

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan



City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

Adopted December 26, 1990

Last Amended June 25, 2012

**CITY OF AVON PARK
2030 COMPREHENSIVE PLAN**

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City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 1992
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GOAL: PROVIDE A STRATEGY FOR ORDERLY GROWTH AND DEVELOPMENT THAT ENHANCES THE PHYSICAL, NATURAL AND ECONOMIC ENVIRONMENT OF AVON PARK.

Objective 1:

Avon Park shall enforce land development regulations which discourage urban sprawl, effectively manage growth, establish standards for densities and intensities of development, and otherwise implement the Comprehensive Plan. Avon Park shall ensure that comprehensive plan amendments comply with Chapter 163, Florida Statutes and State rules and regulations. The City shall enforce adopted land development regulations that include standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl, and in order to achieve cost effective land development patterns. [9J-5.006(3)(b)7]

Policy 1.1: Land development regulations shall address: land uses, zoning, the subdivision of land, stormwater drainage, periodic and seasonal flooding and signage. [9J-5.006(3)(c)1]

Policy 1.2: The following land use classifications shall be depicted on the Future Land Use Map and shall be utilized to establish densities for residential land uses and intensities of development for non-residential land uses and to implement the Comprehensive Plan:

- a. Low Density Residential
- b. Medium Density Residential
- c. Downtown Commercial

- d. Highway Commercial
- e. Neighborhood Commercial
- f. Industrial
- g. Recreation and Open Space
- h. Public Building and Grounds
- i. Conservation (9J-5.006(3)(c)7)

Policy 1.3: The City of Avon Park shall regulate the intensity of nonresidential development through the use of floor area ratios (FARs) that shall be adopted into the City of Avon Park Land Development Regulations.

Policy 1.4: The **Low Density Residential** designation shall meet Avon Park's housing demands for this range of density, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. Single family detached housing units are permissible to a maximum density of 6 units per gross acre. Public schools shall be a permitted use in this classification.

- a. Ordinance 01-09(Revised): The 123.32 +/- acres located south of Lake Pythias, north of East Stryker Road, east of Lake Brentwood, and west of Pioneer Lake (as provided in Exhibit "A" of Ordinance 01-09 (Revised) shall be designated at "Residential Low" on the Future Land Use Map; shall be limited to a residential density not to exceed 653 dwelling units (achieved by a density of 5.3 dwelling units per acre).

Policy 1.5: The **Medium Density Residential** designation shall meet Avon Park's housing demand for this range of density, promote efficient use of existing infrastructure and promote affordable housing. Multi-family housing units are permissible at a maximum density of 16 units per gross acre. Mobile home parks are permissible at a maximum density of 8 mobile homes per gross acre. Public schools shall be a permitted use in this classification.

Policy 1.6: The **Downtown Commercial** designation shall meet Avon Park's housing demands and promote efficient use of infrastructure. It shall also promote historic preservation, pedestrian and bicycle traffic, off-street parking, recreation and downtown revitalization.

- a. Low intensity retail, professional offices, financial institutions, restaurants, single family and multi-family residential and above ground-floor apartments are permissible, as well as public schools.

- b. Maximum density for single family residential is 6 units per gross acre. Maximum density for multi-family residential is 16 units per gross acre.
- c. The City Manager will coordinate this category of land use with the Main Street Program and the Community Redevelopment Agency.
- d. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.
- e. The maximum floor to area ratio for the Downtown Commercial future land use designation shall not exceed 0.70 for offices and 0.80 for commercial uses.

Policy 1.7: The **Highway Commercial** designation encompasses commercial development along United States Highway 27. It shall promote efficient use of infrastructure and provide a flexible environment between commercial and residential activities.

- a. Frontage roads, shared access and other measures to maintain and improve level of service are required in this category of land use.
- b. High and low intensity retail, professional offices, financial institutions, restaurants and single and multi-family residential and public schools are permissible.
- c. Maximum density for single family residential is 6 units per gross acre. Maximum density for multi-family residential is 16 units per gross acre.
- d. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.
- e. The maximum floor to area ratio for the Highway Commercial future land use designation shall not exceed 0.70 for offices and 0.80 for commercial uses.

Policy 1.8: The **Neighborhood Commercial** designation shall promote efficient use of infrastructure and reduce the need to access U.S. 27 for lower order goods and services.

- a. Lower order services and goods, such as professional offices, financial institutions, convenience, grocery, drug stores and single and multi-family residential and public schools are permissible uses.
- b. Neighborhood Commercial will be restricted to collector roadways.

- c. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.
- d. Proposed land uses incompatible with surrounding land use shall not be permitted.
- e. Maximum density for single family residential is 6 units per gross acre. Maximum density for multi-family residential is 16 units per gross acre.
- f. The maximum floor to area ratio for the Neighborhood Commercial future land use designation shall not exceed 0.70 for offices and 0.80 for commercial uses.

Policy 1.9: The **Industrial** designation shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities. Public Schools are prohibited within this Future Land Use Map designation. The maximum floor to area ratio for the Industrial future land use designation shall not exceed 1.00.

Policy 1.10: The **Recreation and Open Space** designation includes existing recreational and open space land uses in Avon Park. Public schools shall be a permitted use in this classification.

Policy 1.11: The **Public Buildings and Grounds** designation shall be accessible to all citizens, be compatible with adjacent land uses and the environment, and promote the efficient use of public facilities and services. Examples of compatible public land uses are permitted within this designation are police stations, public schools, city halls, post offices, public libraries, or other government buildings used to serve the public. The maximum floor to area ratio for the Public Buildings and Grounds future land use designation shall not exceed 1.00.

Policy 1.12: The **Conservation** designation shall protect natural resources, improve lake quality and improve groundwater quality. There are two categories of Conservation: land within the 100-year floodplain and wetlands. Residential, commercial and industrial land uses are not permissible within conservation areas. Recreational land uses, such as boat docks, are permissible.

Policy 1.13: Avon Park shall maximize the use of its existing potable water and sewer facilities by restricting extension of these facilities to un-serviced areas of the City or to areas of the unincorporated County which have been designated as having higher densities and intensities of use in the Highlands County Comprehensive Plan.

Policy 1.14: The City Manager shall coordinate with Highlands County planning and zoning officials to limit the extension of the City's public facilities and services to areas of the unincorporated County having higher intensity land uses as designated in the Highlands County Comprehensive Plan.

Policy 1.15: Public schools are allowed in all land use classifications with the exception of the Industrial, Conservation, and Recreation and Open Space Future Land Use Map designations. This provision applies to lands contiguous to existing schools and is meant to accommodate expansion of existing schools, as well as development of lands for new schools. Further, the City hereby encourages the co-location of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code. [163.3177(6)(a)1

Policy 1.16: The City shall enforce adopted land development regulations consistent with those standards listed below which shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development. [9J-5.006(5)]

- No premature or poorly planned conversion of rural land to other uses;
- No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area;
- No areas of urban development or uses that fail to maximize the use of existing public facilities;
- No areas of urban development or uses that fail to use areas within which public services are currently provided;
- No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and
- Development shall be consistent with criteria in Rule 9J-5.006 (5).

Policy 1.17: The City of Avon Park shall work with Highlands County in developing a joint airport zoning ordinance as required by Chapter 333 F.S., the City of Avon Park shall adopt an interlocal agreement to implement the ordinance. This zoning ordinance shall be adopted by July 1, 2008.

Policy 1.18: The City of Avon Park shall regulate the use of land surrounding the Avon Park Executive Airport that falls under the jurisdiction of the City of Avon Park.

Policy 1.19: **Ben Hill Griffin [Shop 16] Overlay District:**

Directing urban development within the City of Avon Park for the approximately 1,208 acre Ben Hill Griffin [Shop 16] site including generally the lands west of US Highway 27, Stryker Road and Lake Byrd to the north, North Olivia Drive to the

west, and West Taunton Road to the south. Such development shall be facilitated by the use of the Ben Hill Griffin Overlay District (BHGOD), that is provided to guide site specific development in an orderly manner consistent with urban land use provisions for a mixture in residential types, serviced with appropriate retail uses, incorporating adequate utilities, supported with cultural and social facilities, sustained with sufficient emergency services and connected by a functional transportation system. The BHGOD considers but does not include existing platted developments, such as the Walmart Supercenter. This existing development was considered because of its potential affect on the BHGOD Area roadway network.

Policy 1.19.1: The purpose of the BHGOD is to allow for the application of specific regulations to a distinct geographic area as determined through the comprehensive plan amendment process. The geographic area warrants special consideration due to a unique situation. The BHGOD shall encourage development that is compatible with the scale and pattern of surrounding properties, and shall encourage property development which will reinforce the unique characteristics of the City.

Policy 1.19.2: **Development Principles.**

The BHGOD will have basic development guiding principles. These principles will act as development guidelines structuring the Overlay District, but not limiting any specific conceptual elements that identify each area where the overlay district is employed as unique.

Policy 1.19.2.a: The vitality of a community is its inhabitants, fostered by adequate housing. Therefore, a **housing strategy** is intended to provide a broad inventory of new single-family and multi family residential units, which fosters home ownership and various rental units. The housing strategy will accommodate a diverse population of various incomes consistent with the policies cited in the Housing Element of the City of Avon Park's Comprehensive Plan for affordable housing and rental units for start-up families.

Policy 1.19.2.b: All developments within the BHGOD are to be **interconnected** internally, and where applicable, provide interconnectivity to adjacent external development, to accommodate both vehicle and pedestrian access, providing unimpeded access for emergency services and that community services, both commercial and public, are within walking distance, if that mode is preferred.

Policy 1.19.2.c: The BHGOD shall incorporate a **Neighborhood Center** which concentrates the bulk of the non-residential services within that Center and, where appropriate, public services will also locate for easy identity and access. Opportunities for mixed uses will be facilitated whenever consistent with good planning practices.

- Policy 1.19.2.d: The developer shall coordinate with the City of Avon Park to adequately time development within the BHGOD via **phasing** through, and when necessary, beyond the Comprehensive Plan planning horizon.
- Policy 1.19.2.e: The **US Highway 27** corridor provides the primary access to and within the area and constitutes a major public resource to be protected and managed. Transportation efficiency and access management are desirable goals. There is a need for alternative transportation facilities (a transportation grid and pathways) to lessen the community's reliance on the US 27 corridor and to support urban growth. Additional transportation corridors should be studied as alternative transportation routes to US 27.
- Policy 1.19.2.f: **Proposed new road alignments** shall be facilitated, where applicable, in the BHGOD when required as part of the broader County-wide Long Range Transportation Plan. Mutual efforts by both the City of Avon Park and Highlands County will develop and implement multi-nodal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles.
- Policy 1.19.2.g: **Central potable water** systems are to be provided for all residential and non-residential developments within the BHGOD.
- Policy 1.19.2.h: **Central wastewater treatment** systems are to be provided for all residential and non-residential developments within the BHGOD.
- Policy 1.19.2.i: **Neighborhood parks and connecting greenways** are to be integrated into the individual developments and, where appropriate, connect directly with any public common use areas that may be located within the BHGOD.
- Policy 1.19.2.j: **District-wide Landscape Plans** are to be designed to enhance the community landscape for the enjoyment of present and future residents.
- Policy 1.19.2.k: **Environmentally sensitive development** is an enhancement to the quality of life. Provisions for the protection of area lakes and the naturalization of public lands and corridors shall be included.
- Policy 1.19.2.l: **Agriculture**, and the protection of agricultural property rights, is important to the area. Policies within the BHGOD shall be prepared in order to manage the transformation of agricultural lands into urban use.
- Policy 1.19.2.m: Development will be implemented through the Planned Unit Development zoning district with an approved Development Order.

Policy 1.19.3: The City of Avon Park shall define development patterns to guide development within the BHGOD, through the following guiding principles and land use categories.

Policy 1.19.3.a.: Residential: The BHGOD will be predominately residential consisting of 1,010 acres or 82 percent of the total land area. The residential developers are encouraged to provide a range of building types and sizes the will address price ranges that will provide access to home ownership. The City of Avon Park shall cooperate in creating applicable regulations for providing this diversity in housing.

- i. Low Density: Single family residential units, attached and detached, shall be developed at a maximum density of 3 units per acre within the BHGOD.
- ii. Medium Density: Single and Multi-family residential units shall be developed at a maximum density of 7 units per acre within the BHGOD.

Policy 1.19.3.b: **Village Center:** Within the BHGOD, the Village Center (located west of the intersection of N. Irvington Road and Shop 16 Road, shall serve as the community focal point and provide at range of activities from neighborhood shopping and parks to employment based offices, arranged in a walkable and human scale. A higher standard of design, aesthetics and environmental protection and enhancement will be emphasized in this category.

- i. The BHGOD Village Center size shall not be greater than 40 acres, with non-residential development limited to 320,000 square feet. The BHGOD Village Center shall be designed to provide connection to a surrounding pedestrian path system and to integrate with the street network of surrounding BHGOD neighborhoods.
- ii. Store fronts within the Village Center are to be on the street side accommodating the sidewalk activities of the commercial operation, with parallel parking to occur along the street and additional parking to the rear of the buildings. Pedestrian sidewalks and/or multiple purpose paths shall be provided and designed to accommodate the movement to and from this combination of neighborhood services.

Policy 1.19.3.c: **Retail.** The BHGOD will be serviced by the typical range of general commercial uses (not found within the Village Center) consisting of approximately 40 acres or 3.26 percent of the total land area. This category is particularly intended to attract higher-intensity retail development.

- i. Retail nodes shall be limited to a development density of 10,000 square feet.

- ii. Retail uses will be located in proximity to the US 27 corridor and adjacent to existing highway commercial uses.

Policy 1.19.3.d: **Office.** Office uses are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category. Office development within the BHGOD shall occur in designated nodes, at a density no greater than 5,000 square feet per acre.

Policy 1.19.3.e: **Government/Institution.** Fire Services, EMS, Library, Sheriff, etc., shall be planned for and included within the capital projections as needed and funded as appropriate in the local process within the adopted Capital Improvements Budgets as required by Florida Statutes. Each individual public agency has its own operational program within which it provides public service. The location for these services within the BHGOD have been given a centralized general location with approximately 20 acres; however, a more definitive location and accompanying density shall be determined by the demand and the availability of pedestrian and motor vehicle access.

Policy 1.19.3.f: **Recreation/Open Space.** Recreation and Open Space are to be designed to serve as buffer areas, used to distinguish the variety of residential land uses. These open space areas shall include preserved or planted vegetation to provide an effective visual screen for development as shall integrate whenever possible.

- i. Recreation/Open Spaces nodes within the BHGOD shall be a minimum 5 acres in size, and provide both active and passive recreation opportunities.
- ii. Additional smaller neighborhood parks within all residential nodes are programmed averaging approximately 2.5 acres. These neighborhood parks are to provide the facilities incidental to the families within the neighborhoods and may include “tot-lots”, walkways, benches, open play areas, and non-enclosed shelters.

Policy 1.19.4: **Lake Protection.** The area lakes (i.e. Lake Byrd) are a major asset and shall be protected. Untreated runoff (from roads, parking, or anything else) will not be permitted within the BHGOD. The reasonable beneficial use of the area lakes shall be equitably preserved and managed for all citizens. Sewer shall be required in new developments on or near area lakes.

Policy 1.19.5: **Municipal Services.** Municipal services in the BHGOD Area shall be provided by the City of Avon Park.

Policy 1.19.6: **Housing Strategy.** A housing strategy should be followed to provide a broad inventory of new single-family and multiple-family residential units which fosters

home ownership consistent with the policies cited in the Housing Element of the City of Avon Park comprehensive plan,

Policy 1.19.7: **Interconnectivity.** Developments within the BHGOD are to be interconnected, where appropriate and applicable, to adjacent developments outside the area to accommodate both vehicular and pedestrian access, assuring access for emergency services and community services, both commercial and public. This does not, however, preclude gated communities which are permissible development types. Interconnectivity between developments may utilize one or a combination of the following methods:

- a. Conveyance of rights-of-way between initial developments and future adjacent developments providing internal connectivity.
- b. Road connections just outside the BHGOD Area or that may extend beyond the BHGOD Area to future connections.
- c. Cross access easements between similar land uses.
- d. Shared ingress/egress access.
- e. Interconnected parking areas to adjacent commercial uses.

Policy 1.19.8 **Phased Development.** The City of Avon Park shall limit development within the BHGOD via phasing through the planning horizon of the Comprehensive Plan, as may be amended from time to time. No more than 750,000 square feet of nonresidential built space nor more than 4,011 residential units shall be permitted in the BHGOD. Development within the BHGOD shall adhere to the following phasing schedule:

TABLE 1.19.8: BEN HILL GRIFFIN [SHOP 16] OVERLAY DISTRICT PHASING SCHEDULE

	Phase 1 2009-2012		Phase 2 2012-2015		Phase 3 2015-2019		Phase 4 2019-2022		TOTAL	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Residential										
Single Family	480		1,002		402		138		2,022	
Town Homes			685				710		1,395	
Multi Family			513				81		594	
Non-Residential										
Office				66K				96K		162K/165K
Retail				40K		170K		50K		260K/265K
Village Center								320K		320K
TOTAL	480		2,200	106K	402	170K	924	466K	4,011	742K/750K

Policy 1.19.9: **District Landscape Plan.** The BHGOD shall establish district-wide landscape plan guidelines designed to enhance the community landscape for the enjoyment of present and future residents. Landscape plans shall be prepared by a licensed professional and designed to enhance the BHGOD Area’s natural environment by encouraging the planting and maintenance of Florida Friendly plants, native trees, and shrubs.

Policy 1.19.10:**Transportation**

New Road Alignments. Consistent with the County-wide Long Range Transportation Plan, existing road rights-of-way enhancements and proposed new road alignments will be provided to accommodate established road classification standards. All road improvements will employ multi-modal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles.

