1989, landfill disposal of whole tires was prohibited. On January 1, 1990, the tire disposal fee will increase to $1.00. The money generated will be utilized to fund grants for the management, recycling, and disposal of waste tires.
5) On July 1, 1989, sale or offering for sale of any beverage container connected to other containers by a separate holding device of plastic rings was prohibited unless the rings are biodegradable.
6) By January 1, 1990, all bags used for carrying purchased items must be biodegradable.
7) On January 1, 1990, disposal of white goods, such as old appliances, in landfills is prohibited.
8) By January 1, 1992, disposal of yard trash must be in permitted unlined landfills or through permitted composting activities.

EXISTING CONDITIONS

REFUSE COLLECTION

The City of Eagle Lake serves both residential and commercial customers within the City of Eagle Lake with refuse collection. The City serves approximately 675 homes and 25 commercial/industrial establishments. The City operates 1 refuse truck. The service does not extend beyond the City limits. While the current truck is relatively old, the City has appropriated funds for purchase of a new vehicle. In addition to the refuse trucks, the City operates one 5-ton boom truck for yard trash pick-up.

Residential pick-ups are made twice per week and are billed to residents at a flat fee. Commercial pick-ups are provided between 3 and 7 times per week, depending on the user's demands. Commercial pick-ups are billed on a per cubic yard basis with a 3 cubic yard dumpster the typical size.

In addition, Florida Refuse Service also provides collection services for commercial users only. All collections by Florida Refuse are in roll-on/roll-off dumpsters. No records are available to determine the actual amount collected by Florida Refuse.

REFUSE DISPOSAL

Within Polk County, most waste disposal is via landfilling at one of three County landfills. While Lakeland and Fort Meade do operate small waste to energy conversion facilities, these facilities are utilized only by those municipalities. Goodwill Industries owns and operates a multi-material recycling center on Lake Mirror in Lakeland. This facility separates and recycles glass, aluminum, paper, and corrugated cardboard.

The North-Central landfill, owned and operated by Polk County, opened in 1973. Containing approximately 390 acres on SR 540 near Lake Hancock, this landfill is expected to adequately

serve the area until the year 2010. Adjacent to the landfill is an additional 690 acres of County owned land reserved for future landfill use. In addition, the county is in the initial planning phases for constructing a Class II landfill for disposal of yard trash only at the North-Central landfill site. A tipping fee is the charge per ton for dumping at the landfill. The City pays $22.00 per ton for tipping fees at the landfill. An additional charge of $22.00 is assessed at the landfill for oversized loads, such as mattresses, logs, or tires. Operating procedures require refuse trucks to weigh in and out until a base tare weight is established. Once a tare weight has been set, trucks need only weigh in. Individual residential loads are charged at a standard $1.00 for cars and $3.00 for pickup trucks per visit to the landfill. Oversize residential loads must weigh in and weigh out, with the disposal charge based upon the weight disposed of.

As noted above, Goodwill Industries operates a recycling "theme center" in Lakeland. This is the only major recycling operation in Polk County. Currently, the center operates on Tuesday, Thursday, and Saturday from 8:00 am to 5:00 pm. Newspaper and cardboard are banded together for shipping with customers being paid ½ cent per pound. The newspaper and computer printout paper are recycled locally by the Polk Division of Southeast Recycling Corporation in Lakeland. Glass, which pays two centers per pound, is separated by color, and is recycled by Owens-Brockway. Aluminum is also recycled at this location. Currently, Goodwill Industries is processing approximately 150,000 pounds of glass, 5,000 pounds of aluminum and 50,000 pounds of newspaper and cardboard monthly.

HAZARDOUS WASTE

Currently, there are no hazardous waste disposal sites in Florida. Plans have been prepared by the state for a state-owned hazardous waste treatment facility south of Mulberry in Polk County. However, because of the nature of the potable water supply in Florida, disposal of hazardous wastes in Florida by landfilling is forbidden. Small quantities of such wastes are disposed of in landfills primarily through residential and small commercial disposal of pesticides, herbicides, paint thinners, and similar household chemicals.

Resource Recovery of America in Mulberry has a fireproof storage facility where it is able to store 280 drums of different types of hazardous wastes for a period of 90 days prior to transportation to an available disposal site. Because there are no hazardous waste disposal sites in Florida, Resource Recovery transports hazardous waste to one of the permitted disposal sites in Alabama, Louisiana, or South Carolina. The waste is transported by box vans, tank trucks, or rail cars. Disposal fees range between $225 and $250 per drum, with transportation costs ranging from $2,200 to $2,500. Any hazardous waste being transported must be in the proper shipping container and must be marked in accordance with EPA and U.S. Department of Transportation requirements.

BIOHAZARDOUS WASTE

Bio-hazardous wastes are solid, semisolid, or liquid wastes which may present a threat of infection to humans. These include used needles, bandages, casts, body fluids, and tissue. Typically bio-hazardous wastes are generated by doctors' and dentists' offices, clinics, funeral

homes, and hospitals. These wastes are required to be bagged in special bags, which are red and have bio-hazardous markings. Bio-hazardous materials may not be disposed of in normal landfills. Browning Ferris Industries and Lakeland Regional Medical Center have facilities to handle and dispose of bio-hazardous wastes. Typically, disposal is either through autoclaving or incineration.

NEEDS ASSESSMENT

CAPACITY ASSESSMENT

The City must evaluate solid waste capacity in two areas. First, the City must review the capacity of the existing collection trucks. The City presently provides twice weekly service to 675 homes and 25 commercial/industrial establishments. Pick-ups are made using one truck to pick up in one half the City each day. Residential garbage is collected on a four-day workweek. Assuming an eight-hour day and two 45-minute round trips to the landfill, six ½ hours are available per day for garbage collection. Studies have indicated that where unlimited container pick-up is allowed, as in Eagle Lake, collection times are approximately 55.2 seconds per collector pick-up. It has been assumed that the City will operate a three-man collection crew on the garbage truck. Based on these assumptions and date, the capacity through the planning period can be evaluated as in **Table III-1**.

TABLE III-1
CAPACITY EVALUATION – SOLID WASTE COLLECTION

	1990	**1995**	**2000**
Population	2,267	2,469	2,624
Households	675	735	781
Collection Time Required per Week (minutes)	1,242	1,352	1,437
Collection Time Available per Week (minutes)	1,560	1,560	1,560
Surplus or (Deficit) (minutes)	318	208	123

In analyzing the capacity, it can be seen that the City has sufficient capacity to handle garbage puck-ups through the end of the planning period. If a two-man crew were utilized, the capacity would be reduced by 1/3.

The second area where capacity must be evaluated is in waste disposal. The County has indicated that the North Central landfill will have sufficient capacity to handle expected wastes through the end of the planning period.

PERFORMANCE ASSESSMENT

While the City currently has an acceptable level of service in collecting and disposing of domestic solid waste, the performance of the City's current situation must also be analyzed. This is especially important when considering the changes which will result from the 1988 Solid Waste Management Act.

Currently, the City has no mechanism for promoting recycling. The County has indicated that they expect to achieve the required reduction in waste without instituting curbside recycling. However, the distance from Eagle Lake to established recycling centers is a disincentive to voluntary recycling by residents. Currently, there are no recycle collection areas inside the City, not does the City have any ordinance encouraging recycling.

In addition to regulation of domestic solid waste, the City should regulate bio-hazardous and hazardous waste. The City currently does not regulate disposal of either of these two waste categories. Periodic FDEP amnesty days are the only means available for the disposal of small quantities of hazardous waste. However, these state-sponsored amnesty days are held every other year and are typically poorly advertised.

SECTION IV

STORMWATER MANAGEMENT SECTION

INTRODUCTION

GENERAL

This section examines the various items that affect the City of Eagle Lake's stormwater management system. These items include the City's topography, soil characteristics, drainage patterns, and existing drainage structures. Much of the existing drainage system will be modified by the Florida Department of Transportation during the proposed widening of U.S. Highway 17. In addition to questions of stormwater quantity, this section will evaluate the need for stormwater treatment to maintain the quality of area lakes.

TERMS AND CONCEPTS

Drainage Systems

Water flowing overland during and immediately following a storm event is called stormwater drainage or stormwater runoff. Under the effect of gravity, the drainage flows toward sea level through depressions and channels which comprise the drainage system of an area. The drainage system may consist of natural features, manmade features, or a combination of both.

Natural drainage systems are defined by the topography of an area. The largest feature of a natural drainage system is the drainage basin, or watershed. The boundary of the basin is called the basin divide. This is a line where the natural land elevation directs runoff from the basin toward a common major drainage feature, such as a river, lake or bay. The major drainage feature is often called the receiving body and the smaller features are its tributaries.

Manmade drainage facilities are designed to store or convey stormwater runoff. Swales, ditches, canals and storm sewers are typical conveyance structures, collecting stormwater runoff and

directing it toward downstream receiving waters. Stormwater storage structures are generally classified as either detention or retention facilities. Detention facilities are designed to temporarily impound runoff and release it gradually to downstream portions of the drainage system through an outlet structure. Retention facilities are impoundments which release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface waters.

Drainage and Stormwater Management

The occurrence of stormwater runoff is highly variable, depending on the amount of rain falling during each storm event and on conditions within the drainage basin. Since most storm events are relatively moderate, natural drainage features typically evolve to accommodate moderate quantities of stormwater runoff. Occasional, severe storm events create runoff volumes in excess of what these features can handle, resulting in temporary flooding of adjacent land. This periodic flooding is part of the natural cycle of events and often has beneficial effects on the basin ecosystem. Flooding is generally not perceived as a problem until development occurs in floodprone areas.

Historically, the typical strategy adopted in response to stormwater flooding of developed areas was to modify the drainage system to convey runoff away from developed sites more rapidly. Initially, this response may result in limited success in reducing nuisance effect and property damage. However, as urbanization of a drainage basin increases, storm events produce proportionately more and faster runoff, primarily due to the increase in impervious surfaces in the basin. As a result, the capacities of natural drainage features and previously constructed drainage facilities are exceeded more frequently and stormwater flooding problems increase, as do expenditures for further drainage improvements.

In addition to exacerbating flood problems, this strategy for coping with stormwater runoff has detrimental effects on water quality. Soil eroding from development sites, and materials such as oil, grease, pesticides and fertilizers from urban land uses are washed off by runoff, increasing pollutant loading on receiving waters. The increased velocity of runoff also disrupts natural drainage features by destabilizing channels, leading to further sediment loading and debris accumulation.

The term “stormwater management” refers to comprehensive strategies for dealing with stormwater quantity and quality issues. The central tenet of these strategies is to ensure that the volume, rate, timing and pollutant load of runoff after development is similar to that which occurred prior to development. To accomplish this, a combination of structural and non-structural techniques is utilized. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff. The objective of stormwater management is to utilize the combination of techniques which provides adequate pollutant removal and flood protection in the most economical manner.

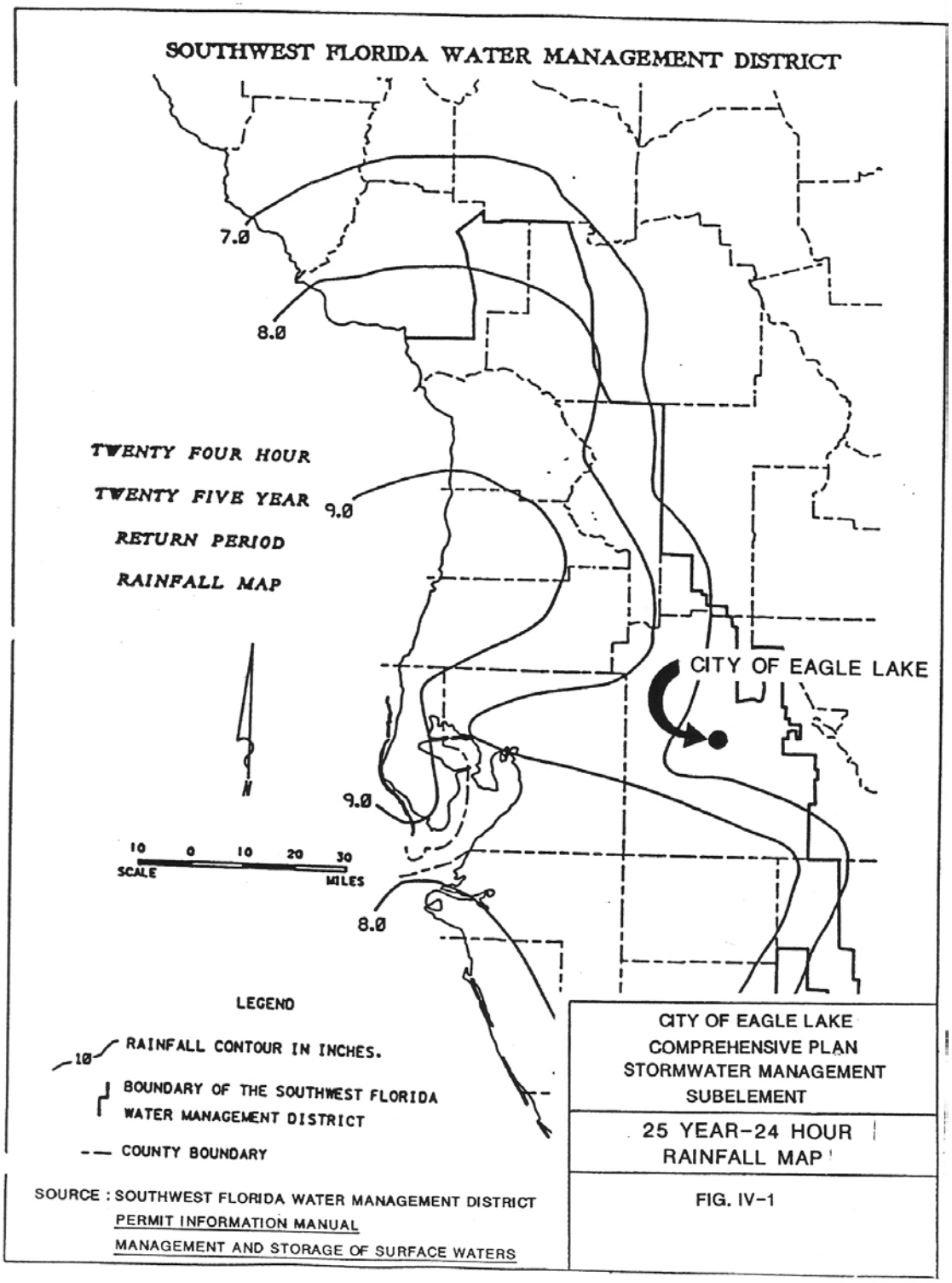
One of the key principles of current stormwater management techniques is recognition of the need for basin-wide planning. The stormwater management system must be designed beginning with the final outlet point to ensure adequate capacity to handle all discharges from the upstream portion of the basin under conditions present at the time of design. It is then necessary to ensure that subsequent development upstream utilizes stormwater management techniques and systems which maintain pre-development runoff conditions so that the downstream system is not overloaded.

By ensuring that all development within the basin is based on and supportive of a plan for the entire basin, the functions and useful life of both natural and manmade components of the system will be protected and extended.

There are two basic factors involved in establishing a successful stormwater management program around these principles: (1) establishing and applying uniform design standards and procedures; and, (2) ensuring adequate maintenance of system components once they are constructed. The design standard which is of primary importance is the design storm event. This standard specifies the intensity (rate of rainfall) and duration of the rainfall event to be used in the design of facilities.

Data on rainfall intensity for various frequency events have been compiled for the Polk County area by the SWFWMD in maps such as the one shown in **Figure IV-1**. The curved lines on the map represent the various rainfall intensities for this region. These maps are used to specify design storm events. The conventional method is to indicate the required frequency and duration of the event, which allows the intensity and total rainfall amount to be interpreted from the appropriate hydrograph for the region. Thus, for the area surrounding Eagle Lake, a 25-year frequency/24-hour duration storm event would produce a rainfall total of 7 inches for the event. Ideally, the selection of a standard design storm balances the cost of structures needed to avoid flooding against savings from reduced flood damage and disruption of community activities. The design storm must also be consistent with facility design for pollution abatement goals.

Standard procedures for sizing and designing facilities should also be part of the stormwater management program. This will ensure that systems are structurally and functionally compatible. The program should also provide for routine inspection and maintenance of facilities to ensure proper performance during the facility life.


SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
7.0
8.0
TWENTY FOUR HOUR
TWENTY FIVE YEAR
RETURN PERIOD
RAINFALL MAP
9.0
CITY OF EAGLE LAKE
N
9.0
10 0 10 20 30
SCALE
MILES
8.0
LEGEND
10 RAINFALL CONTOUR IN INCHES.
BOUNDARY OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
COUNTY BOUNDARY
SOURCE : SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
PERMIT INFORMATION MANUAL
MANAGEMENT AND STORAGE OF SURFACE WATERS
CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
STORMWATER MANAGEMENT
SUBELEMENT
25 YEAR-24 HOUR
RAINFALL MAP
FIG. IV-1

EXISTING CONDITIONS

REGULATORY FRAMEWORK

The City's stormwater management plan must be in conformance with several different sets of regulatory guidelines, imposed by federal, state, district, and county governments. These guidelines are all designed to prevent future adverse impacts on existing drainage systems, both in quality and quantity.

United States Environmental Protection Agency

Section 208 of the Federal Water Pollutant Control Act (PL92-500, 1972) and its subsequent Amendments are the federal law regulating water pollution abatement. In implementing the Act, the EPA identified pollutants carried in stormwater runoff as a major source of water contamination. This is known as "non-point source pollution". To achieve the pollution abatement goals required under the Act, the EPA provided assistance to state and local governments to develop Area-wide Water Quality Management Plans. These plans were usually called "208 Plans" and studied a broad range of potential water pollution sources, including stormwater, and focused on identifying pollutant sources and abatement needs as well as development of regulatory programs to ensure implementation.

Currently, there are no federal regulations for stormwater management concerning the quantity of stormwater runoff. However, the EPA is currently in the process of implementing National Pollutant Discharge Elimination System (NPDES) permitting for stormwater discharges. While the program currently applies only to municipalities with a population greater than 100,000, it is planned to extend this program to all municipalities and countless, beginning October 1, 1992. Final regulations have not been promulgated, and there is a substantial lobbying effort by the State of Florida to have this permitting authority delegated to the State and/or Water Management Districts.

Florida Department of Environmental Protection

The Florida Department of Environmental Protection (FDEP) has adopted a Stormwater Rule Chapter 17-25, Florida Administrative Code (FAC), to fulfill part of the state's responsibilities under Section 208 of the Federal Water Pollution Control Act. The rule's basic objective is to achieve 80 to 95 percent removal of stormwater pollutants before discharge to receiving waters. This is accomplished by requiring treatment of the first inch of rainfall for sites larger than 100 acres in size and the first one-half inch of runoff for sites 100 acres or smaller. However, the FDEP has delegated permitting authority to the SWFWMD within the District. This area includes the City of Eagle Lake. Therefore, all stormwater permitting within the City under FAC 17-25 is performed by the SWFWMD.

Southwest Florida Water Management District

The SWFWMD was established by an act of the Florida legislature 1961. In addition to responsibilities in well permitting and flood control, the District is responsible for permitting of stormwater management facilities within the District. This includes enforcing the requirements of FAC 17-25. Chapter 40D-4 and 40D-40 govern the permitting process. The rules' basic objectives are to achieve 85 to 90 percent removal of stormwater pollutants before discharge to receiving waters and to minimize flooding. The water quality objectives are attained by requirements on-site treatment of the initial runoff. The volume treated depends on the type of treatment. For wet retention systems where the treatment body holds water continuously, SWFWMD requires treatment of the first inch of runoff. For dry retention systems, such as swales and dry ponds, the criteria of DER rule 17-25 apply. The water quantity objectives are attained by limiting peak discharge rates from a parcel after development to the peak rate discharged from the parcel before development for a given storm. In the District, this design storm is usually the 25 year, 24 hour storm event. In addition, on-site storage during a 100-year storm cannot be decreased as a result of development.

Florida Department of Transportation

In addition to the SWFWMD, the FDOT can play a role in stormwater permitting if the FDOT drainage system is utilized. Because of the upcoming extensive construction in Eagle Lake, much of the City will be drainage to an FDOT drainage system. To maintain water quality, the FDOT requires any parcel drainage to the FDOT system to retain and treat the runoff from the first inch of rainfall. In addition, the FDOT requires post-development flow reduction to match pre-development peak runoffs for the "critical duration" storm. The duration and intensity of the storm which controls depends upon site-specific characteristics. Implementation of FDOT's stormwater permitting is part of an integrated permitting process. Any request for a driveway permit and/or a right-of-way use permit will trigger the FDOT's stormwater permitting process also. In addition, the local municipalities are to require FDOT permitting of any project which does not require a FDOT driveway permit but which drains to a FDOT drainage system.

Polk County

Polk County has adopted a surface water management plan (SWMP) covering the entire county. This plan, which was completed in December 1988, was written to solve surface drainage problems and to provide a master drainage plan useful in predicting the magnitude and location of potential drainage problems throughout Polk County. The report recommended implementation of 17 implementation strategies. Of these strategies, the SWMP emphasized four of special importance:

1) Develop non-structural solutions for existing and potential drainage problems;
2) Emphasize increased utilization and maintenance of detention and retention facilities;
3) Provide voluntary and equitable methods of financing local drainage improvements;

4) Utilize general property tax revenues and/or create new special drainage districts to finance major and regional drainage improvements.

The SWMP recognizes that the drainage problems found in Polk County are diverse in character. In many cases, the problems are localized problems that can be corrected or mitigated with local improvements within neighborhoods. The plan indicates that non-structural measures will be recommended to counter existing problems and to prevent further deterioration of natural resources in environmentally sensitive areas and floodplains adjacent to lakes and rivers. Non-structural solutions usually stress more rigorous enforcement of existing rules or the creation of new regulations.

City of Eagle Lake

The City of Eagle Lake also regulates stormwater discharges. Currently, this regulation is contained within the zoning process. Section 21-48 requires that any applicant for new construction, with certain exceptions, must provide on-site retention of the first inch of rainfall.

NATURAL DRAINAGE FEATURES

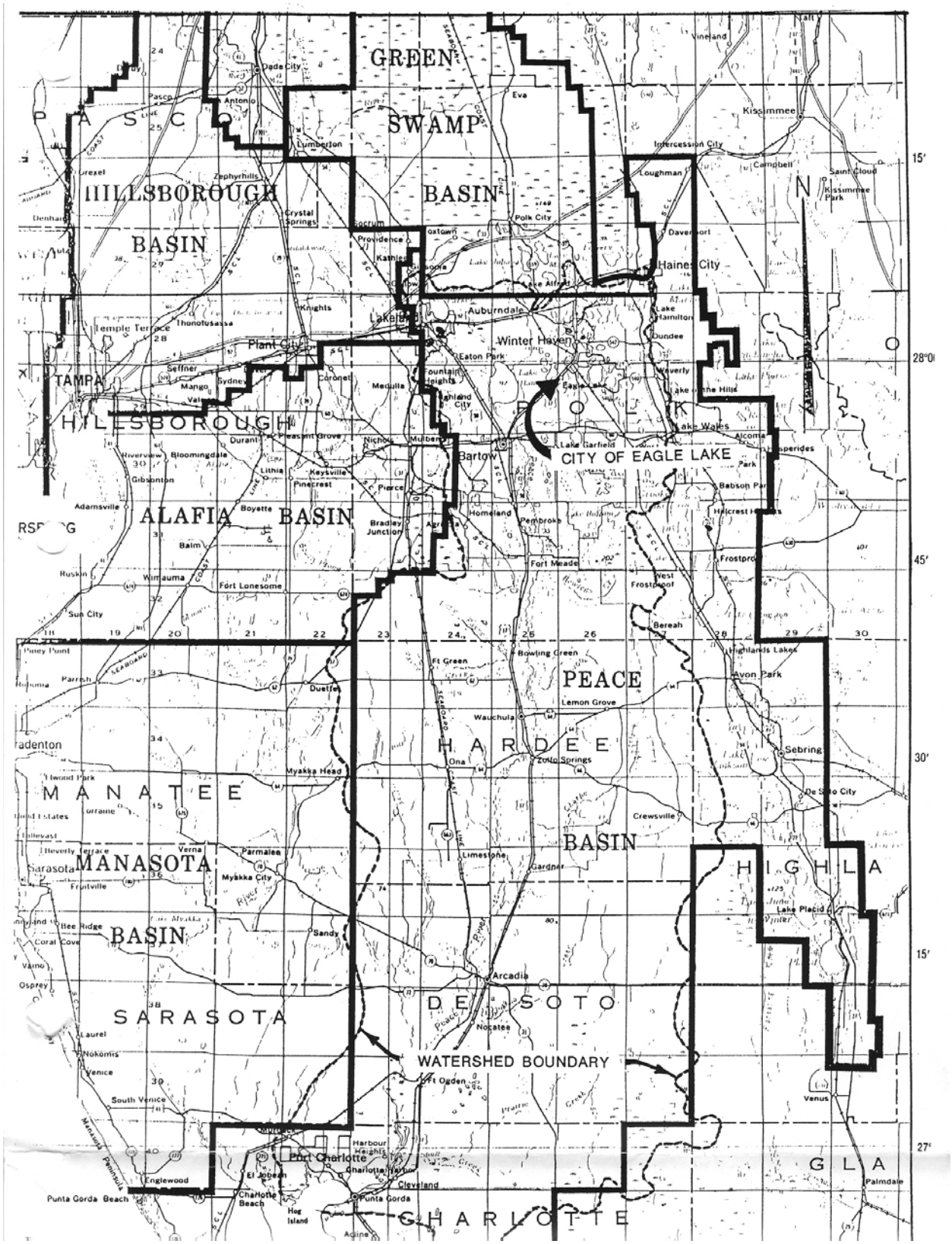
The City of Eagle Lake lies entirely within the Peace River basin. The Peace River Basin is characterized by high, rolling sandy ridges. These ridges divide the town into two subwatersheds of the Peace River. The northern portion of the City drains to Eagle Lake, which drains to the Saddle Creek watershed, and then eventually to the Peace River. The southern portion of the City drains to Lake McLeod, which discharges via an excavated canal into the Wahneta Canal. The Wahneta Canal discharges into the Peace River southeast of the City. Figure IV-2 illustrates the existing drainage features of the City, while Figure IV-3 illustrates the City's relationship to the overall Peace River watershed.

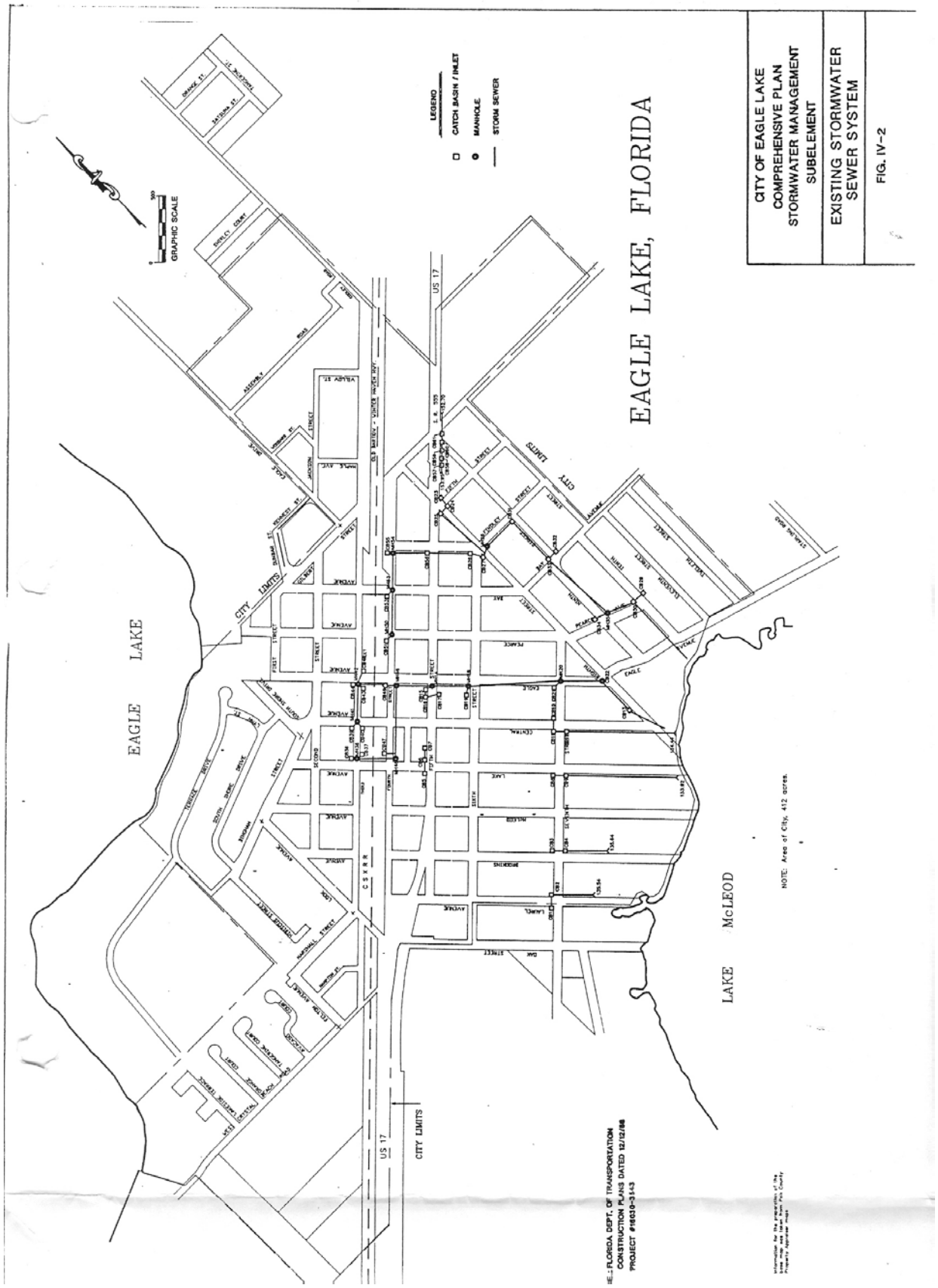
The City is underlain primarily by Apopka and Candler fine sands. These are well to excessively well drained fine sands which readily percolate standing water. Typically the water table in these soils is at least five feet below ground surface. Small bands surrounding both Lake McLeod and Eagle Lake consist of Adamsville fine sand and Anclote mucky fine sand. These are both poorly drained sands, with high water tables and poor drainage. However, these areas are located in close proximity to the lake shores and will not affect the majority of the City.

Both Eagle Lake and Lake McLeod are typical of Central Florida Lakes. Eagle Lake is approximately 651 acres in area and has drainage areas of approximately 2.06 square miles. The measured water levels in the lake have ranged from a low elevation of 118.8 in July 1975 to a high of 126.01 in March 1966. Although no records were kept at the time, high water marks on the outlet culvert indicate that the water level reached 132.9 during Hurricane Donna in 1960. The lake discharges at its southern end through a culvert with an invert elevation of 129.5. The lake is vegetated primarily by cattails, through panicum grass and rush is also fairly common around the shore. Arrowhead and pickerelweed can also be found. The lake has public access through a boat ramp on the southeast side of the lake. Three Consumptive Use Permits have been issued for withdrawals from the lake. In terms of water quality, Eagle Lake is in rated as poor

quality by DEP standards. Lakes are rated on a trophic state index (TSI) which is based on the concentrations of chlorophyll, nitrogen, and phosphorus and the clarity of the water. Typically, a rating of 0-20 is good, 21 to 60 is fair, and 61 to 100 is poor. The TSI rating for Eagle Lake in 1988 was 62.9, with high levels of chlorophyll and phosphorus and poor clarity.

Lake McLeod is approximately 512 acres in area and has a drainage area of approximately 1.50 square miles. The measured water levels in the lake have ranged from a low elevation of 115.11 in May 1976 to a high of 124.22 in September 1984. The DOT established a high level during the 1933 flood of 137.5. The Peace River Basin Board determined the flood elevation during Hurricane Donna in 1960 to have been 134.3. The lake discharges through a 30-inch diameter culvert with an invert of 129.9 to the Wahneta Canal. The lake is extensively vegetated along the west, south and east edges by cattails, with small amounts of primrose willow, rush and arrowhead. There is no public access to the lake. One Consumptive Use Permit has been issued for withdrawal from the lake. Sampling in 1985 determined that the quality of Lake McLeod was fair, with a TSI rating of 39.19. The major problem appears to be high levels of nutrients.


