

RESOLUTION 2010-03
(EAR - Evaluation and Appraisal Report – Comprehensive Plan)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, APPROVING THE EVALUATION AND APPRAISAL REPORT ON THE COMPREHENSIVE PLAN AS SET FORTH IN ATTACHMENT A AND AUTHORIZING ITS SUBMITTAL TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AS A BASIS FOR THE UPDATE OF THE COMPREHENSIVE PLAN.

Whereas, Florida's Growth Management Act (Chapter 163 F.S.) requires each community to periodically prepare an Evaluation and Appraisal Report (EAR) to assess its Comprehensive Plan; and

Whereas, the City Commission approved a scope of work for the EAR in September 2008; and

Whereas, the Florida Department of Community Affairs issued a letter of understanding on October 21, 2008 stating their agreement with the issues identified by the City and making recommendations regarding the preparation of the EAR; and

Whereas, the Planning and Zoning Board held a series of public hearings and workshops and conducted a questionnaire survey for input on measures to address key issues; and

Whereas, the EAR was drafted to detail changes in the community since the last update of the Plan in 2000, to identify amendments to address key issues, and to meet statutory requirements; and

Whereas, the Planning and Zoning Board held a public hearing on November 24, 2009 on the draft EAR and voted to recommend the report to the City Commission; and

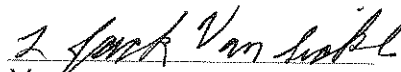
Whereas, the EAR recommended by the Planning and Zoning Board with minor edits, corrections, and updates, is provided as Attachment A;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Lake Wales, Polk County, Florida:

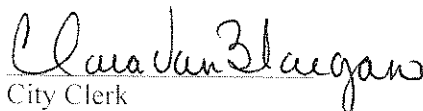
The Evaluation and Appraisal Report as set forth in Attachment A is approved for submittal to the Florida Department of Community Affairs as a basis for the update of the Comprehensive Plan.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Commission of the City of Lake Wales, Florida, on this 19th day of January 2010.

CITY COMMISSION
LAKE WALES, FLORIDA


Mayor

Attest:


City Clerk

INTRODUCTION

Purpose of EAR:

The Evaluation and Appraisal Report (EAR) is an assessment of the City's Comprehensive Plan and provides a blueprint for the update of the plan. The EAR summarizes changes in the community since the last update of the plan in the year 2000 and analyzes the success of the plan in addressing the community's issues. Per state regulations, the plan must be updated within 18 months of the adoption of the EAR.

Preparation:

The EAR was prepared by the City's Planning and Zoning Commission with support from the Department of Planning and Development. The scoping process began with a Planning Commission meeting in May 2008.

A questionnaire survey in July 2008 gathered public comment on issues of concern to City residents. The survey was published in The Lake Wales News with an article explaining the EAR process and inviting public comment. Survey comments were compiled and presented to the Planning Board as a basis for formulation of key issues.

A scoping meeting was held by the City Commission August 19, 2008, and the Commission approved a list of key issues in September. The Department of Community Affairs approved the key issues with a recommendation that the issues be restated "in a way that will focus on a retrospective assessment of the plan" (letter from Mike McDaniel, October 21, 2008).

In the past year, discussion of key issues for the Comprehensive Plan has been a regular part of Planning Commission agendas. Following a public hearing on November 24, 2009, the Planning Commission voted to recommend adoption of the EAR by the City Commission.

Components:

Community Profile - The EAR is prefaced by a "Community Profile" describing the city and the changes that have occurred since the year 2000 when the last major revision of the Comprehensive Plan was completed.

Analyses of key issues form the main body of the EAR. Each analysis contains an explanation of the issue, describes key factors relating to the issue, describes measures that have been taken to address the issue, evaluates the success level of the measures, and sets forth strategies to be incorporated into the update of the Comprehensive Plan. The key issues covered are:

- "Curbing Urban Sprawl"
- "Providing Potable Water and Wastewater Services for Growth"
- "Encouraging Infill and Redevelopment"

COMMUNITY PROFILE

Lake Wales is located in central Florida at the junction of US Highway 27 and State Road 60. It is 25 miles south of Interstate 4. Two of the state's major cities are located within an hour's drive: Orlando to the north and Tampa to the west.