TABLE 1.19.10: BEN HILL GRIFFIN [SHOP 16] OVERLAY DISTRICT ROAD FUNCTIONAL CLASSIFICATION

BEN HILL GRIFFIN [SHOP 16] OVERLAY DISTRICT ROADWAY SYSTEM		
ROADWAY NAME	FUNCTIONAL CLASSIFICATION	REQUIRED ROW
US 27	Major Arterial	150 feet
West Stryker Road	Major Collector	100 feet
West Exeter Road	Major Collector	100 feet
Shop 16 Road	Major Collector	100 feet
West Oellia Road	Minor Collector	80 feet
West Taunton Road	Major Collector	100 feet
North Oleander Drive	Minor Collector	80 feet
North Irvington Road	Minor Collector	80 feet
North Olivia Drive	Minor Collector	80 feet
Local Streets	Local Streets with Curb	60 feet

Policy 1.19.11: **Transportation.** The Developer shall coordinate with the City of Avon Park and with Highlands County, Florida Department of Transportation, Central Florida Regional Planning Council and any other governmental agencies necessary to satisfy proposed and adopted transportation strategies in the BHGOD Area.

Policy 1.19.12:**Right of Way Landscaping.** Rights-of-way should be acquired to accommodate reasonable landscaping (primarily Florida Friendly and native trees and plants). Landscaping should divide the multi-purpose paths from the roads where possible and provide well-landscaped transportation corridors. Placement of landscaping shall provide site distances to ensure safety standards are maintained.

Policy 1.19.13:**Traffic Circulation Systems** (Within Nodes of Development). Traffic circulation system within the various nodes of developments will be designed utilizing a network system that will be open to the public. However, the network may incorporate a grid system, a curvilinear design pattern and traffic circles where appropriate. The design

of the circulation system will encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the area, gated communities may be permitted where there will be private ownership of restricted roads. Ownership of the arterial, collector and local roadway system may either be an appropriate governmental entity, community development district, master homeowners association, or a combination thereof. Public roadways will be maintained by the appropriate unit of government including a community development district where homeowners associations will maintain roadways these should be considered private.

- a. The internal roadway system will be a combination of a two-lane and where appropriate, four lane facilities systems may also be utilized as supported by traffic studies.

Policy 1.19.14:**Water and Wastewater Systems.** All development within the BHGOD shall connect to central water and wastewater facilities.

Policy 1.19.15: The provision of central water and wastewater facilities shall be coordinated with the phased construction of residential and non-residential uses.

Policy 1.19.16: **Surface Water Management:** The surface water management system shall be consistent with a Surface Water Management Plan that incorporates the functions of the natural on-site system, including seasonal hydro-periods, (surficial aquifer/water table elevations), continuity of conveyance systems and consistency with state water quality standards.

Policy 1.19.17: **Planned Unit Development Process Required.** All development within the BHGOD Area shall be approved through the Planned Unit Development Zoning District.

Policy 1.19.17.a: **Connectivity and Continuity.** Local and collector streets within a PUD should be designed to be pedestrian friendly, with street tree plantings, and containing visually attractive amenities that promote recreation activities such as walking and bicycling. These streets should provide continuity between neighborhoods and the Village Center. Traffic calming design on local streets, and the development of multiple and interconnected transportation routes, are essential. To ensure pedestrian friendly streets, sidewalks shall be provided on both sides of streets.

Policy 1.19.17.b: **Architectural Diversity.** Architectural points of interest and architectural diversity within the neighborhoods and along prominent residential streets are encouraged and will assist in achieving an enhanced "sense of place." Architectural diversity can be realized by variation in street patterns, setbacks, site landscape and hardscape, unit color, and other non-structural façade elements.

Objective 2:

All development shall be timed and staged in conjunction with available capacity of public facilities and services; availability of sufficient water supplies, both potable and non-potable, appropriate soil conditions and topography. Avon Park will continue to ensure that all land development orders are both concurrent and compatible with the regulations of Avon Park's Comprehensive Plan. [9J-5.006(3)(b)1]

- Policy 2.1: Development orders or permits shall be issued only when public facilities and services are available concurrent with the impacts of development at or above the established level of service. [9J-5.006(3)(c)31]
- Policy 2.2 Development orders or permits shall be issued only when sufficient potable and non-potable water supplies and supply facilities are available concurrent with the impacts of development.
- Policy 2.3: Public facilities shall be located to maximize efficiency and minimize costs and environmental impact. [9J-5 .006(3)(c)2,6]
- Policy 2.4: The City of Avon Park shall identify the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period.
- Policy 2.5: Avon Park's land development regulations shall address development activities that have the potential to contaminate water, soil and air quality. [9J-5.006(3)(c)2,6]
- Policy 2.6: Amendments to the Future Land Use Map shall include an analysis of soil and topographic conditions, based on U.S. Soil Conservation Service maps, to ensure the suitability of the subject area to support the proposed land use.
- Policy 2.7: The City shall require new development and redevelopment to conform with the following criteria:
- a. Connect to centralized potable water and wastewater systems;
 - b. Integrate pedestrian-oriented features;
 - c. Provide accesses to civic spaces, parks, green areas, and open space and other amenities;
 - d. Be supported by public safety (fire, EMS, law enforcement); and
 - e. Have access to public schools.

Policy 2.8: The City shall encourage the incorporation of design features that promote green building principles including landscaping.

Policy 2.9: Approval of development proposals will be conditioned on the availability of public facilities and services necessary to serve the proposed development and that the facilities meet the City's established level of service standards provided within all elements of the City of Avon Park Comprehensive Plan, including the level of service standards listed within the following elements:

- a. Infrastructure Element
- b. Transportation Element
- c. Capital Improvements Element
- d. Public School Facilities Element [9J-5.006(3)(c)3]

Objective 3:

Avon Park shall review all land development orders to ensure consistency with the Future Land Use Map and the City's character. [9J-5.006(3)(b)3]

Policy 3.1: Replacement or significant expansion of land uses or structures which are inconsistent with the Future Land Use Map or Element, upon adoption of this Comprehensive Plan, shall be prohibited. Land development regulations shall specify criteria for determining non-conforming uses, including damage, destruction or cessation of activity, and the appropriate action to limit or eliminate non-conforming uses. [9J-5.006(3)(c)4]

Objective 4:

Avon Park shall adopt and ensure that all land development requests are compatible with adjacent land use and development [9J-5.006(3)(c)2]

Policy 4.1: Avon Park will require buffering between higher and lower intensity land uses. Avon Park's land development regulations shall include criteria and standards for buffering. "Buffering" includes the use of open space, landscaping and berms to mitigate any adverse impacts resulting from incompatible and unlike land uses. [9J-5.006(3)(c)2]

Policy 4.2: Avon Park will review all land development requests to ensure their compliance with the landscaping and buffering requirements of the land development

regulations.

Policy 4.3: Where the application of Policy 4.1 cannot adequately mitigate the incompatibility between proposed and existing land uses, the proposed use shall be disapproved. [9J-5.006(3)(c)2]

Policy 4.4: Avon Park shall solicit, review and comment on proposed amendments of the Highlands County Comprehensive Plan. If a proposed amendment to the County's plan would create an incompatibility between City and County land uses, the City shall transmit written comments and recommendations to the County regarding the nature of the incompatibility. [9J-5.006(3)(c)2]

Objective 5:

Avon Park shall protect the quality of its neighborhoods through code enforcement, site plan review, and renewal and redevelopment of blighted areas. The City of Avon Park will continue to take advantage of State or Federal programs that will assist in renewal or redevelopment of its blighted areas. [9J-5.006(3)(b)2]

Policy 5.1: Avon Park shall employ available state and federal government programs which are aimed at the renewal and revitalization of substandard housing. [9J-5.006(3)(c)2]

Policy 5.2: Avon Park shall continue site plan reviews, building inspections and code enforcement. [9J-5.006(3)(c)2]

Policy 5.3: Avon Park shall continue to coordinate with the City's Community Redevelopment Agency to eliminate blighted areas within the Community Redevelopment Area.

Objective 6:

Avon Park will create and maintain an inventory of its natural and historic resources and will measure any changes so that there will be no more than a 1% reduction during the next five years. [9J-5.006(3)(b)4.

Policy 6.1: The City shall identify and map wellhead protection areas. All land within a 150 foot radius of an existing public supply potable water well shall be designated a wellhead protection area.

Policy 6.2: The developer or owner of any development site shall manage stormwater run-off on-site. Post-development run-off rates must be consistent with the level of service

standard established in the Sanitary Sewer, Potable Water, Solid Waste, Drainage and Natural Groundwater Aquifer Recharge Element. [9J-5.006(3)(c)4]

Policy 6.3: New development shall be constructed so that the natural topographic features are not adversely altered so as to harm the drainage patterns of adjacent properties. [9J-5.006(3)(c)4]

Policy 6.4: Historical properties and archaeological sites shall be designated by City Council. Criteria for local designation will be developed in land development regulations. Upon designation as an historical or archaeological site or structure, demolition or alteration of sites or structures may be granted only by the Community Redevelopment Agency Board of Directors for sites or structures within the Community Redevelopment Area, or by City Council for sites or structures elsewhere in the City. A vote by either body to permit the alteration or demolition of designated sites must be a majority consisting of no less than five (5) affirmative votes. 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 City Council as meriting protection. Designation as a historical property or archaeological site will be based on the criteria established by the National Register of Historic Places for survey, preservations, and evaluation of cultural resources. These criteria shall be adopted as part of the City of Avon Park land development regulations. [9J-5.006(3)(c)8]

Policy 6.5: Avon Park shall negotiate with land owners prior to the development review process to mitigate disturbances of known historical resources. [9J-5.006(3)(c)8]

Objective 7:

Avon Park shall encourage development techniques such as on-site traffic control, limitation of driveway and road access to arterial and collector highways, cluster development and density bonuses. Avon Park shall use sustainable cities development techniques and shall monitor the use of those techniques. The City of Avon Park shall monitor all development orders to ensure utilization of those techniques. Land development regulations shall specify the review process, conditions and criteria for utilizing such development techniques. [9J-5.006(3)(b)9/7]

Policy 7.1: Avon Park shall include incentives, such as density bonuses, in its land development regulations to encourage the provision of affordable housing. [9J-5.006(3)(b)9/7]

In addition to the base density permitted, the City of Avon Park shall authorize an increase in allowable residential density if the proposed project includes affordable housing units. The proposed development site must be located within the Medium

Density Residential or Downtown Commercial Future Land Use Map designations. Affordable Housing shall be defined as housing that, on a monthly basis, requires rent or mortgage payments of no more than thirty (30) percent of a household's monthly gross income. Regardless of the amount of residential density allowed through the use of density bonuses, the overall density of any proposed project may not exceed the density allowed by the overlying Future Land Use Map designation. [9J-5.006(3)(c)9]

- Policy 7.2: Avon Park shall require developers and property owners to provide open space and protect natural resources. To assist in the implementation of this policy, Avon Park shall include incentives and techniques such as cluster development in its land development regulations. [9J-5.006(3)(c)4]
- Policy 7.3: Avon Park shall include in its land development regulations measures that control access onto arterials and collectors. Shared access and frontage/back lot parallel access roads shall be used where possible. [9J-5.007(3)(c)2]
- Policy 7.4: Avon Park shall coordinate with Highlands County and the Florida Department of Transportation to implement a roadway improvement program that provides for on-site parking and traffic flow for motorized and non-motorized vehicles and for pedestrian access, where appropriate, for parcels along sections of U.S. 27 and S.R. 64 that pass through the City. [9J-5.007(3)(c)3/4]
- Policy 7.5: Avon Park shall coordinate with the Florida Department of Transportation and Highlands County to implement a program that will mitigate future traffic congestion on U.S. 27. This program shall address right-of-way needs, access management, routing schemes, parking requirements, traffic operations alternatives, facility design options, bicycle/pedestrian systems interaction and land use/transportation transitional problems. The program shall specifically address the feasibility of using County Road 17A/17 as a bypass around Avon Park. [9J-5.006(3)(c)4]

Objective 8:

Avon Park will ensure that suitable land is available for utility facilities to support proposed development. The City of Avon Park shall review all development orders to ensure concurrency and other utility requirements are met. [9J-5.006(3)(b)8]

- Policy 8.1: Upon adoption of this Comprehensive Plan, public utilities needed to provide essential services to existing and future land uses shall be permitted in all future land use classifications provided the performance standards in the Power Plant Siting Act, Transmission Line Siting Act, Avon Park Comprehensive Plan, Avon Park Zoning Regulations, and any other applicable land development regulations are met. [9J-5.006(3)(c)3]

Policy 8.2: Avon Park shall establish procedures in cooperation with utility companies to inform utilities of development occurring in the City.

Objective 9:

The City of Avon Park shall allow for additional lands to be converted to school uses so that the public school board may meet the projected needs for schools. This shall be measured by the number of new schools; new school expansions and joint agreements with the school board.

Policy 9.1: Avon Park will allow public school uses in all Land Use Designations and Zoning Districts except for Industrial, Recreation and Open Space, and Conservation, proximate to urban residential areas and will seek to collocate public facilities, such as parks, libraries, and community centers, with the schools to the extent possible.

Policy 9.2: 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) Highlands 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) School sites 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 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.

Objective 10: Coordination with the Objectives and Programs in the Highlands County Hazard Mitigation Strategy; and Coordination with Chapter 380 Plans

The City shall coordinate future land use designations with the County and surrounding municipalities to eliminate or reduce development in areas identified as having repetitive loss due to natural hazards and which are identified in the Highlands County Hazard Mitigation Strategy; and the City shall coordinate with any resource planning and management plan prepared pursuant to Chapter 380. [9J-5.006 (3)(b)6,7]

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

Policy 10.1: As proposed future land use activities are presented to the City for actions, they shall be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, in an effort to reduce potential conflicts. [9J-5.006(3)(b)6]

Policy 10.2: The City, through the implementation of its land development regulations, will ensure that development approvals are consistent with the objectives and policies of the Highlands County Hazard Mitigation Strategy, August 1999, as amended. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.

Policy 10.3: The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to ensure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.

Policy 10.4: In conjunction with the American Red Cross and the Highlands County School Board, the City will develop plans for reduction of the shelter deficit state-wide.

Policy 10.5: The City hereby requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough to house all park residents that reside in the park during the official Hurricane Season, from June 1 to November 30.

Policy 10.6: The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, in order to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and

the location of shelters.

Policy 10.7: The City will trim trees on city rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies, in order to, reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.

Objective 11: Military Base Encroachment

In compliance with Chapter 163.3177(6)(a), Florida Statutes, the City of Avon Park shall support the role of the Avon Park Air Force Range (APAFR) by ensuring that adjacent future development is compatible with and will not negatively impact base operations.

Policy 11.1: Land Development Regulations shall be adopted to implement the findings of a Joint Land Use Study (JLUS). The City shall adopt amendments for the following:

- A. The City shall establish Military Influence Planning Areas (MIPAs) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.
- B. For Avon Park Air Force Range, the MIPA boundaries shall encompass the Military Operating Area (MOA) and any Air Installation Compatible Use Zones (AICUZ) or Range Air Installation Compatible Use Zones (RAICUZ) and noise zones adopted by the military installation.

Policy 11.2: The location of a telecommunications tower within the vicinity of the MIPA shall require written evidence that the tower meets the approval of the appropriate local Department of Defense officials or Federal Aviation Administration.

Policy 11.3: In compliance with Section 163.31759(5), Florida Statutes, the City shall coordinate with the APAFR representatives and the Central Florida Regional Planning Council to adopt and implement development standards and guidelines that minimize impacts of development on operations of the military installation. Compatibility criteria shall consider the safety and noise standards contained in any APAFR Air Installation Compatible Use Zone Study (AICUZ) and the recommendations of the APAFR Joint Land Use Study, including noise attenuation standards, maximum height standards, lighting standards, effective disclosure procedures, and identification of military impact areas and high noise areas.

Policy 11.4: The City shall protect the viability of the APAFR by continuing the coordination and communication between the base commanding officer or his designee and the

Development Review Committee (DRC) so that the APAFR representatives are provided the opportunity to review and comment on development application for projects that could potentially generate uses that could impact base operations. The DRC will provide the base commanding officer or his designee with information on proposed changes to the City's Comprehensive Plan and Land Development Code, which if approved, would affect the density, intensity, or use on land within the MAZs. Additionally, the DRC will provide information on applications for development orders requesting a variance or waiver from height, lighting or noise standards within the MIPA.

Policy 11.5: The City shall appoint the APAFR base commanding officer to serve as an ex-officio member on the City's Planning and Zoning Board.

Policy 11.6: The City shall continue to coordinate with the adjacent governments and the APAFR to coordinate the implementation of the guidelines and standards as established in the Comprehensive Plan and the City's Land Development Code.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

TRAFFIC CIRCULATION ELEMENT

TRAFFIC CIRCULATION ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 22, 2008
Amended November 1, 2010

GOAL: PROVIDE AND MAINTAIN A SAFE AND EFFICIENT MULTI-MODAL TRAFFIC CIRCULATION SYSTEM THAT IS FINANCIALLY FEASIBLE, ENVIRONMENTALLY SOUND, AND CONSISTENT WITH THE NEEDS OF THE RESIDENTS OF AVON PARK.