GREEN SWAMP BASIN
HILLSBOROUGH BASIN
ALAFIA BASIN
PEACE BASIN
MANASOTA BASIN
CITY OF EAGLE LAKE
WATERSHED BOUNDARY
PASCO
HILLSBOROUGH
POLK
MANATEE
SARASOTA
HARDEE
DE SOTO
CHARLOTTE
HIGHLA
GLA
TAMPA
Lakeland
Winter Haven
Bartow
Auburndale
Haines City
Lake Wales
Plant City
Kissimmee
Wauchula
Arcadia
Sebring
Lake Placid
Port Charlotte
Punta Gorda
Sarasota
Bradenton
Venice
Englewood
Fort Meade
Bowling Green
Zolfo Springs
Avon Park
15′
28°0
45′
30′
27′

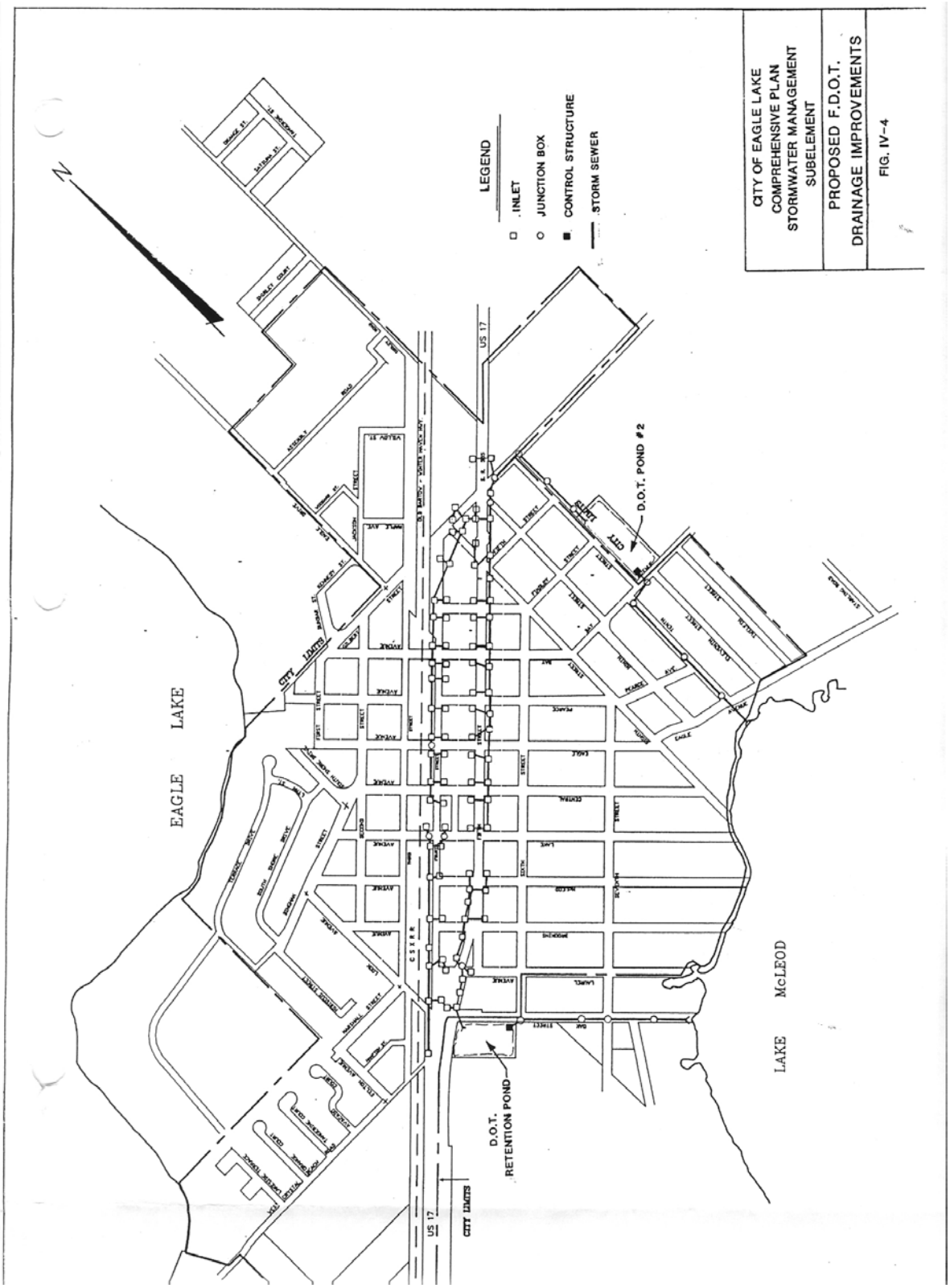

CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
STORMWATER MANAGEMENT
SUBELEMENT
EXISTING STORMWATER
SEWER SYSTEM
FIG. IV-2
EAGLE LAKE, FLORIDA
LEGEND
CATCH BASIN / INLET
MANHOLE
STORM SEWER
GRAPHIC SCALE
EAGLE LAKE
McLEOD LAKE
CITY LIMITS
US 17
C S X R R
NOTE: Area of City, 412 acres.
IE.: FLORIDA DEPT. OF TRANSPORTATION
CONSTRUCTION PLANS DATED 12/12/88
PROJECT #16030-3143

EXISTING DRAINAGE SYSTEM

As part of the design work for the proposed roadway improvements, the Department of Transportation surveyed the existing storm sewer system. Their data is illustrated in **Figure IV-2**. The existing system is typical of small cities, combining small (15 to 24 inch) diameter storm sewers and surface flow. Records show that the major drainage problems in the City are along US 17 at 8th and 9th Streets and along 9th Street of Eagle Avenue. Some minor improvements were made in 1977-78 as part of the sanitary sewer construction. However, the improvements are limited in their capacity.

FLORIDA DEPARTMENT OF TRANSPORTATION IMPROVEMENTS

The FDOT is currently in the process of bidding major improvements to US 18, which runs through the middle of the City. The proposed improvements will create two separate one-way roadways. As part of this work, the FDOT will substantially alter the drainage system in the City. **Figure IV-4** shows the proposed FDOT improvements. These improvements will include new storm drains carrying runoff from the downtown area and new treatment/peak reduction areas. These improvements will substantially improve the quality of runoff reaching Lake McLeod and will eliminate any minor flooding currently occurring along US 17 or 4th Street.


CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
STORMWATER MANAGEMENT
SUBELEMENT
PROPOSED F.D.O.T.
DRAINAGE IMPROVEMENTS
FIG. IV-4
LEGEND
INLET
JUNCTION BOX
CONTROL STRUCTURE
STORM SEWER
EAGLE LAKE
McLEOD LAKE
D.O.T. POND #2
D.O.T. RETENTION POND
US 17
CITY LIMITS
N

Because these improvements are being constructed by the DOT, it will be necessary for any new non-residential construction in the downtown area to meet FDOT stormwater permitting requirements. The area affected is bounded roughly by the railroad tracks to the west, Gilbert Street to the north, Sixth Street to the east, and Oak Avenue to the south. Any construction in this area will have to be reviewed carefully by the City to determine whether it drains to the FDOT drainage system and whether a FDOT stormwater permit is required.

NEEDS ASSESSMENT

CAPACITY ASSESSMENT

The preceding sections identified the major drainage facilities serving the City and the capacity of these facilities. This assessment identifies facility improvement needs by estimating demands, assigning demand to the facilities and quantifying facility deficiencies.

As noted previously, the DOT will be making major drainage improvements along US 17 and Fourth Street as part of the US 17 construction. These improvements should eliminate any existing flooding problems in these areas. However, to insure that no future flooding occurs, it will be necessary to prevent any increase in runoff rates as a result of future development. Therefore, DOT stormwater permits should be required of any construction which may drain to DOT stormwater systems.

In the southern portion of the City, there are several areas that apparently do not have any direct drainage. The water pools in low spots until it gets high enough to overflow a roadway. Once the water overlaps the roadway it can drain to an inlet. This may lead to minor nuisance flooding in an extreme rainfall event. The largest area in which this appears to be a factor is bounded on the north by Bay Avenue, on the east by Seventh and Eighth Streets, on the south by Eagle Avenue and on the west by US 17. The area in which this nuisance flooding appears to occur is delineated on **Figure IV-5**. Any additional impervious area in these areas will exacerbate existing problems.

A complete analysis of the existing storm drainage system is beyond the scope of this section. When the stormwater management system master plan is prepared, the existing storm sewers will have to be reviewed thoroughly to insure maintenance of the existing level of service.

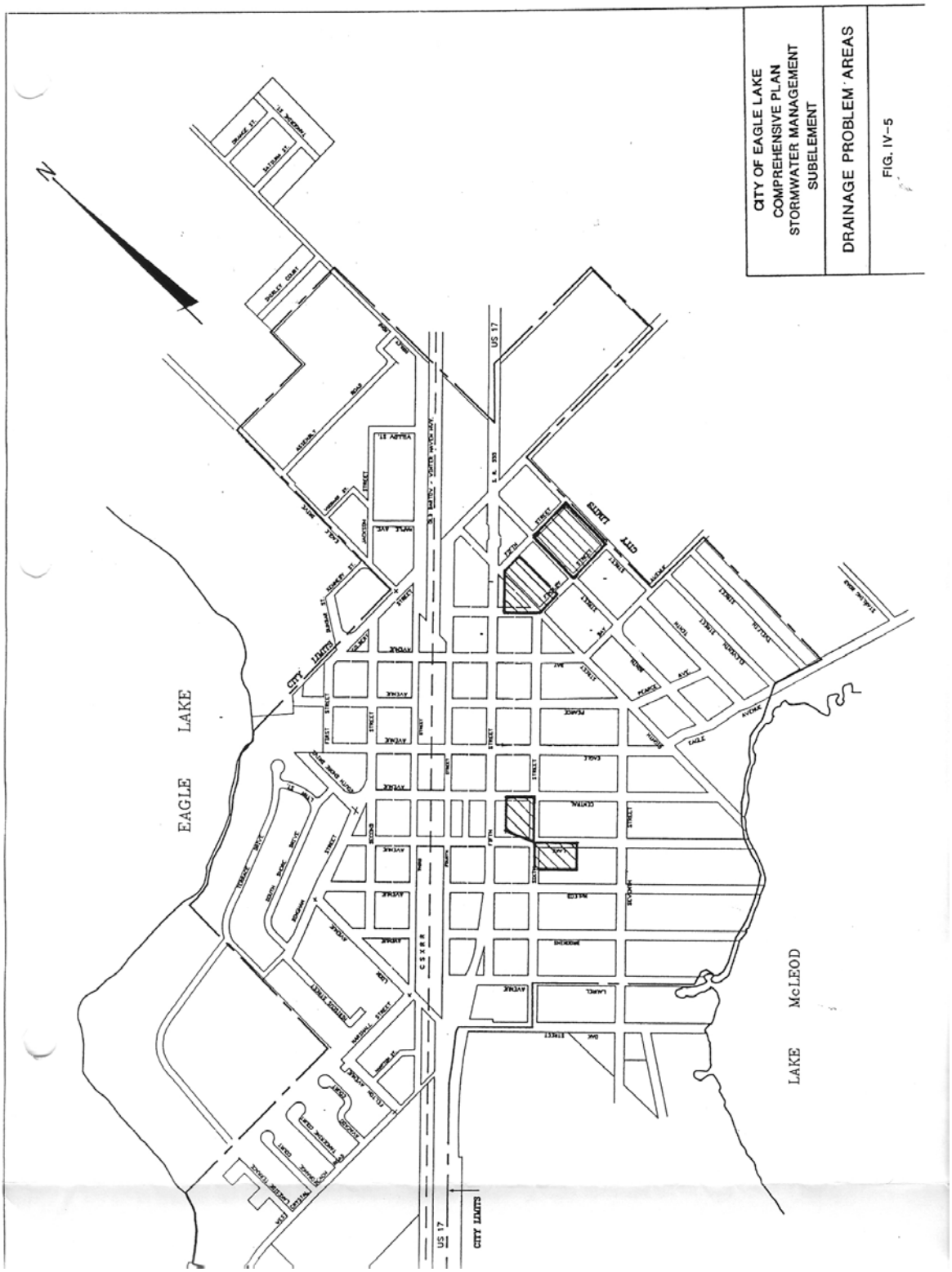
PERFORMANCE ASSESMENT

Stormwater Drainage Facilities

In addition to assessing the capacity of stormwater drainage facilities, it is necessary to review the performance of these facilities in maintaining water quality.

The 208 Water Quality Management Plan did not identify any specific water quality problem areas within the City. However, as noted previously, based on State water quality standards, Eagle Lake is in poor condition. Studies have shown that both citrus groves and urban areas can

contribute large quantities of nitrogen and phosphorus to water bodies. In addition, septic tanks can represent a significant source of pollutants. The construction of the sanitary sewer system in 1977-78 greatly reduced the numbers of septic tanks which would affect the lakes' water quality. Therefore, a significant amount of the nutrients which reach the lakes result from urban runoff and citrus groves. Because the City cannot control the citrus groves, the City must seek to reduce the pollutants discharged by the stormwater systems. Presently no treatment or management is practiced. Active treatment, such as silt basins and trash catchers would reduce pollutant loadings. Alternately, management measures, such as sweeping, catch basin flushing, and improved regulations could be utilized to reduce pollutant discharges.


CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
STORMWATER MANAGEMENT
SUBELEMENT
DRAINAGE PROBLEM AREAS
FIG. IV-5
EAGLE LAKE
McLEOD LAKE
CITY LIMITS
US 17
C S X R R

Stormwater Drainage Regulations

Review of the City's ordinances found that while stormwater quality is regulated, stormwater quantity is not. All construction, except for single family residences and duplexes, requires a drainage plan with retention of the first inch of rainfall. This provides for treatment of the "first flush" of pollutants. However, there are no requirements for pre/post matching or any specified rainfall intensities. The City Code also does not have any provisions for maximum drawdown times on treatment areas. These limits are required to ensure that retention basins drain quickly enough to empty between storm events. Finally, there are no specific provisions regarding and sediment control either during or after site development.

SECTION V

NATURAL GROUND-WATER AQUIFER RECHARGE SECTION

INTRODUCTION

GENERAL

This section examines the effect of the City of Eagle Lake on the recharge of the groundwater aquifers. The Floridian aquifer is the principal source of drinking water for the City. This section will evaluate the potential for contamination of the aquifers and changes required to protect the quality of aquifer.

TERMS AND CONCEPTS

Aquifers are water-bearing layers of porous rock, sand, or gravel. Several aquifers may be present below one surface location, separated by confining layers of materials which are impermeable or semi permeable to water.

The source of water in freshwater aquifers is rainfall. Under the force of gravity, rainfall percolates downward through porous strata to recharge the aquifer. Influenced by the variable permeability of different lithologies, the rate of aquifer recharge from rainfall may vary greatly from one location to another. Areas with highly permeable strata, and thus a high recharge potential, are called "prime recharge areas". The presence of intervening, confining beds determines which topographic locales will be most effective recharge areas for a given aquifer. These are all important factors in identifying prime recharge areas for the aquifer.

Since aquifer recharge areas are linked to surface features, they are subject to alteration by development. Covering a recharge area with impervious surfaces, such as roads, parking lots and buildings reduces the area available for rainfall percolation, altering the total rate and volume of recharge in that area. Increasing the rates at which stormwater is diverted away from recharge features greatly decreases recharge potential.

A second concern related to development within aquifer recharge areas is the potential for groundwater contamination. Just as with stormwater runoff to surface waters, pollutants conveyed by runoff entering an aquifer can degrade the quality of the ground water and contaminates the aquifer fabric. The quality of the ground water can be affected by other pollutant sources such as septic tanks, leaking fuel tanks, and wastewater treatment plant discharges. Water flows within an aquifer in response to energy gradients similar to surface water flow and downstream portions of the ground-water system may become polluted over time. This is of particular concern when the aquifer is tapped as a potable water supply downgradient.

The cone of influence is "the land area surrounding a well on which a present or future land use has the potential to negatively impact an aquifer as a result of the induced recharge from the well's cone of depression". For the purposes of this section, the cone of influence has been defined based upon a ten-year travel time. This would allow sufficient time for the City to react to any thread to the City's water supply.

REGULATORY FRAMEWORK

In 1986, the Federal Safe Drinking Water Act (PL93-523) was amended to strengthen protection of public water system wellfields and aquifers that are the sole source of drinking water for a community. Amendments providing for wellfield protection require the State to work with local governments in mapping wellhead protection areas. Land-use controls must also be developed to provide long-term protection from contamination in these areas. The aquifer protection amendments require EPA to develop criteria for selecting critical aquifer protection areas. The program calls for state and local governments to map these areas and develop protection plans, subject to EPA review and approval. Once a plan is approved, EPA may enter into an agreement with the local government to implement this program.

In implementing the Florida Safe Drinking Water Act (Chapter 403, Florida Statutes), the Department of Environmental Protection (DEP) has developed rules classifying aquifers and regulating their use in Chapter 17-22, Part III, Florida Administrative Code (FAC). These rules are currently being amended to strengthen protection of sole source aquifers and wellfields tapping them. DEP has also established regulatory requirements for facilities which discharge directly to the ground water (Section 17-4.245, FAC) and inject materials directly underground (Chapter 17-28, FAC). In addition, the DEP has revised the criteria for wastewater treatment plants which utilize land application for effluent disposal to further public health. These requirements, found in Chapter 17-610, FAC, will also serve to further protect ground water.

The task of identifying the nature and extent of groundwater resources available within the state has been delegated to regional water management districts. Each district must prepare and make available to local governments a Groundwater Basin Resource Availability Inventory (GWBRAI) which local governments are to use in planning for future development in a manner which reflects the limits of available resources. The criteria for inventories, and legislative intent for their use, are founded in Chapter 373, Florida Statues, which reads:

> Each water management district shall develop a groundwater basin resource availability inventory covering those areas deemed appropriate by the governing board. This inventory shall include, but not be limited to, the following:
>
> (1) A hydrogeologic study to define the groundwater basin and its associated recharge areas.
> (2) Site specific areas in the basin deemed prone to contamination or overdraft resulting from current or projected development.
> (3) Prime groundwater recharge areas.
> (4) Criteria to establish minimum seasonal surface and groundwater levels.
> (5) Areas suitable for future water resource development within the groundwater basin.
> (6) Existing sources of wastewater discharge suitable for reuse as well as the feasibility of integrating coastal wellfields.
> (7) Potential quantities of water available for consumptive uses.
>
> Upon completion, a copy of the groundwater basin availability inventory shall be submitted to each affected municipality, country, and regional planning agency. This inventory shall be reviewed by the affected municipalities, counties, and regional planning agencies for consistency with the local government comprehensive plan and shall be considered in future revision of such plan. It is the intent of the Legislature that future growth and development planning reflect the limitation of the available ground water or other available water supplies. (Section 373.0395, F.S.).

This Florida Legislature has also directed local governments to include topographic maps of areas designated by the water management district as prime recharge areas for Floridian or Biscayne aquifers in local comprehensive plans, and to give special consideration to those areas in zoning and land use decisions (Section 163.3177(6)(C),F.S.). As of this writing, the SWFWMD has not completed the GWBRAI for Polk County.

At the present time, the City of Eagle Lake has no regulatory programs related to protection of natural ground-water aquifer recharge areas.

EXISTING CONDITIONS

NATURAL GROUNDWATER AQUIFER RECHARGE AREAS

The groundwater system underlying the City of Eagle Lake consists of three aquifer systems: (1) the surficial aquifer; (2) the intermediate aquifer; and (3) the Floridian aquifer. The surficial aquifer lies just below the land surface, occurring throughout Polk County. It is open to infiltration from rainfall in carrying degrees, depending on the percolation characteristics of underlying strata and the extent of impervious surfaces existing within and around the City. The water-table aquifer and surface water systems are interconnected; with the aquifer contributing to maintain lake levels and base flow from volumes in stream courses. The majority of rainfall infiltrating the water-table aquifer travels from higher elevations to natural discharges areas such

as lakes, streams, swamps and springs. However, because the City is underlain by very sandy, excessively drained soils, a significant volume of infiltrating rainfall percolates slowly downwards to recharge lower aquifers.

The surficial, undifferentiated sands, silt and clays are underlain by the Hawthorn Group. This is a very complex geologic system comprised of several different formations. These formations vary in composition from gravel, sand, silt, and clays in the Bone Valley Member of the Peace River Formation to the clays, dolomite and siliceous limestones of the Arcadia Formation. Because of this complexity, the hydrogeology of this Group can also be very complicated. The Hawthorn Group serves as the principal confining unit overlying the Floridian Aquifer. However, limited production zones can be found both in the Bone Valley Member of the Peace River Formation and in the underlying Arcadia Formation. These low volume production zones are collectively known as the intermediate aquifer system.

Although the complex strata of the Hawthorn Group form the primary confining unit overlying the Floridian aquifer, recharge to the underlying aquifer does occur. This is due primarily to karstification as water dissolves the limestone, promotes subsidence and creates direct connections from the surficial aquifer to the Floridian. This karst activity is often visible as sinkholes which create “windows” in the confining unit. In addition to direct connections, there are also relatively permeable zones in the Arcadia formation and zones where impervious clays are absent. These zones promote hydraulic continuity between the surficial aquifer and the Floridian.

The Floridian aquifer is the major source of drinking water throughout Polk County. The Floridian is formed by a thick sequence of limestone strata underlying the Eagle Lake area. The aquifer is confined above by strata of the Hawthorn Group, and below by the Lake City Limestone. In the Eagle Lake area, however, the Hawthorn Group may be discontinuous, and the Suwanee Formation may be hydrologically connected to the surficial aquifer. Most of the public supply wells in Polk County are drilled into the Floridian aquifer and are capable of producing an average of 1000 gallons per minute. Depending on the depth and size of the well, it is possible to obtain over 10,000 gallons per minute from these strata.

Because of the discontinuous nature of the Hawthorn Group and the presence of deep sand ridges, the Eagle Lake area is denoted by the Florida Bureau of Geology as being an area with high recharge potential. Although the area has not been designated as a prime recharge area by the water management district, it is likely that this will occur in the future.

DETERMINATION OF CONE OF INFLUENCE

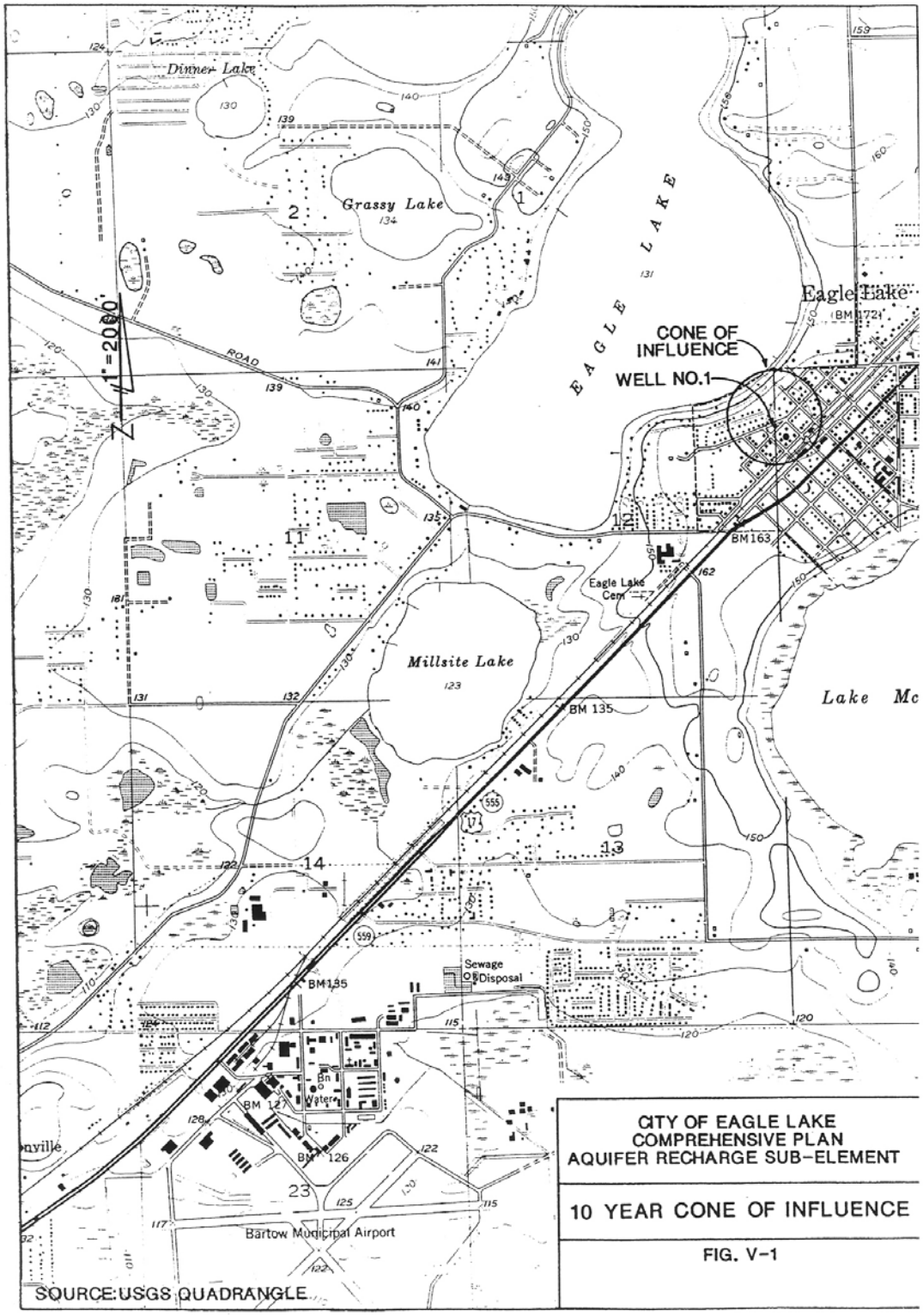
As noted previously, SWFWMD is developing cone of influence data for use in the planning process. As of December 1989, this data is not available. Therefore, a simplified model was prepared to determine the cone of influence for the City’s Wells. This model ignored the effects of lakes and nearby wellfields. The high transmissivity of the Floridian aquifer and the relatively small volume withdrawn by the City minimizes any error resulting from the omissions.

The model utilized for the computations was FLOWPATH. This is a finite difference model for two-dimensional simulation of aquifers. For purposes of modeling, the thickness of the aquifer has been assumed to be 500 feet. The hydraulic conductivity of the Floridian aquifer has been assumed to be 16.72 feet per day, with a leakage factor through the overlying confining layer of 0.0001 feet per day per foot. The porosity has been assumed to be 2. These values, while not based on in-situ measurements, are typical literature values for the Floridian aquifer in the Eagle Lake area. Based on this information, the cone of influence for the Eagle Lake wells is approximately 1,500 feet in diameter. **Figure V-1** shows this area plotted on a map of the City.

EFFECTS OF DEVELOPMENT

As indicated in the existing land use plan, the City has extensively altered the natural recharge areas as a result of urbanization. The conversion of citrus groves and other pervious areas to developed property has reduced the amount of undeveloped area available for aquifer recharge. This reduction in the amount of pervious area available for recharge has probably contributed to the long-term drop in potentiometric head in the Floridian Aquifer in this area of the County. Studies by the Bureau of Geology (1966) indicate a decline from a pontentiometric elevation of 122.8 in 1934 to 111.8 in 1959. Maps of the potentiometric head since that time show that the average elevation has decreased to approximately 100.00 in 1988. The total decline in potentiometric head in this area of the County is the cumulative result of all water uses including agriculture, industry, mining and potable demands.

In addition to the recharge losses from decreasing impervious area, agricultural development and urbanization increase the potential for groundwater contamination. Sources of pollution may include illegal disposal of pesticides and herbicides, stormwater runoff, and poorly maintained septic tanks. Although Eagle Lake is a recharge area, there does not appear to be any contamination of the Floridian aquifer at this time.


Dinner Lake
Grassy Lake
EAGLE LAKE
Eagle Lake
CONE OF INFLUENCE
WELL NO.1
1" = 2000'
ROAD
Eagle Lake Cem
BM163
Millsite Lake
BM 135
Lake Mc
Sewage Disposal
BM135
Water
BM 127
BM 126
Bartow Municipal Airport
SOURCE:USGS QUADRANGLE
CITY OF EAGLE LAKE
COMPREHENSIVE PLAN
AQUIFER RECHARGE SUB-ELEMENT
10 YEAR CONE OF INFLUENCE
FIG. V-1

NEEDS ASSESSMENT

CAPACITY ASSESSMENT

Because of the large volume of water stored in the Floridian and the relatively small withdrawal rate of the City, capacity of the aquifer system is not a significant constraint. Although it is theoretically possible to eliminate all recharge areas, this is not realistic.

NEEDS ASSESSMENT

Because the City is dependent on the aquifer for its drinking water, the City needs to take steps to protect both the quantity and quality of recharge water. The City currently does not have any wellhead protection program, nor does the City regulate the amount of impervious area allowed within a development. Because the Eagle Lake area does have a high recharge potential, the City should minimize impervious coverage of the land area by any new development. An ordinance similar to those which used to regulate development in the Green Swamp would be appropriate. Typically, no more than 60% of areas with uplands soils can be disturbed. Of that 60%, 50% must be pervious, either through porous paving or through landscaping. This allows a significant portion of each site to remain available for recharge.

In addition, the cone of influence of the City's wells should be protected from contamination. This would require a wellhead protection ordinance. Under such an ordinance, industries which have a potential to pollute the ground water would not be allowed within the area of the cone of influence. Septic tanks would also be forbidden within the cone of influence and any sewer lines constructed within the cone of influence would have to be constructed to prevent exfiltration of wastewater.

APPENDIX II-A

2. METERING

EAGLE LAKE shall furnish, own, maintain, and operate metering equipment which will be capable of measuring all sanitary sewage pumped by EAGLE LAKE to WINTER HAVEN'S Sewer Plant No. 3 under the provisions hereof. The meter shall be read on the first Monday of each month unless otherwise mutually agreed to by the parties. Said metering equipment shall be located in the pumping station located at 12th Street and Eagle Avenue on Lake McLeod, of standard make and type, installed in a readily accessible location and the installation shall record flow with an error not to exceed (plus or minus) two percent (2%) of full scale reading, suitable for billing purposes. At a minimum, the meter shall indicate and record totalized flow quantities.

The accuracy of the metering installation shall be checked once every six months beginning on the date this Agreement is executed. Not withstanding that instrumentation abilities may be available within the staff of either city, the meter calibration shall be performed by the meter manufacturer, or his authorized representative, or other qualified parties, as approved by both parties. The parties will evenly share the cost of the calibration. Not withstanding the above, either party may have the accuracy of the meter checked during the period between the scheduled checks and the cost of such additional checks shall be borne by the party initiating such additional check.

The meter shall be recalibrated to the satisfaction of both parties if found to be in error exceeding two percent (2%) of true accuracy. If such error of more than two percent (2%) is discovered, billing for the period following the prior meter accuracy check shall be adjusted to reflect the quantity of overread and underread exceeding two percent (2%) of full scale reading. In calculating such billing adjustment, it will be assumed that the meter inaccuracy existed for the immediately preceding one-half of the time interval between meter accuracy checks. The billing adjustment shall be made at the same rate established in accordance with Section 4, hereinafter, which was in effect during the adjustment period, but the volume used in the billing calculations shall be adjusted as described above.

3. QUALITY AND QUANTITY OF SEWAGE TO BE ACCEPTED AND TREATED.

WINTER HAVEN'S obligation to accept sewage from the described area shall be subject to the following limitations as to the quality and quantity:

(a) Quality: WINTER HAVEN shall accept for treatment, standard domestic sewage which is in compliance with its quality standards from time to time adopted and applied uniformly to other users of its sewer system. It shall not be obligated to accept sewage which exceeds the Typical Domestic Sewage Analysis presently set forth in Table "A" of Section 24-54 of the Winter Haven City Code and as it may be amended in the future, except for an industrial surcharge satisfactory to WINTER HAVEN, which will be the applicable rate, as provided for in paragraph 4 below, times a strength factor as stipulated in Section 24-54, Subsection (b) (4) of the Winter Haven City Code as said rate applies to the residents of Winter Haven. WINTER HAVEN shall have access to sampling points within EAGLE LAKE'S system affecting the sewage arriving at the interconnection point.