Currently there are an estimated 13,067 residents in the incorporated area with an estimated 10,000 additional people living in the immediately surrounding area. Since the update of the comprehensive plan in 2000, the population has increased 28% and the incorporated area has increased 40%, bringing the total acreage within the city limits to 12,252 (19 sq. mi.).

STATISTICAL HIGHLIGHTS

Est. population 2009: 13,067

Incorporated area: 19 sq. mi. (12,252 acres)

Vacant acreage: est. 6,600 acres

Since the year 2000:

28% population growth (+2873 people)

40% land area increase (+3500 acres)

The City is poised for significant growth. Over half of the land area in the city limits (6,600/12,252 acres) is vacant, and the vast majority of it was annexed for development, primarily residential.

The challenge for the next decade is to accommodate growth while preserving community character and improving economic conditions.

Historic growth:

The city was founded in 1917 on Lake Wales Land Development Company land around Lake Wailes, one of the area's many pristine lakes. The city is set in the rolling hills of the Lake Wales Ridge. To the east is Lake Kissimmee and the Kissimmee River, part of the large eco-system feeding the Everglades.

The area's earliest industry, turpentine production, capitalized on the area's plentiful pine forests. Early settlers also began growing citrus, which has been a mainstay of the economy throughout the city's history. In recent years, light manufacturing, construction, and electronics firms have added some diversity to the economy. Retirees have also been attracted to the lakes and warm climate of the area, although not to the extent experienced in coastal Florida. The area's main tourist attraction is Bok Tower Gardens on Iron Mountain, the highest point in peninsula Florida.

Settlement of Lake Wales began in the early 20th century with the advent of the railroad and platting of the Lake Wales Land Development Company's 5,000 acres around Lake Wailes and Crystal Lake. Beginning with a railroad depot, hotel, and general store, the community grew to 795 people by 1920, and burgeoned to an estimated 5,000 people during the 1920s boom.

Growth slowed in the subsequent decades. As pointed out in William Adams book "Historic Lake Wales," adding a second 5,000 people took another 60 years. (Note that the population of the incorporated area didn't reach 10,000 until the 2000 Census, but that figure does not include

growth in the unincorporated area surrounding the city.) A building boom in the 1970s increased the housing stock by 1200 units. By 1980, the population had reached 8,240 and the territory almost 5 square miles (3,157 acres).

POPULATION 1920-2009	
<i>Year</i>	<i>Population</i>
1920	795
1930	5,000
1980	8,240
2000	10,194
2009	13,067

Because the area's growth is largely attributable to in-migration (new residents), fluctuations in the housing market make population projections very difficult. A modest 3.3% population increase projected (1990 comprehensive plan) for the year 2000 was outstripped; the U. S. Census of that year showed a population of 10,194, while only 9,280 was projected.

The projection for 2010 (in the 2000 update of the plan) of 16,658 people, however, was too high; the estimated population in 2009 is only 13,067. Population increases exceeding 5% annually in the early part of the decade plummeted with the housing market slide in 2007. Nevertheless, the population since the U. S. Census of 2000 grew an impressive 28%.

Changes in community since 2000:

Central Florida's abundant land resources and the increasing cost of development along the coasts in the last decade have made Lake Wales and other inland communities attractive to developers. The rapid growth in territory and housing between 2000 and 2004 prompted the city to reassess its growth policies and land use regulations. A temporary halt to the review of plans for residential development allowed for the complete revision in 2005 of the growth policies in the comprehensive plan and zoning regulations, including future land use and zoning maps. Plans to expand water and sewer utilities and build new schools were also developed.

Although the current economic slump has brought residential development to a standstill, commercial development has continued unabated. When the housing market recovers, the City must be prepared to carefully manage growth.