Objective 1:

Level of service standards for all roadways shall be established and maintained to ensure that development orders provide for a safe, convenient and effective transportation system, including compliance with the criteria set forth in the City's land development regulations that manage direct arterial access. [9J-5.007(3)(b)1]

Policy 1.1: Avon Park establishes the following peak hour level of service standards for roadways within its jurisdiction: [9J-5.007(3)(c)1]

FDOT Strategic Intermodal System (SIS)(US 27)	C
Principal Arterials	C
City Minor Arterials	D
County Minor Arterials	C
City Urban Collectors	D
County Urban Collectors	D
Other Local Streets	D

Policy 1.2: Avon Park shall continue to coordinate with Highlands County and the Florida Department of Transportation to establish and maintain a traffic counting program for arterial and collector roadways. [9J-5.007(3)(c)1]

Policy 1.3: Avon Park shall review all new development proposals to ensure that the impacts of proposed development do not exceed the established level of service standards for Avon Park's roadways. [9J-5.007(3)(c)1]

Policy 1.4: Avon Park shall enforce measures that control access onto arterial and collector roadways. Shared access and frontage/back lot parallel access roads shall be required where possible. [9J-5.007(3)(c)2]

Policy 1.5: Avon Park shall adopt and enforce regulations that establish direct driveway and roadway access spacing and design criteria and intersection spacing regulations. Relevant Florida Department of Transportation Access Management Standards, pursuant to Chapter 338, F.S., shall be incorporated into local regulations. [9J-5.007(3)(c)2]

Policy 1.6: Land development regulations shall include criteria for on-site traffic flow and vehicle parking needs. On-site traffic flow criteria shall be consistent with access management criteria regarding direct access to arterial and collector roadways.

Objective 2:

Avon Park shall, on an ongoing basis, cooperate and coordinate with Highlands County and the Florida Department of Transportation to manage projected capacity impacts along Federal, State, County and City roadways. The City shall coordinate the traffic circulation system within the City limits with the Florida Department of Transportation Five-Year Work Schedule. Avon Park shall evaluate its ongoing programs that coordinate with local, county, regional and state transportation systems, and complete an evaluation and analysis and create a program to implement any changes. [9J-5. 007(3) (b) 3]

Policy 2.1: Avon Park shall coordinate with Highlands County and FDOT to implement a roadway improvement program that minimizes truck and other traffic related noise and pollution, and considers the need for on-site parking and traffic flow for motorized and non-motorized vehicles for parcels along sections of U.S. Highway 27 and State Road 64 that pass through the City. [9J-5 .007(3)(c)2/3]

Policy 2.2: The City of Avon Park will continue coordination with the FDOT and Highlands County to ensure that all transportation system management (signalization, turn lane improvements, etc.) and widening projects within Avon Park are designed to operate to maximum efficiency.

Policy 2.3: Avon Park shall annually review the Traffic Circulation Element and Florida Department of Transportation's Five-Year Work Schedule to ensure consistency. Avon Park shall notify the Department of Transportation of any apparent inconsistencies, and shall work with the Department to resolve any discrepancies. [9J-5.007(3)(c)3]

Policy 2.4: Avon Park supports the formation of a county-wide transportation planning organization.

Objective 3:

Avon Park shall coordinate with the Florida Department of Transportation to adopt regulations which protect existing and future arterial rights-of-way from building encroachment and to maximize access management on the Florida Intrastate Highway System

(FIHS) and the Highlands County road system. 100% of all developments effecting construction along state highways shall be sent to FDOT for review and comment. [9J-5.007(3) (b) 4]

- Policy 3.1: Consistent with the Future Land Use Map and Future Traffic Circulation Map, new development that adjoins a planned or scheduled new roadway or roadway expansion will be required to dedicate right-of-way, where applicable, to maintain the established Level of Service Standard. [9J-5.007(3)(c)4]
- Policy 3.2: To preserve right-of-way for roadway expansion, Avon Park shall include in its land development regulations necessary setback provisions. The City, through right-of-way preservation regulations, shall protect the U.S. 27 corridor within its jurisdiction. The City's right-of-way regulations shall be amended, as necessary, to reflect relevant Florida Department of Transportation Rights-of-Way Protection Standards for the State Highway System. The City shall participate in traffic engineering studies, funded by the Florida Department of Transportation and/or development interests, to assist in the determination of appropriate right-of-way needs for U.S. 27 within Avon Park. [9J-5.007(3)(c)4]
- Policy 3.3: The City will evaluate timing sequences on all major arterials and work with the FDOT to implement optimum phasing of all signals on these arterials. [9J-05.019(4)(c)7]
- Policy 3.4: The City will coordinate with the FDOT to ensure all railroad crossings are constructed to allow maximum speeds at crossings. [9J-5.019(4)(c)7.]
- Policy 3.5: The City will adopt access management standards applicable to all new developments or redevelopment parcels in order to maintain operating speed on arterials and collectors by minimizing driveway and median cuts. [9J-5.019(4)(c)2, 9]

Objective 4:

Avon Park will require all development orders to comply with LDR's and its Comprehensive Plan in regards to Traffic Circulation and Future Land Uses Maps. [9J-5.007(3) (b)2]

- Policy 4.1: When changes are proposed to Avon Park's traffic circulation system, the appropriateness of the change will be viewed in the context of the Future Land Use Map and established level of service standards. [9J-5.007(3)(c)1]
- Policy 4.2: Development approvals shall ensure the availability of roadway capacities and the maintenance of established levels of service.

Objective 5:

All significant local transportation facility improvements will incorporate, where feasible, the planning of bicycle and pedestrian ways for convenient and efficient non-motorized transportation. [9J-5. 007(3) (b) 1]

Policy 5.1: Coordinate proposed road, airport and non-motorized improvements with the plans and programs of Highlands County, the FDOT, and other appropriate agencies and ensure consistency with the Avon Park Comprehensive Plan.

Policy 5.2: Avon Park shall provide for the construction and dedication of sidewalks and/or bicycle paths where pedestrian traffic exists or can reasonably be anticipated to exist in the future. Local regulations regarding bikeways along the State highway system shall reflect criteria of the Florida Department of Transportation Bicycle Standard Design Manual. [9J-5.007(3)(c)5]

Policy 5.3: Avon Park shall implement a program that inventories and prioritizes sidewalk construction and repair. [9J-5 .007(3)(c)5]

Policy 5.4: Avon Park shall cooperate with the Highlands County School System to ensure that new schools, parks and playgrounds provide pedestrian access. [9J-5.007(3)(c)5]

Policy 5.5: The development of new pedestrian ways shall be designed to be accessible to handicapped persons. [9J-5.007(3)(c)5]

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

HOUSING ELEMENT

HOUSING ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 2008
Amended September 22, 2008
Amended November 1, 2010

GOAL: PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1: PROVISION OF ADEQUATE AND AFFORDABLE HOUSING

The City will assist the private sector to provide sufficient and affordable housing for the diversified needs of the present and future population. Avon Park shall provide measurable policies that increase its efficiency in meeting the goals of the 9J-5.010 Housing Element resulting in improvements to the housing delivery process. [9J-5.010(3)(b)1]

Policy 1.1: On an ongoing basis, Avon Park shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the required production. "Technical assistance" will include, at a minimum: a) the assembly and distribution to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition and other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks. [9J-5.010(3)(c)1]

Policy 1.2: Avon Park will continue to develop local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system. Such partnerships will focus on the development and marketing of low interest home ownership and rental housing loans for the residents of Avon Park. [9J-5.010(3)(c)2]

Policy 1.3: The City shall encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging "non-tax exempt" affordable housing.

Policy 1.4: The City shall encourage, through its Land Development Regulations, a mix of housing types, densities, and “non-tax exempt” affordable housing.

OBJECTIVE 2: ELIMINATION OF SUBSTANDARD HOUSING

Avon Park shall actively pursue the elimination of substandard housing while seeking to improve the structural and aesthetic conditions of the City's existing housing stock. [9J-5.005(3)(b)(2)]

Policy 2.1: Avon Park shall increase code enforcement activities in areas where code violations are prevalent, and institute concentrated code enforcement activities where warranted. [9J-5.010(3)(c)4]

Policy 2.2: Avon Park shall continue to seek federal and state funding for the demolition, rehabilitation, and/or replacement of substandard housing, where necessary, and shall continue such efforts on an annual or other appropriate basis.

Policy 2.3 Avon Park shall continue to apply for Small Cities Community Development Block Grant funds and participate in activities funded by Community Development Block Grants and the Farmers Home Administration.

Policy 2.4 The City of Avon Park shall continue to consider the development of other federal or state-assisted programs that rehabilitate and/or replace housing for very low, low and moderate income families, and households with special housing needs. [9J-5.010(3)(c)7]

Policy 2.5: The City of Avon Park will continue to seek opportunities to rehabilitate 100 substandard housing units through the use of Community Development Block Grant funding. [9J-5.010(3)(c)7]

OBJECTIVE 3:

Avon Park shall require 25% of all development orders shall provide sites for housing for low, very low, and moderate income families households with special housing needs such as rural and farm worker households for the elderly and for mobile homes. [9j-5.010(3)(b)3]

Policy 3.1: The principles and criteria for siting low and moderate income housing shall be:

- * To ensure that low/moderate income families have adequate public facilities and services based on a fair-share distribution of costs; and
- * To provide for adequate sites for low/moderate income housing based on projections and demand for such housing. [9J-5.010(3)(c)5]

Policy 3.2: The Office of Fair Housing and Equal Opportunity will continue to assist low and moderate income persons to find adequate housing. [9J-5.010(3)(c)1]

Policy 3.3: The principles and criteria for the location of housing for households with special housing needs, including elderly, rural and farm worker households shall be:

- * To provide for adequate sites for housing for households with special housing needs based on projections and demand for such units;
- * To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and
- * To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate. [9J-5.010(3)(c)5]

Policy 3.4: The principles and criteria for siting mobile homes shall be:

- * To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;
- * To require developers of new mobile home parks or subdivisions to provide adequate hurricane shelter space for residents of such parks or subdivisions;
- * New mobile home parks or subdivisions shall be at least 10 acres in size; and
- * To provide for adequate sites for mobile homes and mobile home parks or subdivisions based on projections and demand for such housing.

OBJECTIVE 4:

Avon Park shall continue to ensure that all development and redevelopment orders, when and where appropriate, shall include foster care facilities and special housing as dictated by the housing needs assessment reflected in the latest decennial united states census or more recent estimates. [9j-5. 010(3)(b)4]

Policy 4.1: The principles and criteria for siting group homes and foster care facilities shall be to provide clients of such facilities adequate public facilities and services on the basis of a fair-share distribution of costs, and to permit such group homes and foster care facilities in areas of a residential character provided that the group home or foster care facility is consistent with the surrounding area. [9J-5.010(3)(c)6].

OBJECTIVE 5:

The City of Avon Park shall continue to ensure that the conservation, rehabilitation, or demolition of housing will be achieved through code enforcement, including the identification of historically significant housing. [9J-5.010(3)(b)5]

Policy 5.1: The City of Avon Park shall continue to enforce housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. [9J-5.010(3)(c)3]

Policy 5.2: Avon Park shall continue to participate in the Community Development Block Grant program. [9J-5.010(3)(c)7]

Policy 5.3: Avon Park shall continue to encourage individual homeowners to increase private reinvestment in housing by continuing to research programs and actions that will streamline the permitting process and minimize costs and delays for all types of housing, to include affordable housing. [9J-5.010(3)(c)2]

OBJECTIVE 6:

Avon Park will create an inventory of its natural and historic resources and will measure any changes so that there will be no more than a 1% reduction during the next five years. [9J-5. 010(3)(b)5]

Policy 6.1: Avon Park shall provide for the protection of locally designated historically significant housing, structures or sites, and shall develop

criteria under which a locally designated structure or site may be altered or demolished. At a minimum, an extra-ordinary vote by City Council (4 of 5 votes) shall be required to authorize significant alteration or demolition, subject to established procedures regulating alteration or demolition of any site or structure, for areas of the City not within the Community Redevelopment Area. Within the Community Redevelopment Area, an extra-ordinary vote of the Community Redevelopment Agency Board of Directors shall be required to authorize significant alteration or demolition, subject to established procedures regulation alteration or demolition of any site or structure.

Policy 6.2: The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried out in cooperation with recognized historic preservation organizations. [9J-5.010(3)(c)3]

OBJECTIVE 7:

Avon Park will continue to ensure that all persons displaced by renovation or demolition activities shall benefit by the relocation of housing by the Housing Authority which abides by the mandate of the Federal Uniform Relocation Act. [9J-5.010(3)(b)6]

Policy 7.1: Avon Park will abide by the mandate of the federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced, as a result of federally-assisted housing programs, will be provided adequate relocation assistance. [9J-5.010(3)(c)8]

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

Policy 8.1: 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 8.2: The City shall encourage residential and non-residential construction that adheres to commonly accepted Green Building principles.

Policy 8.3: The City shall develop and adopt review criteria to establish standards for the appropriate placement of solar panels.

Policy 8.4: The City shall encourage the strategic placement of landscape materials to reduce energy consumption.

Policy 8.5:

The City shall, through the Future Land Use Map and existing Future Land Use Categories, encourage a pedestrian-oriented urban neighborhoods having convenient access to future 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 Avon Park

Highlands County, Florida



2030 Comprehensive Plan

INFRASTRUCTURE ELEMENT

INFRASTRUCTURE ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 1992
Amended September 22, 2008

GOAL: Provide adequate sanitary sewer, potable water, solid waste and drainage facilities in a timely, orderly and efficient manner.

Objective 1: Level of Service

Avon Park shall provide sanitary sewer, potable water and drainage facilities that comply with the level of service and capacity standards established in this element. Avon Park shall ensure that all development orders meet concurrency, public facility, and other utility requirements. [9J-5.011(2)(b)2]

Policy 1.1: Avon Park shall establish a level of service of 90 gallons per capita per day for its sanitary sewer facility. [9J-5.011(2)(c)(2)a]

Policy 1.2: Avon Park shall maintain sanitary sewer treatment facilities that provide an average daily capacity of 1.5 million gallons. [9J-5.011(2)(c)(2)a]

Policy 1.3: Avon Park shall establish an average level of service of 120 gallons per capita per day (gpcd) for potable water connections. [9J-5.011(2)(c)(2)d]

Policy 1.4: Avon Park shall establish a level of service for water pressure of 20 pounds per square inch. [9J-5.011(2)(c)(2)d]

Policy 1.5: Avon Park establishes a drainage level of service for development equal to a 25-year 24-hour storm event. Stormwater treatment and disposal facilities shall meet the design and performance standards established in Chapter 62-25 of the Florida Administrative Code “Regulations of Stormwater Discharge”. The first inch of stormwater run-off shall be treated on-site, pursuant to Chapter 62-25, F.A.C. Stormwater discharge facilities shall be designed such that the receiving water body shall not be degraded below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62.25, F.A.C. These standards shall apply to all development and redevelopment.

- Policy 1.6: The City of Avon Park shall cooperate with the Southwest Florida Water Management District regarding stormwater discharge regulations as outlined in Rule 62-25, Florida Administrative Code, to the greatest extent practicable.
- Policy 1.7: All structures shall have a floor elevation at or above the 100-year flood elevation.
- Policy 1.8: Avon Park establishes a level of service of 6.8 pounds per person per day of solid waste capacity at the Highlands County landfill. [9J-5.011(2)(c)(2)b]
- Policy 1.9: Avon Park shall maintain a concurrency management system that ensures that necessary sanitary sewer, potable water, solid waste and drainage facilities needed to support development are available concurrent with the impacts of such development. [9J-5.011(2)(c)1]

Objective 2: Sanitary Sewer and Potable Water

Avon Park shall maintain its sanitary sewer and water supplies and facilities in a manner that promotes compact urban growth and is a benefit to the health, safety, and welfare of the community. The use of existing sanitary sewer, non-potable water reuse facilities, and potable water facilities shall be maximized, including the maintenance and improvements of the existing system and the correction of identified deficiencies. Avon Park shall ensure that all development orders will provide for the maintenance, improvement, and expansion of sanitary sewer, non-potable water reuse, and potable water facilities. [9J-5. 011(2) (b) 3]

- Policy 2.1: Avon Park shall ensure that all improvements for replacements, expansion or increase in the capacity of sanitary sewer, water supply facilities, non-potable water reuse facilities, and potable water facilities will be compatible with the established level of service. [9J-5.011(2)(c)1]
- Policy 2.2: Extensions of municipal sanitary sewer and potable water facilities beyond the City limits shall be coordinated with Highlands County and shall be consistent with the Highlands County Comprehensive Plan regarding designated locations for higher density development.

- Policy 2.3: Beginning July 1, 1991, all improvements, including repair, maintenance and expansion of municipal sanitary sewer, water supplies, reuse facilities, and potable water facilities shall be prioritized annually. Those improvements required to be included in the Five-Year Schedule of Capital Improvements shall be incorporated into the appropriate semi-annual Comprehensive Plan amendment. Priority for the expansion of municipal facilities shall be given to: legal obligations; existing development that is in or adjacent to the City of Avon Park; new development in or adjacent to the City of Avon Park; and new development that will contribute to the tax base through higher densities or intensities of land use.
- Policy: 2.4: New development shall bear a fair share of sanitary sewer, water supply, reuse facility, and potable water facility expansion costs.
- Policy 2.5: Avon Park shall follow generally accepted guidelines for the determination of capacity extension of sanitary sewer and potable water facilities, including the provision that requires expansion to be complete and operational by the time that existing facilities are operating at 95% of capacity.
- Policy 2.6: Permits for development that would require individual water wells may be granted, but only if capacity or line extension of the municipal potable water facility is unavailable. A condition of such permits shall be the requirement that hook-up to the municipal potable water facility be accomplished within one year of its availability to the development, either by capacity or line extension. Avon Park shall coordinate with Highlands County to consider similar requirements regarding potable water for new development outside of the City.
- Policy 2.7: Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable, because of capacity or line extension deficiencies, and conditions are favorable to their use, including soils, drainage, and proximity to water bodies or conservation lands. Septic tanks shall be considered temporary, and their use shall be discontinued upon availability of municipal sanitary sewer facilities. Septic tanks shall be considered only for residential uses.
- Policy 2.8: Privately maintained and/or operated package treatment plants shall not be permissible within the City of Avon Park.
- Policy 2.9: Avon Park shall continue to coordinate with Highlands County to ensure that package treatment plans outside of but near to the City shall be compatible with the municipal sanitary sewer system. Such package treatment plants shall be incorporated into the municipal sanitary sewer system when and if possible.