Sewage quality shall be determined by the analysis of 24-hour composite samples, proportional to flow, and for purposes of billing, the results of the analysis shall be considered as representing quality for the period since the previous 24-hour composited sample and analysis. If the quality is determined to exceed that specified in Table "A" of Section 24-54 of the Winter Haven City Code, EAGLE LAKE shall assume the entire cost, in accordance with the schedule of charges set forth in Section 24-54, Subsection (b) (2) of the Winter Haven City Code, of sampling and analysis for such periods of abnormal strength. If sewage quality is determined to be within the limits specified in the previously referenced Table "A", WINTER HAVEN shall assume the entire cost of sampling and analysis. If EAGLE LAKE disagrees with the results of the analysis of the samples, it may submit other current samples to another testing laboratory. If the results do not agree, a third batch of samples shall simultaneously be drawn and submitted to both testing laboratories. If these results coincide, they shall control. If the results do not coincide, no industrial surcharge shall apply until the testing laboratories agree.

In the event that WINTER HAVEN should make the claim that the sewage delivered by EAGLE LAKE shall contain any harmful or toxic substances, which could damage or impair WINTER HAVEN'S treatment facility and/or subject WINTER HAVEN to any liability including fines or penalties, EAGLE LAKE shall be responsible for all such costs, repairs, and penalties imposed or exacted by any governmental or regulatory agency acting under lawful authority and shall save, hold harmless, indemnify and defend WINTER HAVEN from all such claims arising therefrom. In the event that WINTER HAVEN intends to sample the sewage of EAGLE LAKE for the purpose of determining whether or not such sewage contains any such harmful or toxic substances, EAGLE LAKE will be promptly notified and given the opportunity to observe and participate in the sampling and to draw simultaneous samples. In the event that EAGLE LAKE fails to observe, participate, or to draw simultaneous samples, EAGLE LAKE will accept the validity of such sampling as though EAGLE LAKE had observed or participated in the sampling or had drawn simultaneous samples. Testing of such samples shall be by a qualified testing laboratory acceptable to both parties. Before any laboratory testing of sewage is performed under the provisions of this agreement, both parties shall agree upon the acceptability of two testing laboratories whose names shall be included upon a list from which either party will select a testing laboratory to perform any laboratory tests called for, allowed or permitted under the terms of this agreement. If the presence of any harmful or toxic substances in the sewage of EAGLE LAKE which could damage or impair WINTER HAVEN'S treatment facility and/or subject WINTER HAVEN to any liability including fines or penalties is confirmed, the costs of such laboratory tests shall be borne by EAGLE LAKE. However, if the presence of such harmful or toxic substances is not confirmed, no charge will be assessed against EAGLE LAKE.

(b) Quantity: The maximum allowable rate of flow shall be an average of 500,000 gallons per day, as averaged on a thirty-day basis during the term of this Agreement unless increased by WINTER HAVEN. The maximum four-hour peak flow shall not exceed a rate equivalent to three (3) times the maximum allowable rate of flow as specified herein. When the actual flow exceeds the maximum allowable flow,

GLE LAKE will then have the alternative to either pay WINTER HAVEN its applicable impact fees for adding to and extending its sewage collection and treatment system, per unit connected as of that date and thereafter, or, limit flow to the maximum flow as allowed under this Agreement. Failure on the part of EAGLE LAKE shall be grounds for WINTER HAVEN to limit unilaterally said flow to the maximum allowable rate and EAGLE LAKE shall hold WINTER HAVEN harmless from any liabilities and claims arising therefrom.

4. CHARGES FOR ACCEPTANCE AND TREATMENT OF SEWAGE

The charges for which WINTER HAVEN shall be paid for acceptance and treatment of sewage hereunder shall be subject to review and adjustment to become effective on the first day of February of each calendar year by WINTER HAVEN on the basis of the full and actual costs of its Sewer Plant No. 3 utilized in the treatment of sewage delivered to WINTER HAVEN hereunder, including operations; maintenance, debt service (including coverage); and administrative cost, all as determined from its annual budget and audit of operation. WINTER HAVEN will submit to EAGLE LAKE a written determination of each rate at least sixty (60) calendar days before said rate adjustment becomes effective. The initial rate, to be effective from the date of execution of this Agreement until February 1, 1985, shall be 70.68 cents per 1,000 gallons of metered sewage flow. A description of the rate components and methodology, which does and will comprise the wholesale rate charged to EAGLE LAKE by WINTER HAVEN for sewage treatment at WINTER HAVEN'S Sewer Plant No. 3, is contained in Attachment No. 1, which is made a part of this Agreement by reference. These charges shall be invoiced to EAGLE LAKE monthly, and payment shall be due within fifteen (15) days following EAGLE LAKE'S receipt of such invoice. Sewage of quality exceeding that specified in Table "A" of Section 24-54 of Winter Haven City Code shall be subject to an industrial surcharge which will be the current wholesale rate times a strength factor as stipulated in Section 24-54, Subsection (b) (4) of Winter Haven City Code. Attachments No. 2 and No. 2A, which are made a part of this agreement by reference, show the application of the rate components and methodology contained in Attachment No. 1 for the initial year of this agreement commencing in 1984.

5. EFFECT OF SEWER RESTRICTIONS

If, during the term of this Agreement, WINTER HAVEN shall come under any order of any cognizant county, state, or federal agency, which requires WINTER HAVEN to limit or restrict construction of sewer connections within the area of WINTER HAVEN served by its Sewer Plant No. 3, because of conditions or operations at such plant, EAGLE LAKE agrees to enforce and abide by such limitations or restrictions within the above-described service area as long as and to the extent that the same shall be binding upon WINTER HAVEN.

6. DURATION

This agreement may be terminated by either party for any reason upon eighteen (18) months prior written notice, provided, however, that in the event EAGLE LAKE does not have adequate means of disposing of its sewage, such notice may be extended by negotiation between the parties. Also, upon non-payment of any monthly invoice, or default by either party of any other provision hereof, either party shall have the right to take action, including but not limited to, immediately terminating this Agreement and its service hereunder and disconnecting or blocking the connecting sewer line if such non-payment or other default shall not have been cured by either party within ninety (90) days following either party's receipt of written notice of such non-payment or default.

IN WITNESS WHEREOF, The parties have caused this Agreement to be executed and their signatures to be affixed on the day and year first above written.

CITY OF WINTER HAVEN, FLORIDA

ATTEST:

CITY CLERK

MAYOR - COMMISSIONER

APPROVED:

CITY ATTORNEY

CITY OF EAGLE LAKE, FLORIDA

ATTEST:

CITY CLERK

MAYOR - COMMISSIONER

APPROVED:

CITY ATTORNEY

ATTACHMENT NO. I

TO THE AGREEMENT DATED December 10 , 1984

BETWEEN THE CITY OF WINTER HAVEN AND

THE CITY OF EAGLE LAKE

RATE COMPONENTS

WINTER HAVEN and EAGLE LAKE agree that the rates for treatment of sewage from EAGLE LAKE at WINTER HAVEN'S Sewer Plant No. 3 will be based on reasonable application of the rate components set forth below.

It is further agreed that the initial rate as set forth in Item 4 of this Agreement shall be determined by the application of the rate components herein defined and calculated from the FY 1982-83 audited financial statement of the City of Winter Haven and that subsequent rates shall be calculated and adjusted to reflect the statement of expenditures as represented in the City of Winter Haven's audited financial statement for each preceding fiscal year commencing with the audited statement for the period ending September 30. Upon receiving notice of termination as per Item 7 of the Agreement, the rates for the last twelve (12) months shall be adjusted to reflect the difference between cost as determined by the latest audited financial statement and the projected cost as set forth by the Budget of the City of Winter Haven for the fiscal year covering the last twelve (12) months.

RATE COMPONENT NO. I

SEWER PLANT NO. 3 OPERATIONAL COST

CRITERIA:

Basic rate is arrived at by dividing the total Operational Costs for Sewer Plant No. 3 by the average annual flow, which is identified herein.

DEFINITIONS:

1. Operational Cost - Defined as the sum of the following expenditure elements:

D. Management Allocation

E. Buildings Allocation

F. Administrative Charges

G. Data Processing Allocation

2. Average Annual Flow - Refers to definition number 2 under Rate Component No. 1.

DEBT SERVICE COMPONENT

Debt service is not a component of the basic rate. However, EAGLE LAKE shall pay an amount of debt service equal to the percentage of the current five million gallons per day capacity of the plant which is actually used by the City of EAGLE LAKE. EAGLE LAKE will have assigned to them a maximum ten percent (10%) or 500,000 gallons per day reserved capacity of the plant. If, in the future, either WINTER HAVEN or EAGLE LAKE and WINTER HAVEN combined are exceeding the use of eighty-five percent (85%) of the current five million gallon per day capacity of the plant, or should EAGLE LAKE's use equal 500,000 gallons per day, then the City of EAGLE LAKE shall pay ten percent (10%) of the debt service or lose the ten percent (10%) reserved capacity of the plant which is currently assigned to the City of EAGLE LAKE.

A. Winter Haven's costs, funded by each Debt Issue upon which debt service paid (excluding state and federal grant expenditures), for capital expenditures such as construction of, additions to, and up-grading of Sewer Plant No. 3, including land, treatment plant, spray irrigation equipment, and any related sewage disposal facilities:

divided by:

B. The proceeds of each City of Winter Haven, Florida, Water and Sewer Debt Issue upon which debt service is paid by Winter Haven;

equals:

C. The percentage of each Water and Sewer Debt Issue proceeds attributable to Sewer Plant No. 3

multiplied by:

D. The annual debt service on each Water and Sewer Debt Issue included in "B" above

multiplied by:

E. The rate covenant coverage percentage requirement(s) of each Water and Sewer Debt Issue included in "B" above

A. Personal Services Cost for Sewer Plant No. 3, as set forth in the City of Winter Haven's annual budget and subsequent financial statements.

B. Operating Expenses/Cost for Sewer Plant No. 3, as set forth in the City of Winter Haven's annual budget and subsequent financial statements.

C. Capital Expenses/Cost for Sewer Plant No. 3, as set forth in the City of Winter Haven's annual budget and subsequent financial statements.

2. Average Annual Flow - Defined as the total annual flow in 1,000 gallons. Calculated as follows: The sum of the monthly average daily flows for the previous twelve (12) months, as reported to the Florida Department of Environmental Regulation, divided by twelve (12) months per year, times 365 days per year, divided by 1,000 gallons.

RATE COMPONENT NO. 2

ALLOCATED INDIRECT EXPENSES

CRITERIA:

The basic rate is arrived at by dividing the total Allocated Indirect Expenses/Cost for Sewer Plant No. 3 by the average annual flow.

DEFINITIONS:

1. Allocated Indirect Expenses/Cost - Defined as the sum total of the following costs that are reimbursed to other Funds, Departments, and/or Divisions of the Municipal Government from the budget of Sewer Plant No. 3 as stated in the Annual Budget or subsequent financial statement as being allocated indirect expenses:

A. Personnel Allocation

B. Purchasing Allocation

C. Engineering Allocation

multiplied by:

F. The actual percentage of capacity of the plant used by the City of EAGLE LAKE

equals:

G. EAGLE LAKE'S annual debt service payment.

Each year EAGLE LAKE shall make twelve (12) equal monthly debt service payments to WINTER HAVEN totalling an amount equal to the percentage of the capacity of the plant used by the City of EAGLE LAKE for the year covered by WINTER HAVEN'S latest audited financial statement. Such Debt Service payments shall be in addition to the monthly payments derived from the basic rate and shall be due and payable at the same date of each month as the monthly payments derived from the basic rate.

ATTACHMENT NO. 2

TO THE AGREEMENT DATED December 10, 1984

BETWEEN THE CITY OF WINTER HAVEN AND

THE CITY OF EAGLE LAKE

FY 1982-83 AUDITED REPORTS FOR SEWER PLANT NO. 3

OPERATIONAL EXPENSES		
Personal Services	$ 196,616	
Operating Expenses	392,914	
Capital Expenses	63,416	
Sub-Total		$ 652,946
ALLOCATED INDIRECT EXPENSES		
Personnel Allocation	$ 6,406	
Purchasing Allocation	1,517	
Management & Engineering Allocation	41,320	
Administration	65,776	
Sub-Total		$ 115,019
TOTAL		$767,965

1984 RATE CALCULATION

Annual Costs: $767,965 ÷ 1,086,605* = .7068 per 1,000 gallons

* Average annual wastewater flow in thousands of gallons (10-1-82 through 9-30-83) from the Florida Department of Environmental Regulation monthly operating reports.

ATTACHMENT NO. 2A

DEBT SERVICE ATTRIBUTABLE TO SEWER PLANT NO. 3

FOR YEAR COMMENCING FEBRUARY 1, 1984

A. WINTER HAVEN'S costs, funded by each Debt Issue upon which debt service is paid (excluding state and federal grant expenditures), for capital expenditures such as construction of, additions to, and up-grading of Sewer Plant No. 3, including land, treatment plant, spray irrigation equipment, and any related sewage disposal facilities . . . . . $ 2,623,035

divided by:

B. The proceeds of each City of Winter Haven, Florida, Water and Sewer Debt Issue upon which debt service is paid by Winter Haven . . . . . $ 8,465,000

equals:

C. The percentage of each Water and Sewer Debt Issue proceeds attributable to Sewer Plant No. 3 . . . . . 30.99%

multiplied by:

D. The annual debt service on each Water and Sewer Debt Issue shown in "B" above . . . . . $ 597,036

multiplied by:

E. The rate covenant coverage percentage requirements of each Water and Sewer Debt Issue shown in "B" above . . 125%

multiplied by:

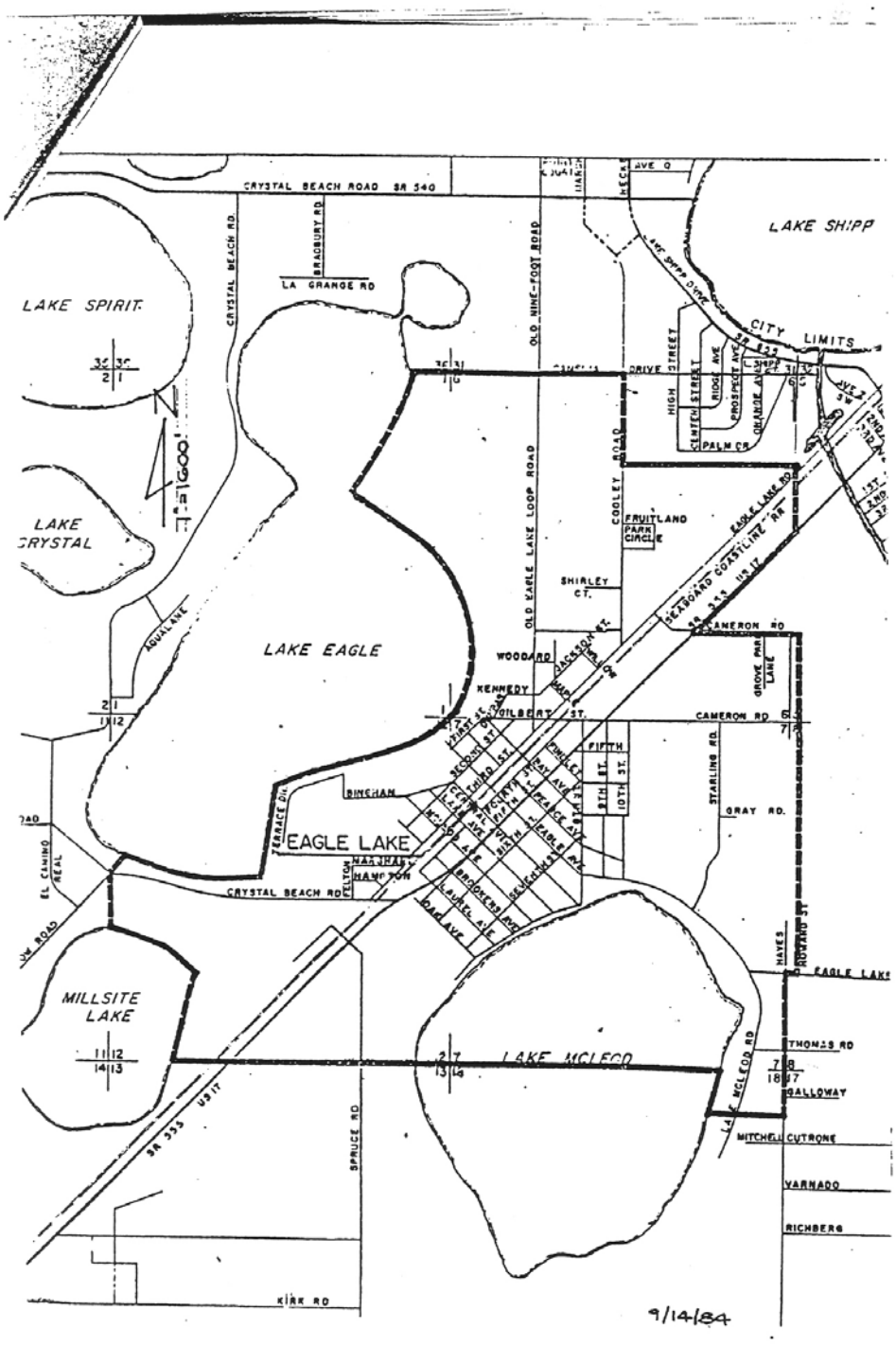
F. percentage of plant capacity used by EAGLE LAKE during fiscal year ending September 30, 1983. . . . . 2.9%

equals:

G. EAGLE LAKE'S annual debt service payment . . . . . $ 6,707.00

Payable in twelve (12) monthly payments of . . . . . $ 558.92

9-13-84


CRYSTAL BEACH ROAD SR 540
LAKE SHIPP
LAKE SPIRIT
LA GRANGE RD
CITY LIMITS
LAKE CRYSTAL
LAKE EAGLE
EAGLE LAKE
MILLSITE LAKE
LAKE MCLEOD
CAMERON RD
GRAY RD.
STARLING RD.
SPRUCE RD
KIRK RD
THOMAS RD
GALLOWAY
MITCHELL CUTRONE
VARNADO
RICHBERG
9/14/84

ATTACHMENT NO. 2

TO THE AGREEMENT DATED DECEMBER 10, 1984

BETWEEN THE CITY OF WINTER HAVEN AND

THE CITY OF EAGLE LAKE

FY 1986-87 AUDITED REPORTS FOR SEWER PLANT NO. 3

OPERATIONAL EXPENSES		
Personal SErvices	$ 317,154	
Operating Expenses	517,633	
Capital Expenses	39,981	
Sub-Total		$ 874,768
ALLOCATED INDIRECT EXPENSES		
Personnel Allocation	$ 10,834	
Purchasing Allocation	14,052	
Management & Engineering Allocation	63,262	
Administration/Insurance/Audit	149,516	
Sub-Total		$ 237,664
TOTAL		$1,112,432

1988 RATE CALCULATION

Annual Costs: $1,112,432 ÷ 934,400 = 1.19 cents per 1,000 gallons.

Annual wastewater flow in thousands of gallons (10-1-86) through 9-30-87) from the Florida Department of Environmental Regulation monthly operating reports.

Wastewater Plant #3's percentage of utility fund compared to other utility cost centers:

COST CENTER	DOLLARS SPENT	% OF TOTAL
Customer Services	$ 199,195	7.55
Cash Collections	74,088	2.81
Water Production	530,710	20.11
Maintenance & TV	797,129	30.21
Wastewater #2	202,511	7.68
Wastewater #3	834,787	31.64
	$2,638,420	100.00

I. CALCULATION OF ADMINISTRATION/INSURANCE/AUDIT

Utility Administration	306,344 x 31.64 =	96,927
Utility Insurance	150,750 x 31.64 =	47,697
Utility Audit Fee	15,460 x 31.64 =	4,892
		$149,516

II. MANAGEMENT ALLOCATION

Management & Engineering	199,944 x 31.64 =	63,262
Personnel Allocation	34,240 x 31.64 =	10,834
Purchasing Allocation	44,412 x 31.64 =	14,052

III. CAPITAL EXPENDITURES

(2) Latteral Files	$ 736.00
Typewriter	1,205.00
Copier	1,455.00
Microwave Oven	119.00
(2) Flowmeters	5,370.00
Stirring Probe	304.00
(2) Air Conditioners	922.00
Welder Kit	462.00
Mower	486.00
Capital Depletion Reserve	25,655.00
Diaphragm Pump	989.00
Drill Sharpener	728.00
Oxygen Meter	421.00
(2) Spray Guns	300.00
Tap & Die Set	173.00
Generator	656.00
	$39,981.00

ATTACHMENT NO. 2A

DEBT SERVICE ATTRIBUTABLE TO SEWER PLANT NO. 3

A. WINTER HAVEN'S COSTS, FUNDED BY EACH Debt Issue upon which debt service is paid (excluding state and federal grant expenditures), for capital expenditures such as construction of, additions to, and up-grading of Sewer Plant No. 3, including land, treatment plant, spray irrigation equipment, and any related sewage disposal facilities $2,623,035

divided by:

B. The proceeds of each City of Winter Haven, Florida, Water and Sewer Debt Issue upon which debt service is paid by Winter Haven. 7,110,000

equals;

C. The percentage of each Water and Sewer Debt Issue proceeds attributable to Sewer Plant No. 3 . . . . . 36.89%

multiplied by;

D. The annual debt service on each Water and Sewer Debt Issue . 737,745

multiplied by:

E. The rate covenant coverage percentage requirements of each Water and Sewer Debt Issue shown in "B" above 125%

multiplied by:

F. Percentage of plant capacity used by EAGLE LAKE during fiscal year ending September 30, 1987 . . . . . 3.11%

equals:

G. EAGLE LAKE'S annual debt service payment $10,580

payable in twelve (12) monthly payments of $881.67

City of Eagle Lake

Comprehensive Plan Update

2010 EAR-Based Amendments Adoption Support Document

Data & Analysis

CITY OF EAGLE LAKE
2010 EAR – BASED COMPREHENSIVE PLAN AMENDMENTS
SUPPORT DOCUMENT

DATA AND ANALYSIS – ADOPTION TRANSMITTAL DOCUMENT

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Eagle Lake Data and Analysis
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A. INTRODUCTION

The City of Eagle Lake, Florida is located in Polk County and is part of the Lakeland-Winter Haven Metropolitan Statistical Area. The City limits currently encompass approximately 3.75 square miles. Located approximately 45 miles southwest of the City of Orlando and approximately 43 miles east of the City of Tampa, the City is served by one main highway, US 17, with other State and County roads also providing access. Eagle Lake has a small central business district centered around the US 17 corridor which is made up of commercial, industrial, and government buildings. The City of Eagle Lake is close to the Bartow Regional Airport and related industrial development areas. The City has abundant recreational opportunities including access to Eagle Lake and Lake McLeod.

The City of Eagle Lake established a Community Redevelopment Area in June of 2000. The establishment of the Community Redevelopment Area was authorized under Chapter 163, Part III, Florida Statutes, the "Community Redevelopment Act of 1969." Generally, the act allows a local government to declare a defined area in need of actions to eliminate slums and blight and to appoint a Community Redevelopment Agency to devise and recommend a plan for the redevelopment of the area. The redevelopment area was established along the US 17 highway corridor to revitalize the City's commercial core. The Community Redevelopment Agency focuses on economic development strategies and provides incentives for private enterprises and infrastructure improvements.

B. POPULATION PROJECTIONS

The City of Eagle Lake's 1991 Comprehensive Plan projected the City's 2000 population at 3,325 persons, which was based on a 1989 projection. The 2000 census tabulated the City's actual population at 2,496 persons, which is 829 persons, or 25 percent, less than the 1990 Comprehensive Plan estimate. Population data and analysis for 1990, 2000, and 2009 are included in **Table B1.**

Table B1:
Population Trends

1990 Population	2000 Population	2009 Population	1990 – 2009		2000 – 2009	
			% Change	Annual Growth Rate %	% Change	Annual Growth Rate %
1,758	2,496	2,825	60.69	3.19	13.18	1.46

Sources: 2010 population estimate – Bureau of Economic and Business Research (BEBR)
2000 population – United States Census Bureau (SF-1, P1: 2000)
1990 population – United States Census Bureau (SF-1, DP-1: 1990)

The City's population grew from 1,758 persons in 1990 to 2,825 persons in 2009, an increase of 1,067 persons, or 3.19 percent annually. From 2000 to 2009, the population increased by 329 persons, or 1.46 percent annually. In comparison, Polk County's 1990 to 2009 average annual growth rate was 2.32 percent. From 2000 to 2009, the County grew on an average of 2.31 percent per year.

Using the long-term annual growth rate of 3.19 percent, the City's 2035 population is projected to be 6,399 persons. See **Table B2**.

Table B2:
Population Projections 2009 - 2030

Year	Population	Total Change	Average Annual Growth Rate
2009	2,825	--	--
2010	2,915	90	3.19%
2015	3,412	587	3.19%
2020	3,992	1,167	3.19%
2025	4,672	1,847	3.19%
2030	5,323	2,591	3.19%

Sources: 2009 population estimate – Bureau of Economic and Business Research (BEBR) and Linear population growth analysis performed by the Central Florida Regional Planning Council, 2010 and 2007 Southwest Florida Water Management District seasonal population projections.

The City is expected to grow by approximately 2,591 persons between 2008 and 2030, an 88 percent increase. As a comparison, BEBR projected the growth rates for Polk County and the State of Florida over a similar period at 32 percent and 28 percent, respectively.

Based on approved development, the City's growth rate is anticipated to exceed both the County's and the State's future growth rate. The County does not perform annexations, whereas the City has actively annexed properties. As the City continues its CRA redevelopment activities and annexes lands, the future population is anticipated to grow faster than the County average.

Seasonal population projections are based on the April 1, 2008, BEBR estimates and 2035 projections published in 2008 by the SWFWMD and available updates to local government Future Land Use Maps (FLUMs) collected in 2008 by the SWFWMD. The seasonal projections are meant to be used for the basis of projections in water supply planning and water use permitting and to gather additional stakeholder input. The Southwest Florida Water Management District projects the City's seasonal population at 24 percent of the permanent population through the year 2035. The data source: http://www.swfwmd.state.fl.us/data/demographics/utility-parcel-layer.php

Table B3 displays the permanent population growth from **Table B-2** and adds the seasonal population to arrive at the City's total population.

Table B3:
Total Population Projections (Permanent And Seasonal)
2009 – 2030

Year	Population (Permanent)	Permanent Population Change from 2009	Population (Seasonal)	Seasonal Population Change from 2009	Total Population (Permanent and Seasonal)	Total Population Change from 2009
2009	2,825	-	41	-	2,866	-
2010	2,915	90	43	2	2,958	92
2015	3,412	587	50	9	3,462	586
2020	3,992	1,167	58	17	4,051	1,185
2025	4,672	1,847	68	27	4,741	1,875
2030	5,468	2,643	80	39	5,548	2,682

Sources: 2009 population estimate – Bureau of Economic and Business Research (BEBR) and Linear population growth analysis performed by the Central Florida Regional Planning Council, 2010 and 2007 Southwest Florida Water Management District seasonal population projections.

The City's 2009 total population is 2,866 persons and is projected to increase to 5,548 persons by 2030 for a total population change of 2,682 persons during the 2009 to 2030 time period.

C. EXISTING LAND USE

The City of Eagle Lake currently encompasses approximately 2,402 acres of land. Of this acreage, 61 percent is in lakes, wetlands, and floodplains or right-of-way. When the lakes, wetlands, and floodplains category and the right-of-way category are removed, the City encompasses 943 acres of land. Of these 943 acres, 27 percent is vacant, 24 percent is agriculture, and 22 percent is single family residential or institutional. The remaining acreage is split between the other Existing Land Use categories. The lands included in the Agricultural Existing Land Use category are recorded by the Polk County Property Appraiser as having an agricultural exemption. **Table C1** indicates the Existing Land Use categories and their corresponding acreages.

Table C1:
Existing Land Use Area

Existing Land Use Category	Total Acreage of Existing Land Use	Percentage of Subtotal Acreage	Percentage of Total Acreage
Vacant	257.22	27.29%	10.71%
Single Family Residential	209.54	22.23%	8.72%
Mobile Homes	1.12	0.12%	0.05%
Multi-Family (10 Units and greater)	9.81	1.04%	0.41%
Multi-Family (Under 10 units)	1.91	0.20%	0.08%
Commercial/Office	21.6	2.29%	0.90%
Industrial	8.53	0.90%	0.36%
Institutional	209.59	22.24%	8.73%
Agricultural	223.25	23.69%	9.29%
Subtotal	***942.57***	***100.00%***	***39.24%***
Right-of-way and Miscellaneous	156.02	--	6.50%
Lakes, Wetlands, and Floodplain	1,303.47	--	54.26%
Total Acreage	**2,402.06**	**100.00%**	**100.00%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake

D. FUTURE LAND USE

As shown in **Table E7**, the adopted 2030 Future Land Use Map development potential would result in an increase of 5 dwelling units and an increase of approximately 114,432 square feet of non-residential development when compared to the 2010 development potential (**Table E3**). **Table D1** includes the difference in development potential for developable land within Davenport from the 2010 Future Land Use Map to the adopted 2030 Future Land Use Map. As demonstrated in **Table D1**, the adopted 2010 Future Land

Use Map Amendments and Text Amendments result in an increase of 5 dwelling units and an increase of approximately 114,432 square feet of non-residential development. Further information is included in the remainder of Section D and in Section E.

Table D1
Difference in Development Potential for Eagle Lake

Development Potential	Developable Acreage	Residential Development Potential Dwelling unit (du)	Non-Residential Development Potential Square feet (sf)
2010	480.07	2,000 du	2,563,942 sf
2030	480.07	2,005 du	2,678,374 sf
DIFFERENCE		**5 du**	**114,432 sf**

Part of the 2010 City of Eagle Lake Comprehensive Plan Update for the Future Land Use Element includes a merging of Future Land Use categories with a change of title and an addition of a Future land Use category description. A comparison of current and adopted Future Land Use Categories and their titles are included in **Table D2**. **Table D3** includes the total acreage by Future Land Use designation as it exists in the current City of Eagle Lake Comprehensive Plan and **Table D4** includes the total acreage by Future Land Use designation from the 2010 City of Eagle Lake Comprehensive Plan update.

Table D2
Future Land Use Category Comparison

Current Future Land Use Category	Adopted Future Land Use Category	Change
Agriculture	Agriculture	No Change
Suburban Estates Residential	Suburban Estates Residential	No Change
Suburban Transitional Residential	Suburban Transitional Residential	No Change
Low Density Residential	Low Density Residential	No Change
Medium Density Residential	Medium Density Residential	No Change
High Density Residential	High Density Residential	No Change
Neighborhood Activity Centers	Neighborhood Activity Centers	No Change

Business Park Centers	Business Park Centers	No Change
Industrial	Industrial	Description Addition
Institutional	---	Deleted
City, Public Uses, Parks	---	Deleted
Schools, Public, Private	---	Deleted
---	Public/Institutional	New Category
---	Recreation and Open Space	New Category
---	Commercial Transitional	New Category
Conservation	Conservation	No Change

As shown in **Table D3**, the majority of land within the City (excluding lakes and right-of-way), 62 percent, maintains the Low Density Residential Future Land Use category. The second highest land use (14 percent) in the City is the Schools, Public Private. With 8 percent, the Neighborhood Activity Centers Future Land Use category has the third highest percentage of land. The remaining 16 percent of the land is split between the other Future Land Use categories. Lakes and rail road right-of-way makes up 52 percent of the total acreage of the City.