Changes in population and territory:

Since the revision of the Comprehensive Plan in 2000, Lake Wales has undergone significant changes, including a 40% expansion of the incorporated land area and an estimated 28% increase in population.

The population increased by about 2,858 people from 10,194 (U. S. Census of 2000) to 13,067 (estimated by FL Bureau of Business and Economic Research, April 2009). The bulk of the population growth took place in the first half of the period, with only a 4% increase after 2004.

Lake Wales' growth rate since the U. S. Census of 2000 has exceeded those of Polk County and the State of Florida. Lake Wales grew 27% from 2000-2007, while Polk County grew 20% and the state, 17%.

The City's growth rate places it 71st in the top 100 fastest growing cities in Florida. However, the relatively small population of the City must be taken into account. In terms of actual population increase, it ranks only 97th (BEBR 2007 estimates).

POPULATION 2000-2009

YEAR	POPULATION*	% INCR.	NOTES
2000	10,194	-	U. S. Census
2001	10,593	3	
2002	11,336	7	
2003	11,626	2	
2004	12,433	6	
2005	12,390	-0.1	Hurricanes/Zoning in Progress
2006	12,755	2	
2007	13,039	2	
2008	13,052	<1%	
2009	13,067	<1%	

***Estimates 2001-2009 by Bureau of Business and Economic Research (BEBR) at the University of Florida. Estimates are as of April of the year.**

Age distribution:

Between 2000 and 2006, for Polk County there has been an estimated 2% increase in the 44-64 age range and slight decreases in all other age groups. The figures reflect a nationwide trend of an aging population. Although there was a slight decrease in the over-65 population in most Florida communities, since 2000, predictions are, not surprisingly, that the “aging” of the population will be more marked in Florida than in other parts of the country. (The Center for Aging and Work, State Profile Series, Boston College, Feb, 2008.)

With a median age of 38.5 (est. 2005), the Polk County population is somewhat younger than the state's (median age est. 2006 -39.8) and older than that of the U.S. (median age est. 2006 - 36.4). Lake Wales' median age in 2000 was even younger, at 36.9 years.

No current BEBR estimates of age distribution are available for municipalities. With over 40% of the new housing units in Lake Wales being restricted to those over 50 years in age, the older age groups here have probably increased significantly since the 2000 US Census.

Age Distribution Polk County and State of Florida Changes Since U. S. Census of 2000

Age Range	% in Lake Wales		% in Polk County		% in Florida	
	2000	2008¹	2000	2006	2000	2006
00-14	22.5	21	20.3	20.0	19.0	18.5
15-44	38	36	38.8	37.4	40.7	39.0
45-64	19	21.5	22.5	24.6	22.7	25.3
65+	20	21.5	18.3	18	17.6	17.2
Median Age ² - years	36.9		38.6	38.5	38.7	39.8

Source: Bureau of Business and Economic Research, University of Florida except as noted.

¹ Estimate – City of Lake Wales, Dept. of Planning and Development

² Median Age in U.S. 2000 – 35.3 2006 – 36.4 years

Minority population:

The percentage of minority population in Lake Wales is almost double that of Polk County as a whole. The 2000 Census showed close to 40% “non-white” population in the City, but only 20.4% in the County. A current estimate is not available for cities, but the estimated percentage of non-whites in Polk County has dropped to 14.9%, and it is likely the percentage of minorities in Lake Wales has dropped similarly.

During this same period, the Hispanic population of the area has increased. The percentage of Hispanics in Polk County and Lake Wales at the 2000 Census was approximately 10%. The 2006 estimate for the County was 14% (no figures available for cities) and for the state, 19.7%.

Annexation of territory:

Since the end of 1999, over 5 square miles (about 3500 acres) of land has been annexed into the City limits, representing a 40% increase in territory, and raising the total incorporated area from 13.5 to 19 square miles. (See map “Major Areas of Annexation 2000-2009.”)