- Policy 2.10: Avon Park shall continue to conduct a comprehensive maintenance program for its sanitary sewer and potable water facilities. [9J-5.011(2)(b)1]
- Policy 2.11: The City of Avon Park shall ensure that within 18 months after the board of the Southwest Florida Water Management District has approved an updated regional water supply plan, the Infrastructure Element will incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan.
- Policy 2.12: The City of Avon Park Comprehensive Plan shall include a work plan covering at least a ten (10) year period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified as being necessary to serve existing and new development.
- Policy 2.13: Avon Park shall ensure that the work plan referenced in Policy 2.12 shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan.
- Policy 2.14: Avon Park shall identify alternative water supply projects, traditional water supply projects, as well as opportunities for conservation and reuse.

Objective 3:

Avon Park shall establish procedures for the conservation of potable water resources.
 [9J-5. 011(2)(b)4]

- Policy 3.1: The City shall adopt and strive with all means available to meet the conservation standards established by SWFWMD for its Southern Water Use Caution Area of 120 gallons per day per capita. [40D-2, F.A.C.]
- Policy 3.2: The City shall continue to implement the following water conservation measures and practices to achieve the conservation standards set forth in Policy ~~2.2~~ 3.1 above:
- a. The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City’s building code and other appropriate permitting regulations.
 - b. The City shall promote implementation of guidelines of the Florida Green Building Council for all new construction.
 - c. The City shall encourage the use of water efficient irrigation and Xeriscape landscaping techniques for all new development.

- d. The City shall participate in the Florida Yards and Neighborhoods (FYN) program in cooperation with the County extension office, and shall recognize homeowners complying with the FYN guidelines.
- e. The City shall improve the efficiency of operational methods to enhance water conservation, such as waste water reuse, storm water retention for irrigation, and coordination of inter-system connection through interlocal agreements.
- f. The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.
- g. The City shall continue to use its inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.
- h. The City shall require all new developments to install separate irrigation supply lines, and to feed these lines with non-potable reuse water when available. Where non-potable reuse water is not available, separate irrigation wells shall be constructed. These wells shall remain the responsibility of the developer and/or homeowners' association.

Policy 3.3: The City of Avon Park will make treated effluent available for reuse, in accordance with the Regional Water Supply Plan, by Fiscal Year 2011. Avon Park will review and incorporate additional alternative water supply projects selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government in accordance with s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.]

Policy 3.4: Avon Park shall identify traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the local governments jurisdiction [s.163.3177(6)(c).

Policy 3.5: Avon Park shall incorporate into the comprehensive plan a water supply facilities work plan for at least a 10 (ten) year planning period for construction of public, private, and regional water supply facilities, which are identified in the element as necessary to serve existing and new development [s.163.3177(6)(c), F.S.].

Objective 4: Solid Waste

Avon Park shall yearly update and maintain its agreement to work with Highlands County to ensure adequate landfill capacity. [9J-5. 011(2) (b) 2]

- Policy 4.1: Avon Park, shall continue to cooperate with Highlands County and the other municipalities within Highlands County, to ensure that solid waste volume is recycled efficiently. Avon Park shall deliver solid waste collected in the City to the anticipated County materials recycling facility. Avon Park shall participate in county-wide public education efforts, including inserts in municipal mailings and public notices or workshops indicating recyclable materials, locations of facilities for the disposal of oil, tires and other recyclables, and other ways of increasing public participation in recycling efforts. [9J-5.011(2)(c)]
- Policy 4.2: Avon Park shall continue to provide the necessary equipment and personnel to dispose of solid waste. Major new equipment needs, such as a garbage truck, shall be considered capital improvements and shall be included in the Five-Year Schedule of Capital Improvements.
- Policy 4.3: Avon Park shall continue to participate in "Amnesty Days," and shall cooperate with Highlands County in other efforts, including public education, to properly manage hazardous waste generated in the City.
- Policy 4.4: Avon Park shall annually verify capacity at the County land fill, and shall annually inform the County of the projected annual capacity demand attributable to the City.

Objective 5: Drainage and Natural Groundwater Aquifer Recharge

Through the establishment of impervious surface restrictions and open space requirements, the City of Avon Park shall ensure that future development will allow aquifer recharge. Avon Park shall continue to implement 100% of its water conservation programs and laws requiring conservation, development and protection of potable water. [9J-5. 011(2) (b) 5]

- Policy 5.1: Avon Park shall cooperate with the Southwest Florida Water Management District in designating areas of prime recharge to the Floridan aquifer by providing any information the City may have which will assist the SWFWMD in making this designation. [9J-5.011(2)(c)4]
- Policy 5.2: To allow aquifer recharge, the City of Avon Park establishes the following guidelines for impervious surface coverage: impervious surfaces in single-family development up to two dwelling units per acre shall not exceed 20 percent of the development site; impervious surfaces in residential development between two and seven dwelling units per acre shall not exceed 30 percent of the development site; impervious surfaces in multi-family development of more than seven units per acre shall not exceed 50 percent of the development site; and impervious surfaces in other types of development, including commercial, industrial and public facilities, shall not exceed 80 percent of the development site. No reduction by new development and redevelopment within a "high

recharge area" in the aquifer recharge quality or quantity (volumes and rates) and for Subsurface storage and flow to simulate pre-development conditions.

If native vegetative or natural communities, as identified in Conservation Policy 3.4, exist on a proposed development site, preservation or protection criteria as established in Conservation Policies 3.4 through 3.7 shall take precedence over impervious surface criteria as established by this policy. Avon Park shall work with the Soil Conservation Service to monitor the impacts of development on the quantity of aquifer recharge and, in consultation with the Soil Conservation Service shall reevaluate impervious surface standards if the rate of aquifer recharge diminishes. [9J-5.011(2)(c)4]

Policy 5.3: Regulations shall establish criteria regarding the location and extent of impervious surfaces, based on pollution potential to surface and ground waters.

Objective 6:

Avon Park shall protect 100% of its natural drainage features and groundwater recharge areas and expand the same when and where possible.

Policy 6.1: Avon Park shall undertake a stormwater management study to identify water quality and drainage deficiencies for its drainage facilities. The City shall request funding assistance from the Peace River Basin Board of the Southwest Florida Water Management District to undertake this study. [9J-5.011(2)(c)1]

Policy 6.2: Identified deficiencies shall be corrected. Deficiencies for existing development shall be defined as inability to manage a 25-year 24-hour storm event and/or contributing to the degradation of the receiving body below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. Drainage improvements shall be prioritized as follows: to fulfill legal obligations; to prevent further degradation of surface or water bodies; to provide adequate drainage for existing development in the City; to provide adequate drainage for new development in the City; and to extend municipal drainage facilities to areas outside of the City.

Policy 6.3: Avon Park shall consider a stormwater utility district to fund existing drainage deficiencies. The City shall request funding assistance from the Southwest Florida Water Management District or other appropriate state agencies to undertake this study. The City shall coordinate with Highlands County to participate in a County-wide stormwater utility study if warranted.

Policy 6.4: To reduce direct discharge of stormwater into Avon Park's lakes, the City will request that the Florida Department of Transportation undertake the necessary analysis to determine needed drainage improvements to State Road 64 and United States Highway 27.

- Policy 6.5: Avon Park shall, as is required by Chapter 62-25, Florida Administrative Code, establish reduce the annual pollutant load of stormwater runoff and utilize best management practices to achieve this goal. [9J-5.011(2)(c)4]
- Policy 6.6: Best management practices for stormwater runoff shall be included in a new development's open space and landscaped areas to reduce maintenance and improve aesthetics. [9J-5.011(2)(c)4]
- Policy 6.7: Land development regulations shall provide for the protection of natural drainage features.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

CONSERVATION ELEMENT

CONSERVATION ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 1992
Amended September 22, 2008
Amended November 1, 2010

GOAL: Conserve, protect and manage the natural resources of the City of Avon Park.

Objective 1:

Avon Park shall not degrade its ambient air quality. [9J-5.013 (2) (b) (1)]

Policy 1.1: Avon Park will ensure that future industrial activity meets minimum pollution performance standards. [9J-5.013 (2)(c)(1)]

Policy 1.2: By implementing the Recreation and Open Space Element, Avon Park encourages alternative transportation modes such as bicycling and walking to minimize the potential for automobile emission pollution. [9J-5.013(2)(c)]

Objective 2:

Through the establishment of minimum standards for the quality of stormwater runoff and limiting impervious surface coverage, the City of Avon Park shall ensure that future development does not degrade the quality of groundwater resources, and that future development allows for aquifer recharge. Avon Park will review development orders to ensure that they provide for the maintenance, improvement and expansion of stormwater runoff while limiting impervious surface coverage. [9J--5.013 (2) (b) (2)] [9J--5.013 (2) (b) (2)]

Policy 2.1: Avon Park shall continue to cooperate and coordinate with the Southwest Florida Water Management District, the Department of Environmental Protection and the Central Florida Regional Planning Council in the development of a public supply well field protection program regarding water wells and zones of contribution. The City Manager of Avon Park shall implement this program. [9J-5.013 (2)(c)(1)]

Policy 2.2: The City of Avon Park shall continue to strive with all means available to meet the conservation standards established by SWFWMD for its Southern Water Use Caution Area of 120 gallons per day per capita. [40D-2, F.A.C.]

Policy 2.3: The City shall continue to implement the following water conservation measures and practices to achieve the conservation standards set forth in Policy 2.2 above:

- a. The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations.
- b. The City shall promote implementation of guidelines of the Florida Green Building Council for all new construction.
- c. The City shall encourage the use of water efficient irrigation and Xeriscape landscaping techniques for all new development.
- d. The City shall participate in the Florida Yards and Neighborhoods (FYN) program in cooperation with the County extension office, and shall recognize homeowners complying with the FYN guidelines.
- e. The City shall improve the efficiency of operational methods to enhance water conservation, such as waste water reuse, storm water retention for irrigation, and coordination of inter-system connection through interlocal agreements.
- f. The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.
- g. The City shall continue to use its inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.
- h. The City shall require all new developments to install separate irrigation supply lines, and to feed these lines with non-potable reuse water when available. Where non-potable reuse water is not available, separate irrigation wells shall be constructed. These wells shall remain the responsibility of the developer and/or homeowners' association.

- Policy 2.4: The City will participate with the Southwest Florida Water Management District during periods of drought, declared water shortages, or water shortage emergencies by adherence to the District's Water Shortage Plan, and to the guidelines outlined by the District. A local water shortage plan shall be developed and coordinated with Highlands County for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan. [9J-5.013(2)(c)4]
- Policy 2.5: The City will meet at least annually with the SWFWMD, the Regional Planning Council and Highlands County to develop measures or programs to protect and conserve water sources. Decisions to be reached shall include; coordination of land development regulations to ensure consistent and adequate protection; coordination of planning and development activities through reciprocal notification of proposed activities; coordination of planning areas; and agreement on utility service areas.
- Policy 2.6: To allow aquifer recharge, the City of Avon Park establishes the following guidelines for impervious surface coverage: impervious surfaces in single-family development up to two units per acre shall not exceed 20 percent of the development site; impervious surfaces in residential development between two and seven units per acre shall not exceed 30 percent of the development site; impervious surfaces in multi-family development of more than seven units per acre shall not exceed 50 percent of the development site; and impervious surfaces in other types of development, including commercial, industrial and public facilities, shall not exceed 80 percent of the development site. No reduction by new development and redevelopment within a "high recharge area" in the aquifer recharge quality or quantity (volumes and rates) and for Subsurface storage and flow to simulate pre-development conditions. If native vegetative or natural communities, as identified in Conservation Policy 3.4, exist on a proposed development site, preservation or protection criteria as established in Conservation Policies 3.4 through 3.7 shall take precedence over impervious surface criteria as established by this policy.
- Policy 2.7: Avon Park shall work with the Soil Conservation Service to monitor the impacts of development on the quantity of aquifer recharge and, in consultation with the Soil Conservation Service shall reevaluate impervious surface standards if the rate of aquifer recharge diminishes. All future development shall also be required to ensure that the quality of water that replenishes groundwater resources meets minimum standards as set forth by Chapter 17-25, F.A.C., Chapter 17-302, F.A.C., and Chapter 40D-4, F.A.C. [9J-5.013 (2)(c)(1)]

- Policy 2.8: The City of Avon Park shall comply with the requirements of the Southwest Florida Water Management District 10-Year Water Use Plan.
- Policy 2.9: The City of Avon Park will make treated effluent available for reuse, in accordance with the Regional Water Supply Plan, by Fiscal Year 2011. The City of Avon Park will review and incorporate additional water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s.373.0361(7), F.S.
- Policy 2.10: The City of Avon Park shall continue to identify traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c),F.S.].
- Policy 2.11: The City of Avon Park shall continue to maintain and update the water supply facilities work plan for at least a 10-year planning period for construction of public, private, and regional water supply facilities, which are identified as necessary to serve existing and new development.
- Policy 2.12: The City of Avon Park shall continue to ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.

Objective 3:

Land development regulations shall contain protective measures to adequately conserve and use minerals, soils and native vegetative communities. Avon Park shall prohibit the mining of mineral resources within the city limits by adhering to the adopted procedures, land development regulations and BMPs. [9J-5. 013(2) (b) (3)]

- Policy 3.1: Avon Park shall continue to protect the natural functions and hydrology of wetland systems by working with public and private agencies to acquire and manage in their natural state:
1. Scrub or sandhill habitats (xeric uplands);
 2. Endemic populations of endangered or threatened species, including species of special concern;
 3. Wetlands, cutthroatgrass seeps, and un-canalized freshwater estuaries feeding

the lakes;

4. Important aquifer recharge functions; and,

5. Unique scenic or natural resources.

Policy 3.2: Avon Park shall implement land development regulations to ensure the protection of native vegetative communities from destruction by development activities. Regulations shall address the on-site and off-site preservation of native vegetative communities, and the utilization of native plant species for landscaping. [9J-5.013(2)(c)(3)] CRPP p. 196 (d)(1)

Policy 3.3: Should any natural reservations be identified in amendments or revisions to the Recreation and Open Space element of this plan, the Conservation Element shall likewise be amended or revised to provide protection to such designated areas. [9J-5.013 (2)(c)(7)]

Policy 3.4: Upon Plan adoption, the City of Avon Park shall work with the Florida Fish and Wildlife Conservation Commission, the Soil and Water Conservation District or other appropriate state, regional or local agencies to develop Best Management Practices for the protection of topographic, hydrologic, soil characteristics and vegetative cover factors in the site plan review process of proposed developments. Best Management Practices will be used during development, and are intended to provide for: proper ground cover on construction sites; nonpoint source control; and proper land use and buffering standards. [9J-5.013(2)(c)(2)]

Policy 3.5: Natural communities or native vegetative communities that shall be protected by land development regulations include the Longleaf Pine - Turkey Oak Hills natural community and the Sand Pine Scrub vegetative community. The developer of a proposed development site shall survey vegetative or natural communities present on the site. If a proposed development site is determined to contain a Longleaf Pine - Turkey Oaks Hill natural community or a Sand Pine Scrub vegetative community, a natural resource protection plan shall be prepared and be a part of the development application. The natural resource protection plan shall, at a minimum, meet the requirements for the preservation or protection of natural or vegetative communities as specified in Policies 3.5, 3.6 and 3.7 of this Conservation Element.

Policy 3.6: When endangered plant or animal species, including Florida Panther, Florida bonamia, Pygmy fringetree, Snakeroot, Highlands scrub hypericum, Scrub blazing star, Scrub lupine, Sand spikemoss, Clasping warea or Carter's Mustard, exist within a Longleaf Pine - Turkey Oak Hills natural community or a Sand Pine Scrub vegetative community, the natural or vegetative community shall be

preserved and protected on-site. Setback requirements, buffers, or conservation easements shall be employed to ensure the preservation and protection of endangered species.

Policy 3.7: When threatened plant or animal species, including Southeastern kestrel, Red cockaded woodpecker, Blue-tailed mole skink, Eastern indigo snake, Short-tailed snake, Florida scrub jay, Florida sandhill crane, Sand Skink, Curtis milkweed, Paper-like nailwort, Scrub plum or Scrub palm, or when plant or animal species of special concern, including Florida mouse, Fox squirrel, Gopher tortoise, Gopher frog or Florida pine snake, exist within a Longleaf Pine - Turkey Oak Hills natural community or Sand Pine Scrub vegetative community, the natural or vegetative community shall be protected. Seventy-five percent of the natural or vegetative community shall remain undisturbed. Setback requirements, buffers, conservation easements, or clustering of development shall be employed to ensure the protection of endangered species or species of special concern.

Policy 3.8: When a Longleaf Pine - Turkey Oak Hills natural community or Sand Pine Scrub vegetative community exists and does not contain plant or animal species designated as endangered, threatened, or a species of special concern, the natural or vegetative or community shall be protected. Sixty percent of the natural or vegetative community shall remain undisturbed. Setback requirements, buffers, conservation easements or clustering of development shall be employed. If the natural resource protection plan provides evidence that protection of natural or vegetative communities is best served by off-site mitigation, such mitigation may be permitted. Such evidence shall include an assessment based on the size, location and viability of a natural or vegetative community. Off-site mitigation shall be in the form of the purchase and dedication of a site containing an equal or greater amount of a similar natural or vegetative community, or by a contribution to a City or County land bank.