Table D3
Current Future Land Use Acreage

Current Future Land Use Category	Total Acreage of Future Land Use	Percentage of Subtotal Acreage	Percentage of Total Acreage
Agriculture	12.12	1%	1%
Suburban Estates Residential	0.00	0%	0%
Suburban Transitional Residential	15.63	1%	1%
Low Density Residential	704.99	62%	29%
Medium Density Residential	55.57	5%	2%
High Density Residential	4.00	0%	0%
Neighborhood Activity Centers	88.60	8%	4%
Business Park Centers	27.89	2%	1%
Industrial	24.63	2%	1%

Institutional	0.00	0%	0%
City, Public Uses, Parks	17.42	2%	1%
Schools, Public, Private	163.08	14%	7%
Conservation	18.06	2%	1%
Annexed – No FLU assigned	9.36	1%	0%
Subtotal	**1,147.28**	**100%**	--
Lakes and Right-of-Way	1260.72		52%
Totals	**2,402.06**		**100%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake (Rounded to nearest acre)

Through the changes adopted in the 2010 City of Eagle Lake Comprehensive Plan Update, the Future Land Use Category allocations do not change significantly from the current allocation as shown in **Table D3.** With the changes in the City of Eagle Lake 2010 Comprehensive Plan Update (**Table D4**), the majority of land within the City (excluding lakes and right-of-way), 61 percent, maintains the Low Density Residential Future Land Use category. With 13 percent, the Public/Institutional Future Land Use category is the second highest land use in the City, leaving all other Future Land Use categories under ten percent each. Lakes and rail road right-of-way makes up 53 percent of the total acreage of the City.

Table D4
Adopted 2030 Future Land Use Acreage

Adopted Future Land Use Category	Total Acreage of Future Land Use	Percentage of Subtotal Acreage	Percentage of Total Acreage
Agriculture	12.12	1%	1%
Suburban Estates Residential	0.00	0%	0%
Suburban Transitional Residential	15.63	1%	1%
Low Density Residential	704.99	61%	29%
Medium Density Residential	55.57	5%	2%
High Density Residential	4.00	0%	0%
Neighborhood Activity Centers	97.22	8%	4%
Commercial Transitional	22.20	2%	1%
Business Park Centers	27.89	2%	1%
Industrial	24.63	2%	1%

Public/Institutional	149.55	13%	6%
Recreation and Open Space	15.42	1%	1%
Conservation	18.06	2%	1%
Subtotal	**1,147.28**		**--**
Lakes and Right-of-Way	1266.92	--	53%
Totals	**2,402.06**	**100%**	**100%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake (Rounded to nearest acre)

E. DEVELOPMENT POTENTIAL

Existing development has occurred in the heart of Eagle Lake with commercial and industrial uses located along US 17. Currently, approximately 27 acres of Neighborhood activity Center are developable along the US 17 corridor while approximately 400 acres of land within the City is developable for residential.

The City of Eagle Lake is proposing both Future Land Use Map and text amendments as part of the City of Eagle Lake 2010 Comprehensive Plan Update. **Table E3** includes the potential development by Future Land Use designation as it exists today, **Table E4** includes the Future Land Use Changes and their impacts by site, and **Table E5** includes the potential development by Future Land Use designation incorporating all text and map amendments.

Developable Acreage

Table E1 includes the developable acreage by Future Land Use designation for the current (2010) Comprehensive Plan and **Table E2** includes the developable acreage by Future Land Use designation for the adopted 2030 Comprehensive Plan. The Future Land Uses in the tables are those that have vacant (developable) acreage and include lands recognized by the Polk County Property Appraiser as having agricultural exemptions for bona fide agricultural uses. The developable land uses do not include wetlands or floodplains.

TABLE E1
2010 Developable Future Land Use Area

2010 Future Land Use Category	Developable Acreage	Percentage of Developable Acreage of Total Developable Lands
Agricultural	12.11	2.5%
Suburban Estates Residential	0.00	0.0%

Suburban Transitional Residential	15.79	3.3%
Low Density Residential	375.71	78.3%
Medium Density Residential	7.16	1.5%
High Density Residential	0.00	0.0%
Neighborhood Activity Center	27.73	5.8%
Business Park (Light Industrial)	20.88	4.3%
Industrial	20.28	4.2%
City, Public Uses, Parks	0.41	0.1%
Schools and Public	0.00	0.0%
Institutional	0.00	0.0%
Conservation	0.00	0.0%
Total Acreage	**480.07**	2.5%

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake

Over 78 percent of the developable land is in the Low Density Residential Future Land Use Category. The remaining 22 percent of the developable land is spread over the other Future Land Use categories, with Suburban Estates Residential, High Density Residential, Schools and Public, Institutional, and Conservation having no developable lands. At this time, approximately 85.6 percent of the developable lands are located within a straight residential category, 14.4 percent are located within a straight non-residential category, and 0 percent is located within a mixed use category.

TABLE E2
Adopted 2030 Developable Future Land Use Area

Adopted 2030 Future Land Use Category	Developable Acreage	Percentage of Developable Acreage of Total Developable Lands
Agricultural	12.11	2.5%
Suburban Estates Residential	0	0.0%
Suburban Transitional Residential	15.79	3.3%
Low Density Residential	374.23	78.0%
Medium Density Residential	5.99	1.2%
High Density Residential	0	0.0%
Neighborhood Activity Center	27.14	5.7%
Business Park (Light Industrial)	20.88	4.3%
Commercial Transitional	2.38	0.5%

Industrial	20.28	4.2%
Public/Institutional	0.59	0.1%
Recreation and Open Space	0.67	0.1%
Conservation	0	0.0%
Total Acreage	**480.07**	**100.0%**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake

Under the adopted 2010 Comprehensive Plan Update, Residential Low (78.0%), is the category with the highest percentages of developable land. These changes result in approximately 85.0 percent of the developable lands being located within a straight residential category, 14.5 percent located within a straight non-residential category, and 0.5 percent located within a mixed use category.

Maximum Development Potential

The maximum potential development was determined by multiplying the buildable density by the total acreage of vacant lands in each Future Land Use designation. Polk County densities and intensities of property prior to annexation were used to determine potential development of property that is developable but does not currently have a City of Eagle Lake Future Land Use designation. **Table E3** includes the maximum potential developable under the current Comprehensive Plan and Future Land Use Map, **Table E4** includes a breakdown of the adopted Future Land Use Map amendments by site, **Table E5** includes the changes in maximum densities and intensities for the properties that will be changed through the 2010 Comprehensive Plan Update, and **Table E6** shows the maximum potential developable that results from the text and Future Land Use Map amendments included in the 2010 Comprehensive Plan Update.

Table E3
Current Maximum Developable Future Land Use Potential

Future Land Use Designation	Total Acreage of Vacant Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development - Residential	Maximum Potential Development - Non-Residential
Agricultural	12.11	0.2 du/ac	0 FAR	2	0
Suburban Estates Residential	0	1 du/ac	0 FAR	0	0
Suburban Transitional Residential	15.79	3 du/ac	0 FAR	47	0
Low Density Residential	375.71	5 du/ac	0 FAR	1,879	0
Medium Density Residential	7.16	9.99 du/ac	0 FAR	72	0
High Density Residential	0.00	13.99 du/ac	0 FAR	0	0
Neighborhood Activity Center	27.73	0 du/ac	1 FAR*	0	1,207,919
Business Park (Light Industrial)	20.88	0 du/ac	0.5 FAR	0	454,766
Industrial	20.28	0 du/ac	1 FAR	0	883,397
City, Public Uses, Parks	0.41	0 du/ac	1 FAR*	0	17,860
Schools and Public	0.00	0 du/ac	0 FAR	0	0
Institutional	0.00	0 du/ac	1 FAR	0	0
Conservation	0.00	0 du/ac	0 FAR	0	0
Total Acreage	**480.07**			**2,000**	**2,563,942**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake
Notes: *NAC – FAR = 1 – No cap listed; *PUP – FAR = 1 – No cap listed

Currently, the development potential for Eagle Lake includes 2,000 housing units and 2.6 million square feet of non-residential, including: 1.2 million square feet of Commercial and 1.3 million square feet of Industrial (including Light Industrial) (**Table E3**).

The attached **FLU 2A - City of Eagle Lake – 2030 Future Land Use and Amendments Map** groups the adopted changes into 12 Sites. **Table E4** includes a breakdown of the adopted Future Land Use Map amendments by site. **Table E5** includes an analysis of each site using current Future Land Use maximum densities and intensities and the maximum densities and intensities adopted in the Future Land Use Element text amendments. The changes will result in an increase in residential dwelling units of 45.42 and an increase of non-residential square footage of approximately 7.2 million for these 12 sites. It is important to note that most of the land located in the 12 sites is not developable; therefore, the increase in residential dwelling units by 45.42 is not indicative of what can actually be developed on these sites. Several of the sites are included as changes because of the Future Land Use category changes as part of the text amendments.

TABLE E4
Future Land Use Map Amendments

Site	Acreage	From	To	Comment
1	2.82	City, Public Uses, Parks (2.47 ac) & Low Density Residential (0.35 ac)	Recreation and Open Space	Mixed – 2.47 acres developed as the City Beach Park and Boar Ramp. The 0.35 acre former LDR piece is vacant
2	1.67	City, Public, Parks (0.95 ac) & Medium Density Residential (0.72 ac)	Public/Institutional	Developed Site – City Water Plant and Utility Operations
3	18.31	Schools and Public	Public/Institutional	Developed Site – Eagle Lake Elementary School
4	2.23	City, Public Uses, Parks (0.73 ac) & Low Density Residential (0.5 ac)	Public/Institutional	Developed Site – City Hall Complex
5	0.52	City, Public Uses, Parks	Recreation and Open Space	Developed Site – City Park: Lake McLeod Boat Ramp

6	2.00	City, Public Uses, Parks	Recreation and Open Space	Developed Site – City Park: Eagle Lake Municipal Park
7	127.34	Schools and Public	Public/Institutional	Developed Site – Lake Region High School and Pinewood Elementary School
8	9.75	City, Public Uses, Parks	Recreation and Open Space	Developed Site – City Park: Baseball and Softball Filed Complex
9	0.74	City Not Assigned	Low Density Residential	Developed Site – Two parcels with existing Single Family Homes
10	8.62	City Not Assigned	Neighborhood Activity Center	Active CSX Train Line – Assigned Neighborhood Activity Center to match the FLU designations for the other CSX parcels through the City
11	0.32	Neighborhood Activity Center	Recreation and Open Space	Vacant
12	22.36	Low Density Residential (11.03 ac) & Medium Density Residential (11.33 ac)	Commercial Transitional	Infill area – 10.64% vacant

Source: 2010 Polk County Property Appraiser Data and Aerials and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake (Rounded to nearest acre)

Table E5 includes the maximum potential development for the 12 Future land Use Map amendment sites. It is important to note that most of these sites are not developable and are having a Future Land Use Map Amendment to reflect the Future Land Use Element Text Amendments that relate to their assigned Future Land Use category. Please see Section N for specific information pertaining to each amendment site.

Table E5
Future Land Use Map Changes – Maximum Potential Calculations

Site #:	Acres	From	TO	Pre Residential	Post Residential	Residential Difference	Pre Non Residential	Post Non Residential	Non Residential Difference
1	2.82 ac	City Public (2.47 ac) & City LDR (0.35 ac)	City ROS	1.75	0.00	(1.75)	107,593.20	12,283.92	(95,309.28)
2	1.67 ac	City Public (0.95 ac) & MDR (0.72 ac)	City PI	7.19	0.00	(7.19)	41,382.00	145,490.40	104,108.40
3	18.31 ac	City Schools	City PI	0.00	0.00	0.00	797,583.60	1,595,167.20	797,583.60
4	2.23 ac	City Schools (1.73 ac) & LDR (0.5 ac)	City PI	2.50	0.00	(2.50)	75,358.80	194,277.60	118,918.80
5	0.52 ac	City PUP	City ROS	0.00	0.00	0.00	22,651.20	2,265.12	(20,386.08)

Site #:	Acres	From	TO	Pre Residential	Post Residential	Residential Difference	Pre Non Residential	Post Non Residential	Non Residential Difference
6	2 ac	City PUP	City ROS	0.00	0.00	0.00	87,120.00	8,712.00	(78,408.00)
7	127.34 ac	City Schools	City PI	0.00	0.00	0.00	5,546,930.40	11,093,860.80	5,546,930.40
8	9.75 ac	City PUP	City ROS	0.00	0.00	0.00	424,710.00	42,471.00	(382,239.00)
9	0.74 ac	County A/RR	City LDR	0.15	3.70	3.55	8,058.60	0.00	(8,058.60)
10	8.62 ac	County A/RR	City NAC	1.72	0.00	(1.72)	93,871.80	375,487.20	281,615.40
11	0.32 ac	City NAC	City ROS	0.00	0.00	0.00	13,939.20	1,393.92	(12,545.28)
12	22.36 ac	City LDR (11.03 ac) & City MDR (11.33 ac)	City CT	168.34	223.38	55.04	0.00	974,001.60	974,001.60
TOTALS	**871.49**			**181.65**	**227.08**	**45.42**	**7,219,198.80**	**14,445,410.76**	**7,226,211.96**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Polk County

Table E6 includes the maximum development potential for the City of Eagle Lake based on the Future Land Use Map and Text amendments included in the 2010 Comprehensive Plan Update. These changes include the assignment of City land use to 9.36 acres of land. The adopted maximum development potential includes 2,005 dwelling units and 2.68 million square feet of non-residential development **(Table E6)**.

Table E6
Adopted 2030 Maximum Developable Future Land Use Potential

Future Land Use Designation	Total Acreage of Vacant Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development - Residential	Maximum Potential Development - Non-Residential
Agricultural	12.11	0.2 du/ac	0 FAR	2	0
Suburban Estates Residential	0.00	1 du/ac	0 FAR	0	0
Suburban Transitional Residential	15.79	3 du/ac	0 FAR	47	0
Low Density Residential	374.23	5 du/ac	0 FAR	1,871	0
Medium Density Residential	5.99	9.99 du/ac	0 FAR	60	0
High Density Residential	0.00	13.99 du/ac	0 FAR	0	0
Neighborhood Activity Center	27.14	0 du/ac	1 FAR*	0	1,182,218
Business Park (Light Industrial)	20.88	0 du/ac	0.5 FAR	0	454,766
Commercial Transitional	2.38	9.99 du/ac	1 FAR	23.78	103,673
Industrial	20.28	0 du/ac	1 FAR	0	883,397
Public/Institutional	0.59	0 du/ac	2 FAR	0	51,401

Recreation and Open Space	0.67	0 du/ac	0.1 FAR	0	2,919
Conservation	0.00	0 du/ac	0 FAR	0	0
Totals	**480.07**			**2,005**	**2,678,374**

Source: 2010 Polk County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Eagle Lake

As shown in **Table E7**, the adopted 2030 Future Land Use Map development potential would result in an increase of 5 dwelling units and an increase of approximately 114,432 square feet of non-residential development when compared to the 2010 development potential (**Table E3**).

Table E7
Difference in Development Potential for Eagle Lake

Development Potential	Developable Acreage	Residential Development Potential Dwelling unit (du)	Non-Residential Development Potential Square feet (sf)
2010	480.07	2,000 du	2,563,942 sf
2030	480.07	2,005 du	2,678,374 sf
DIFFERENCE		**5 du**	**114,432 sf**

F. HOUSING

As part of the Comprehensive Plan Update, the City of Eagle Lake completed a housing analysis, which details facts and features about housing in the City of Eagle Lake. Data has been collected from the Shimberg Center for Affordable Housing, the US Census Bureau 2000 Decennial Census, and the American Communities Survey.

The terms very low, low, and moderate income are used throughout the Housing Element. "Very low income" households are normally those with an income of 30% to 50% of the median income of an area whereas "low income" is defined as 51% to 80% of median income, and "moderate income" is 81% to 120% of the median income. Housing programs, however, will typically use a sliding scale type of definition of very low, low and moderate income based upon number of persons in the household, i.e. household size. For example, if the 2009 median income is $52,200, (the median income for an area changes annually), a household of four would qualify as "low" earning $41,750 or less a year; whereas a household of two could only earn $33,400 or less a year to qualify as "low" income.

INVENTORY AND CONDITION OF HOUSING

In the 2005 – 2009 period, 21.9 percent of the housing stock was vacant in Eagle Lake versus the 18.4 percent vacant in Polk County. Of the occupied units, owner-occupied units comprised 74 percent of the total housing stock in Eagle Lake and 72 percent in the County. The comparison between the City of Eagle Lake and Polk County regarding the housing characteristics, including the number and percentage of owner-versus renter-occupied housing, are included in **Tables F1 and F2**.

Table F1:
Housing Characteristics

	Eagle Lake		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
Occupied	1,047	78.1%	224,299	81.6%
Vacant	294	21.9%	50,665	18.4%
Total	1,341	100.0%	274,964	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Table F2:
Owner Occupied Versus Renter Occupied Housing

	Eagle Lake		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
Owner Occupied	774	73.9%	160,904	71.7%
Renter Occupied	273	26.1%	63,395	28.3%

Source: U.S. Census Bureau, 2005-2009 American Community Survey

AGE OF HOUSING

Table F3 identifies the relative age of the housing stock in the City of Eagle Lake and Polk County. The majority of Eagle Lake's housing stock was built between 1950 and 1990 while the majority of Polk County's stock was built after 1960. Approximately 78% of the housing units in Eagle Lake were constructed between 1950 and 1990, while 9% were constructed in the 1990s, 9% were constructed in the 1940s, and 5% were constructed in prior to 1940. In Polk County, 84% of the housing stock was constructed after 1960, while only 16% was built prior to 1960.

Table F3:
Year Housing Structure Built, 2000

	Eagle Lake		Polk County	
Type	**# of Units**	**Percent Total**	**# of Units**	**Percent Total**
1939 and earlier	51	5.14%	9,573	4.23%
1940s	78	7.86%	7,669	3.39%
1950s	184	18.54%	20,034	8.85%
1960s	134	13.51%	27,344	12.08%
1970s	229	23.08%	47,129	20.82%
1980s	227	22.88%	58,284	25.75%
1990s	89	8.97%	56,343	24.89%
TOTAL	**992**	**100.00%**	**226,376**	**100.00%**

Source: Shimberg Center for Affordable Housing

VALUE OF HOUSING

According to the Shimberg Center, the existing home values for single family homes and mobile homes are lower in Eagle Lake than they are in Polk County and the State of Florida **(Table F4).** In 2009, the average sales price for a single family home was $106,900 in Eagle Lake and $135,896 in Polk County. The median sales price in 2009 was $115,000 in Eagle Lake and $140,000 in Polk County compared to a statewide median sales price of $166,000. The average sales prices in Eagle Lake exceed the existing home value by just over $8,000 while the average sales price in Polk County exceeded the existing home value by over $30,000.

Table F4:
Existing Home Values, 2008
(Based On County Property Appraisers' Just Value)

Type	Eagle Lake	Polk County	Florida
Single Family Home	$102,164	$135,896	$203,634
Mobile Home	$49,076	$59,556	Not available
Condominium	$0	$75,871	Not available

Source: Shimberg Center for Affordable Housing

The median rent paid by Eagle Lake households ($470) in 2000 was lower than both the Polk County and statewide median rent; $506 and $641, respectively. In Polk County and the surrounding metro area, the HUD Fair Market Rent in 2010, representing rent for a typical modest apartment, was $620 for a studio apartment, $684 for a one-bedroom, $788 for a two-bedroom, $999 for a three-bedroom, and $1173 for a four-bedroom unit. HUD Fair Market Rent information is available only at the County level.

Table F5:
Households By Monthly Rent Paid, 2000

Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Eagle Lake	31	8	20	140	83	27	1	0
Polk County	2,786	2,160	3,020	18,106	17,416	4,212	1,487	455

Source: Shimberg Center for Affordable Housing

COST BURDEN

"Cost-burdened" households are households that pay more than 30% of their income for rent or mortgage costs. The Shimberg center reports that in 2008, 222 Eagle Lake households (24%) and 54,230 Polk County households (24%) paid more than 30% of their income for housing. By comparison, 29% of households statewide are cost-burdened (**Table F6**).

Table F6:
Cost Burdened Households, 2008

	Amount of Income Paid for Housing		
	0-30%	**30-50%**	**50% or more**
Eagle Lake	706	131	89
Polk County	173,889	32,280	21,950

Source: Shimberg Center for Affordable Housing

SUBSTANDARD HOUSING

The Shimberg Center for Housing Studies (Shimberg) provides information on the housing conditions for Eagle Lake and Polk County. Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. The City of Eagle Lake had no units without kitchen facilities, while Polk County and the State of Florida each had less than one percent. Eagle Lake had a higher percentage of units without heat and units without plumbing than both Polk County and the State of Florida. Eagle Lake's percentage of overcrowded units (12.1%) was more than double the percentage for Polk County (5.0%) and almost double the percentage of the State of Florida (6.5%).

Table F7:
Substandard Housing Conditions City Of Eagle Lake And Polk County, 2000

Location	# Units Without Heat	# Units Without Plumbing	# Units With Incomplete Kitchens	# Units, 1.01+ Persons per Room
City of Eagle Lake	22 units (2.4%)	13 units (1.3%)	0 units (0%)	111 units (12.1%)
Polk County	1,839 units (1.0%)	656 units (0.3%)	859 units (0.4%)	9,277 (5.0%)
Statewide Percentage	1.8%	0.4%	0.5%	6.5%

Source: Shimberg Center for Affordable Housing

BUILDING AND DEMOLITION HISTORY

Table F8 below includes the additions and demolitions information for single family homes, multi-family homes, and mobile homes from 2000 – 2010. During that time, 60 single family homes, 0 multi-family structures, and 0 mobile homes have been added and 32 single family homes, 0 multi-family structures, and 0 mobile homes have been demolished.

Table F8:
Eagle Lake Single Family Home Permitting, 2000 to 2010

Year	Additions			Demolitions		
	Single Family	Multi-Family	Mobile Home	Single Family	Multi-Family	Mobile Home
2000	1	0	0	5	0	0
2001	3	0	0	5	0	0
2002	2	0	0	0	0	0
2003	2	0	0	4	0	0
2004	4	0	0	5	0	0
2005	3	0	0	5	0	0
2006	5	0	0	5	0	0
2007	**9**	**0**	**0**	1	**0**	**0**
2008	11	0	0	0	0	0
2009	12	0	0	2	0	0
2010	8	0	0	0	0	0
Totals	**60**	**0**	**0**	**32**	**0**	**0**

Source: City of Eagle Lake, Information through May 2010

General Neighborhood Descriptions

Sidewalks have been installed in the older neighborhoods, and along the main traffic arteries. In most residential areas, especially in the newer subdivisions, there are no sidewalks. Conversely, in all subdivisions, old and new, modern street lights are at every intersection and in general, there is a street light every 400 feet.

Public transit is available in Eagle Lake. There are three stop locations that are served six days per week.

Existing Programs

The City of Eagle Lake greatly values its existing housing stock and has initiated several programs to preserve housing units, especially in the context of the larger neighborhood unit. Substandard and deteriorating housing conditions require code enforcement and rehabilitation programs. The City of Eagle Lake's Code Enforcement program is one tool used in correcting substandard housing conditions.

G. LAND USE NEEDS ANALYSIS

As demonstrated in Section E, the adopted 2030 Future Land Use Map result in an increase of 5 dwelling units and an increase of approximately 114,432 square feet of non-residential development from the development potential of the 2010 Future Land Use Map.

Tables G1 and G2 compare the houses needed to serve the projected 2015 and 2030 population to the housing stock generated by the Future Land Use amendments adopted in the 2010 Comprehensive Plan Update. As demonstrated in **Tables G1 and G2**, the Future Land Use Map amendments leave a deficit in both 2015 and 2030. **Table G3** shows that when calculating the housing stock need using the total development potential, by 2030, there will be a surplus of 961 dwelling units, only 5 of which result from the Future Land Use Amendments.

Table G1
2015 Projected Population Potential Usage - Housing Stock

2015 Projected Additional Persons [2015 Projected Population – 2009 Population]	Persons Per Household	Needed Houses	2010 Comprehensive Plan Update Amendments Generated Houses	Capacity Remaining
546 [3,412 – 2,866]	2.57	212 [546/2.57]	5	(207)

Table G2
2030 Projected Population Potential Usage – Housing Stock

2030 Projected Additional Persons [2030 Projected Population – 2009 Population]	Persons Per Household	Needed Houses	2010 Comprehensive Plan Update Amendments	Capacity Remaining
5,323	2.57	1,044	5	(1,039)

Table G3
2030 Projected Population Potential Usage – Housing Stock

2030 Projected Additional Persons [2030 Projected Population – 2009 Population]	Persons Per Household	Needed Houses	2030 Residential Development Potential	Capacity Remaining
5,323	2.57	1,044	2,005	961

H. TRANSPORTATION MAPS AND OVERVIEW OF TYPES OF ROADS IN JURISDICTION

The City of Eagle Lake 2030 Roadway Network table is provided below. The table indicates that none of the functionally classified roadways in the City will fall the adopted level of service standards by the 2030 planning horizon.

One new roadway, the extension of Thompson Nursery Road, from US 17 to CR 653, is planned in the Eagle Lake area in the 2030 planning horizon.

City of Eagle Lake 2030 Roadway Network

						City Adopted Peak-Hour LOS Standard					LOS Sufficiency (Yes/No)			Number of Lanes & Types*		
Roadway	**From**	**To**	**Maintenance Jurisdiction**	**Functional Classification**	**SIS (Yes/ N/A)**	**Multi-Modal LOS**	**Highway LOS**	**2009 Highway LOS**	**Forecasted 2014 Highway LOS**	**Forecasted 2030 Model Highway LOS**	**2009**	**2014**	**2030**	**Existing Lanes & Types**	**2014 Proposed Lanes & Types**	**2030 Model Proposed Lanes & Types**
CR 559 (Bomber Rd)	US 17	CR 655 (Rifle Range Rd)	County	Urban Collector	N/A		D	D	D	D	Yes	Yes	Yes	2U	2U	2U
Eagle Lake Loop Rd/Eagle Ave S	US 17 (4th St)	CR 655 (Rifle Range Rd)	County	Urban Collector	N/A		D	C	C	C	Yes	Yes	Yes	2U	2U	2U
Old Bartow Eagle Lake Rd/Crystal Beach Rd	US 98	US 17	County	Urban Collector	N/A		D	C	C	D	Yes	Yes	Yes	2U	2U	2U
Old Nine Foot Rd/Eagle Dr/Gilbert St	3rd St N	SR 540	County	Urban Collector	N/A	M1	D	C	C	D	Yes	Yes	Yes	2U	2U	2U
US 17	Spirit Lake Rd	Crystal Beach Rd	State	Principal Arterial	N/A	M1	D	B	B	D	Yes	Yes	Yes	4D	4D	4D
US 17 (Fifth St)	Crystal Beach Rd	Gilbert St	State	Principal Arterial	N/A	M1	D	B	B	D	Yes	Yes	Yes	3O	3O	3O
US 17	Gilbert St	SR 655 (Lake Shipp Dr S)	State	Principal Arterial	N/A	M1	D	B	B	D	Yes	Yes	Yes	6D	6D	6D

Source: 2010 Polk County Roadway Database and Polk TPO 2030 Long Range Transportation Plan

* Number indicates number of lanes. U = Undivided; D = Divided; O= One-way

City of Eagle Lake 2030 Roadway Network

Proposed New Roads and Road Improvements - 2030

Roadway	From	To	Proposed Number of Lanes & Type
Thompson Nursery Rd	US 17	CR 653	New 4L

I. WATER – ANALYSIS TO SUPPORT 2010 COMPREHENSIVE PLAN AMENDMENTS

The City of Eagle Lake maintains a municipal water system that provides potable water to residents within the City limits. The City operates two water treatment plants with a total capacity of 920,000 gallons per day (GPD). Current demand is 262,500 GPD, which is 29 percent of total capacity. Current demand fluctuates based on the time of year. The City experiences higher demand rates in the summer months.

The potable water level of service adopted in the Eagle Lake Comprehensive Plan is 132 gallons per capita per day (GPCD). Per the Water Supply Plan, the level of service will be lowered to 110 gallons per day (GPD) in Fiscal Year 2012-13. The current average per capita per day demand is 96. Water line extensions to meet future needs are included in the City's Five-Year Capital Improvements Plan. A total of $105,000 is budgeted.

The population projections show a City population of 3,412 for 2015, an increase of 586 persons, and a population of 5,323 for 2030, an increase of 2,682 persons. **Tables I1 and I2** include analysis of water impacts for the projected 2015 and 2030 populations. As displayed in **Table I1**, meeting the needs of water use for the projected 2015 City population results in a surplus of approximately 544,680 GPCD. The projected 2030 population would require approximately 585,530 GPCD, which would leave the City with a surplus of 334,470 GPCD (**Table I2**).

Table I1
2015 Projected Population Potential Usage - Water

2015 Projected Population	Water Level of Service	2015 Maximum Water Usage (gpcd)	Total Capacity	Capacity Remaining
3,412	110 gpcd	375,320	920,000	544,680

Table I2
2030 Projected Population Potential Usage - Water

2030 Projected Population	Water Level of Service	2030 Maximum Water Usage (gpcd)	Total Capacity	Capacity Remaining
5,323	110 gpcd	585,530	920,000	334,470

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 563.5 dwelling units. At 2.57 persons per household, these 563.5 dwelling units would add an additional 1,448 persons. The inclusion of the adopted Future Land Use Map and text changes with the current water usage of the City, would generate 421,801 GPCD of water use. This impact would leave the City with approximately 498,000 GPCD remaining in capacity (**Table I3**).

Table I3
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage - Water Usage

Amendment Developable Maximum Population	Water Level of Service	Total Water Usage (gpcd) [Amendment Water Usage + Current Water Usage]	Total Capacity	Capacity Remaining
1,448	110 gpcd	421,801 [262,500 + 159,301]	920,000	498,199

J. WASTEWATER- ANALYSIS TO SUPPORT 2010 COMPREHENSIVE PLAN AMENDMENTS

The City of Bartow operates a wastewater treatment facility that, through an interlocal agreement, accepts and treats wastewater from the sewer system serving the City of

Eagle Lake. The treatment capacity of the Bartow plant is 750,000 gallons per day (GPD). Average daily flow of wastewater from Eagle Lake is approximately 200,000 gallons per day GPD. Bartow's facility currently has approximately 2.2 million gallons per day (MGD) of unused daily treatment capacity to be able to treat Eagle Lake's wastewater.

The population projections show a City population of 3,412 for 2015, an increase of 586 persons, and a population of 5,323 for 2030, an increase of 2,682 persons. **Tables J1 and J2** include analysis of wastewater impacts for the projected 2015 and 2030 populations. As displayed in **Table J1**, meeting the needs of wastewater use for the projected 2015 City population results in a surplus of approximately 374,680 GPCD. The projected 2030 population would require approximately 585,530 GPCD, which would leave the City with a surplus of 164,470 GPCD (**Table J2**).

Table J1
2015 Projected Population Potential Usage - Wastewater

2015 Projected Population	Wastewater Level of Service	2015 Maximum Wastewater Usage (gpcd)	Total Capacity	Capacity Remaining
3,412	110 gpcd	375,320	750,000	374,680

Table J2
2030 Projected Population Potential Usage - Wastewater

2030 Projected Population	Wastewater Level of Service	2030 Maximum Wastewater Usage (gpcd)	Total Capacity	Capacity Remaining
5,323	110 gpcd	585,530	750,000	164,470

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 563.5 dwelling units. At 2.57 persons per household, these 563.5 dwelling units would add an additional 1,448 persons. The inclusion of the adopted Future Land Use Map and text changes with the current wastewater usage of the City would generate 359,301 GPCD of wastewater use. This

impact would leave the City with approximately 390,699 GPCD remaining in capacity (**Table J3**).

Table J3
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage - Wastewater Usage

Amendment Developable Maximum Population	**Wastewater Level of Service**	**Total Wastewater Usage (gpcd)** [Amendment Wastewater Usage + Current Wastewater Usage]	**Total Capacity**	**Capacity Remaining**
1,448	110 gpcd	359,301 [200,000 + 159,301]	750,000	390,699

K. RECREATION AND OPEN SPACE

The City of Eagle Lake currently has approximately 15.41 acres of recreation and open space. The City's Recreation and Open Space level of service is 4.5 acres per 1,000 residents. Currently, the City has approximately 5.4 acres of parks per 1,000 people.

The population projections show a City population of 3,412 for 2015, an increase of 586 persons, and a population of 5,323 for 2030, an increase of 2,682 persons. **Tables K1 and K2** include analysis of recreation and open space impacts for the projected 2015 and 2030 populations. As displayed in **Table K1**, meeting the needs of recreation and open space use for the projected 2015 City population results in 4.5 acres of parks per 1,000 people with a surplus of approximately 0 acres of parks per 1,000 people. The projected 2030 population would require approximately 2.9 acres of parks per 1,000 people with a surplus of approximately 1.6 acres of parks per 1,000 people (**Table K2**).