Territorial expansions were primarily in three areas:

- North of Chalet Suzanne Rd. between U. S. Highway 27 and SR 17 (adjacent to the RAC – Regional Activity Center, the City’s major commercial center)
- To the east along Buck Moore and Masterpiece Gardens Roads
- To the south along 9th and 11th Streets, SR 17, and U. S. 27.

Land use designations (future land use and zoning maps) are assigned to newly annexed properties by city commission upon a recommendation by the planning board and a finding by the state that the designation is consistent with the city’s comprehensive plan.

The majority (76%) of properties annexed since 2000 have been designated for residential use. About 17% of the land annexed is designated for expansion of existing commercial and industrial areas, and 3% for conservation.

Housing growth and in-migration:

Population increase since 2000 is attributable largely (86%) to people moving into new developments. Approximately 2,115 new dwelling units were permitted, the greatest number in any decade of the City’s history. Second place goes to the 1970s when 1,203 units were permitted. In addition, 420 mobile homes were added to the housing stock with the annexation of Tower Lakes Mobile Home Park in 2000, for a total of 2535 units added since 2000.

The net increase in the number of housing units since the year 2000 is 2,285. (About 250 units, including over 100 units of public housing, were demolished, primarily because of damage from the 2004 hurricanes.) As of the U. S. Census of 2000, there were 4,598 (or 4,508 US Beacon) housing units in the incorporated area. The current number is estimated at close to 6,900 units, representing a 50% increase.

The April 2009 population estimate of 13,067 (Bureau of Business and Economic Research) is corroborated by the housing growth figures. With 6,900 units, a vacancy rate of 10% and occupancy of 2.2 persons/unit, the population estimate would be 13,662. Note that the vacancy rate, percentage of housing used seasonally, and persons per unit in new houses are apt to have changed since the last Census.

The US Census of 2000 shows that 63% of the housing units at that time were single-family, and 37% multi-family (including duplex units and mobile homes). Almost 70% (1,472) of the newly constructed units are single-family and 30% (643) multi-family, including about 50 duplex units.

Factoring in new units and the addition of 420 mobile homes with the annexation of Tower Lakes, the estimated breakdown of single-family/multi-family units currently is 4,200/2,680 or 61% - 39%. (The percentage of mobile homes has jumped from 4% to 8% because of the annexation.) The percentage of duplexes is estimated to be 10% as it was in 2000.

Estimated Housing Types 2009

Type	Number	% 2009	% 2000
Single family	4200	61	63
Duplex	600	9	10
Multi-family	1550	22	23
Mobile home	550	8	4
TOTAL	6900	100	100

Housing construction swelled in 2003-2006 and slowed in 2007. In the current housing market, new residential construction has almost ceased; new housing starts now average 3-4 per month, about 10% of the rate during the peak period.

Building Permits for Residential Construction Jan. 2000 through Dec. 2008

Year	Single-family	Multi-family units	Total
2000	60	120	180
2001	68		68
2002	208		208
2003	228	192	420
2004	356	240	596
2005	374		374
2006	96		96
2007	57		57
2008	25	91	136
TOTAL	1,472	643	2,115

The value of new residential development is difficult to determine in the current fluctuating housing market. Based upon building permit application information, total residential construction during the period 2000-2008 is estimated at \$300 million.

The most active areas for residential construction were along the Thompson Nursery/Chalet Suzanne Road corridor (Lake Ashton, Dinner Lake Shores, The Preserve, and Carlsberg) and along Burns Ave. where several subdivisions were built out during the period. Over 600 of the new units are in Lake Ashton, a retirement community. The Buck Moore Road (Sunset Pointe) and 11th Street South (Whispering Ridge) areas began development in the last couple of years.

New apartment complexes include Carillon Apartments on Burns Ave., Tower View on US 27 N, and The Preserve on Chalet Suzanne Rd.

In the next decade, developing residential areas will be:

- East of US 27 and north of Chalet Suzanne Rd./Masterpiece (CR17A)
- West of US 27, south of Thompson Nursery Rd. (Winter Haven Corp. property)
- East and northeast of Buck Moore Rd.
- South of SR 60 between SR 17 and Hunt Brothers Rd.