Policy 3.9: Upon Plan adoption, the City of Avon Park shall provide for the designation and protection of specimen trees, including Longleaf pine, Turkey oak, Bluejack oak, Chapman oak, Myrtle oak, Sand live oak and Sand pine, and shall provide for the use of native vegetation in landscaping regulations applicable to vehicle parking areas and buffer zones.

Policy 3.10: Avon Park shall continue to coordinate with Highlands County to establish a county-wide land bank for the purpose of protecting native vegetative communities. Avon Park supports the creation of a committee to advise the Board of County Commissioners on sites suitable for purchase or otherwise to be obtained to protect native vegetative communities, and recommends municipal representation on this committee. [9J-5.013(2)(c)(8)].

Policy 3.11: The City will provide for the aesthetic treatment of road corridors during the design process. Where adequate right-of-way exists or can be acquired, landscaped medians shall be the preferred center component of road cross-sections. When major new public facilities are planned, their design shall be aesthetically compatible with the surrounding area, whenever practical.

Policy 3.12: Avon Park shall require that for areas served by septic tanks, a soil surveys shall be provided by the applicant which indicates the suitability of soils for septic tanks.

Objective 4:

The City of Avon Park shall continue to protect and enhance the quality of its wetlands resources, fisheries, wildlife habitat, and marine habitat. [9J-5.013 (2) (b) (4)].

Policy 4.1: Avon Park shall include in its land development regulations measures to ensure that where alteration of wetlands is necessary to allow for the reasonable use of the property, the developer will either restore the disturbed wetlands to their original status or create new wetlands to make up for the loss. [9J-5.013(2)(c)(6)]

In addition to the above actions, the City of Avon Park will also protect the ecological functions of wetland systems by the following actions:

- (a) Support the restoration of the wetland systems, where feasible.
- (b) Protect the natural functions and hydrology of wetland systems, including cutthroat grass seeps, by buffering against incompatible land uses and by mitigating development impacts to the system in accordance with applicable natural resource policies.
- (c) Provide clustering and open space buffering protection for wetlands and/or floodplain systems or basins that may be affected within the city's jurisdiction.
- (f) Discouraging efforts to channelize natural pristine waterways.

Policy 4.2: Zoning, conservation easements, or other methods will be employed to protect habitats occupied by rare or endangered species. Cooperation with the Department of Environmental Regulation and the Florida Game and Fresh Water Fish Commission will assist in the determination of any such habitats in the City. [9J-5.013(2)(c)(5)]

Policy 4.3: Environmentally sensitive lands within the City shall be designated and protected through enforcement of land development regulations, in accordance

with the goal and objectives of this element. [9J-5.013(2)(c)(9)]

Policy 4.4: Avon Park shall continue to protect and conserve the natural functions of existing Lakes, beaches, soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands including estuarine marshes, freshwater beaches and shores, and marine habitats. [9J-5.013(2)(c)(6)].

Policy 4.5: Where compatible with the goals, objectives, and policies of the Comprehensive Plan and whenever feasible, the City of Avon Park shall locate future parks to encompass areas of undisturbed native vegetative communities and environmentally sensitive lands for passive recreational use, such as hiking trails, primitive camping and other conservation based activities, as opposed to active recreational use. Management plans for such parks should be consistent with the protection, preservation, and conservation of those natural resources occurring on the site. Evaluation of the priority for acquisition shall consider the location of sites within the urban development areas in order to preserve natural open-space most at risk for development within the planning period.

Policy 4.6: The City of Avon Park will ensure that water quality is protected by restricting land uses and activities known to adversely affect the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply. (9J-5.013(2)(3)).

Policy 4.7: In the absence of State or federal setback requirements for mitigation of development impacts on environmentally sensitive land and except as otherwise provided in this Comprehensive Plan, affected local development orders shall require that dwellings, commercial/industrial buildings, and septic systems be set back the lesser of 50 feet or 40% of the average depth of the site as perpendicularly measured from the mean high water line or the boundary of:

1. An identified wetland (including cutthroatgrass seeps and bayheads);
2. A surface water body;
3. A habitat conservation area;
4. Publicly-owned and privately-owned recorded conservation lands.

Policy 4.8: Except as otherwise provided in this Comprehensive Plan, the City of Avon Park shall require that all affected developments satisfy the following conditions of approval whenever construction is proposed in the vicinity of a surface water body or wetland:

1. That construction activities shall not encroach into the setback areas described by Policy 4.7 above;

2. That existing topography and vegetation shall be retained within this setback area, if required by State permits or Environmental Impact Report conclusions as they may apply to the development proposal;
3. That whenever clearing or grading of the construction site is proposed, silt screens shall be placed between the construction and the surface water body or wetland;
4. That the setback boundary line be marked and posted prior to the commencement of construction activities at the development site; and,
5. That vegetation within the setback area shall be retained or be reestablished after construction, as appropriate, so as to stabilize soil conditions along the boundary of development, to minimize siltation from eroded soils, and to filter stormwater runoff from the developed area.

Objective 5:

The City of Avon Park shall review all development orders for adequate management of hazardous waste.

Policy 5.1: Avon Park shall assist Highlands County with its "Amnesty Days" program as an incentive to collect hazardous wastes generated in the City. Such assistance shall take the form of publicizing the County's Amnesty Days program and schedule for Avon Park residents. [9J-5.013(2)(c)(10)]

Objective 6:

The City of Avon Park shall continue to maintain groundwater protection standards in order to safeguard the health, safety, and welfare of the citizens of the City of Avon Park.

Policy 6.1: The City of Avon Park shall control development in and adjacent to designated wellheads to protect water supplies from potential contamination. Designated wellheads are depicted on Map.

Policy 6.2: The City of Avon Park shall consider a wellhead protection area to be the surface and subsurface area within a one hundred fifty (150) foot radius surrounding a water well supplying a public water system of a public or private utility company through which contaminants are reasonably likely to move towards and reach such well.

Policy 6.3: The City of Avon Park shall ensure that prior to the issuance of any permit, an applicant for all commercial and industrial uses within one hundred fifty (150) feet of a wellhead supplying a water system of a public or private utility company

shall comply with the following requirements:

1. The applicant shall, as a prerequisite, submit an application to the city utility authority operating the well or well field. The applicant shall describe the means to be used to prevent contamination of the well or well field.
2. If the applicant and the city utility authority are able to arrive at an agreement, the agreement shall be signed by both parties and a copy thereof shall be submitted to the city planner as part of the application for approval. If the application package is approved by the city planner, the agreement as submitted by the applicant and the utility authority shall become a part of the approval along with any stipulations placed by the city planner. Any deviations from the terms of approval shall be considered a violation of the City of Avon Park Comprehensive Plan.
3. If the applicant and the city utility authority are unable to reach an agreement or if any of the parties disagree with any stipulations placed by the city planner, the applicant or utility may appeal to the city council. The city council shall conduct a public hearing with regard to the appeal, giving notice to all parties involved. In such cases, the applicant shall provide such technical information as may be requested by the city council.
4. If, through the appeals process, the application is approved by the city council, the judgment on appeal shall become a part of the approval along with any stipulations so adopted by the city council. Any deviation from the terms of approval shall be considered a violation of the City of Avon Park Comprehensive Plan.

Policy 6.4: The City of Avon Park shall restrict development allowed within the cone of influence as outlined in this section. The Cone of Influence shall be defined as an area within a one hundred fifty (150) radius of any wellhead supplying a public water system of a public or private utility company. Restrictions shall include:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers.
2. When restricted development occurs in areas where existing, but abandoned wells, are located, these wells shall be sealed and plugged.

Policy 6.5: The City of Avon Park shall continue to ensure through the development approval process that the following uses are prohibited within cones of influence.

1. Facilities for bulk storage, handling, or processing of materials on the Florida Substance List (Section 442.103, Florida Statutes) as maintained by the Florida Department of Labor and Employment Security.
2. Activities that require the storage, use, handling productions, or transportation of restricted substances such as agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals or medical wastes.
3. Excavation of waterways or drainage facilities which intersect the water table.

Policy 6.6: The City of Avon Park shall ensure that landfills, feedlots, wastewater treatment plants, percolation ponds, or similar facilities are not located within a one hundred fifty foot radius of any wellhead supplying a public water system of a public or private utility company.

Objective 7:

THE CITY shall encourage an integration of public and private investments in an interconnected network of open spaces, and natural areas.

Policy 7.1: The City shall seek all opportunities for public and private investment in acquiring and conserving an interconnected network of open spaces and natural areas. 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 7.2: The City shall coordinate with the County to assure connectivity and public enjoyment of a green network by all City residents.

Policy 7.3 The City shall require new neighborhoods and subdivisions shall incorporate measures to connect to or enhance the City’s interconnected network of open spaces and natural areas.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

RECREATION AND OPEN SPACE ELEMENT

RECREATION AND OPEN SPACE ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

**Adopted December 26, 1990
Amended September 22, 2008**

GOAL: Ensure the provision of sufficient parks, recreation facilities and open space for the City of Avon Park

Objective 1:

Avon Park shall ensure that all development orders maintain adequate and efficient public access to existing and proposed public recreation facilities and parks. [9J-5.014(3) (b) (1)]

Policy 1.1: Recreation sites will be maintained and improved where necessary to ensure access. [9J-5.014(3)(c)(5)]

Policy 1.2: Bicycle and pedestrian access will be provided and maintained at designated recreation sites. [9J-5.014(3)(c)(5)]

Policy 1.3: Sufficient parking places and bicycle racks shall be provided at designated recreation sites. [9J-5.014(3)(c)(5)]

Policy 1.4: Avon Park shall maintain the number and quality of public access points to the City's lakes and freshwater beaches through continued implementation of its park maintenance program. [9J-5.014(3)(c)(3)]

Objective 2:

Public and private resources shall be coordinated to meet the recreation demands of the residents of Avon Park.

Policy 2.1: Avon Park will require future development to contribute to the recreation inventory of the City. This may be through the construction of recreational facilities, land donation, fees, or other methods. [9J-5.014(3)(c)(5)]

Policy 2.2: Avon Park shall continue to coordinate with local, state or federal entities to identify possible sources for improving, maintaining or expanding the City's recreation inventory. [9J-5.014(3)(c)(5)]

Policy 2.3: Avon Park shall continue to work with private and public entities to maintain and improve the recreation inventory. [9J-5.014(3)(c)(5)1

Objective 3:

Avon Park shall ensure that parks and recreation facilities are adequate and efficiently provided. Concurrently, or prior to the issuance of all development and redevelopment orders, the necessary facilities and services shall be in place or under construction. [9J-5.014(3)(b)(3)]

Policy 3.1: Avon Park establishes the Recreation Level of Service Standard of three acres of designated recreation land per 1,000 residents upon adoption of this Comprehensive Plan. [9J-5.014(3)(c)(4)]

Policy 3.2: Lands designated as recreation shall be protected from incompatible land uses. Enforcement of existing and future land development regulations shall be maintained to ensure this provision. This policy shall be consistent with the Future Land Use Element and other relevant policies of this Comprehensive Plan. [9J-5.014(3)(c)(4)]

Objective 4:

Avon Park shall protect 100% of its open space and natural conservation areas. [9J-5.014 (3) (b) (4)]

Policy 4.1: Avon Park shall adopt land development regulations which include specific open space definitions and standards addressing protection of open space and addressing natural vegetation, landscaping and signage as well as the provision and use of open space for buffering. [9J-5.014(3)(c)(1)]

Policy 4.2: Avon Park shall adopt incentives to encourage the provision of open space areas within future developed areas, and/or shall require private developments to provide a fair and adequate share of open space through the use of fees, land donations, clustering of development, or other methods. [9J-5.014(3)(c)(2)]

Policy 4.3: Sites for natural conservation areas will be identified on the Future Land Use Map, and will be consistent with the Future Land Use Element and the Conservation Element. [9J-5.014(3)(c)(2)]

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

**INTERGOVERNMENTAL COORDINATION
ELEMENT**

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 22, 2008
Amended November 1, 2010

GOAL: Provide for the coordination and cooperation among all pertinent public and private entities to ensure efficient and effective use of available resources.

Objective 1:

Avon Park shall participate in the continual process of reviewing and coordinating level or service standards. [9J-5.015(3)(b)3]

Policy 1.1: Avon Park shall utilize the assistance of the Central Florida Regional Planning Agency for informal mediation when or if level of service issues cannot be resolved between Highlands County and the City. [9J-5.015(3)(c)2]

Policy 1.2: Avon Park shall coordinate, where applicable, the timing, location and capacity of municipal services with Highlands County to provide services in a cost-efficient manner. [9J-5.015(3)(c)3]

Policy 1.3: The City Manager of Avon Park shall be responsible for implementing the intergovernmental coordination program.

Objective 2:

Avon Park shall abide by the adopted policies and procedures that coordinate with Highlands County over multi-jurisdictional impacts of land use planning and land development. [9J-5.015(3)(b)2]

Policy 2.1: Avon Park shall utilize the assistance of the Central Florida Regional Planning Council for informal mediation when annexation or land use issues between Highlands County and the City cannot be resolved. [9J-5.015(3)(c)4]

Policy 2.2: Avon Park shall maintain a means of notification, review and input regarding proposed developments and zoning changes between itself, Highlands County, and, in the case of Developments of Regional Impact, the Central Florida Regional Planning Council. This shall be the responsibility of the City Manager. [9J-5.015(3)(c)5]

Policy 2.3: Avon Park shall coordinate with Highlands County to mitigate or prohibit incompatible land uses from encroaching within the noise contours of the Avon Park Municipal Airport.

Policy 2.4: The City will coordinate with the Heartland 2060 Vision to ensure the interests of Avon Park are represented.

Objective 3:

Avon Park shall abide by the existing agreements and mechanisms with Highlands County School Board which provide services for the siting of future educational facilities. [9J-5.015(3)(b)1]

Policy 3.1: Avon Park shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; and procedures for school siting.

Policy 3.2: The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five-Year District Facilities Work Program and the annual general Educational Facilities Report.

Policy 3.3: The planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, in order to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The City will encourage the co-location of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

Policy 3.4: In addition to its ongoing coordination with the Highlands County School Board regarding the siting of educational facilities, planning activities mandated by the various elements of the Avon Park Comprehensive Plan will be coordinated with Highlands County, and, depending on the planning activity, with the appropriate regional and state agencies through a process of notification and solicitation of comments. Comments received by the City will be reviewed and considered by the City Manager and/or the City Council. [9J-5.015(3)(c)1]

Policy 3.5: Avon Park shall coordinate with Highlands County and the cities within Highlands County and the School Board of Highlands County on emergency preparedness issues which may include consideration of:

- a. Design and/or retrofit of public schools as emergency shelters;

- b. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
- c. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

Objective 4:

In meeting and achieving existing and projected water use demand, the City of Avon Park shall coordinate with the recommendations of the Regional Water Supply Plan.

Policy 4.1: To ensure compatibility, Avon Park shall coordinate with Highlands County and the Southwest Florida Water Management District in the mutual review of Water Supply Plans. Comments received from the Water Management District shall be reviewed and incorporated into the Avon Park Comprehensive Plan, as appropriate.

Policy 4.2: If multi-jurisdictional planning initiatives relative to meeting future water needs are developed for the Avon Park area, the City shall participate in the initiatives, as appropriate.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 22, 2008
Update Adopted October 27, 2008
Update Adopted December 28, 2009
Update Adopted December 13, 2010

GOAL: Enhance the fiscal integrity of the City by providing public facilities in a timely and efficient manner.

Objective 1:

The Capital Improvements Element shall guide the provision of public facilities for the purpose of accommodating desired future growth, replacing facilities that have exceeded their useful lifespan and correcting existing deficiencies. [9J-5.005(3)(b)1].

- Policy 1.1: Beginning with the 1991-92 fiscal year, and annually thereafter, the City Manager shall prepare and submit to the Council, in the form provided by ordinance, an annual budget, a capital improvement budget, and a projected capital improvement program for a minimum five-year period. The capital improvement budget and capital improvement program shall prioritize all capital improvement expenditures, shall indicate the revenue source for all capital improvement expenditures or indicate that a capital improvement is not yet funded, shall include revenue projections for a five-year period, and shall be the basis for the annual update of and comprehensive plan amendment to the Five-Year Schedule of Capital Improvements. [9J-5.016(3)(c)7].
- Policy 1.2: The Capital Improvements Element will be evaluated annually and amended as the Five-Year schedule of capital improvements is revised.
- Policy 1.3 Avon Park will maximize public facilities and services in currently developed areas that promote the infill of development or the redevelopment of existing neighborhoods and commercial areas.
- Policy 1.4 Avon Park will adopt an annual Five-Year schedule of capital improvements which coordinates levels of service with land use decisions and available fiscal resources.
- Policy 1.5 Capital improvements may include projects not required by the comprehensive plan to maintain a required Level of Service Standard or to implement a specific policy. However, such projects may be deferred or cancelled if it is determined that the project is no longer appropriate due to

cost considerations, the availability of alternatives, or diminished need.

- Policy 1.6: An amendment to the comprehensive plan is required to update the schedule on an annual basis or to eliminate, defer, or delay the construction for any facility listed in the Five-Year schedule.
- Policy 1.7: Beginning with Fiscal Year 1991-92, proposed capital improvement projects shall be ranked and evaluated according to the following criteria:
- a. The project protects public health and safety, eliminates public hazards, fulfills the City's legal obligation to provide facilities and services, and achieves maximum usage of existing facilities.
 - b. The project increases the efficiency of existing facilities, promotes infill development, and eliminates existing deficiencies.
 - c. The project represents the logical extension of facilities and services consistent with the Future Land Use Element, and is consistent with the plans of State Agencies and the Southwest Florida Water Management District.
 - d. Other priority criteria, as established in other elements of this comprehensive plan, shall be incorporated into the annual capital improvements prioritization. [9J-5.005(3)(c)1]
- Policy 1.8: The City Council shall be responsible for ensuring that the City's fiscal policies are consistent with the Comprehensive Plan. Capital improvement expenditures shall not jeopardize the fiscal integrity of the City. Unless necessary for the immediate health and safety of the residents of Avon Park, capital improvement expenditures shall be demonstrated to have adequate funding from a reliable revenue source prior to the City Council approval for expenditure of funds. [9J-5.005(3)(c)1,9]
- Policy 1.9: Avon Park shall continue to apply for grants or private funds when available to finance the provision of capital improvements.
- Policy 1.10: The City of Avon Park will pursue supplemental funding for water supply, both potable and non-potable, projects through WMD alternative source grants, Rural Development, and State Revolving Fund loans and grants.