Table K1
2015 Projected Population Potential Usage – Recreation and Open Space

2015 Projected Population	Recreation and Open Space Acreage	2015 Projected Recreation and Open Space Available (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
3,412	15.41 acres	4.5	4.5	0

Table K2
2030 Projected Population Potential Usage – Recreation and Open Space

2015 Projected Population	Recreation and Open Space Acreage	2030 Projected Recreation and Open Space Available (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
5,323	15.41 acres	2.9	4.5	1.6

The Future Land Use Amendments adopted as part of the Comprehensive Plan Update have a maximum development potential of 563.5 dwelling units. At 2.57 persons per household, these 563.5 dwelling units would add an additional 1,448 persons. The inclusion of the adopted Future Land Use Map and text changes, including FLU policy 1.3(m), with the current population of the City would generate a need for 3.6 acres of parks per 1,000 people. This impact would leave the City with a surplus of approximately 0.9 acres parks per 1,000 people (**Table K4**).

Table K4
2010 Comprehensive Plan Update Adopted Future Land Use Amendments Maximum Future Land Use Potential Usage - Recreation and Open Space

Amendment Developable Maximum Population	Recreation and Open Space Acreage	Amendment Projected Recreation and Open Space Requirement (acres/1,000 people)	Minimum Allowed (acres/1,000 people)	Capacity Remaining (acres/1,000 people)
4,314	15.41 acres	3.6	4.5	0.9

L. ENVIRONMENTAL

The City of Eagle Lake recognizes the importance of protecting environmental resources. The Conservation Future Land Use category is used to provide protection for wetlands and special areas such as stands of trees to conserve these environmental areas into the future.

M. FUTURE LAND USE TEXT AMENDMENTS

The City of Eagle Lake has adopted the deletion of three Future Land Use Categories and the addition of three Future Land Use Categories. The City proposes to delete the City, Public Uses, Parks; Schools and Public; and Institutional Categories and add the Public/Institutional; Recreation and Open Space; and Commercial Transitional Future Land Use Categories. The Institutional Category has no land assigned to it. The City, Public Uses, and Parks Category and the Schools and Public Category are deleted because the categories serve similar uses and because schools are allowed in all Future Land Use categories. The Institutional Future Land Use Category is deleted because there is no land associated with it. The City proposes to add a Public/Institutional and Recreation and Open Space Future Land Use Category to better describe the uses permitted each Future Land Use Category. The Commercial Transitional Future Land Use category is adopted to be added to help address economic development in Eagle Lake.

Eagle Lake currently has a limited area for Commercial development along US 17. In the City's planning for the 2030 planning horizon and beyond, the City recognizes the necessity of providing future non-residential commercial development to serve the projected population. To meet this goal, the City has adopted to adopt a Commercial Transitional Future Land Use category. This category provides for a transition of development a gradual transition of existing development during the planning horizon from residential and commercial uses to interconnected residential, commercial, office, institutional, and civic uses within the Community Redevelopment Area of the City, adjacent to US 17 and East Eagle Avenue.

N. FUTURE LAND USE MAP AMENDMENTS

As a part of the 2010 Comprehensive Plan Update, the City of Eagle Lake is changing the Future Land Use category on a total of 196.68 acres of land though 12 amendment sites. The attached map titled **FLU Map 2A – City of Eagle Lake – Future Land Use Amendments** is Map 2A of the Future Land Use Map Series with the adopted future land use map amendments shown. A discussion of each of the amendment sites is below. A small aerial is included in each section and a full page aerial of each site follows the 2030 Future Land Use and Amendment Map to provide an enhanced view of the property included in each site.

1. Site 1:

Site 1 includes a total of 2.82 acres. Table 1A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 1A
Site 1 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, Parks (2.47 acres)	Recreation and Open Space	2.82
City Low Density Residential (0.35 acres)		

As depicted in **Table 1A** above, the 2010 Future Land Use designation provides for a total of 2.82 acres of land, including 2.47 acres of City, Public Uses, Parks and 0.35 City Low Density Residential Future Land Use. The adopted 2030 Future Land Use provides for 2.82 acres of Recreation and Open Space (ROS) to recognize the existing City Beach Park and Boat ramp and a vacant triangular parcel. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories and the recognition of an adjacent parcel that is owned by the City.

Site 1 includes 0.35 acres of developable land. **Table 1B** below provides a comparison of the maximum potential of the developable acreage of Site 1 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

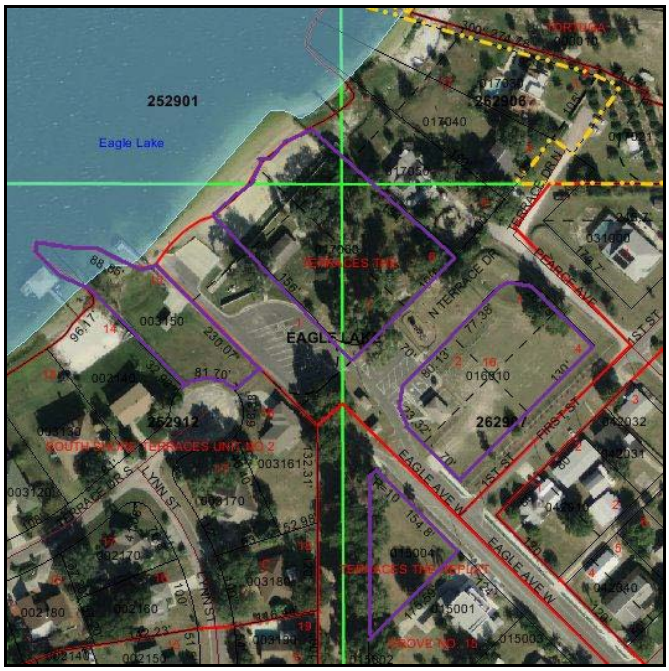
Table 1B
Site 1 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City LDR *(5 du/ac and 0 FAR)*	0.35 ac	1.75 du 0 sf	ROS *(0 du/ac and 0.1 FAR)*	0 du 1,524.6 sf	(1.75 du) 1,524.6 sf

As shown in **Table 1B**, the Future Land Use Amendment for Site 1 provides an increase of 1,525 square feet in non-residential uses on the property. The amendment provides for a decrease of approximately 1.75 potential dwelling units.

<u>Site 1 Schools Analysis:</u>

The adopted 2030 Future Land Use for site 1 results in no impacts to schools since no residential units can be built. The reduction in dwelling unit potential from 1.75 to 0 for site 1 means that the 2010 impacts of the 1.75 dwelling units that this site could generate can be transferred to Site 12 to help maintain the school impact balance.



Site 1: Existing City Park with expansion space on site with Adopted Future Land Use Change from City, Public Uses, Parks and Low Density Residential to Recreation and Open Space

2. Site 2:

Site 2 includes a total of 1.67 acres. Table 2A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 2A
Site 2 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, Parks (0.95 acres)	Public/Institutional	1.67
Medium Density Residential (0.72 acres)		

As depicted in **Table 2A** above, the 2010 Future Land Use designation provides for a total of 1.67 acres of land, including 0.95 acres of City, Public Uses, Parks and 0.72

City Medium Density Residential Future Land Use. The adopted 2030 Future Land Use provides for 21.67 acres of Public/Intuitional (P/I) to recognize the existing City municipal complex. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories and the recognition the Public/Institutional use that the municipal complex provides for the City.

Site 2 includes 0.59 acres of developable land. **Table 2B** below provides a comparison of the maximum potential of the developable acreage of Site 2 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

Table 2B
Site 2 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City, Public Uses, Parks *(0 du/ac and 1 FAR)*	0.41 ac	0 du 17,859.6 sf	P/I *(0 du/ac and 2 FAR)*	0 du 35,719.20 sf	0 du 17,859.60 sf
MDR *(9.99 du/ac and 0 FAR)*	0.18 ac	1.8 du 0 sf	P/I *(0 du/ac and 2 FAR)*	0 du 15,681.60 sf	(1.8 du) 15,681.60 sf
TOTAL	0.59	1.8 du 17,859.6 sf		0 du 51,400.80	(1.8 du) 33,541.20

As shown in **Table 2B**, the Future Land Use Amendment for Site 2 provides an increase of 33,541 square feet in non-residential uses and a decrease of 1.8 dwelling units on the property.

Site 2 Schools Analysis:

The adopted 2030 Future Land Use for site 2 results in no impacts to schools since no residential units can be built. The reduction in dwelling unit potential from 1.8 to 0 for site 2 means that the 2010 impacts of the 1.8 dwelling units that this site could generate can be transferred to Site 12 to help maintain the school impact balance.

Site 2: Existing Municipal Services Complex on site with Adopted Future Land Use Change from City, Public, Parks and Medium Density Residential to Public/Institutional

3. Site 3:

Site 3 includes a total of 18.31 acres. Table 3A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 3A
Site 3 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Schools and Public	Public/Institutional	18.31

As depicted in **Table 3A** above, the 2010 Future Land Use designation provides for a total of 18.31 acres of land designated as Schools and Public. The adopted 2030 Future Land Use provides for 18.31 acres of Public/Institutional (P/I) to recognize the existing Eagle Lake Elementary. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories.

Site 3 includes 0 acres of developable land. **Table 3B** below provides a comparison of the maximum potential of the developable acreage of Site 3 under the 2010 Future Land Use and under the 2030 adopted Future Land Use.

Table 3B
Site 3 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
Schools and Public *(0 du/ac and 1 FAR)*	0.00 ac	0 du 0 sf	P/I *(0 du/ac and 2 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 3B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing Eagle Lake Elementary.

Site 3 Schools Analysis:

The adopted 2030 Future Land Use for site 3 results in no impacts to schools since no residential units can be built. The site includes the existing Eagle Lake Elementary school.

Site 3: Existing Public School on site with Adopted Future Land Use Change from Schools and Public to Public/Institutional

4. Site 4:

Site 4 includes a total of 2.23 acres. Table 4A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 4A
Site 4 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, Parks (1.73 acres)	Public/Institutional	2.23
City Low Density Residential (0.5 acres)		

As depicted in **Table 1A** above, the 2010 Future Land Use designation provides for a total of 2.23 acres of land, including 1.73 acres of City, Public Uses, Parks and 0.5 City Low Density Residential Future Land Use. The adopted 2030 Future Land Use provides for 2.23 acres of Public/Institutional (P/I) to recognize the existing City municipal complex and an adjacent parcel planned for future City administration development. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories and the recognition of an adjacent parcel that is owned by the City.

Site 4 includes 0.5 acres of developable land. **Table 4B** below provides a comparison of the maximum potential of the developable acreage of Site 4 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

Table 4B
Site 4 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City LDR *(5 du/ac and 0 FAR)*	0.5 ac	2.50 du 0 sf	P/I *(0 du/ac and 2 FAR)*	0 du 43,560 sf	(2.50 du) 43,560 sf

As shown in **Table 4B**, the Future Land Use Amendment for Site 4 provides an increase of 43,560 square feet in non-residential uses on the property. The amendment provides for a decrease of approximately 2.50 potential dwelling units.

Site 4 Schools Analysis:

The adopted 2030 Future Land Use for site 4 results in no impacts to schools since no residential units can be built. The reduction in dwelling unit potential from 2.50 to 0 for site 4 means that the 2010 impacts of the 2.50 dwelling units that this site could generate can be transferred to Site 12 to help maintain the school impact balance.

Site 4: Existing Municipal Complex with expansion space on site with Adopted Future Land Use Change from City, Public Uses, Parks to Public/Institutional

5. Site 5:

Site 5 includes a total of 0.52 acres. Table 5A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 5A
Site 5 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, and Parks	Recreation and Open Space	0.52

As depicted in **Table 5A** above, the 2010 Future Land Use designation provides for a total of 0.52 acres of land designated as City, Public Uses, and Parks. The adopted 2030 Future Land Use provides for 0.52 acres of Recreation and Open Space (ROS) to recognize the existing Lake McLeod Boat Ramp Park. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories.

Site 5 includes 0 acres of developable land. **Table 5B** below provides a comparison of the maximum potential of the developable acreage of Site 5 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

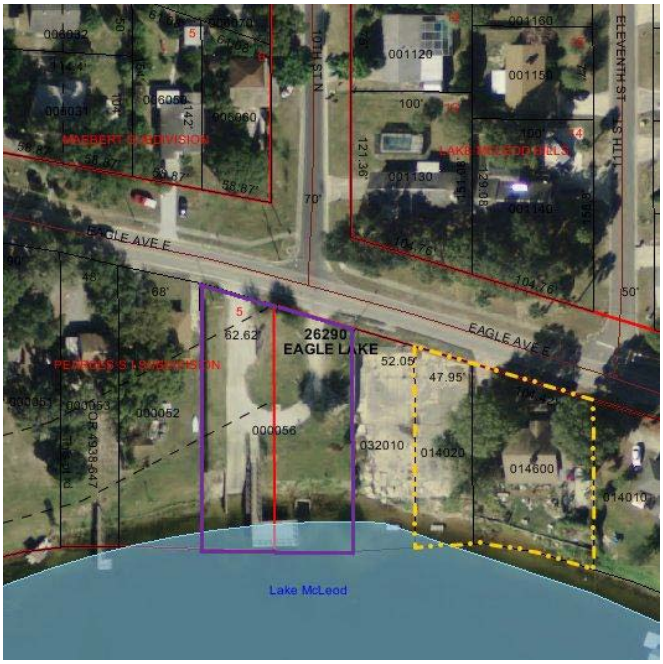
Table 5B
Site 5 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City, Public Uses, Parks *(0 du/ac and 1 FAR)*	0.0 ac	0 du 0 sf	ROS *(0 du/ac and 0.1 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 5B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing Lake McLeod Boat Ramp Park.

Site 5 Schools Analysis:

The adopted 2030 Future Land Use for site 5 results in no impacts to schools since no residential units can be built. The site includes the existing Lake McLeod Boat Ramp Park.



Site 5: Existing City Park on site with Adopted Future Land Use Change from City, Public Uses, Parks to Recreation and Open Space

6. Site 6:

Site 6 includes a total of 2.00 acres. Table 6A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 6A
Site 6 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, and Parks	Recreation and Open Space	2.00

As depicted in **Table 6A** above, the 2010 Future Land Use designation provides for a total of 2.00 acres of land designated as City, Public Uses, and Parks. The adopted 2030 Future Land Use provides for 2.00 acres of Recreation and Open Space (ROS) to recognize the existing Eagle Lake Municipal Park. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories.

Site 6 includes 0 acres of developable land. **Table 6B** below provides a comparison of the maximum potential of the developable acreage of Site 6 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

Table 6B
Site 6 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
City, Public Uses, Parks *(0 du/ac and 1 FAR)*	0.0 ac	0 du 0 sf	ROS *(0 du/ac and 0.1 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 6B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing Eagle Lake Municipal Park.

Site 6 Schools Analysis:

The adopted 2030 Future Land Use for site 5 results in no impacts to schools since no residential units can be built. The site includes the existing Eagle Lake Municipal Park.

Site 6: Existing Eagle Lake Municipal Park Adopted Future Land Use Change from City, Public Uses, Parks to Public/Institutional

7. Site 7:

Site 7 includes a total of 127.34 acres. Table 7A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 7A
Site 7 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Schools and Public	Public/Institutional	127.34

As depicted in **Table 7A** above, the 2010 Future Land Use designation provides for a total of 127.34 acres of land designated as Schools and Public. The adopted 2030 Future Land Use provides for 127.34 acres of Public/Intuitional (P/I) to recognize the existing Pinewood Elementary School and Lake Region High School. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories.

Site 7 includes 0 acres of developable land. **Table 7B** below provides a comparison of the maximum potential of the developable acreage of Site 7 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

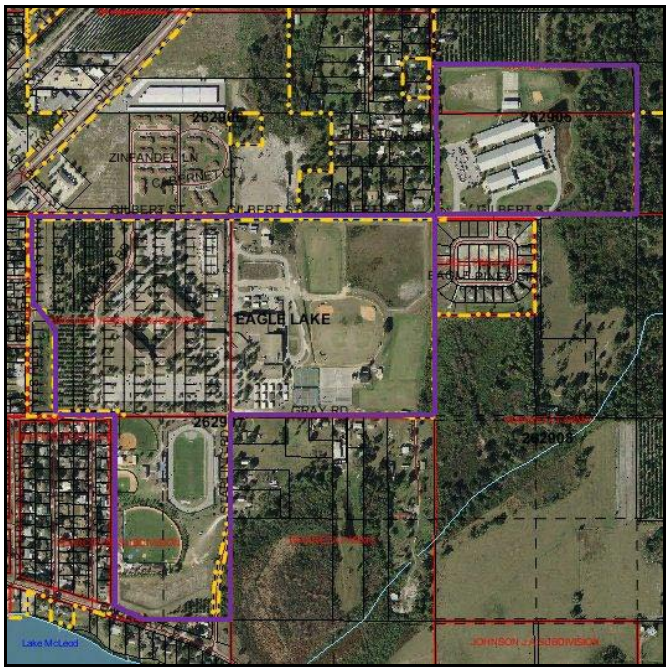
Table 7B
Site 7 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
Schools and Public *(0 du/ac and 1 FAR)*	0.00 ac	0 du 0 sf	P/I *(0 du/ac and 2 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 7B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing Eagle Lake Elementary.

Site 7 Schools Analysis:

The adopted 2030 Future Land Use for site 7 results in no impacts to schools since no residential units can be built. The site includes the existing Pinewood Elementary School and Lake Region High School.



Site 7: Existing Public Schools on site with Adopted Future Land Use Change to from Schools and Public to Public/Institutional

8. Site 8:

Site 8 includes a total of 9.75 acres. Table 8A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 8A
Site 8 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
City, Public Uses, and Parks	Recreation and Open Space	9.75

As depicted in **Table 8A** above, the 2010 Future Land Use designation provides for a total of 9.75 acres of land designated as City, Public Uses, and Parks. The adopted 2030 Future Land Use provides for 9.75 acres of Recreation and Open Space (ROS) to recognize the existing Municipal Baseball and Softball Field Complex. The Future Land Use Map amendment is being made to reflect the Future Land Use Element text amendments to the categories.

Site 8 includes 0 acres of developable land. **Table 8B** below provides a comparison of the maximum potential of the developable acreage of Site 8 under the 2010 Future Land Use and under the 2030 adopted Future Land Use.

Table 8B
Site 8 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
City, Public Uses, Parks *(0 du/ac and 1 FAR)*	0.0 ac	0 du 0 sf	ROS *(0 du/ac and 0.1 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 8B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing Municipal Baseball and Softball Field Complex.

Site 8 Schools Analysis:

The adopted 2030 Future Land Use for site 8 results in no impacts to schools since no residential units can be built. The site includes the existing Municipal Baseball and Softball Field Complex.

Site 8: Existing City Park on site with Adopted Future Land Use Change from City, Public Uses, Parks to Recreation and Open Space

9. Site 9:

Site 9 includes a total of 0.74 acres. Table 9A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 9A
Site 9 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Agricultural/Rural Residential	City Low Density Residential	0.74

As depicted in **Table 9A** above, the 2010 Future Land Use designation provides for a total of 0.74 acres of land designated as County Agricultural/Rural Residential prior to annexation. The adopted 2030 Future Land Use provides for 0.74 acres of City Low Density Residential (LDR) to recognize the existing single family homes that are located on the site.

Site 9 includes 0 acres of developable land. **Table 9B** below provides a comparison of the maximum potential of the developable acreage of Site 9 under the 2010 Future Land Use and under the 2030 Future Land Use.

Table 9B
Site 9 Developable Future Land Use Potential Comparison

2010 Future Land Use	Developable Acreage	2010 Maximum Development Potential [Density (dus) and Intensity (sf)]	2030 Future Land Use	2030 Maximum Development Potential [Density (dus) and Intensity (sf)]	Difference from 2010 and 2030 Development Potential
County A/RR *(0.2 du/ac and 0.25 FAR)*	0.0 ac	0 du 0 sf	LDR *(5 du/ac and 0.0 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 9B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with two existing single family homes.

<u>Site 9 Schools Analysis:</u>

The adopted 2030 Future Land Use for site 9 results in no impacts to schools since two residential units have already been built.

Site 9: Existing Single Family Homes on site with Adopted Future Land Use Change from County Agricultural/Rural Residential to Residential Low

10. Site 10:

Site 10 includes a total of 8.62 acres. Table 10A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 10A
Site 10 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
County Agricultural/Rural Residential	City Neighborhood Activity Center	8.62

As depicted in **Table 10A** above, the 2010 Future Land Use designation provides for a total of 8.62 acres of land designated as County Agricultural/Rural Residential prior to annexation. The adopted 2030 Future Land Use provides for 8.62 acres of City

Neighborhood Activity Center (NAC) to recognize the existing active CSX rail line that runs through the site.

Site 10 includes 0 acres of developable land. **Table 10B** below provides a comparison of the maximum potential of the developable acreage of Site 10 under the 2010 Future Land Use and under the 2030 adopted Future Land Use.

Table 10B
Site 10 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
County A/RR *(0.2 du/ac and 0.25 FAR)*	0.0 ac	0 du 0 sf	NAC *(0 du/ac and 1.0 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 10B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is developed with the existing active CSX rail line that runs through the site.

<u>Site 10 Schools Analysis:</u>

The adopted 2030 Future Land Use for site 10 results in no impacts to schools since the site is developed with the existing active CSX rail line that runs through the site.

Site 10: Existing CSX right-of-way for active railroad line with Adopted Future Land Use Change from County Agricultural/Rural Residential to Neighborhood Activity Center

11. Site 11:

Site 11 includes a total of 0.32 acres. Table 11A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 11A
Site 11 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Neighborhood Activity Center	Recreation and Open Space	0.32

As depicted in **Table 11A** above, the 2010 Future Land Use designation provides for a total of 0.32 acres of land designated as Neighborhood Activity Center (NAC). The

adopted 2030 Future Land Use provides for 0.32 acres of Recreation and Open Space (ROS) to recognize the open space located within the one-way pairs of US 17. This land was given to Eagle Lake under the condition that is remain vacant, which is way it is being reclassified as Recreation and Open Space.

Site 11 includes 0 acres of developable land. **Table 11B** below provides a comparison of the maximum potential of the developable acreage of Site 11 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

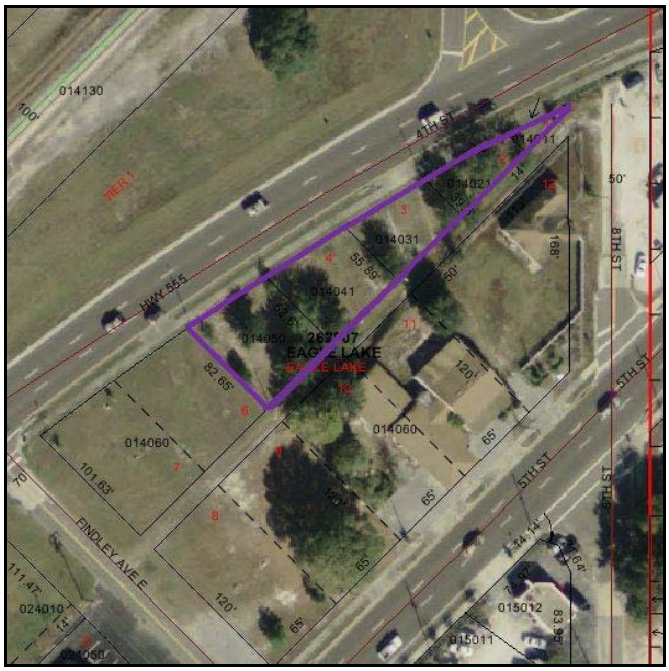
Table 11B
Site 11 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
NAC *(0 du/ac and 1.0 FAR)*	0.0 ac	0 du 0 sf	ROS *(0 du/ac and 0.1 FAR)*	0 du 0 sf	0 du 0 sf

As shown in **Table 11B**, the Future Land Use Amendment for Site 0 provides no change in residential or non-residential development since the site is required to remain vacant.

<u>Site 11 Schools Analysis:</u>

The adopted 2030 Future Land Use for site 11 results in no impacts to schools since neither the 2010 Future Land Use Category or the adopted 2030 Future Land Use Category permit residential development.



Site 11: Vacant property on site with Adopted Future Land Use Change to from Neighborhood Activity Center to Recreation and Open Space

12. Site 12:

Site 12 includes a total of 22.36 acres. Table 12A provides detail of the 2010 Future Land Use and the adopted 2030 Future Land Use. The 2010 Future Land Use is used to describe the land use prior to the adoption of the EAR Based Amendments. The adopted 2030 Future Land Use provides the adopted Future Land Use.

Table 12A
Site 12 Future Land Use Amendment Acreage

2010 Future Land Use	2030 Adopted Future Land Use	Acres
Low Density Residential (11.03 acres)	Commercial Transitional	22.36
Medium Density Residential (11.33 acres)		

As depicted in **Table 12A** above, the 2010 Future Land Use designation provides for a total of 22.36 acres of land, including 11.03 acres of Low Density Residential (LDR)

and 11.33 acres of Medium Density Residential (MDR) Future Land Use. The adopted 2030 Future Land Use provides for 22.36 acres of Commercial Transitional (CT) to promote future economic development activity for the City by extending the limited non-residential area that currently exists adjacent to the US 17 corridor.

Site 12 includes 2.38 acres of developable land. **Table 12B** below provides a comparison of the maximum potential of the developable acreage of Site 12 under the 2010 Future Land Use and under the adopted 2030 Future Land Use.

Table 12B
Site 12 Developable Future Land Use Potential Comparison

2010 Future Land Use	**Developable Acreage**	**2010 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**2030 Future Land Use**	**2030 Maximum Development Potential** [Density (dus) and Intensity (sf)]	**Difference from 2010 and 2030 Development Potential**
LDR *(5 du/ac and 0 FAR)*	1.40 ac	7.0 du 0 sf	CT *(9.99 du/ac and 1 FAR)*	13.99 du 60,984.0 sf	6.99 du 60,984.0 sf
MDR *(9.99 du/ac and 0 FAR)*	0.98 ac	9.79 du 0 sf	CT *(9.99 du/ac and 1 FAR)*	9.79 du 42,688.80 sf	0 du 42,688.80 sf
TOTAL	2.38 ac	16.79 du 0 sf		23.78 du 103,672.8 sf	6.99 du 103,672.8 sf

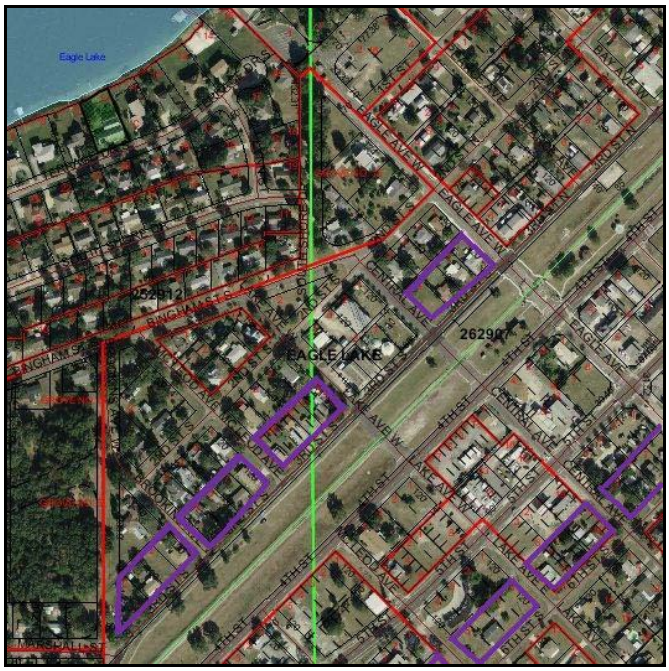
As shown in **Table 12B**, the Future Land Use Amendment for Site 12 provides an increase of 103,672.8 square feet in non-residential uses and an increase of 6.99 dwelling units on the property.

<u>Site 12 Schools Analysis:</u>

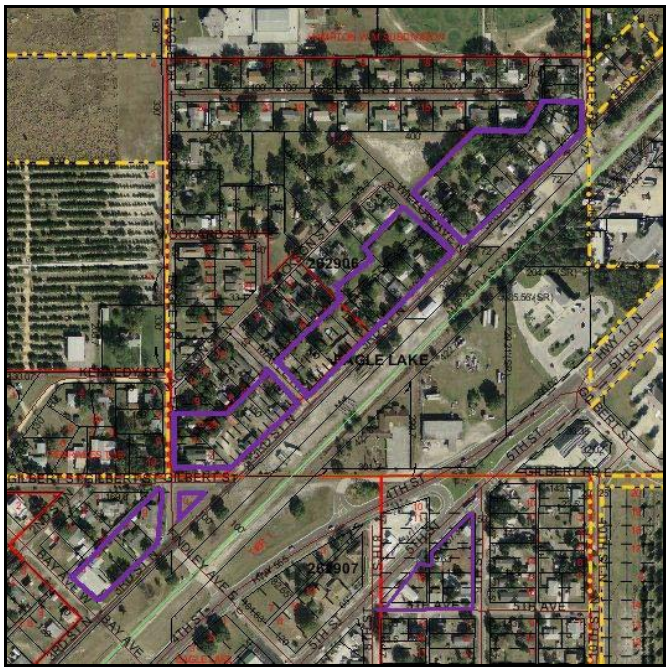
The adopted 2030 Future Land Use for site 12 results in impacts to schools since 24 residential units can be built. There is an increase in dwelling unit potential from 16.79 swelling units to 23.78 for site 12. The reduction in 6.05 dwelling units from

sites 1, 2, and 4 can be transferred site 12 to result in a dwelling unit impact of less than 1 dwelling units.

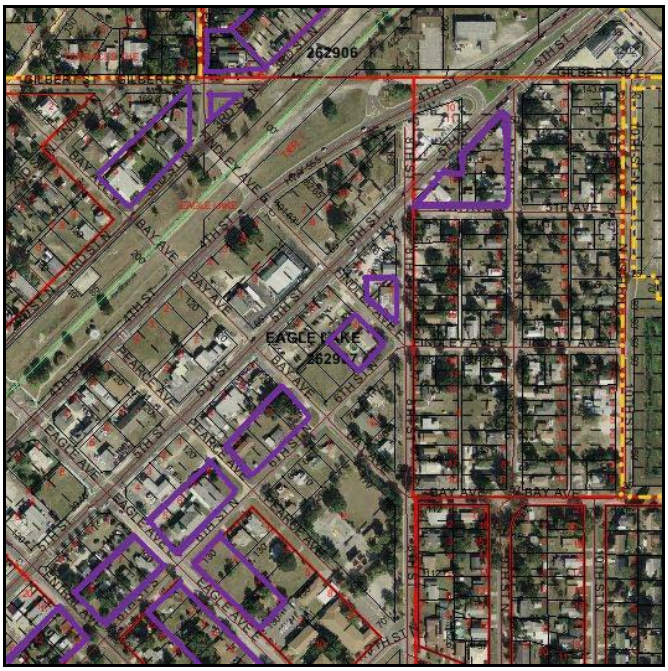
Site 12: Adopted Future Land Use Change from Low Density Residential and Medium Density Residential to Commercial Transitional



Site 12a: Adopted Future Land Use Change to Commercial Transitional – southwest portion



Site 12b: Adopted Future Land Use Change to Commercial Transitional – northwest portion

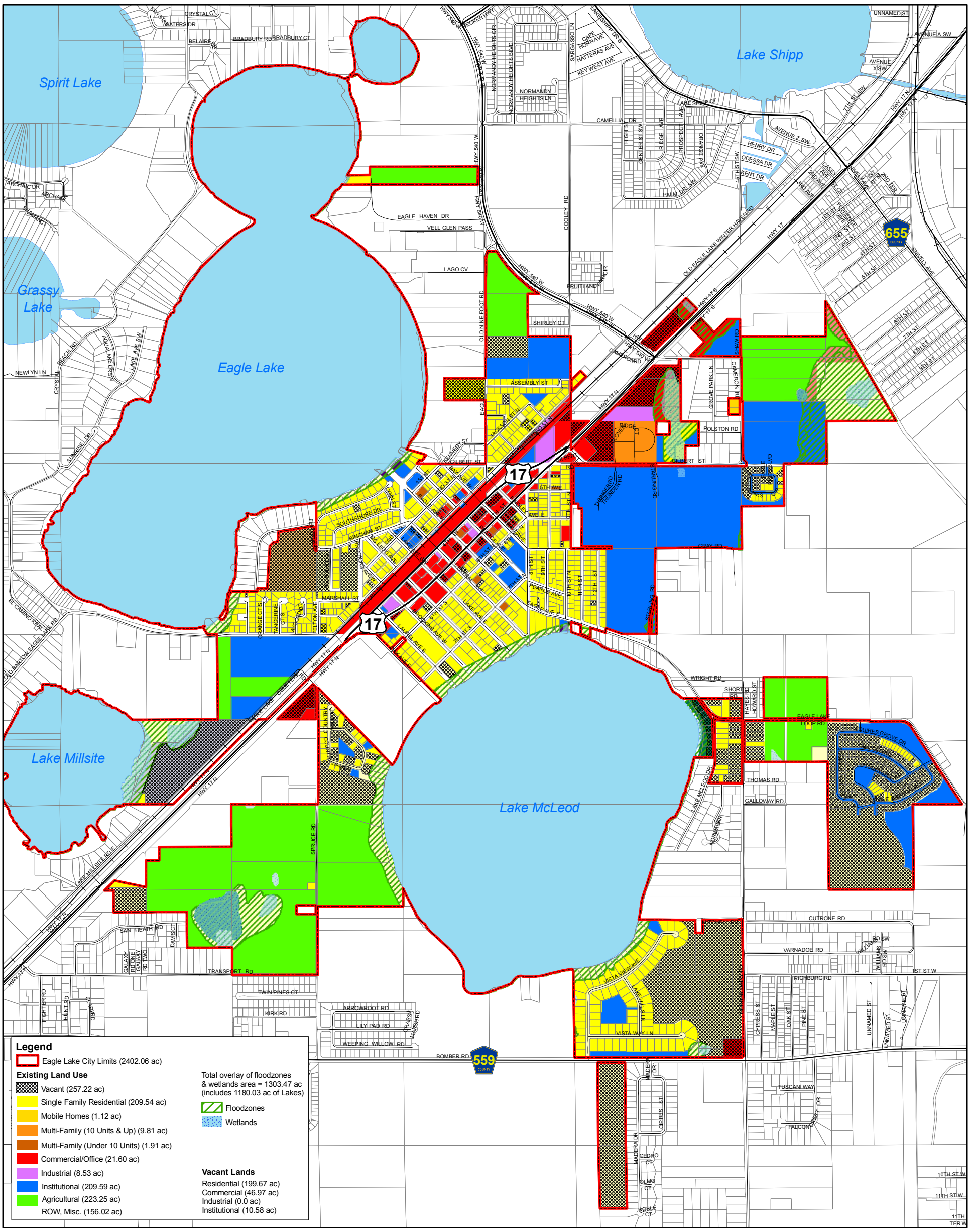


Site 12c: Adopted Future Land Use Change to Commercial Transitional – northeast portion

Site 12d: Adopted Future Land Use Change to Commercial Transitional – Eagle Avenue portion

Site 12e: Adopted Future Land Use Change to Commercial Transitional – southeast portion

CITY OF EAGLE LAKE - 2010 EXISTING LAND USE



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Date Prepared:
April 5, 2011

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1 inch = 1,500 feet

CITY OF EAGLE LAKE
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Website: www.eaglelake-fla.com

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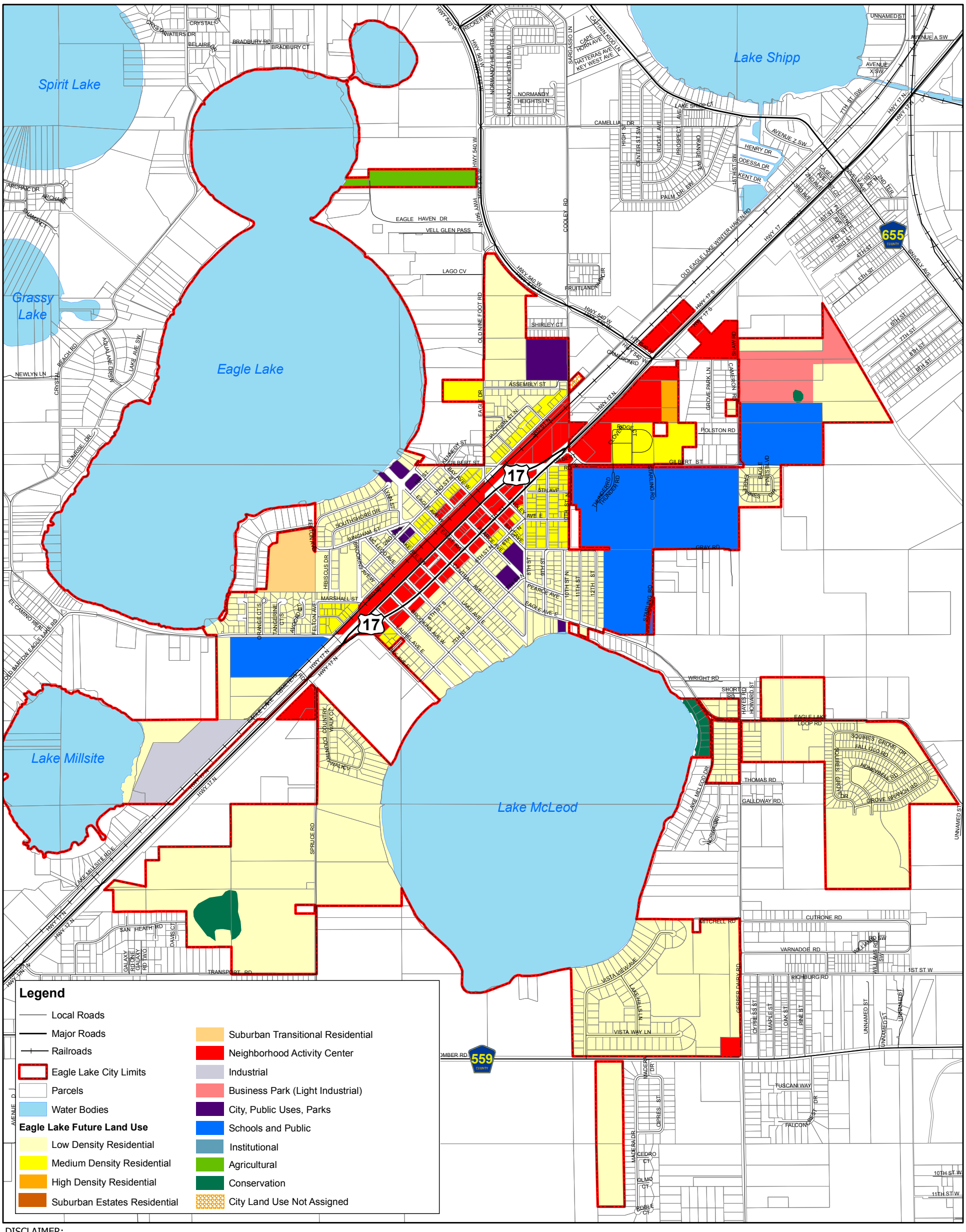
CITY OF EAGLE LAKE - 2010 FUTURE LAND USE



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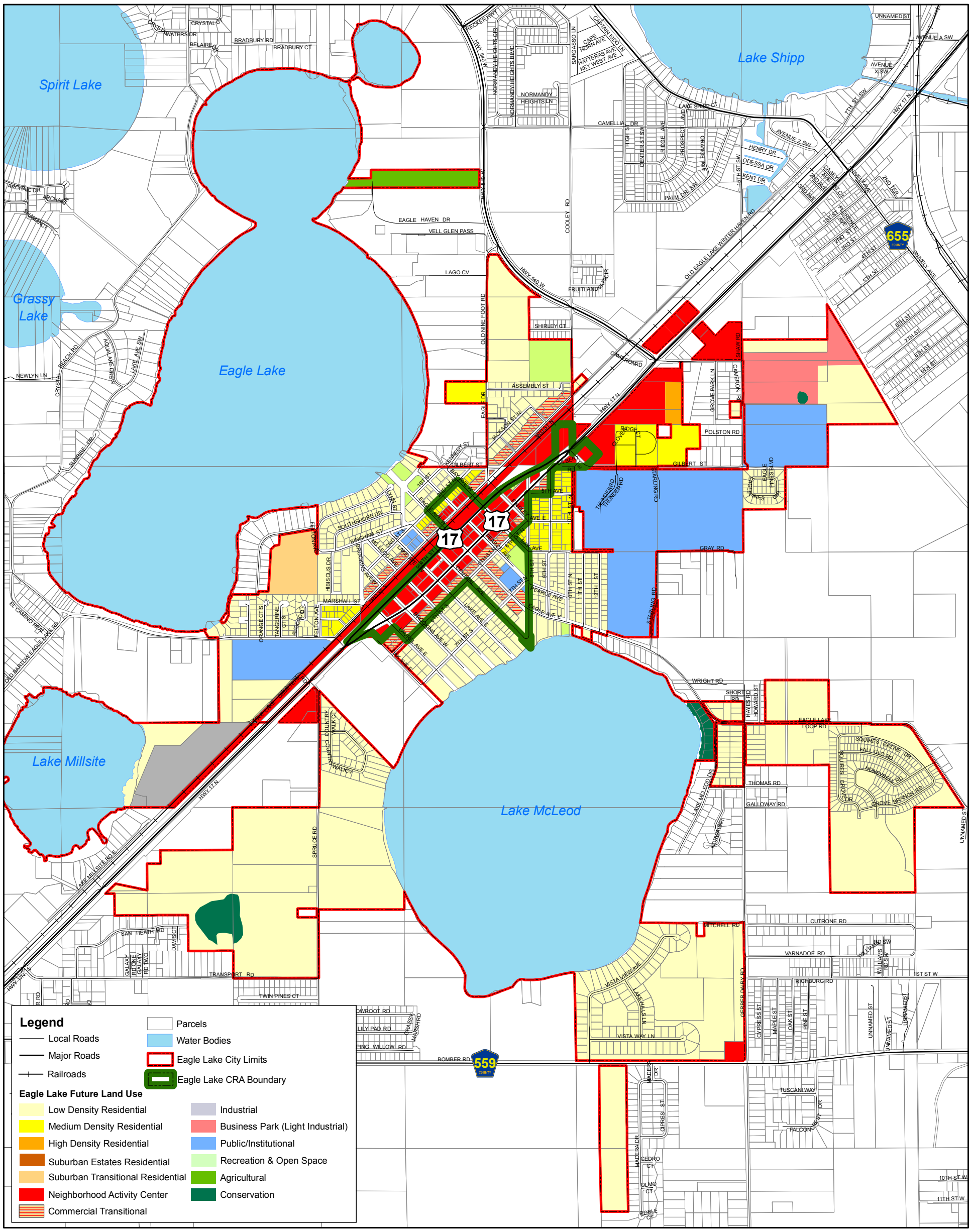
CITY OF EAGLE LAKE - 2030 FUTURE LAND USE
WITH COMMUNITY REDEVELOPMENT AREA (CRA) BOUNDARY



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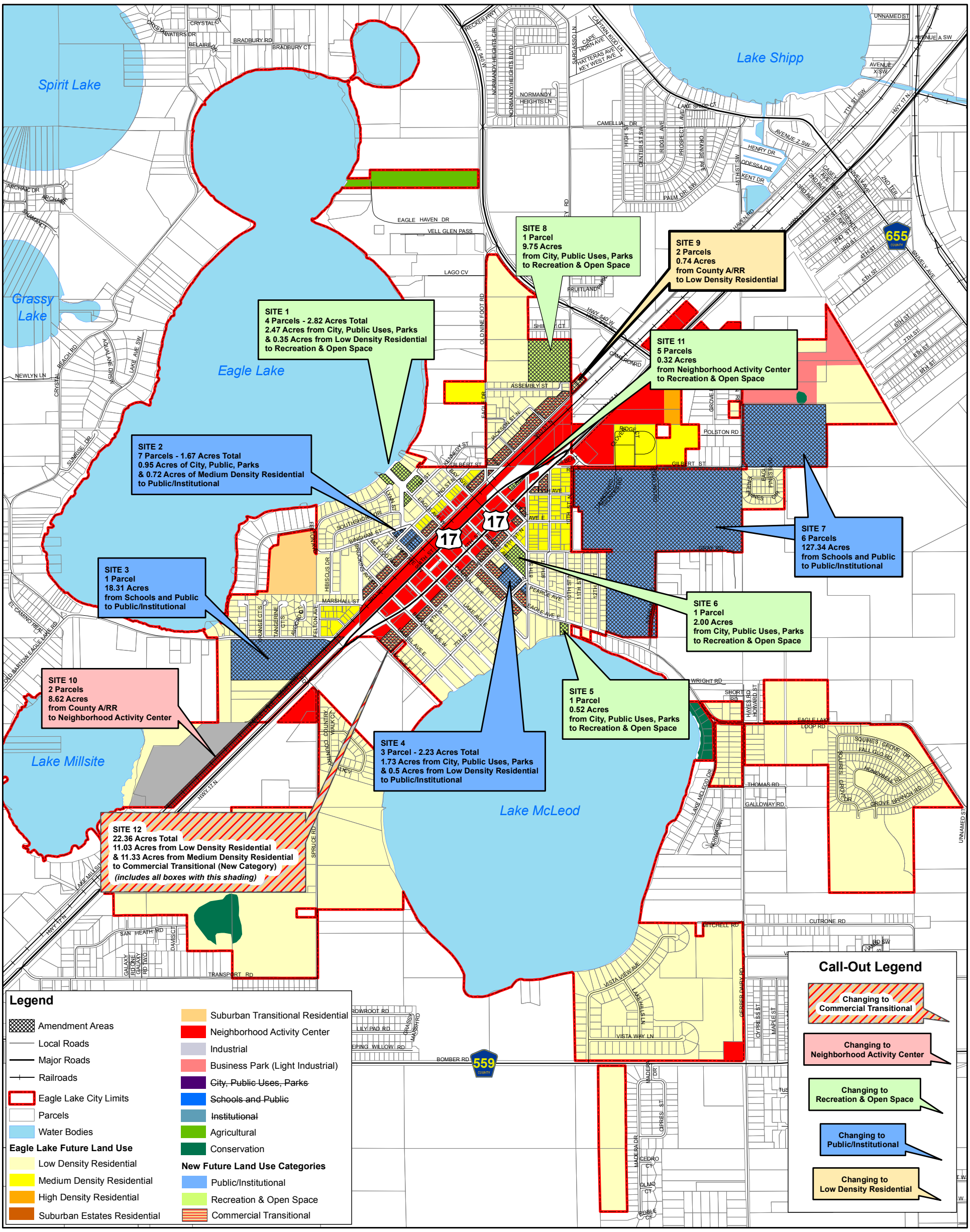
CITY OF EAGLE LAKE - 2030 FUTURE LAND USE & AMENDMENTS



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0 1,500 3,000 Feet

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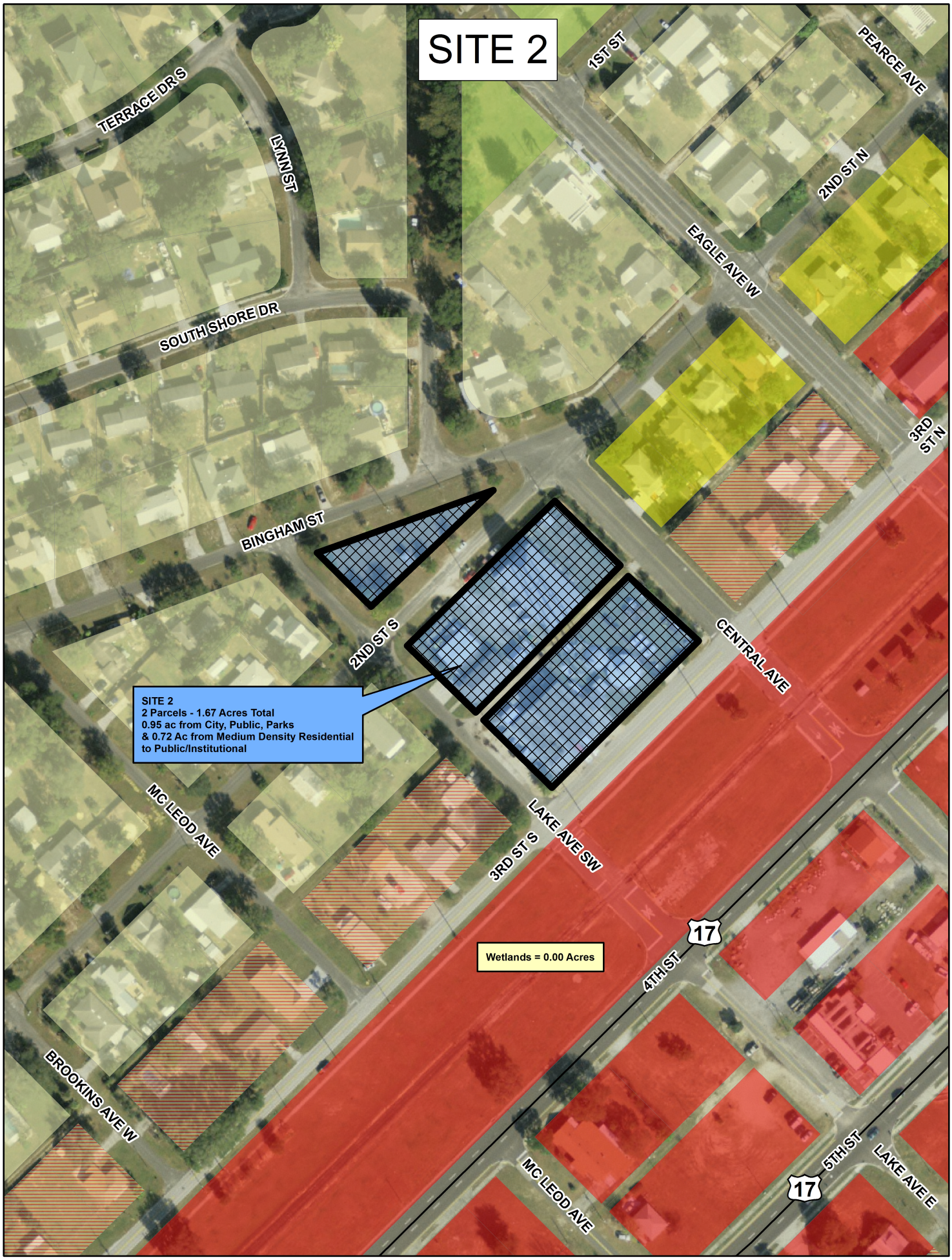
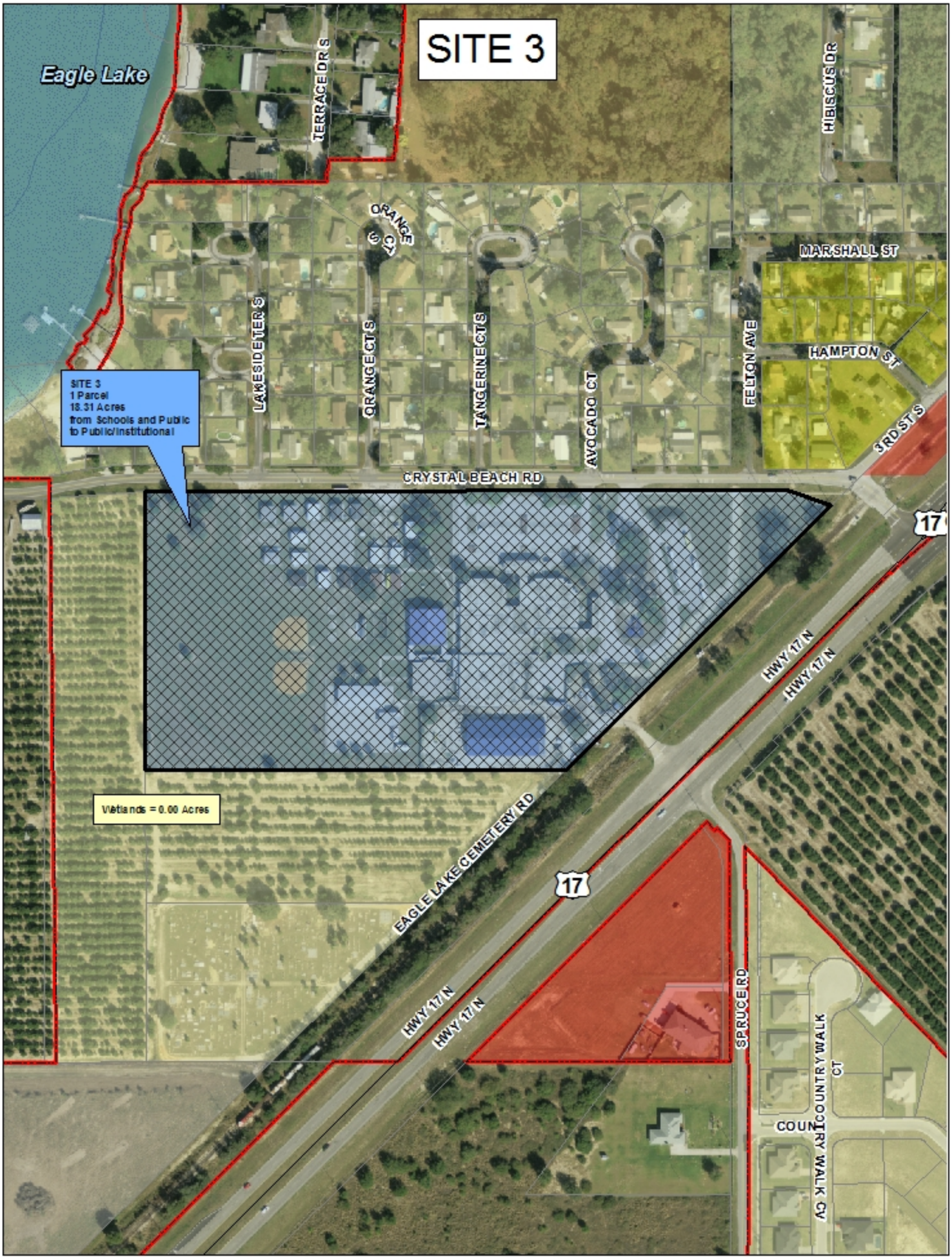
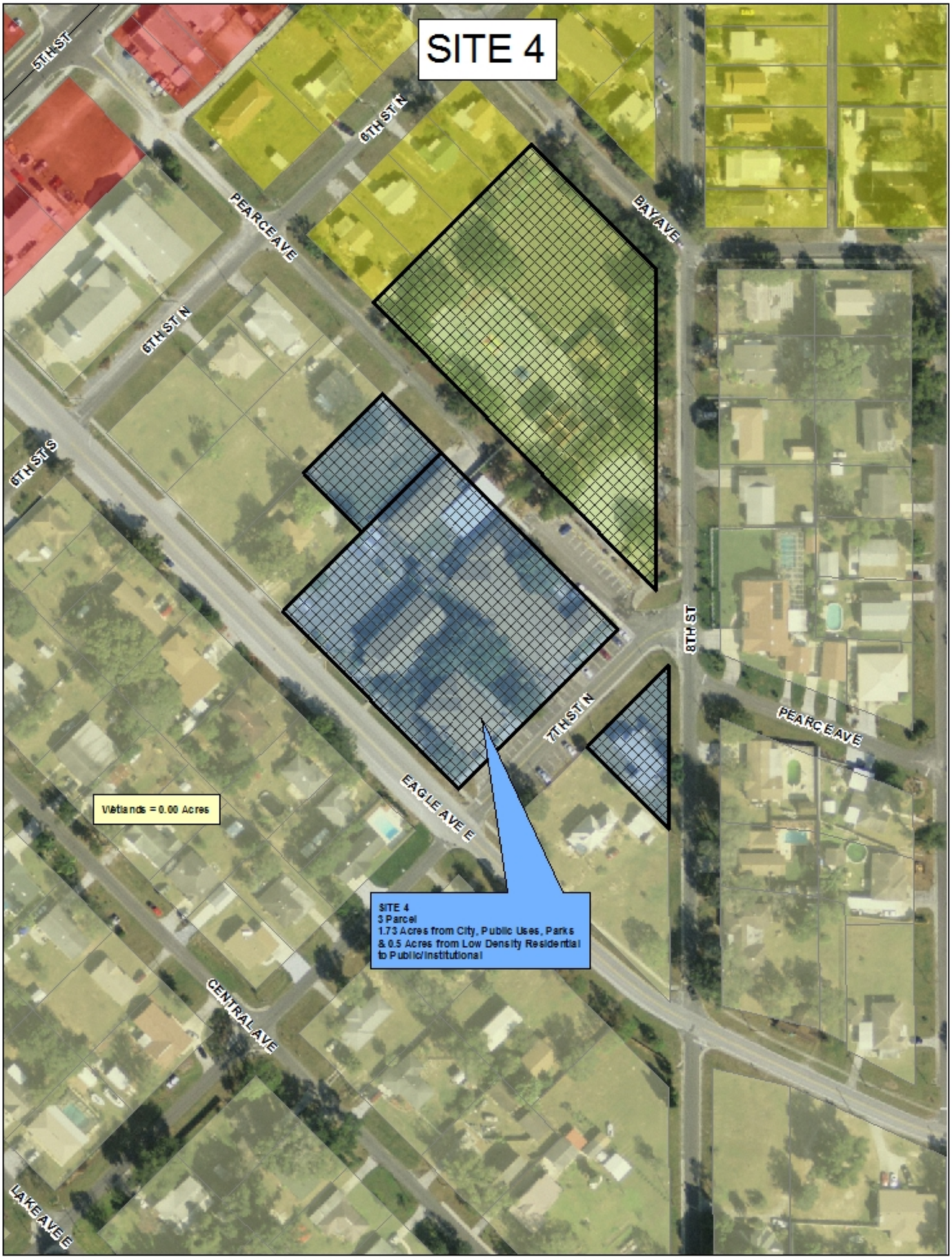
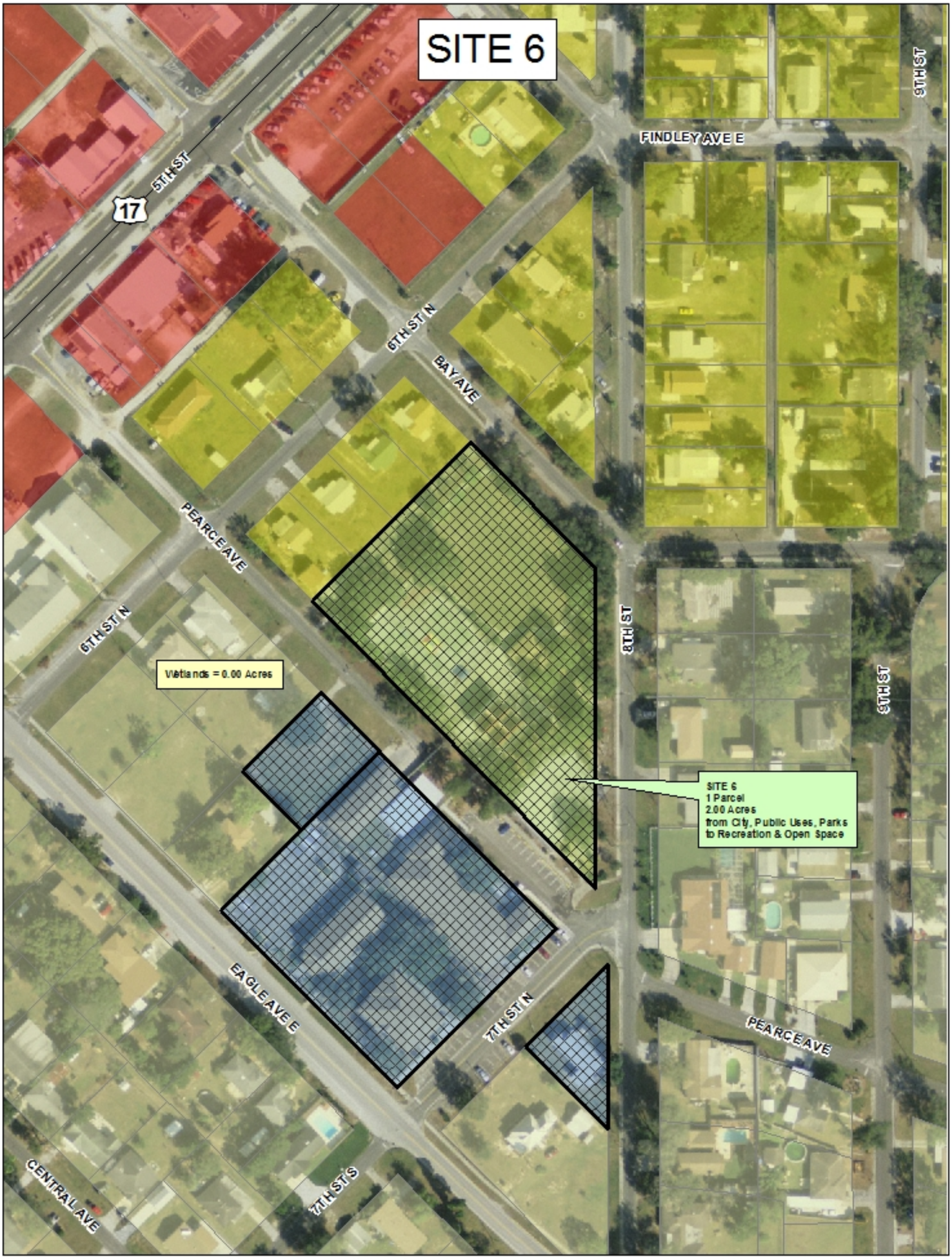
SITE 1
Eagle Lake
SITE 1
4 Parcels
2.47 Acres from City, Public Uses, Parks
& 0.35 Acres from Low Density Residential
to Recreation & Open Space
Wetlands = 0.05 Acres
TERRACE DR N
GILBERT ST
1ST ST
PEARCE AVE
TERRACE DR S
LYNN ST
2ND ST N
EAGLE AVE W
SOUTH SHORE DR
2ND ST S
BINGHAM ST
3RD ST N