Objective 2:

Upon adoption of the Comprehensive Plan, Avon Park will coordinate land use decisions with the Five-Year Schedule of Capital Improvements in a manner that maintains the established level of service standards and meets existing and future facility needs. [9J-5.005(3)(b)3]

Policy 2.1: Avon Park will use the following level of service standards in reviewing the impacts of new development and redevelopment. [9J-5.005(3)(c)4]

Facility	Level of Service
Sanitary Sewer	90 gallons per capita per day
Potable Water	120 gallons per capita per day (gpcd)
Solid Waste	6.8 pounds per person per day
FDOT SIS Facility (US 27)	C
Principal Arterial Roads	C
City Minor Arterial Roads	D
County Minor Arterial Roads	
County Urban Collector Roads	D
Other Local Roads	D
Recreation and Open Space	3 acres per 1000 people
Buildings	At or above the 100-year flood elevation
Drainage	25-year 24-hour storm event for new development. Stormwater treatment and disposal facilities pursuant to Section 1725.025, F.A.C. Stormwater discharge pursuant to Section 17-3.051, F.A.C.
Public Schools	Consistent With Highlands County with the Interlocal Agreement For Coordinated Planning and School Concurrency, Section 13.3, the LOS established for all school types within the Highlands County School District as: 100 % FISH capacity.

In order to ensure the City meets the levels of service standards, population projections shall be referred to, and shall be updated or revised as necessary when the Capital Improvement Plan is being drafted each year.

Policy 2.2: Development orders and permits will be granted only when the facilities are operating at the established level of service, or will be available concurrent with the impacts of development. [9J-5.005(3)(b)6]

Policy 2.3: Avon Park hereby adopts, by reference, the Highland County School District Five-Year Facilities Work Program as adopted by the School Board of Highlands County on September 7, 2010, that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment based on adopted Level of Service (LOS) standards for public schools. Annual updates by the School District of the capital improvements schedule and the Five-Year Facilities Work Program will be adopted by reference as the City annually updates its CIE and CIP.

Policy 2.4: The City hereby adopts by reference, the Highlands County School District Five-Year Facilities Work Program, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, and the Florida Department of Transportation Five 5-Year Work Program 2011-2015, into the City's Five-Year Schedule of Capital Improvements.

Policy 2.5: The City shall not allow exceptions for developments of de minimis impact.

Objective 3:

In order to maintain established level of service standards, future development shall bear a proportionate cost of facility improvements necessitated by the impacts of development. [9J-5.005(3)(b)4]

Policy 3.1: Avon Park shall continue to collect impact fees for the provision of sewer and water. Collected impact fees shall be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. [9J-5.005(3)(b)3]

Policy 3.2: As a requirement of land subdivision or land development, Avon Park shall require land dedication, or payment-in-lieu of dedication, or some other form of exaction, to retain easements for utilities and roadways. This is required to maintain the established level of service standards and to pay for public

facility improvements necessitated by new development. [9J-5.005(3)(b)5]

Objective 4:

Avon Park will manage fiscal resources to ensure that the needed capital improvements are provided for previously issued development orders and future development and redevelopment. [9J-5.005(3)(b)5]

- Policy 4.1: Level of service standards shall be applicable to all existing permitted and future development or redevelopment [9J-5.005(3)(c)5]
- Policy 4.2: Identified deficiencies relating to existing or permitted development shall be corrected. Funding sources may include general revenues, special districts, infrastructure sales tax fund or public or private grants.
- Policy 4.3: Debt service shall not exceed 20% of annually budgeted revenues. [9J-5.005(3)(c)2.c]

II. AVON PARK FIVE YEAR CAPITAL IMPROVEMENTS PLAN FOR CIE

Project Number/Category	Project Name	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Total Project Cost	Comp Plan
TRANSPORTATION								
1	Citywide Street Improvements	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	\$450,000	Yes
2	Sidewalk and Curb Construction and Replacement	\$50,000	\$50,000	\$50,000	\$50,000	\$100,000	\$350,000	Yes
Transportation Total		\$100,000	\$150,000	\$150,000	\$200,000	\$200,000	\$800,000	
WASTEWATER								
	Lift Station Rehabilitation Phase II (South Memorial and North Lake Avenue)	\$100,000					\$100,000	Yes
	Lift Station Rehabilitation (Lake Tulane)			\$100,000			\$100,000	Yes
	Lift Station Scada Install					\$200,000	\$200,000	Yes
	Wastewater Treatment Rehabilitation Phase I, II, III		\$368,000	\$184,000			\$552,000	Yes
	Solids Handling Facility	\$320,000					\$320,000	Yes
	Automated Septage Processing Facility	\$160,000					\$160,000	Yes
4	Wastewater Collection System Rehabilitation Phase I, II		\$368,000	\$184,000			\$552,000	Yes
5	Sewer Improvement (East Lake Avenue, Raymond and Orange Street)			\$393,821			\$393,821	Yes
6	Neighborhood Revitalization (Sewer, Sidewalks, Mitigation Infrastructure)		\$950,000	\$750,000 CDBG Funds \$100,000 Infrastructure			\$950,000	Yes
Wastewater Total		\$580,000	\$1,686,000	\$961,821	\$0		\$3,127,821	
POTABLE WATER								
2	Avon Park Lakes Transmission Lines		\$566,400				\$566,400	Yes
3	Pine Acres Water Treatment Plant (Additional Capacity Improvements)		\$1,221,000				\$1,221,000	Yes
4	Avon Park South Meter Replacement Program Phase I, II	\$78,000	\$113,112	\$124,103			\$315,215	Yes
5	Water Line Rehabilitation Citywide		\$100,000	\$150,000	\$150,000	\$150,000	\$400,000	Yes
	Bell Street Water Plant Generator	\$320,000					\$320,000	Yes
	Groupier Booster Pump Station					\$150,000	\$150,000	Yes
	Fire Hydrant Replacement		\$50,000	\$50,000			\$100,000	Yes
Potable Water Total		\$398,000	\$2,050,512	\$324,103	\$150,000		\$2,922,615	
PARKS								
1	Lake Tulane Playground		\$200,000				\$200,000	Yes
4	Memorial Field	\$112,000				\$200,000	\$312,000	Yes
5	Walnut Street Playground	\$220,000					\$440,000	Yes
6	Mail Development - Passive Recreation		\$210,000				\$210,000	Yes
7	Land Acquisition and Development					\$440,000	\$440,000	Yes
8	Lake Lotela Boat Ramp Improvements		\$220,000				\$220,000	Yes
9	Lucy Derkman Softball Complex Improvements	\$200,000					\$200,000	Yes
10	Durrah Martin Field Improvements	\$200,000					\$200,000	Yes
Parks Total		\$732,000	\$850,000	\$0	\$640,000		\$2,222,000	
SOLID WASTE								
1	Vehicle Replacement Program - Trash Truck	\$110,000				\$640,000	\$750,000	Yes
2	Vehicle Replacement Program - Front End Dumpster Truck			\$210,000			\$210,000	Yes
3	Vehicle Replacement Program - Garbage Truck					\$210,000	\$210,000	Yes
Solid Waste Total		\$110,000	\$0	\$210,000	\$640,000		\$960,000	
STORMWATER DRAINAGE								
1	Stormwater Drainage Improvements	\$60,000	\$240,000	\$268,746	\$504,991	\$200,000	\$1,073,737	Yes
Stormwater Drainage Total		\$60,000	\$240,000	\$268,746	\$504,991	\$200,000	\$1,073,737	
TOTAL ALL CATEGORIES		\$1,980,000	\$4,976,512	\$1,814,670	\$2,134,991	\$400,000	\$10,906,173	

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

PUBLIC SCHOOL FACILITIES ELEMENT

PUBLIC SCHOOL FACILITIES ELEMENT

Goal, Objectives and Policies City of Avon Park Comprehensive Plan

Element Adopted February 9, 2009

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES

Objective 1.1: Enhance Community/Neighborhood Design

Promote the neighborhood concept in new developments or redevelopment by requiring, where feasible, the joint planning of schools and public facilities, joint uses and partnerships.

Policy 1.1.1: Co-Location of Facilities

The City of Avon Park shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.1.2: Joint Use Agreements

Highlands County and the School Board of Highlands County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 1.1.3: Coordination of Co-Location Opportunities

Upon notice from the School Board of Highlands County that it is considering contracting for a school site, Highlands County shall promptly notify the School Board of Highlands County of the County's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 1.1.4: Public/Private Partnerships

Highlands County will coordinate with the School Board of Highlands County to encourage the business community and other private organizations to coordinate with the County and the School Board of Highlands County to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites.

Policy 1.1.5: Connectivity of Public Schools and Facilities

Highlands County shall, where feasible, require interconnectivity of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.

Objective 1.2: Standards for Locations of Schools

Ensure security and safety of children by locating compatible uses adjacent to schools, requiring sidewalks or multiuse trails within communities adjacent to schools, and connecting communities where schools exist or are planned, and coordinating with the school board of Highlands County on signage, bus stops, and improvement to community development areas.

Policy 1.2.1: Compatibility of Use

Highlands County shall review development proposals for compatibility of land uses adjacent to existing schools and future school sites.

Policy 1.2.2: School Accessibility

Highlands County shall coordinate with the School Board of Highlands County to require that both existing school facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways, and shall continue to enforce the access management guidelines set forth in the Land Development Code.

Policy 1.2.3: Pedestrian Access

Highlands County shall require interconnected pedestrian access between neighborhoods for both new and re-development projects to allow direct access to school sites and bus drop-off locations, when feasible.

Policy 1.2.4: Bus Shelters and Turnarounds

Highlands County shall, in cooperation with the School Board of Highlands County, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

Objective 1.3: School Siting Standards

Implement siting standards for school planning and construction consistent with the school siting questionnaire, as amended from time to time.

Policy 1.3.1: Joint Site Identification

Highlands County shall continue to coordinate with the School Board of Highlands County in its efforts to identify new school sites and locations through the Development Review Process and the School Siting Questionnaire.

Policy 1.3.2: Location of Elementary and Middle Schools

Highlands County shall require where feasible the location of new elementary and middle schools, unless otherwise required, internal or adjacent to residential neighborhoods.

Policy 1.3.3: Location of High Schools

Highlands County shall coordinate with the School Board of Highlands County to identify the locations for new high schools on the periphery of residential neighborhoods, where access to collector roads or higher is available.

Policy 1.3.4: Pedestrian Friendly Schools

Highlands County shall support and coordinate with the School Board of Highlands County efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

Policy 1.3.5: Location of Administrative and Adult Education Services

Highlands County shall support the School Board of Highlands County in locating appropriate school services, such as administrative offices, night classes and adult education, in alternative locations, such as but not limited to commercial plazas, shopping malls and community centers.

Policy 1.3.6: School Site Identification Requirements

Highlands County shall coordinate with the School Board of Highlands County to review and update site identification requirements to insure that areas suitable for future school sites are identified prior to changes in urban service lines, land use, zoning or approval of projects generating new students.

Policy 1.3.7: Planning Studies

Highlands County shall coordinate with the School Board of Highlands County to include procedures and standards for school siting as part of area wide planning studies.

Policy 1.3.8: Coordinated Property Use Opportunities

Local Governments, after preliminary consensus by the SPTAC for potential school site location, shall collaborate with the School Board of Highlands County to evaluate the potential use of property dedicated to the County, surplus County property, or property proposed for conveyance as a school site.

Objective 1.4: Expedited School Siting Processes

To create a framework for siting of schools that is streamlined and within projected needs.

Policy 1.4.1: School Siting

Highlands County shall provide the School Board with information relevant to the extent to which a proposed school site or expansion can meet the requirements of the Highlands County Land Development Regulations, the Comprehensive Plan, and any other applicable adopted County rules and regulations.

Policy 1.4.2: Review Process

Highlands County shall coordinate with the School Board of Highlands County to establish formal procedures for expeditious review and coordination of plans for school sites.

Policy 1.4.3: Water and Sewer Utilities

Where central water and sewer service is not available to a public school site, a temporary on-site water and sewer system may be approved consistent with Potable Water Policy 1.2.8 and Wastewater Policy 1.2.9, provided that connection to public supply shall be required when utilities are available to the site.

Objective 1.5: Facilities Coordination with the School Board of Highlands County

To coordinate and support school providers in the responsibility to plan, construct, and open school facilities which are coordinated in time and location, concurrent with both need and necessary services and infrastructure, and to ensure compatibility with the comprehensive plan.

Policy 1.5.1: School Locations

Highlands County shall permit the location of schools within agricultural Future Land Use categories only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:

- A. The student population density of the area, such as sufficient student population of the existing rural communities;
- B. Public safety.

Policy 1.5.2: Evaluation of Potential New or Expanded School Sites

Highlands County shall allow schools in all Future Land Use categories proximate to urban residential areas consistent with the following school siting standards, to the extent practicable:

- A. Compatibility of the school site with present and projected uses of adjacent property;
- B. Whether adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;
- C. Whether there are significant environmental constraints that would preclude a public school on the site;
- D. Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Highlands County or any City or local government as a locally significant historic or archaeological resource;
- E. Whether or not the proposed location is within a velocity flood zone or floodway;

- F. Whether or not the proposed location lies within the area regulated by Section 333.03(3), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport;
- G. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;
- H. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;
- I. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities, libraries, and community centers, including opportunities for shared use and co-location of community facilities;
- J. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area;
- K. Site acquisition and development cost;
- L. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;
- M. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queuing of vehicles onsite;
- N. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- O. Whether the proposed location is or is not in conflict with local government stormwater management plans or watershed management plans;

- P. School sites should not be acquired, reserved or accepted by donation in the following locations:
 - 1. Immediately adjacent to water treatment plants or wastewater treatment plants. This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved;
 - 2. Within one-quarter mile of active landfills.
- Q. The current and projected levels of service by CSA, including development approvals issued by the County and cities based on school capacity in a contiguous CSA;

Policy 1.5.3: Interlocal Agreement for Coordination of Planning Activities among Highlands County, the Municipalities, and the School Board of Highlands County

Highlands County shall implement the Interlocal Agreement for Coordination of Public School Facilities Planning and Concurrency among Highlands County, the Municipalities of Sebring, Lake Placid, and Avon Park, and the School Board of Highlands County, as amended from time to time.

Policy 1.5.4: School Development Standards

Highlands County shall require the development of school sites to be consistent with the following standards:

- A. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
- B. The site must contain at least the minimum net buildable acreage necessary to meet the needs of the anticipated educational facility—20 acres for elementary schools, 40 acres for middle schools, and 60 acres for high schools, or as determined by the School Board of Highlands County;
- C. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district and Comprehensive Plan for the school site zoning district and land use categories;
- D. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

- E. Access to school sites shall be governed by the County's adopted land development regulations and FDOT's access management regulations, including installation by the School Board of Highlands County of all access-related improvement required by such regulations and consistent with the Florida Statutes. All school sites shall be connected to the existing network by paved roads;
- F. Compliance with the County's Right-of-Way standards contained in the adopted Comprehensive Plan;
- G. The site shall be required to connect to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;
- H. Development of the site shall be consistent with applicable wetland policies contained within the adopted Comprehensive Plan and LDRs;
- I. Development of the site shall comply with the Land Development Regulations of Highlands County.

Policy 1.5.5: Emergency Preparedness

Avon Park shall coordinate with Highlands County and the cities within Highlands County and the School Board of Highlands County on emergency preparedness issues which may include consideration of:

- A. Design and/or retrofit of public schools as emergency shelters;
- B. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
- C. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

GOAL 2: Implement School Concurrency

Objective 2.1: Level of Service Standards

Ensure adequate school facility capacity consistent with the adopted level of service standard for each year of the five-year planning period and the long term planning period of Highlands County.

Policy 2.1.1: Adopted Level of Service Standard for Highlands County Schools

The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District as 100% of permanent FISH capacity.

Policy 2.1.2: Applicability of the Adopted Level of Service Standard

The adopted LOS standard shall become applicable to Highlands County no later than the beginning of the 2008-2009 school year.

Policy 2.1.3: Implementation of the Adopted Level of Service

The adopted LOS standard shall apply to all Highlands County Public Schools for the purpose of implementing school concurrency.

Policy 2.1.4: Five-Year Schedule of Capital Improvements

The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing standards.

Policy 2.1.5: Amending the Adopted Level of Service

Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County Government, and Municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and maintained over the five years of the Highlands County School District's Five

Year Work Plan, as adopted into the Capital Improvements Elements of Highlands County and its Municipalities. All proposed amendments shall be reviewed by the School Planning Technical Advisory Committee (SPTAC) which will provide an approval or a denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each City's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy 2.1.6: Annual Updates

Annual plan amendments shall include the addition of a new fifth year to the Schedule of Capital Improvements, updating the financially feasible public schools facilities capital improvement program and coordinating the program with the 5-year district facilities work plan, the plans for local and county governments. As needed, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

Objective 2.2: Highlands County Public School Facilities Concurrency Service Areas

Highlands County shall adopt school concurrency service areas (CSA) as established by the school board, within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards, and a proper analysis can be conducted to examine the availability of capacity in adjacent CSAs if capacity is not available in the primary CSA.

Policy 2.2.1: Adopted Concurrency Service Areas

Highlands County's Concurrency Service Areas are established in the Interlocal Agreement, entitled "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency," and are incorporated herein by reference.

Policy 2.2.2: Amending the Adopted Concurrency Service Areas

Amendment of adopted CSAs shall submit to the following process: The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan (School Board

District 5 year work plan), subject to evaluation and confirmation by the School Board of Highlands County. All proposed amendments shall be reviewed by the SPTAC. If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through the rule-making process of the School Board of Highlands County pursuant to Chapter 120 of the Florida Statutes. Following the change by the School Board, an amendment to the Interlocal Agreement shall occur. The amended CSA(s) shall not be effective until all are effective and the amended Interlocal Agreement is fully executed.

Policy 2.2.3: Concurrency Service Area Requirements

Adopted CSAs shall demonstrate that adopted Level of Service standards will be achieved and maintained each year of the five year schedule of capital improvements, also known as the School Board of Highlands County Five Year District Facilities Work Plan and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. CSAs shall also take into account the extent to which development approvals have been issued by local governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued.

Objective 2.3: 5-Year Schedule of Capital Improvements

Ensure the inclusion of the five-year schedule of capital improvements of those projects necessary to address existing deficiencies, and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the five-year planning period.

Policy 2.3.1: Annual Updates to the Capital Improvements Program for Public School Facilities

Highlands County, in coordination with the School Board of Highlands County and municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School Board of Highlands County's Five-Year District Work Plan reflecting the School Board's financially feasible Capital Improvement Program which shall serve as the 5 year schedule of capital improvements required in the Capital Improvements Element. Annual plan amendments shall include the addition of a new fifth year to the Five Year Schedule of Capital Improvements, updating of the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, and the plans for other local governments. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

Policy 2.3.2: Joint Staff Meetings

The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency” shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency, consistent with Chapter 163, Florida Statutes.

Objective 2.4: School Concurrency Management Process

Cooperate with the school board of Highlands County to implement capacity determination protocols for use in evaluation of public school concurrency.

Policy 2.4.1: Evaluation of School Capacity

Highlands County shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on adopted LOS standards, CSAs, and other standards stipulated in the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency”.

Policy 2.4.2: Determination of Concurrency

The School Board of Highlands County staff shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the County shall use in evaluating development proposals. Highlands County shall withhold issuance of any site specific development orders (include the list from the Interlocal) for new residential units until the School District has verified that there is sufficient capacity in the school system to accommodate the proposed development or a concurrency agreement is adopted.

Policy 2.4.3: Level of Service Availability

The County shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted level of service for public school capacity where:

1. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent);

2. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or,
3. The developer executes a legally binding development agreement 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 (or functional equivalent).

Policy 2.4.4: Timing of Impact of Submitted Projects

Timing of Project's Impact If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share is appropriate and feasible, and the County finds that the proposed development is consistent with Comprehensive Plan and FLUM, then the Board of County Commissioners may determine that the proposed development is active pending the conclusion of the mitigation negotiation, pursuant to the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency".

Objective 2.5: Proportionate Share Mitigation

Coordinate with the school district to establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted school board's financially feasible capital improvement plan.

Policy 2.5.1: Offsetting the Impacts of New Development

In the event the School District determines mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded. The following options or combination thereof may be utilized to satisfy such mitigation requirements:

1. Payment of calculated proportionate share mitigation fees in accordance with Policy 2.5.5 of this Objective;
2. Contribution of land;

3. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;
4. Donation of buildings for use as a primary or alternative learning facility;
5. Renovation of existing buildings for use as learning facilities;
6. Construction of permanent student stations or core capacity; or
7. Construction of school in advance of the time set forth in the School District Five-Year District Facilities Work Program.

The School District will maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the financially feasible Capital Improvements Program adopted by the School Board.

Policy 2.5.2: Permanent Capacity Mitigation

Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year District Facilities Work Plan. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvement Program. Portable classrooms will not be accepted as mitigation.

Policy 2.5.3: Use of Capacity of Contiguous Concurrency Service Areas

Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

Policy 2.5.4: Execution of Public School Facilities Development Agreements

Mitigation shall be directed to projects on the School Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, Avon Park, Highlands County, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board accepts the mitigation plan following the ninety (90) day negotiation period, the School

Board shall add the improvement required for mitigation to its Capital Improvement Program. This development agreement shall include developer/landowner’s commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.5.5: Determination of Required Mitigation

The applicant’s total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant’s proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Summary of Concurrency Evaluation & Proportionate Share Mitigation	
Step 1:	Determine the number of students to be generated by the development
	Number of Dwelling Units in the proposed development (by unit type)
<i>Multiplied By</i>	Student Generation Rate (by type of DU and by School Type)
<i>Equals</i>	Number Students Stations needed to serve the proposed development
Step 2:	Comparing the available capacity to the number of student stations calculated in Step 1 to access the need for mitigation
	Available Capacity (see §5.5.3 (b of this agreement))
<i>Minus</i>	The Number of new Students needed to accommodate the proposed development
<i>Equals</i>	The shortfall (negative number) or surplus (positive number) of capacity to serve the development
Step 3:	Evaluating the available capacity in contiguous service areas
	If Step results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.
Step 4:	Calculating proportionate share mitigation
	Needed additional Student Stations from Step 3
<i>Multiplied By</i>	Average cost per Student Station
<i>Equals</i>	Proportionate Share Mitigation Obligation

GOAL 3: Development Coordination

Objective 3.1: Strategies for Coordination with Development

Require where feasible that developers of new and revitalized neighborhoods provide safe, well-connected access and to address capacity needs for schools.

Policy 3.1.1: Conveyance of School Sites

Highlands County shall require conveyance of land for school sites as required by the School Board of Highlands County to address the impact of residential dwelling units on the School District and said conveyance shall occur within 90 days of approval of a rezoning or where a rezoning is not required, prior to preliminary plan approval.

Policy 3.1.2: Density Transfer

Highlands County shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site onto existing developable areas of the parent site proposed for residential development or redevelopment.

Policy 3.1.3: Considerations in Lieu of School Site Donation

Where conveyance of minimum-sized school sites is not required, alternatives shall be considered. Alternatives may include, but are not limited to the following or any combination of such:

- A. Conveyance to the District School Board of buildings or land for use as a primary or alternative learning facility or recreational area;
- B. Conveyance of land;
- C. Funding of renovations of existing buildings that address the capacity needs of the School District;
- D. Construction of permanent student stations or core capacity;
- E. Payment of school impact fees.

Policy 3.1.4: Connectivity to Schools

Highlands County shall require that new and redevelopment residential projects construct the sidewalks, trails, and bikeways, consistent with this Comprehensive Plan, that are necessary to connect school sites to sidewalks, trails and bikeways systems.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

DEFINITIONS & ACRONYMS

LIST OF DEFINITIONS AND ACRONYMS

City of Avon Park Comprehensive Plan

Adopted December 26, 1990

Amended September 22, 2008

Amended November 1, 2010

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

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

ADF: Average daily flow.

AFFORDABLE HOUSING: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in s. 420.004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either HUD or the State may be used by local governments if such programs are implemented by the local government to provide affordable housing. (s. 9J-5.003 F.A.C.)

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; specially farms; and silviculture areas. (s. 9J-5.003 F.A.C.)

AIRPORT CLEAR ZONE: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. (s. 9J-5.003 F.A.C.)

AIRPORT FACILITY: Any area of land or water improved, maintained or operated by a governmental agency for the landing or takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. (s. 9J-5.003 F.A.C.)

AMBIENT AIR QUALITY STANDARDS: Standards which establish acceptable concentration levels for major classes of pollutants in the “ambient air” (that portion of the atmosphere which is external to buildings and accessible to the general public).

AMENDMENT: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance,

but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modification of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S. (s. 9J-5.003 F.A.C.)

AMNESTY DAYS: A period of 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. (s. 403.7264 F.S.)

ANNEXATION: The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. (s. 171.031 F.S.)

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. (s. 9J-5.003 F.A.C.)

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-S.0055(2), Florida Administrative Code. (s. 9J-5.003 F.A.C.)

BACKLOGGED FACILITY: A state roadway, at least 0.2 miles in length, operating below the Florida Department of Transportation's statewide adopted minimum operating level of service standards for its functional classification, and that is not in the FDOT's Five-Year Work Program and has not been determined by FDOT to be a constrained facility. Unlike a constrained roadway, there are no prohibitive costs or environmental constraints.

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. (s. 9J-5.003 F.A.C.)

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. (s. 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.

CAPITAL BUDGET: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

CAPITAL IMPROVEMENTS ELEMENT (CIE): The Capital Improvements Element of the City's Comprehensive Plan.

CAPITAL IMPROVEMENT PROGRAM (CIP): A five-year listing of proposed capital improvement projects.

CENTRAL BUSINESS DISTRICT: A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction. (s. 9J-5.003 F.A.C.)

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 expires.

CLUSTER DEVELOPMENT: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

CLUSTERING: The grouping together of structures and infrastructure on a portion of a development site. (s. 9J-5.003 F.A.C.)

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. (s. 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. (s. 9J-5.003 F.A.C.)

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

COMPATIBILITY: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. (s. 9J-5.003 F.A.C.)

COMPREHENSIVE PLAN (LCP): The Comprehensive Plan of the City, including the various Elements, as adopted and amended by the City of Avon Park.

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

CONCURRENCY MANAGEMENT SYSTEM (CMS): 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. (s. 9J-5.003 F.A.C.)

CONCURRENT WITH THE IMPACTS OF DEVELOPMENT: Pursuant to s. 9J-5.0055(2), F.A.C., concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or 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 that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined. For recreation facilities, concurrency may also be met by adherence to s. 9J-5.0055(2)(b), F.A.C. For roads, concurrency may also be met by adherence to s. 9J-5.0055(2)(c), F.A.C.

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. (s. 9J-5.003 F.A.C.)

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 or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. (s. 9J-5.003 F.A.C.)

CONSTRAINED FACILITY: A segment of roadway on the state highway system operating below the adopted level of service standard, and unable to reach the standard because of prohibitive costs and environmental constraints. Existing level of service must be maintained on these roadways.

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. (s. 9J-5.003 F.A.C.)

DCA: Florida Department of Community Affairs.

DEMOLITION: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

DENSITY: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. (s. 9J-5.003 F.A.C.) “Density Control” is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot size requirements, floor area ratio, setback or yard requirements, minimum house.

DEVELOPER: Any person, including a governmental agency, undertaking any development. (s. 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, power lines, 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. (0380.04 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 s. 163.3220 – 163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

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. (s. 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. (s. 380.031 F.S.)

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

DOWNTOWN REVITALIZATION: May be defined by way of illustration but not limitation improvements to water mains, sanitary sewer mains, storm sewer mains, electric power distribution lines, gas mains, street lighting, streets and sidewalks, including rights-of-way and easements therefore, the construction of pedestrian malls, bicycle paths, pedestrian walkways, sidewalk canopies, and parking facilities both on-street and off-street, and other improvements intended to relieve traffic congestion within the city, improve pedestrian and vehicular access thereto, reduce the incidence of crime therein, and generally to further the public health, safety, welfare, and convenience by promoting the economic health of the central city or downtown area. In addition, a downtown revitalization project may, in order to revitalize a downtown area and further the public health, safety, welfare, and convenience, include the provision of city services or functions in addition to or to a greater extent than those provided or maintained for the entire city. A downtown revitalization project may also include promotion and developmental activities (such as sponsoring festivals and markets in the downtown area, promoting business investment in the downtown area, helping to coordinate public and private actions in the downtown area, and developing and issuing publications on the downtown area) designed to improve the economic well-being of the downtown area and further the public health, safety, welfare, and convenience.

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. (s. 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. (s. 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. (s. 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. (s. 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.

EAR: An Evaluation and Appraisal Report as defined in s. 163.3191, F.S. (s. 9J-5.003 F.A.C.)

ECOLOGICAL COMMUNITIES: See Vegetative Communities.

EDB: Ethylene Dibromide.

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. (s. 9J-5.003 F.A.C.)

ENVIRONMENTALLY SENSITIVE LAND: Wetlands, floodplains, 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.

EPA: United States Environmental Protection Agency

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. (s. 9J-5.003 F.A.C.)

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.

FAC: Florida Administrative Code.

FDEP: Florida Department of Environmental Protection

FDOT: Florida Department of Transportation.

FEMA: Federal Emergency Management Agency.

FINANCIAL FEASIBILITY: Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180, F.S.

FLOODPLAINS: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. (s. 9J-5.003 F.A.C.)

FLOODPRONE AREAS: Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, produced by FEMA. (s. 9J-5.003 F.A.C.)

FLORIDA MASTER SITE FILE: The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Historic Preservation of the Division of Historical Resources, Florida Department of State.

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.

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 residents. (s. 9J-5.003 F.A.C.)

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.")

FS: Florida Statutes.

FUGITIVE AIR EMISSIONS: Unconfined particulate matter entering the ambient air.

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GENERAL LANES: Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

GLOBAL WARMING: A recent warming of the Earth's surface and lower atmosphere, believed to be the result of a strengthening of the greenhouse effect mostly due to human-produced increases in atmospheric greenhouse gases.

GREENHOUSE EFFECT: The action caused when the [atmosphere](#) contains gases that absorb and emit [infrared radiation](#) (greenhouse gases) which trap heat within the surface-troposphere system, causing heating at the surface of the Earth (global warming.)

GREENHOUSE GASES: Gases in the atmosphere that absorb and emit radiation and affect the temperature of the Earth.

GOAL: The long-term end toward which programs or activities are ultimately directed. (09J-5.003 F.A.C.)

GPCD (gpcd): Gallons per capita per day.

GPD (gpd): Gallons per day.

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. (s. 9J-5.003 F.A.C.)

GROWTH MANAGEMENT ACT: Chapter 163, Part II, Florida Statutes, known and cited as the "Local Government Comprehensive Planning and Land Development Regulation Act."

HAZARDOUS MATERIAL: Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (s. 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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

HRS: Florida Department of Health and Rehabilitative Services.

HUD: United States Department of Housing and Urban Development.

HURRICANE SHELTER: A structure designated by local officials as a place of safe refuge during a storm or hurricane. (s. 9J-5.003 F.A.C.)

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

INDUSTRIAL USES: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. (s. 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. (s. 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.

LAND DEVELOPMENT REGULATIONS OR UNIFIED LAND DEVELOPMENT CODE: Includes local zoning, subdivision, building, and other regulations controlling the development of land. (s. 380.031 F.S.)

LAND USE: The development that has occurred on land. (s. 380.031 F.S.)

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (s. 9J-5.003 F.A.C.)

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. (s. 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. (s. 380.031 F.S.)

LOCAL PEACETIME EMERGENCY PLAN: The plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

LOW AND MODERATE INCOME FAMILIES: "Lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households." (s. 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. For the City of Avon Park, the median income of Highlands County is used. (s. 420.004, F.S. and s. 9J-5.003 F.A.C.)

MAJOR TRIP GENERATORS OR ATTRACTORS: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. (s. 9J-5.003 F.A.C.)

MANUFACTURED HOME (a.k.a. MOBILE HOME): A structure, transportable in one or more sections, which, in the traveling mode, is twelve body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. (s. 320.01, F.S.)

MGD (mgd): Million gallons per day.

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. (s. 9J-5.003 F.A.C.)

MINI-PARK: A park one acre in size or less.

MOBILE HOME: See Manufactured Home.

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

NATURAL DRAINAGE FLOW: The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regarding. (s. 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. (s. 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. (s. 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. (s. 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. (s. 9J-5.003 F.A.C.)

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

OPEN SPACES: Undeveloped lands suitable for passive recreation or conservation uses. (s. J-5.003 F.A.C.)

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. (s. 380.031 F.S.)

PHOTOVOLTAIC: A method for generating electric power by using solar cells to convert energy from the sun into electricity.

PLANNED UNIT DEVELOPMENT (PUD): A form of development characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. Also, a process in which public officials have considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

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

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

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. (s. 9J-5.003 F.A.C.)

PRIME AQUIFER RECHARGE AREAS: Geographic areas of recharge to the aquifer system, to be designated by the appropriate Water Management District, as critical for the continuation of potable ground water supplies.

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

PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION: Development projects that include or promote the use of such services as: buses, trolleys and light rail, commuter trains, streetcars, cable cars, van pool services, paratransit services for senior citizens and people with disabilities, monorails and tramways. The service area of the public transportation systems are encouraged to include the county-wide area.

P.S.I. (p.s.i): Pounds per square inch.

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

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. (s. 9J-5.003 F.A.C.)

PUBLIC HURRICANE SHELTER: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (s. 308.032 F.S.)

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. (s. 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. (s. 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.

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. (s. 9J-5.003 F.A.C.)

RECREATIONAL USES: Activities within areas where recreation occurs. (s. 9J-5.003 F.A.C.)

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. (s. 163-340 F.S.)

REGIONAL PARK: A park which is designed to serve two or more communities. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

RESIDENTIAL USES: Activities within land areas used predominantly for housing. (s. 9J-5.003 F.A.C.)

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.

RESOURCE PLANNING AND MANAGEMENT COMMITTEE OR COMMITTEES: A committee appointed pursuant to s.380.045. (s. 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. (s. 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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

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

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

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. (s. 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. (s. 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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

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

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. (s. 9J-5.003 F.A.C.)

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. (s. 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. (s. 10D-6 F.A.C.)

SUBSTANDARD HOUSING: Dwelling units that do not meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

SUBSTANDARD:

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

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

SWFWMD: Southwest Florida Water Management District.

TRANSPORTATION CORRIDOR MANAGEMENT: The coordination of individual network operations between adjacent facilities that creates an interconnected system capable of cross-network travel management.