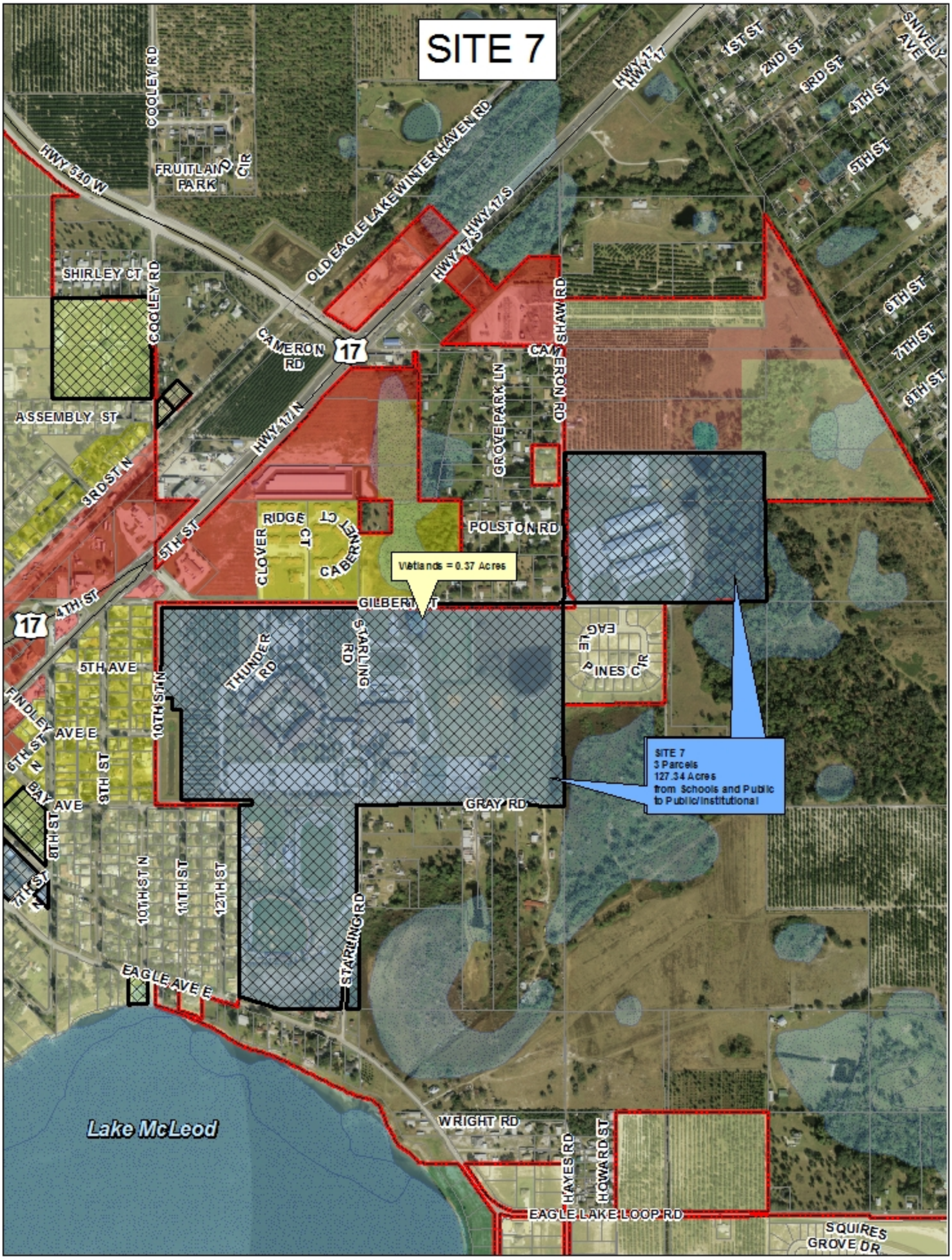

SITE 2
TERRACE DR S
LYNN ST
SOUTH SHORE DR
1ST ST
PEARCE AVE
2ND ST N
EAGLE AVE W
3RD ST N
BINGHAM ST
2ND ST S
CENTRAL AVE
SITE 2
2 Parcels - 1.67 Acres Total
0.95 ac from City, Public, Parks
& 0.72 Ac from Medium Density Residential
to Public/Institutional
MC LEOD AVE
LAKE AVE SW
3RD ST S
Wetlands = 0.00 Acres
17
4TH ST
BROOKINS AVE W
MC LEOD AVE
5TH ST
LAKE AVE E
17

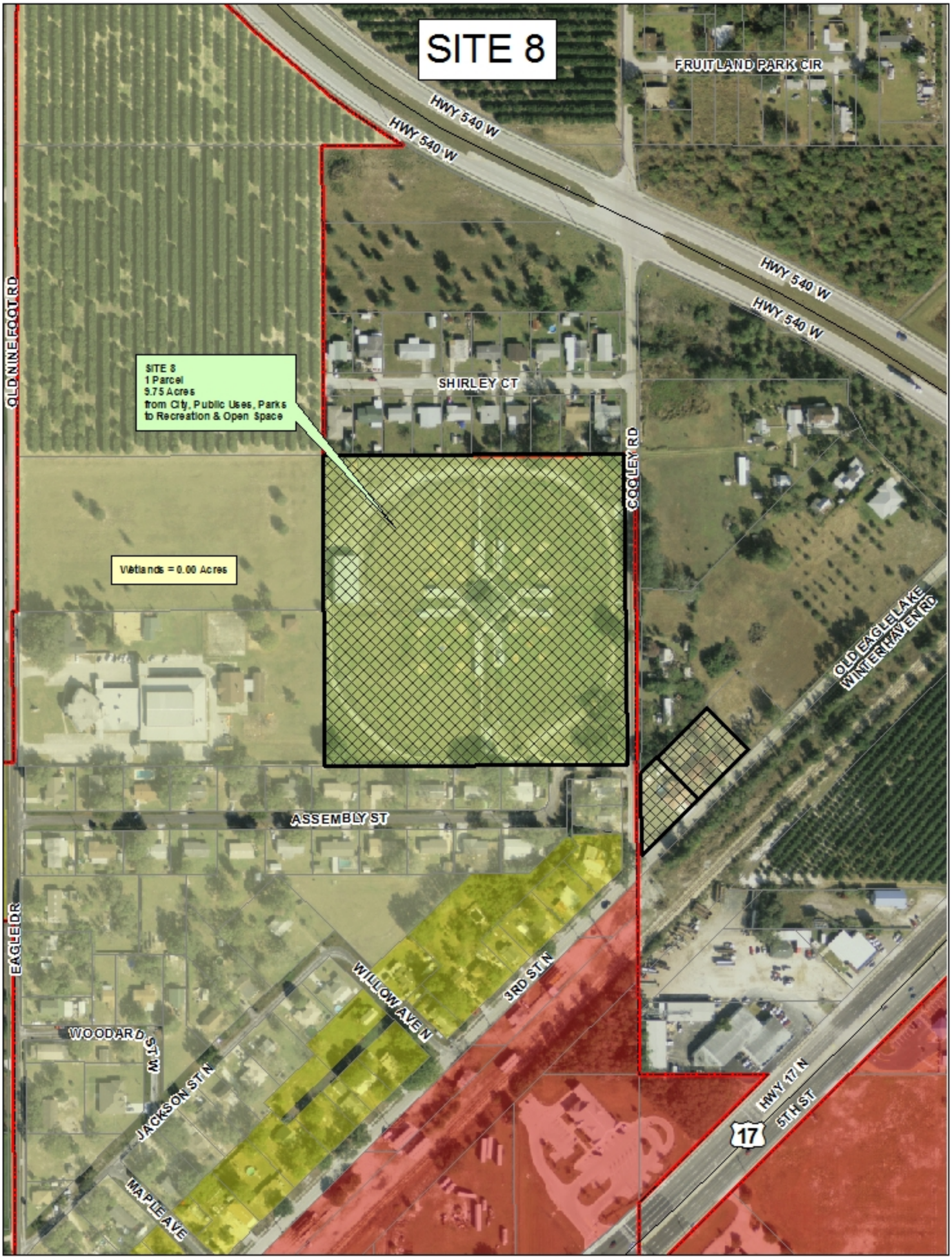

SITE 3
Eagle Lake
TERRACE DR S
HIBISCUS DR
ORANGE CT
MARSHALL ST
LAKESIDE TER S
ORANGE CT S
TANGERINE CT S
AVOCADO CT
FELTON AVE
HAMPTON ST
3RD ST S
SITE 3
1 Parcel
18.31 Acres
from Schools and Public
to Public/Institutional
CRYSTAL BEACH RD
17
HWY 17 N
HWY 17 N
Wetlands = 0.00 Acres
EAGLE LAKE CEMETERY RD
17
HWY 17 N
HWY 17 N
SPRUCE RD
COUNTRY WALK CT
COUNTRY WALK CT

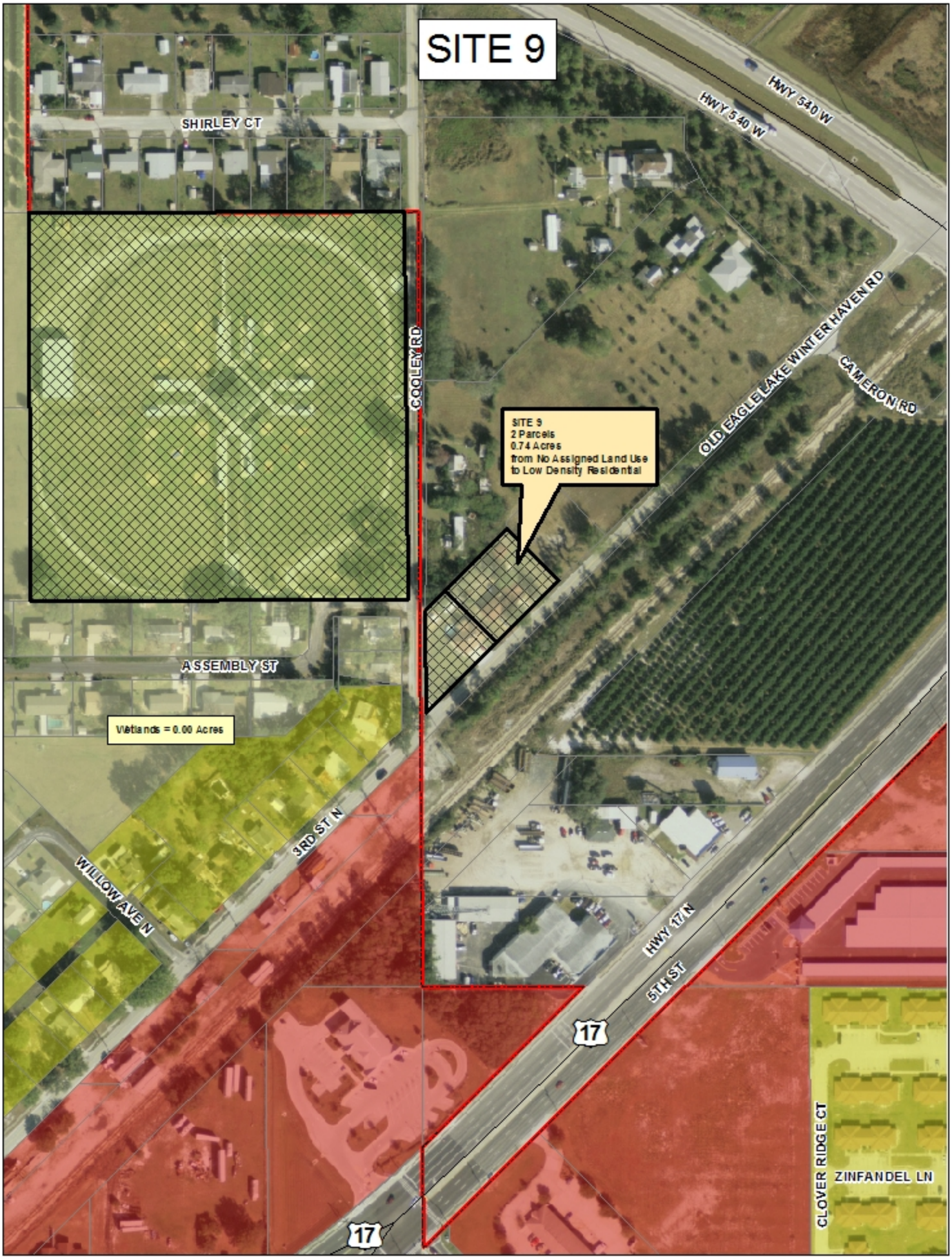

SITE 4
5TH ST
6TH ST N
PEARCE AVE
BAY AVE
6TH ST N
6TH ST S
8TH ST
7TH ST N
PEARCE AVE
EAGLE AVE E
Wetlands = 0.00 Acres
SITE 4
3 Parcel
1.73 Acres from City, Public Uses, Parks
& 0.5 Acres from Low Density Residential
to Public/Institutional
CENTRAL AVE
LAKE AVE E

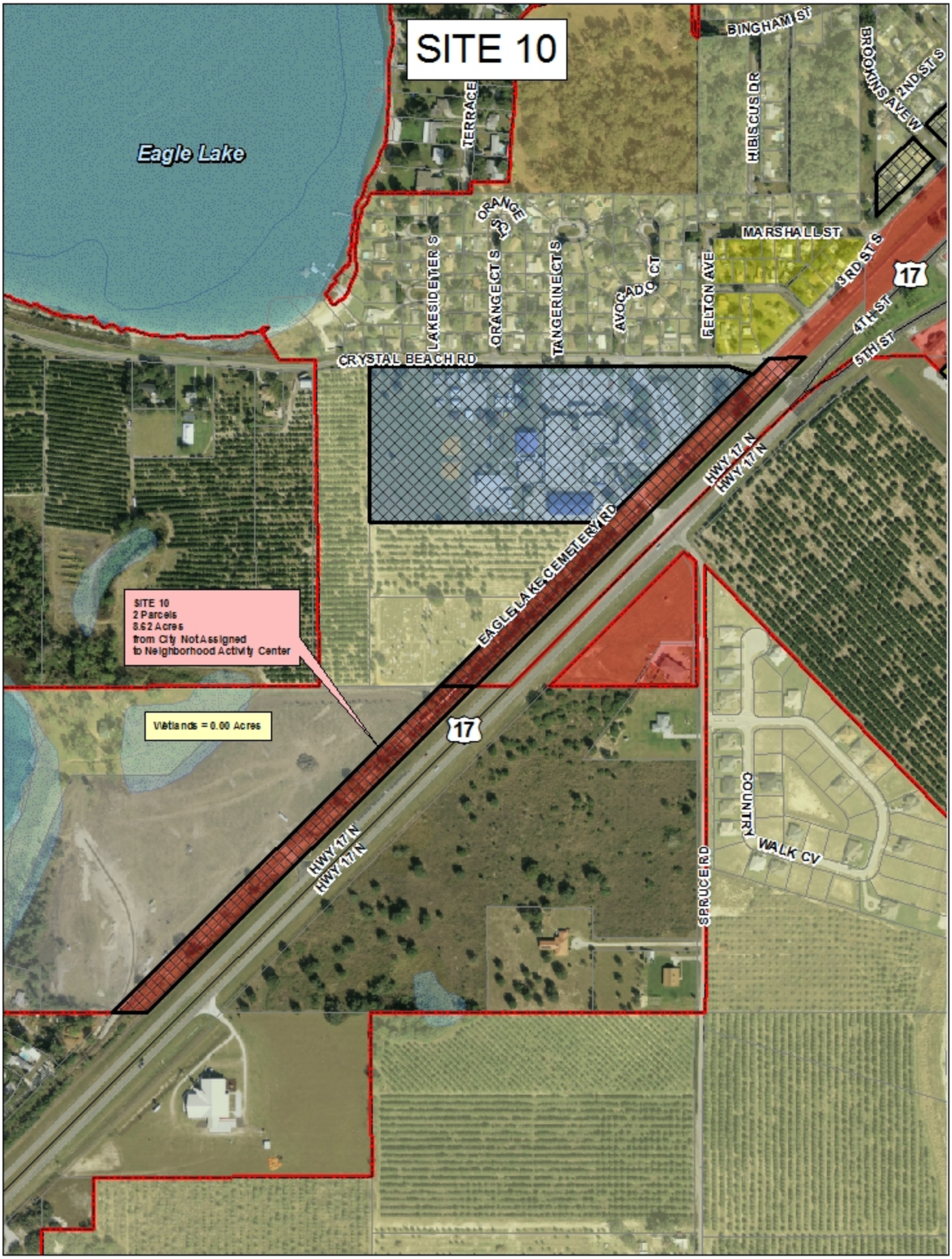

SITE 5
PEARCE AVE
9TH ST
10TH ST N
11TH ST
12TH ST
EAGLE AVE E
SITE 5
1 Parcel
0.52 Acres
from City, Public Uses, Parks
to Recreation & Open Space
Wetlands = 0.25 Acres
Lake McLeod

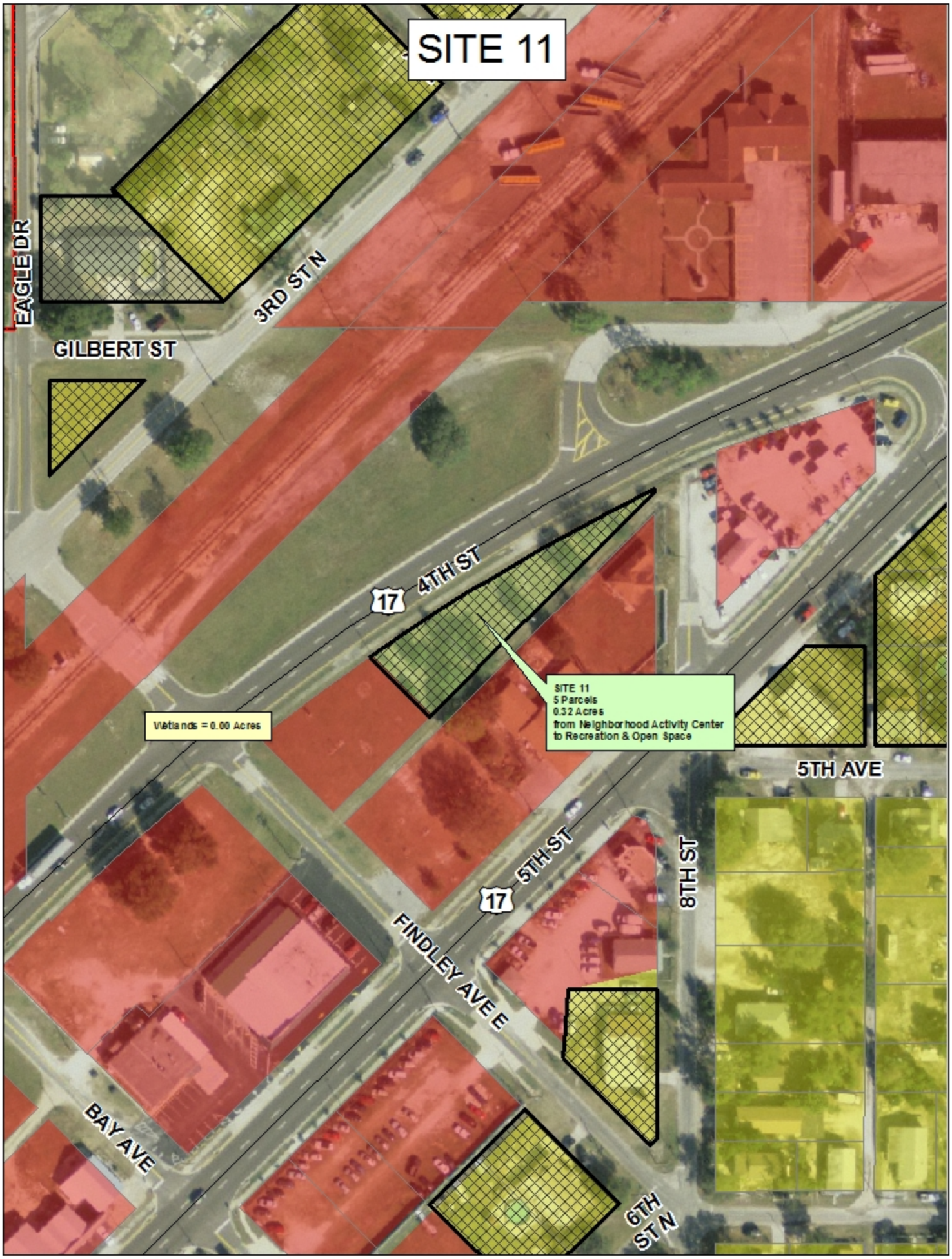

SITE 6
5TH ST
17
FINDLEY AVE E
9TH ST
6TH ST N
BAY AVE
PEARCE AVE
6TH ST N
8TH ST
Wetlands = 0.00 Acres
5TH ST
SITE 6
1 Parcel
2.00 Acres
from City, Public Uses, Parks
to Recreation & Open Space
EAGLE AVE E
7TH ST N
PEARCE AVE
CENTRAL AVE
7TH ST S

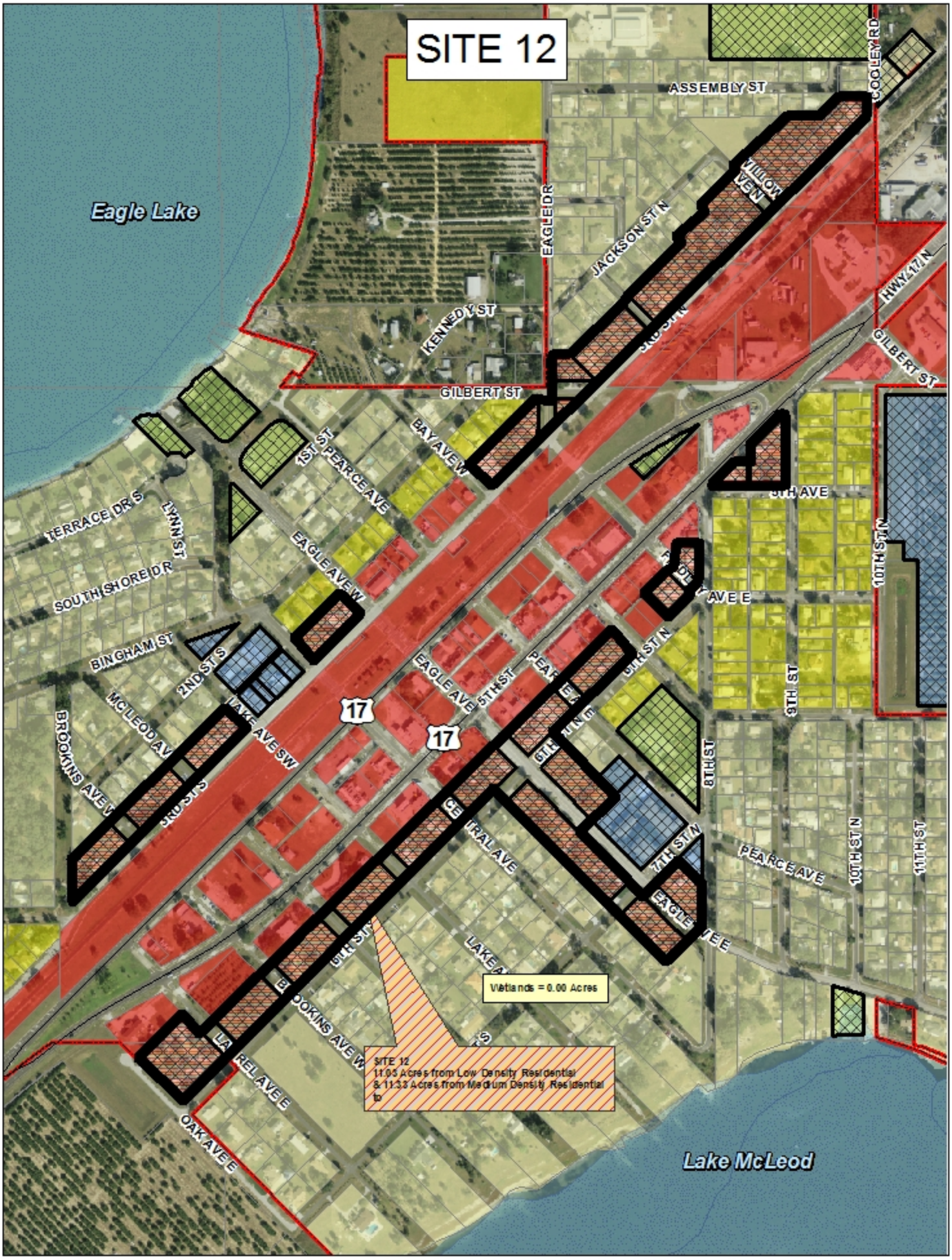

SITE 7
COOLEY RD
HWY 540 W
FRUITLAND PARK CIR
OLD EAGLE LAKE WINTER HAVEN RD
HWY 17
HWY 17 S
1ST ST
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
SNIVELY AVE
SHIRLEY CT
CAMERON RD
17
SHAW RD
GROVE PARK LN
ASSEMBLY ST
HWY 17 N
3RD ST N
5TH ST
CLOVER RIDGE CT
CABERNET CT
POLSTON RD
Wetlands = 0.37 Acres
GILBERT ST
4TH ST
5TH AVE
THUNDER RD
STARLING RD
EAGLE PINES CIR
FINDLEY AVE E
10TH ST N
6TH ST N
9TH ST
BAY AVE
8TH ST
7TH ST
GRAY RD
SITE 7
3 Parcels
127.34 Acres
from Schools and Public
to Public/Institutional
11TH ST
12TH ST
EAGLE AVE E
Lake McLeod
WRIGHT RD
HAYES RD
HOWARD ST
EAGLE LAKE LOOP RD
SQUIRES GROVE DR


SITE 8
FRUITLAND PARK CIR
HWY 540 W
HWY 540 W
HWY 540 W
HWY 540 W
OLD NINE FOOT RD
SITE 8
1 Parcel
9.75 Acres
from City, Public Uses, Parks
to Recreation & Open Space
SHIRLEY CT
COOLEY RD
Wetlands = 0.00 Acres
OLD EAGLE LAKE
WINTER HAVEN RD
ASSEMBLY ST
EAGLE DR
WILLOW AVE N
3RD ST N
WOODARD ST W
JACKSON ST N
MAPLE AVE
HWY 17 N
5TH ST
17

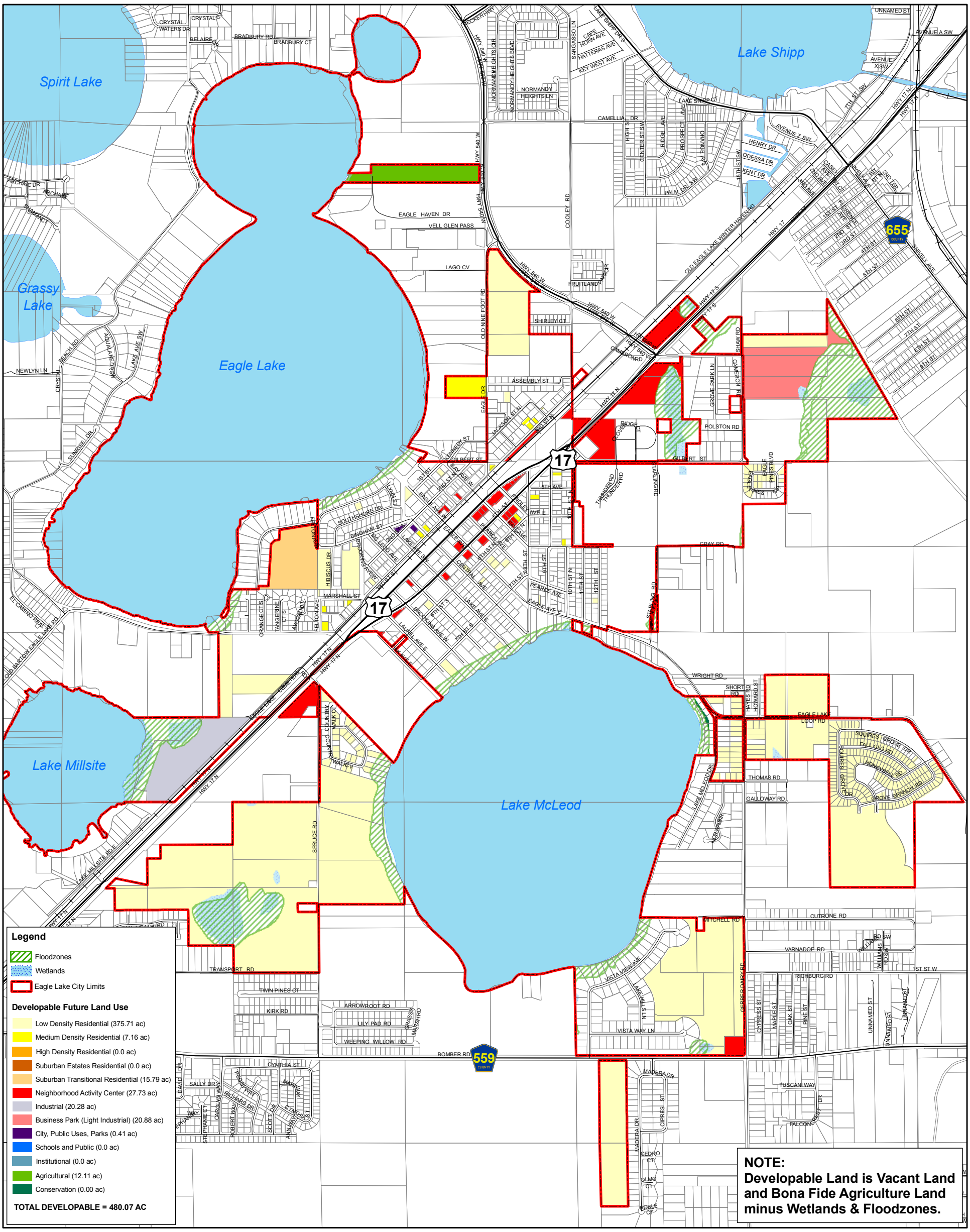

SITE 9
SHIRLEY CT
HWY 540 W
HWY 540 W
COOLEY RD
OLD EAGLE LAKE WINTER HAVEN RD
CAMERON RD
SITE 9
2 Parcels
0.74 Acres
from No Assigned Land Use
to Low Density Residential
ASSEMBLY ST
Wetlands = 0.00 Acres
3RD ST N
WILLOW AVE N
HWY 17 N
5TH ST
17
17
CLOVER RIDGE CT
ZINFANDEL LN


SITE 10
Eagle Lake
BINGHAM ST
BROOKINS AVE W
2ND ST S
HIBISCUS DR
TERRACE
ORANGE ST
LAKESIDE TER S
ORANGE CT S
TANGERINE CT S
AVOCADO CT
FELTON AVE
MARSHALL ST
3RD ST S
4TH ST
5TH ST
17
CRYSTAL BEACH RD
HWY 17 N
HWY 17 N
EAGLE LAKE CEMETERY RD
SITE 10
2 Parcels
8.62 Acres
from City Not Assigned
to Neighborhood Activity Center
Wetlands = 0.00 Acres
17
HWY 17 N
HWY 17 N
SPRUCE RD
COUNTRY WALK CV


SITE 11
EAGLE DR
3RD ST N
GILBERT ST
4TH ST
17
SITE 11
5 Parcels
0.32 Acres
from Neighborhood Activity Center
to Recreation & Open Space
Wetlands = 0.00 Acres
5TH AVE
5TH ST
17
8TH ST
FINDLEY AVE E
BAY AVE
6TH
ST N


SITE 12
Eagle Lake
ASSEMBLY ST
COOLEY RD
EAGLE DR
JACKSON ST N
WILLOW VIEW
HWY 17 N
GILBERT ST
KENNEDY ST
GILBERT ST
BAY AVE W
1ST ST
PEARCE AVE
TERRACE DR S
LYNN ST
SOUTH SHORE DR
EAGLE AVE W
BINGHAM ST
2ND ST S
MCLEOD AVE
BROOKINS AVE
LAKE AVE SW
17
17
EAGLE AVE
5TH ST
PEARCE AVE
6TH ST N
7TH ST N
8TH ST
9TH ST
10TH ST N
11TH ST
5TH AVE
AVE E
10TH ST N
CENTRAL AVE
PEARCE AVE
EAGLE AVE E
LAKE AVE
BROOKINS AVE W
LAUREL AVE E
OAK AVE E
Wetlands = 0.00 Acres
SITE 12
11.03 Acres from Low Density Residential
& 11.33 Acres from Medium Density Residential
to
Lake McLeod

CITY OF EAGLE LAKE - DEVELOPABLE 2010 FUTURE LAND USE



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

Date Prepared:
April 5, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

City of Eagle Lake

CITY OF EAGLE LAKE
75 North 7th Street
PO Box 129, Eagle Lake, FL 33839
Phone: 863-293-5677
Website: www.eaglelake-fla.com

CFRPC
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(863) 534-7130 - SUNCOM 515-2025
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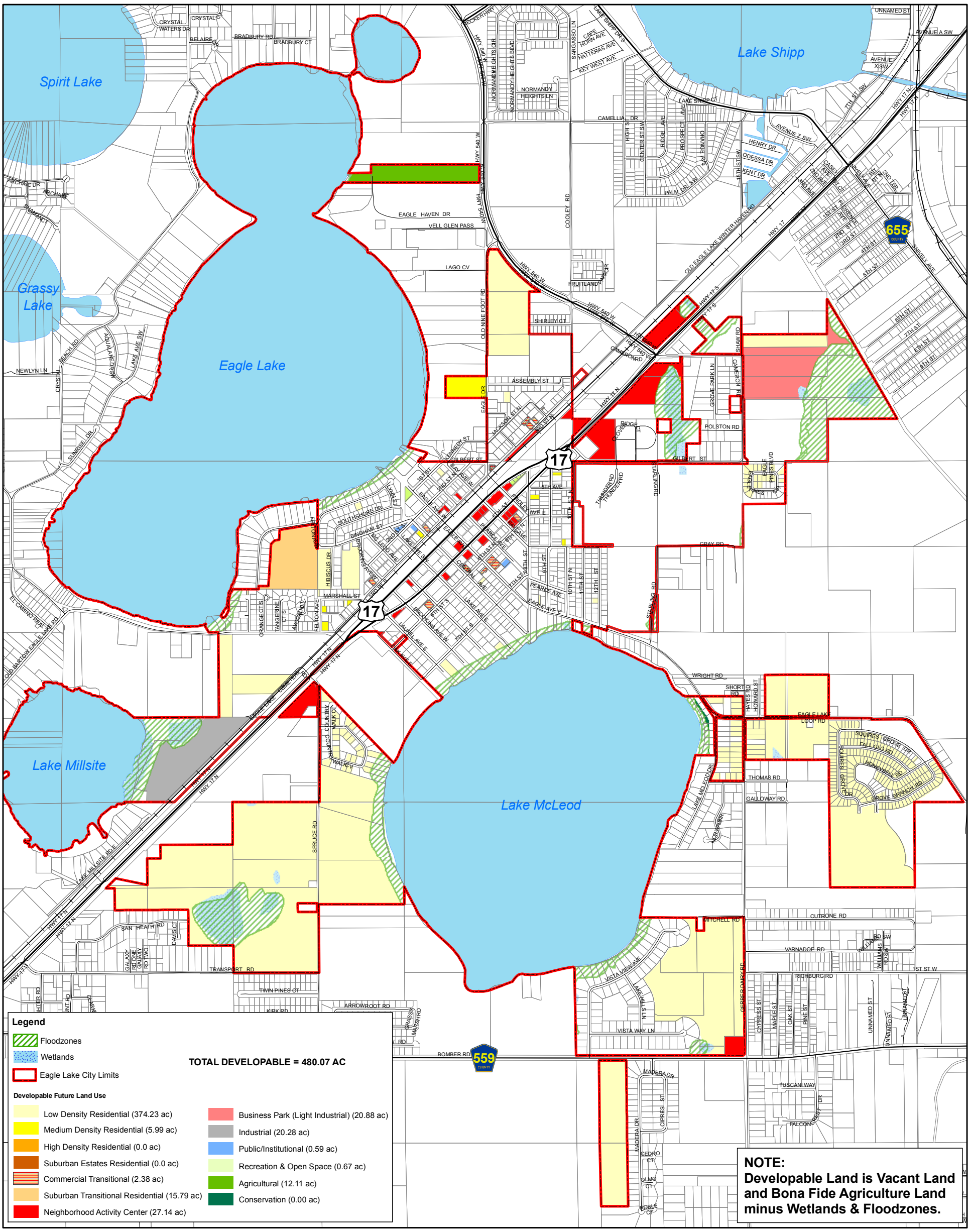
CITY OF EAGLE LAKE - DEVELOPABLE 2030 FUTURE LAND USE



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Central Florida Regional Planning Council

Date Prepared:
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0 1,500 3,000 Feet

1:18,000
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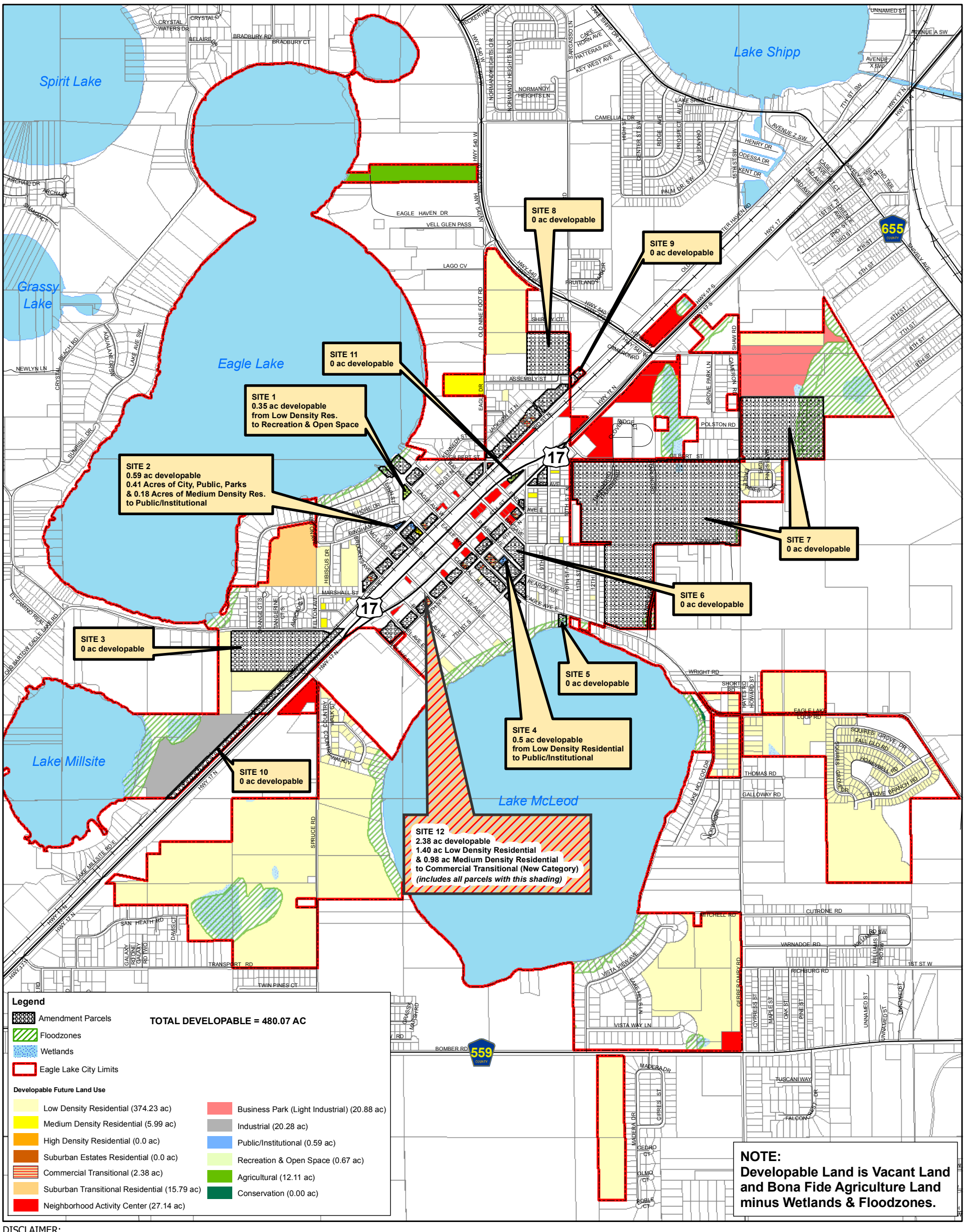
CITY OF EAGLE LAKE
DEVELOPABLE 2030 FUTURE LAND USE FOR AMENDMENTS



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City of Eagle Lake
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Florida Department of Transportation
Central Florida Regional Planning Council

Date Prepared:
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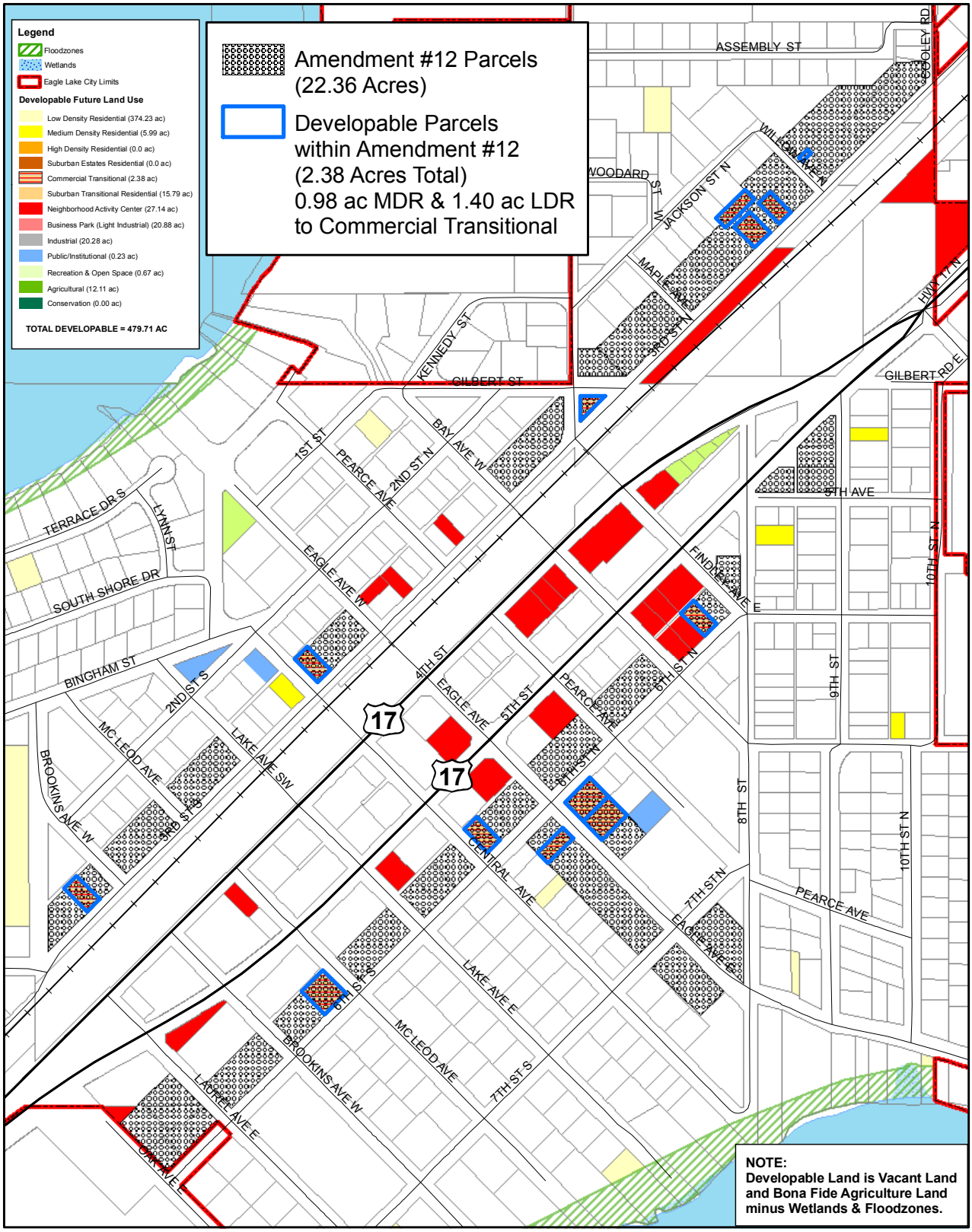
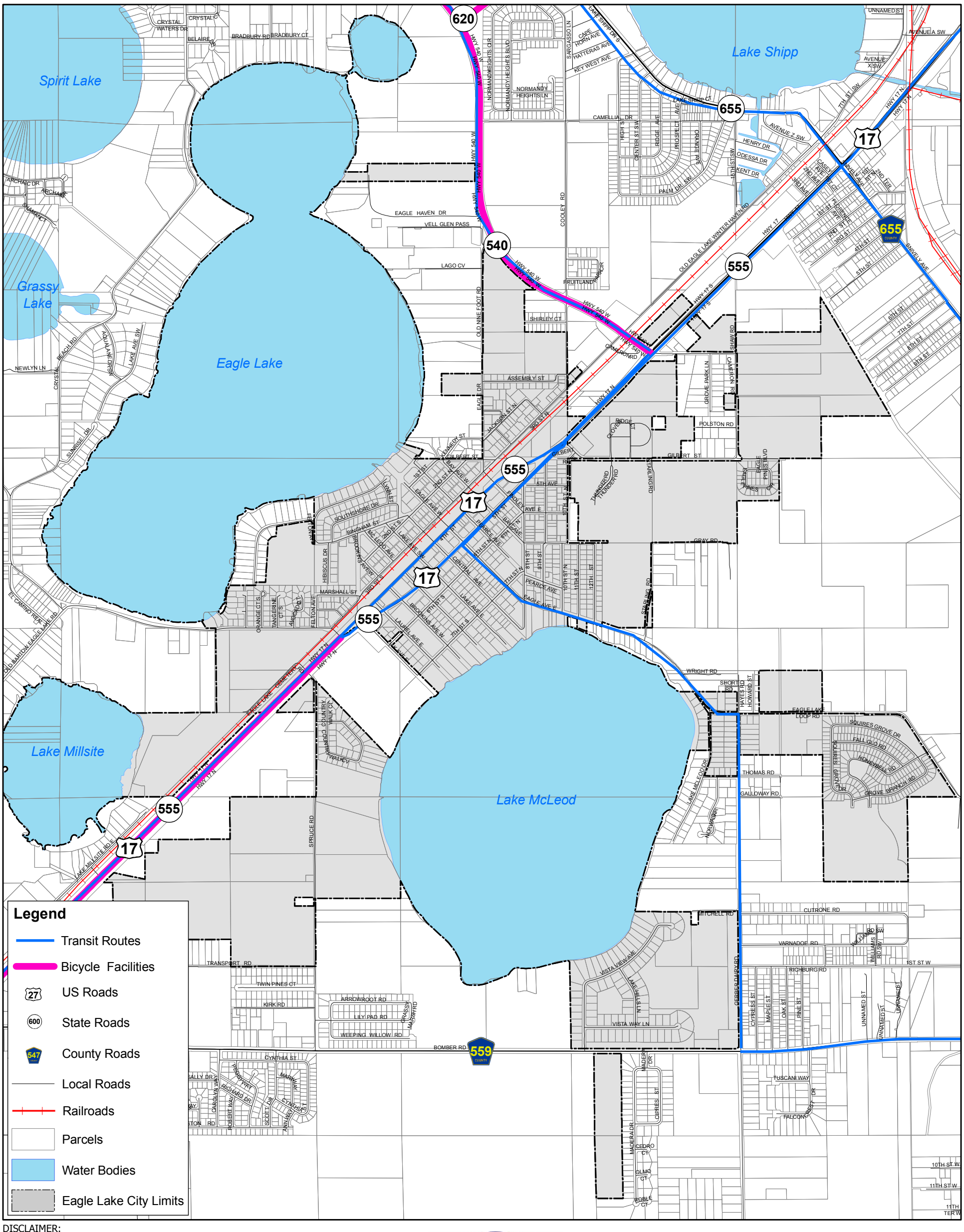
The date / time is : 4/5/2011 2:49:22 PM The document name is : EagleLake_developable_Amendments_by_site


Legend
Floodzones
Wetlands
Eagle Lake City Limits
Developable Future Land Use
Low Density Residential (374.23 ac)
Medium Density Residential (5.99 ac)
High Density Residential (0.0 ac)
Suburban Estates Residential (0.0 ac)
Commercial Transitional (2.38 ac)
Suburban Transitional Residential (15.79 ac)
Neighborhood Activity Center (27.14 ac)
Business Park (Light Industrial) (20.88 ac)
Industrial (20.28 ac)
Public/Institutional (0.23 ac)
Recreation & Open Space (0.67 ac)
Agricultural (12.11 ac)
Conservation (0.00 ac)
TOTAL DEVELOPABLE = 479.71 AC
Amendment #12 Parcels (22.36 Acres)
Developable Parcels within Amendment #12 (2.38 Acres Total) 0.98 ac MDR & 1.40 ac LDR to Commercial Transitional
ASSEMBLY ST
COOLEY RD
WOODARD ST
JACKSON ST N
WILLOW AVE N
MAPLE AVE
3RD ST N
HWY 17 N
KENNEDY ST
GILBERT ST
GILBERT RD E
1ST ST
PEARCE AVE
2ND ST N
BAY AVE W
TERRACE DR S
LYNN ST
SOUTH SHORE DR
EAGLE AVE W
FINDLAY AVE E
9TH AVE
10TH ST N
BINGHAM ST
2ND ST S
4TH ST
EAGLE AVE
5TH ST
PEARCE AVE
6TH ST N
17
MC LEOD AVE
LAKE AVE SW
BROOKINS AVE W
3RD ST S
CENTRAL AVE
8TH ST
9TH ST
10TH ST N
7TH ST N
PEARCE AVE
EAGLE AVE E
LAKE AVE E
MC LEOD AVE
7TH ST S
BROOKINS AVE W
LAUREL AVE E
OAK AVE E
NOTE:
Developable Land is Vacant Land and Bona Fide Agriculture Land minus Wetlands & Floodzones.

CITY OF EAGLE LAKE - 2010 TRAFFIC CIRCULATION



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

Date Prepared:
April 6, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

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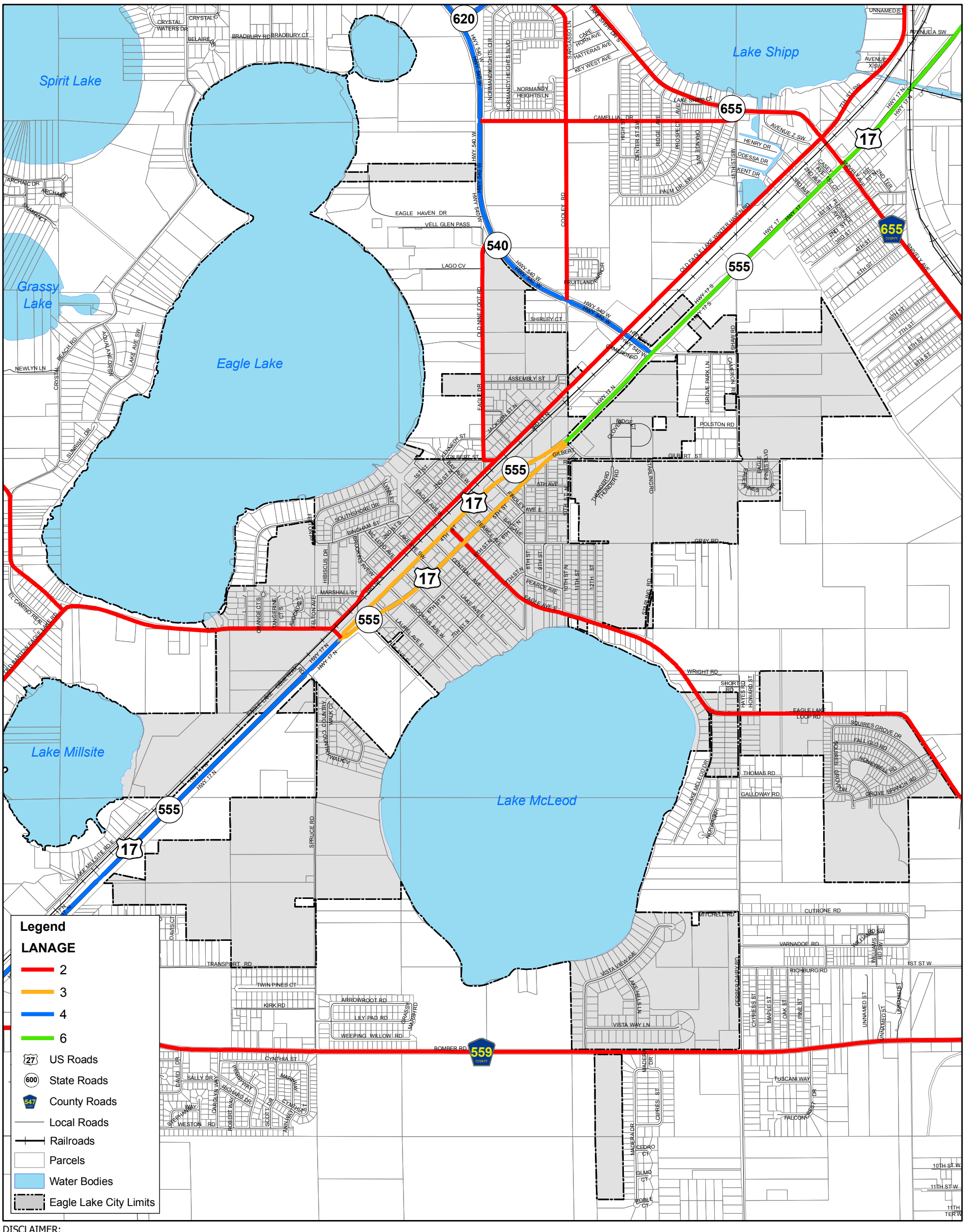
N W E S

The date / time is : 4/6/2011 4:19:10 PM The document name is : EagleLake_Traffic_Circulation

CITY OF EAGLE LAKE - 2010 NUMBER OF LANES



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City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Polk County Transportation Planning Organization

Date Prepared:
April 6, 2011

0 1,500 3,000 Feet

1:18,000
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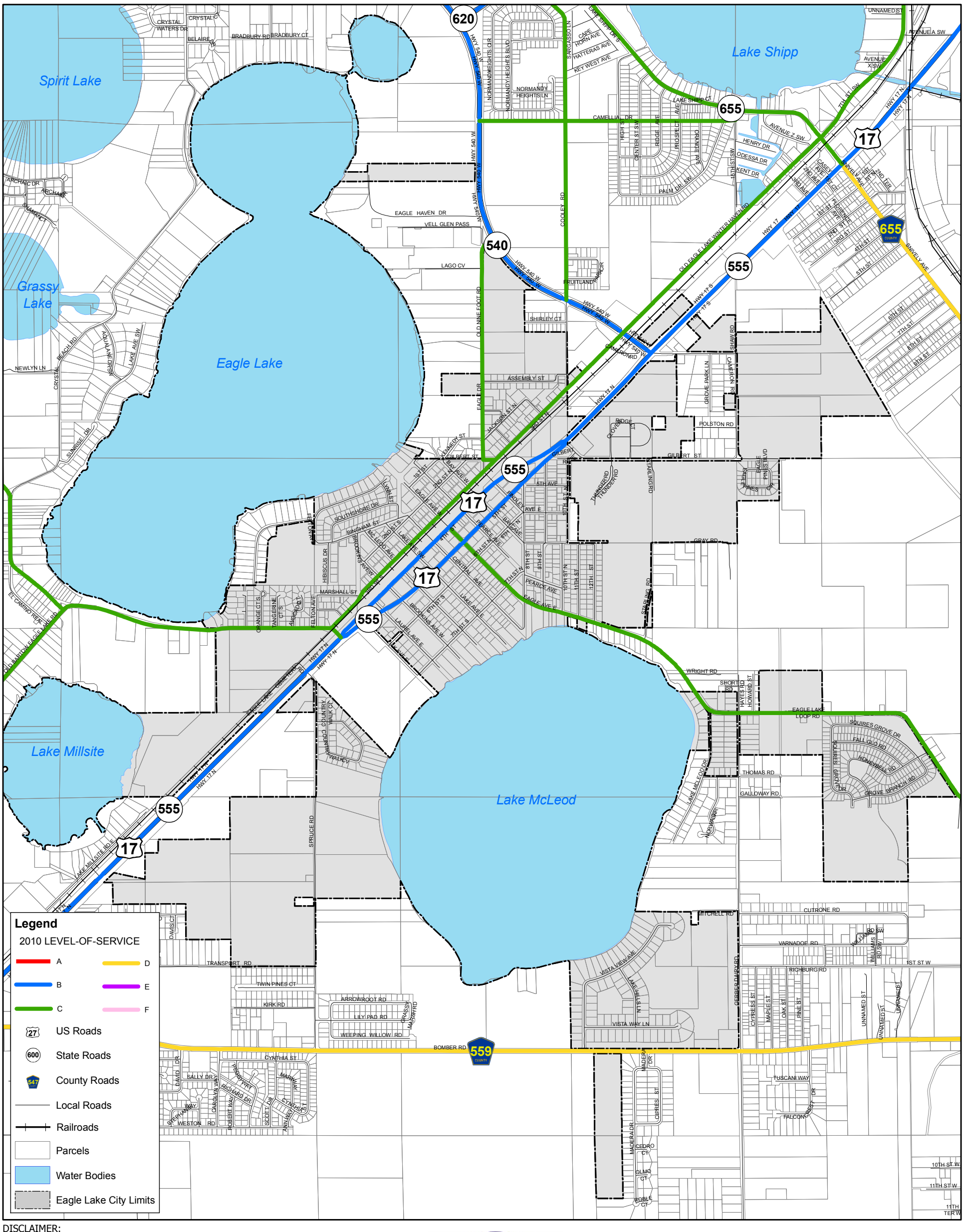
CITY OF EAGLE LAKE - 2010 LEVEL-OF-SERVICE



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

Date Prepared:
April 6, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

City of Eagle Lake

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Phone: 863-293-5677
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W E
S

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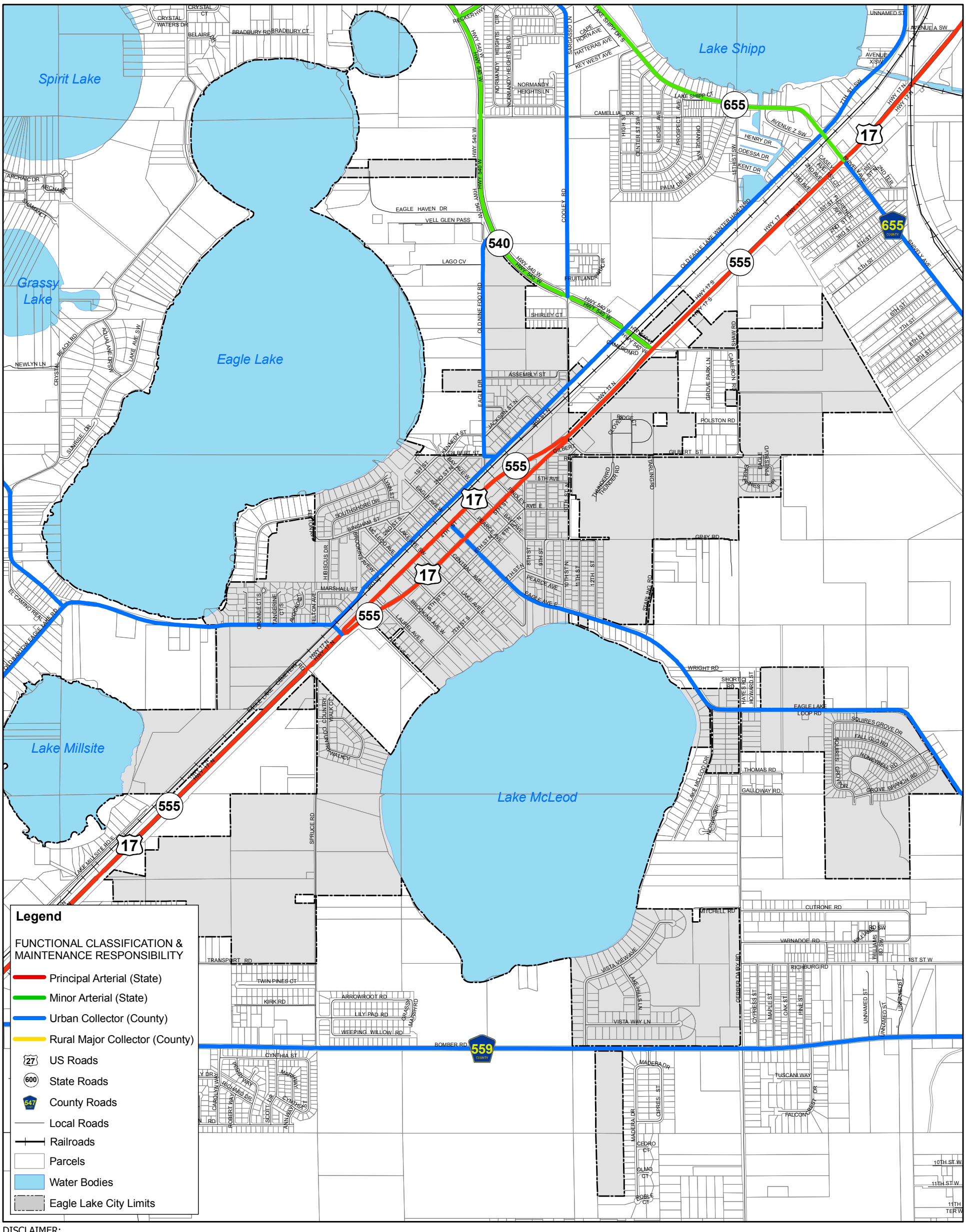
CITY OF EAGLE LAKE
2010 FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITIES



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

Date Prepared:
April 5, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

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N W E S

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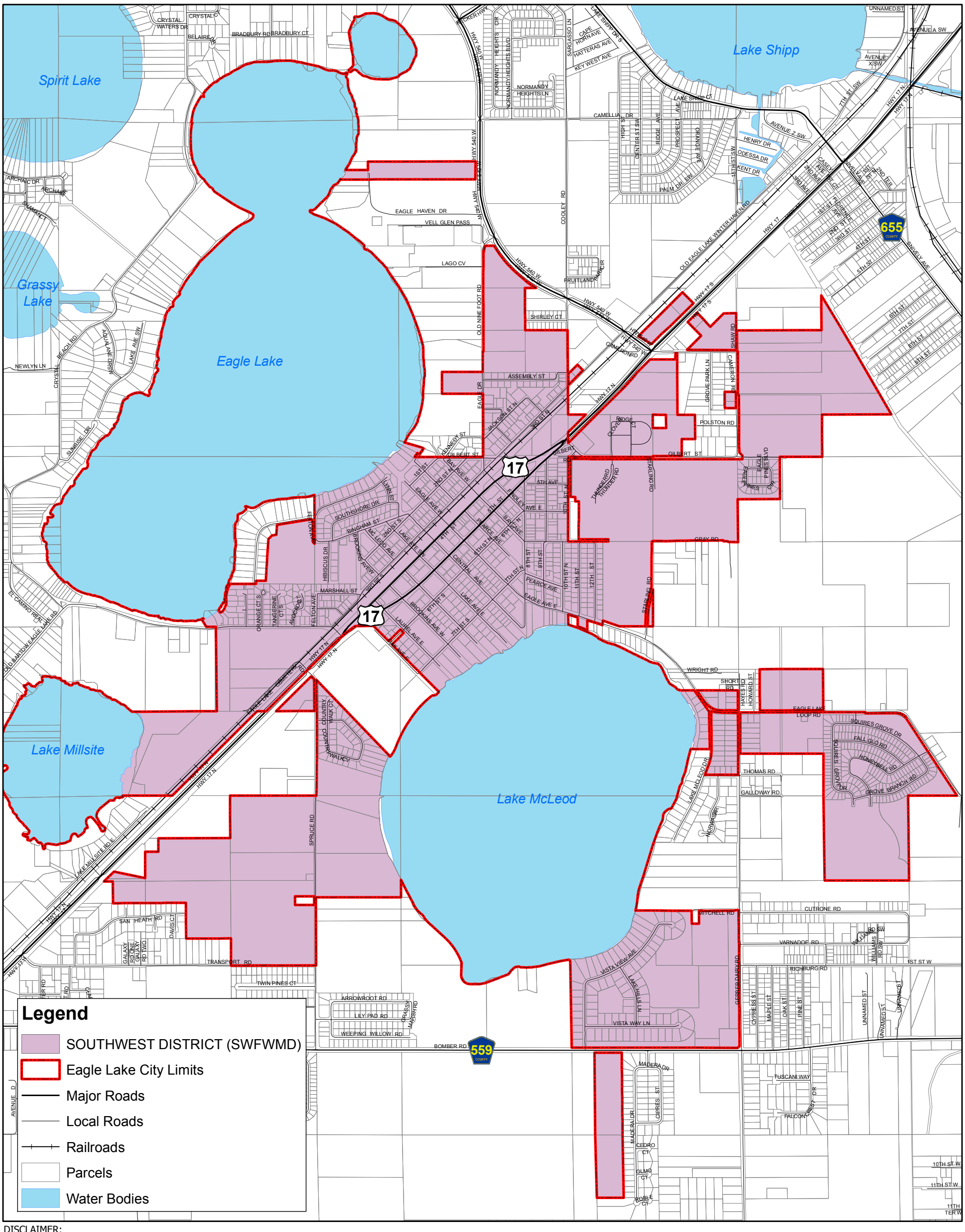
CITY OF EAGLE LAKE - WATER MANAGEMENT DISTRICTS



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Data Sources:
City of Eagle Lake
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Florida Water Management Districts

Date Prepared:
April 6, 2011

0 1,500 3,000 Feet

1:18,000
1 inch = 1,500 feet

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Fax (863) 534-7138 - Toll Free (800) 297-8041
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N W E S

The date / time is : 4/6/2011 4:24:32 PM The document name is : EagleLake_WMD