URBAN COLLECTOR (also called an URBAN SEGMENT): A portion of an urban street (or an entire urban street) which is being evaluated for functional classifications. Segments are generally bounded by intersections by higher classification urban streets (or equal classification if the street does not terminate at a higher classification street).

URBAN INFILL: The economic use of vacant land, or restoration or rehabilitation of existing structures or infrastructure, in already urbanized areas where water, sewer, and other public services are in place, that maintains the continuity of the original community fabric.

URBAN REDEVELOPMENT: Rehabilitation of impoverished urban neighborhoods by large-scale renovation or reconstruction of housing and public works.

URBAN SPRAWL: Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity of 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. (s. 9J-5.003 F.A.C.)

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. (s. 9J-5.003 F.A.C.)

VIEWSHED: A scenic vista free from man-made visual obstructions.

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.

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

WELLHEAD PROTECTION AREA: An area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this code, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones or contribution described in existing data. (s. 9J-5.003 F.A.C.)

WETLANDS: Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. Wetlands as used in this rule has the meaning as defined in Subsection 373.019, F.S. (and repeated here) and as further described by the delineation methodology in Section 373.4211, F.S. (s. 9J-5.003 F.A.C.)

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.

City of Avon Park

Highlands County, Florida



2030 Comprehensive Plan

CONCURRENCY MANAGEMENT SYSTEM

CONCURRENCY MANAGEMENT SYSTEM

City of Avon Park Comprehensive Plan

Adopted December 26, 1990
Amended September 22, 2008

Overview of the Concurrency Management System

Section 9J-5.0055, Florida Administrative Code, requires local governments to prepare and adopt a Concurrency Management System (CMS). The CMS is a mechanism to assist in the implementation of the goals, objectives, and policies of the comprehensive plan. The purpose of the CMS is to ensure that facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure that the adopted level of service standards required for the following facilities will be maintained:

- Roads
- Potable Water
- Sanitary Sewer
- Solid Waste
- Drainage
- Parks and Recreation

The Concurrency Management System is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the adopted level of service standards of a community.

Requirements for Concurrency

Upon adoption of this Comprehensive Plan, Avon Park will require that all development meet the requirements of concurrency, except for those developments that have been issued a development order or development permit by the City prior this Plan's adoption. The following shall meet the requirements for concurrency, as established in Section 9J-5.0055(2), FAC:

MINIMUM REQUIREMENTS FOR CONCURRENCY. The City's concurrency management system will ensure that public facilities and services needed to support development are available concurrent with the impacts of such development, and will address the following items.

- (a) For potable water, sewer, solid waste, and drainage, at minimum, provisions in this comprehensive plan 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 Sections 9J-5.0055(2)(a)1 - (2)(a)3, FAC. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.
- (b) For parks and recreation, Avon Park may satisfy the concurrency requirement by complying with the standards in Sections 9J-5.0055(2)(a)1 - (2)(a)4, FAC, or by complying with comprehensive plan provisions that ensure that the following standards will be met:
1. At the time a 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, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.
- (c) For roads designated in the adopted plan, Avon Park may satisfy the concurrency requirement by complying with the standards in Sections 9J-5.0055(2)(a)1 - (2)(a)4 and Sections 9J-5.0055(2)(b) 1 and (2)(b)2, FAC. In addition, in areas in which Avon Park 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 requirement 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 level 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 local government plan's schedule of capital improvements, pursuant to Section 9J-5.016(4)(a)1, FAC.
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 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 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 that, in conjunction with the Capital Improvements Element, the City ensures 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 Avon Park 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 public facilities or services, a developer may propose, and Avon Park may approve, developments in stages or phases so that public facilities and services needed for each phase will be available in accordance with the standards required by Sections 9J-5.0055(2)(a), (2)(b) and (2)(c), FAC.
 - (e) For the requirements of Sections 9J-5.0055(2)(a), (2)(b) and (2)(c), FAC, Avon Park 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 the development.

Issuance of Development Orders or Permits

The City's concurrency management system shall ensure that all development can meet the requirements for concurrency prior to the issuance of a local development order or permit. All applicants for development orders or permits shall be required to provide all information deemed necessary by the City so that the impacts of the proposed development may be accurately assessed. Once the City has determined that a proposed development meets the requirements for concurrency, and has issued a City development order or permit, the City shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the development order or permit once construction has begun. In this latter situation, certificates of occupancy may also be denied.

The City shall establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

Avon Park shall annually determine the available capacity for public facilities for which the City has operational or maintenance responsibility, and for state and federal roads. Owners or operators of public facilities not operated, maintained or owned by the City shall supply the City with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

Applicable Goal, Objective and Policy Statements Supporting Concurrency

The following are the policy statements of the Avon Park Comprehensive Plan that establish the basis for the City's Concurrency Management System. These policy statements address the requirements for concurrency and the establishment of levels of service. Other policy statements address mechanisms by which capital improvements necessary to maintain concurrency may be funded.

Future Land Use Element:

Objective 2:

All development shall be timed and staged in conjunction with available capacity of public facilities and services, appropriate soil conditions and topography. Avon Park will continue to ensure that all land development orders are both concurrent and compatible with the regulations of Avon Park's Comprehensive Plan. [9J-5.006(3)(b)1]

Policy 2.1: Development orders or permits shall be issued only when public facilities and services are available concurrent with the impacts of development at or above the established level of service. [9J-5 .006(3)(c)3]

Objective 8:

Avon Park will ensure that suitable land is available for utility facilities to support proposed development. [9J-5.006(3)(b)8]

Policy 8.1: Upon adoption of this Comprehensive Plan, public utilities needed to provide essential services to existing and future land uses shall be permitted in all future land use classifications provided the performance standards in the Power Plant Siting Act, Transmission Line Siting Act, Avon Park Comprehensive Plan, Avon Park Zoning Regulations, and any other applicable land development regulations are met. [9J-5.006(3)(c)3]

Policy 8.2: Avon Park shall establish procedures in cooperation with utility companies to inform utilities of development occurring in the City.

Traffic Circulation Element:

Objective 1:

Level of service standards for all roadways shall be established and maintained to ensure that development orders will provide for a safe, convenient and effective transportation system, including compliance with the criteria set forth in the City’s land development regulations that manage direct arterial access. [9J-5.007(3) (b) 1]

Policy 1.1: Avon Park establishes the following peak hour level of service standards for roadways within its jurisdiction: [9J-5.007(3)(c)1]

- 1. FDOT Strategic Intermodal System (SIS)(US 27) C
- 2. Principal Arterials- C
- 3. Minor Arterials- D
- 4. Urban Collectors- D
- 5. Other Local Streets- D

Policy 1.2: Avon Park shall continue to coordinate with Highlands County and the Florida Department of Transportation to establish and maintain a traffic counting program for arterial and collector roadways. [9J-5.007(3)(c)1]

Policy 1.3: Avon Park shall review all new development proposals to ensure that the impacts of proposed development do not exceed the established level of service standards for Avon Park's roadways. [9J-5.007(3)(c)1]

Policy 1.4: Avon Park shall enforce measures that control access onto arterial and collector roadways. Shared access and frontage/back lot parallel access roads shall be required where possible. [9J-5.007(3)(c)2]

Policy 1.5 Avon Park shall adopt by ordinance a methodology for assessing proportionate fair-share mitigation options.

Sanitary Sewer, Potable Water, Solid Waste, Drainage, Natural Groundwater Aquifer Recharge Element:

Policy 1.6: Avon Park shall maintain a concurrency management system that ensures that necessary sanitary sewer, potable water, solid waste and drainage facilities needed to support development are available concurrent with the impacts of such development. [9J-5.011(2)(c)1]

Policy 1.7: Extensions of municipal sanitary sewer and potable water facilities beyond the City limits shall be coordinated with Highlands County and shall be consistent with the Highlands County Comprehensive Plan regarding designated locations for higher density development.

Policy 1.8: Avon Park shall continue to annually prioritize all improvements, including repair, maintenance and expansion of municipal sanitary sewer and potable water facilities. Those improvements required to be included in the Five-Year Schedule of Capital Improvements shall be incorporated into the appropriate semi-annual Comprehensive Plan amendment. Priority for the expansion of municipal facilities shall be given to: legal obligations; existing development that is in or adjacent to the City of Avon Park; new development in or adjacent to the City of Avon Park; and new development that will contribute to the tax base through higher densities or intensities of land use.

Policy 1.9: Identified deficiencies shall be corrected. Deficiencies for existing development shall be defined as inability to manage a 25-year 24-hour storm event and/or contributing to the degradation of the receiving body below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. Drainage improvements shall be prioritized as follows: to fulfill legal obligations; to prevent further degradation of surface or water bodies; to provide adequate drainage for existing development in the City; to provide adequate drainage for new development in the City; the extension of municipal drainage facilities to areas outside of the City.

Recreation and Open Space Element:

Objective 3

Avon Park shall ensure that parks and recreation facilities are adequate and are efficiently provided. Concurrent or prior to 100% of all development and redevelopment orders the necessary facilities and services shall be in place or under actual construction. [9J-5.014(3)(b)(3)]

Policy 3.1: Avon Park establishes the Recreation Level of Service Standard of three acres of designated recreation land per 1,000 residents upon adoption of this Comprehensive Plan. [9J-5.014(3)(c)(4)]

Intergovernmental Coordination Element:

Objective 1:

Avon Park will continue to ensure coordination in establishing level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities. [9J-5.015(3) (b)3]

Policy 1.1: Avon Park shall coordinate, where applicable, the timing, location and capacity of municipal services with Highlands County to provide services in a cost-efficient manner. [9J-5.015(3)(c)3]

Capital Improvements Element:

Objective 1:

The Capital Improvements Element shall guide the provision of public facilities for the purpose of accommodating desired future growth, replacing worn-out facilities and correcting existing deficiencies. [9J-5.005(3) (b)l]. Avon Park shall review the capital improvements element on an annual basis and modify as necessary in accordance with s. 163.3187 and/or s. 163.3189 in order to maintain a financially feasible 5-year schedule of capital improvements. Corrections and modifications concerning costs; revenue sources; or acceptance of facilities pursuant to dedications to the 5-year schedule of capital improvements shall be consistent with the plan.[Sec163.3177(3)(b)1

Policy 1.1: The City Manager shall prepare and submit to the Council in the form provided by ordinance an annual budget, a capital improvement budget and a projected capital improvement program for a minimum five-year period. The capital improvement budget and capital improvement program shall prioritize all capital improvement expenditures, shall indicate the revenue source for all capital improvement expenditures or indicate that a capital improvement is not yet funded, shall include revenue projections for a five-year period, and shall be the basis for the annual update of and comprehensive plan amendment to the Five-Year Schedule of Capital Improvements. [9J-5.016(3)(c)71.

Policy 1.2 Avon Park shall ensure that corrections and modifications to the 5- year schedule of capital improvements shall be accomplished by ordinance and shall not be deemed to be amendments to the local comprehensive plan. Avon Park shall ensure that a copy of the ordinance shall be transmitted to the state land planning agency.

Policy 1.3 Avon Park shall ensure that all public facilities shall be consistent with the capital improvements element.

Policy 1.4 The City of Avon Park CIE shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.

Policy 1.5 The City of Avon Park is responsible for ensuring the financial feasibility of all capital improvements in the adopted CIE.

Objective 2:

Upon adoption of the Comprehensive Plan, Avon Park will coordinate land use decisions with the Five-Year Schedule of Capital Improvements in a manner that maintains the established level of service standards and meets existing and future facility needs. [9J-5.005(3)(b)3]

Policy 2.1: Avon Park will use the following level of service standards in reviewing the

impacts of new development and redevelopment. [9J-5.005(3)(c)41

Facility	Level of Service
Sanitary Sewer	90 gallons per capita per day
Potable Water	2007: 120 gpcd
Solid Waste	6.8 pounds per person per day
FDOT SIS Facility (US 27)	C
Principal Arterials	C
Minor Arterials	D
Urban Collectors	D
Other Local Roads	D
Recreation and Open Space	3 acres per 1000 people
Buildings	At or above the 100-year flood elevation
Drainage	25-year 24-hour storm event for new development. Stormwater treatment and disposal facilities pursuant to Section 17-25.025, F.A.C. Stormwater discharge pursuant to Section 17-3.051, F.A.C.

Policy 2.2: Development orders and permits will be granted only when the facilities are operating at the established level of service, or will be available concurrent with the impacts of the development. [9J-5.005(3)(b)6]

Objective 4:

Avon Park will manage fiscal resources to ensure that the needed capital improvements are provided for previously issued development orders and future development and redevelopment. [9J--5.005 (3) (b) 5]

Policy 4.1: Levels of service standards shall be applicable to all existing, permitted and future development or redevelopment. [9J-5.005(3)(c)5]

Public Facility Capacity and Level of Service Inventory

As part of its Concurrency Management System, Avon Park will be responsible for the collection and maintenance of an inventory of all public facilities and services subject to the concurrency requirements of Section 9J-5.0055, FAC. The inventory shall be based on the most recently available information, and shall be used to monitor the adopted level of service

standards and to determine public facility capacity. This information shall be made available to the public, and shall be updated annually by October 1 of each year.

The following inventories shall be maintained by Avon Park in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

Traffic Circulation

Avon Park will maintain an inventory of the level of service on roadway links within its jurisdiction. The existing level of service will be based on the most recent traffic count data reported by the Florida Department of Transportation for each segment identified in the Traffic Circulation Element of the Comprehensive Plan or plan amendment. Traffic count data and level of service standards will be updated yearly, based on reported information from the FDOT. The inventory shall, at a minimum, include the following:

- (a) The adopted level of service standard.
- (b) Existing facility capacities and deficiencies.
- (c) Capacity reserved for approved but unbuilt development.
- (d) The projected capacities or deficiencies attributable to approved but unbuilt development.
- (e) Any existing or scheduled road improvement to be made on City and state maintained roadways within the City's jurisdiction; or improvements to be made by other public agencies or in conjunction with approved development.

Potable Water

An inventory of the City's potable water system will, at a minimum, include the following:

- (a) The level of service standards adopted in the comprehensive plan for:
 - 1. Average and maximum daily flow capacity,
 - 2. Storage capacity, and
 - 3. Water pressure.
- (b) Existing design capacities and system deficiencies.
- (c) Capacity reserved for approved but unbuilt development.

- (d) The projected capacities or deficiencies attributable to approved but unbuilt development.
- (e) Any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Sanitary Sewer

An inventory of the City's sanitary sewer system will, at a minimum, include the following:

- (a) The level of service standards adopted in the comprehensive plan for average and maximum daily flow capacities.
- (b) Existing design capacities and system deficiencies.
- (c) Department of Environmental Protection permitted capacity.
- (d) Capacity reserved for approved but unbuilt development.
- (e) The projected capacities or deficiencies attributable to approved but unbuilt development.
- (f) Any improvements or expansions made to design or permitted capacity by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Solid Waste Disposal

An inventory of the City's solid waste disposal system will, at a minimum, include the following:

The level of service standards adopted in the comprehensive plan.

Existing and projected design capacities of all applicable solid waste disposal facilities.

The projected life of all applicable solid waste disposal facilities.

Capacity reserved for approved but unbuilt development.

The projected capacities or deficiencies attributable to approved but unbuilt development.

Any improvements or expansions made to the design capacity, and the impact on existing capacities or deficiencies.

Drainage

An inventory of the City's drainage facilities will, at a minimum, include the following:

- (a) The level of service standards adopted in the comprehensive plan.
- (b) The existing level of service measured by storm event; to be determined by the City engineer.
- (c) Any existing and proposed drainage improvement that will impact the capacity of the City's drainage facilities.

Recreation and Open Space

An inventory of the City's recreational sites and facilities will, at a minimum, include the following:

- (a) The existing acres of recreational sites and the number of recreational facilities as outlined in the Recreation and Open Space Element.
- (b) The adopted level of service standard as outlined in the Recreation and Open Space Element.
- (c) The existing capacities or deficiencies of the City's recreation facility system.
- (d) Capacity reserved for approved but unbuilt development.
- (e) The projected capacities or deficiencies attributable to approved but unbuilt development.
- (f) Any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Concurrency Monitoring System

In addition to maintaining an inventory of public facilities and services, Avon Park will also be responsible for maintaining a record of public facility and service capacities or volumes which are committed for approved developments as a result of development orders issued by the City. If service is provided by an entity other than the City, this will require coordination between the service provider and the City in order to maintain an accounting system which accurately tracks approved developments.

Accountability shall be established by reserving capacity from the total available capacity for all

approved development orders. Once capacity has been reserved for a specific development, it cannot be reassigned to another development prior to the expiration of the first development's development order or permit. Capacity reservations shall be renewed yearly in order to be accounted for in the annual budgetary process. Upon the expiration of an approved development order with concurrency standing, which has not been implemented, or which the City has determined to have been abandoned by the applicant, the capacity allocated to the proposed development shall be deleted. Deleted capacity shall then become available to other proposed developments. A priority waiting list shall be established for the purpose of allocating deleted capacity. When determining how much capacity is available for proposed developments, the City shall take into account all capacity that has been reserved for approved development orders.

Concurrency Assessment

The Avon Park City Council or its designee will be responsible for determining whether concurrency will be met when it considers applications for development orders for final site plans and/or final subdivision plans. When reviewing applications for development orders, the Council shall perform an assessment to determine whether public facilities will be available concurrent with the impacts of the proposed development. A facility inventory, as outlined above, shall be used as a basis for establishing existing conditions. The ability of existing public facilities to service new development shall be determined based on the following criteria:

- a) The ability of existing facilities to accommodate the proposed development at the adopted level of service.
- b) Existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.
- c) Facility improvements or additions needed to accommodate the impacts of proposed development at the adopted level of service standard.
- d) The date facility improvements or additions need to be completed in order to maintain the adopted level of service for the public facilities affected by the proposed development.