Non-residential growth:

Although new housing construction has dwindled dramatically in the past few years, commercial activity has been strong. New commercial development valued (2008 market values) at \$80 million has been completed since the 2000 update of the comprehensive plan. (This figure does not include renovations and upgrades to existing buildings, nor does it include tax-exempt properties such as churches and public facilities.) Twenty-eight million dollars of non-residential construction is now underway, and plans have been approved for several other developments.

Development in the RAC - Regional Activity Center

A large portion (valued at approximately \$30 million) of new commercial development is located in the City's RAC – Regional Activity Center around the Eagle Ridge Mall at US Highway 27 and Chalet Suzanne/Thompson Nursery Roads. New development has included expansion of the mall (Recreation Station), phase 1 of Shoppes on the Ridge shopping plaza, two new restaurants on out-parcels at the mall, a Lowe's store, and Hampton Inn Suites. Phase 2 of Shoppes on the Ridge has begun construction with a Gate Petroleum convenience store and a Holiday Inn Express hotel. Also in Shoppes 2, a Kohl's store and an in-line retail building are expected to begin construction in 2010. Under construction across from the mall is Willowbrook Square, a retail center including a Walgreen's store.

Additional growth is proposed in the RAC with continued development of Shoppes on the Ridge, development of outparcels at Lowe's; completion of Willowbrook Square; construction of Race Trac gas/convenience store; and development of Peace Creek Promenade, a large commercial plaza on the west side of US 27 across from the mall.

State Road 60 Commercial Growth

Although not as dramatic as growth in the mall area, commercial development on SR 60 has been considerable, with a value of almost \$15 million, including several medical and office buildings, gas/convenience stores, restaurants (Perkins, Pizza Hut), a storage business, construction on out-parcels at Buck Moore/Hunt Bros. Rds., and a surgical addition to the Lake

Wales Hospital. Off SR 60 at First Street, Water's Edge, an \$8.5 million retirement center is nearing completion. The commercial area along SR 60, where a 46-acre parcel was annexed, will expand toward the east in next few years.

Downtown

There has been no new construction in the downtown area in recent years with the exception of the Center State Bank \$2.5 million and \$1 million reconstruction of McDonald's on Central Ave. However, there have been a number of renovations of historic buildings, including the \$1 million renovations of the second floor of the Bullard Building on Stuart Ave. and the Arcade building on Park Ave. A \$3.7 million historic renovation of the Old City Hall (National Register property) was recently completed for a satellite campus of Polk State College. Peterson & Myers law firm undertook a \$1.1 million renovation for new office space, and the One Scenic Central Building was refurbished for commercial uses. A developer has been selected for renovation of the Grand Hotel for residential condominiums and commercial space. The hotel is the centerpiece of the downtown and has been vacant for almost a decade. Total expenditures downtown in the decade top \$10 million.

Longleaf Business Park

Development of the City's Longleaf Business Park on US Highway 27 S began in 2002 with the construction of Kegel Corp.'s building and has continued with the construction of several buildings with a total value of close to \$9 million.

Other Non-Residential Development

Additional commercial development throughout the City has been completed since the year 2000 at a total value well over \$10 million. This figure includes construction of the Latt Maxcy corporate headquarters on US 27 at Mt. Lake Cut-off Rd., Lake Wales Veterinary Hospital, the addition of a warehouse to Lee's Furniture, and several small medical buildings. Also notable were the construction of several commercial and storage facilities on the Scenic Highway north of Burns Ave. Plans have been approved for an adult day care center at the County Health Department site. A new County Health Department building valued at \$2.7 million was recently completed on Central Ave. west of US 27. A City-owned building was renovated for the Boys and Girls' Club at a cost of \$800,000.

Industrial Corridor – SR 60 W

Over \$3 million has been invested in projects in the area west of U.S. Highway 27 along the State Road 60 corridor, the City's growing industrial area. The Lake Wales Municipal Airport, after heavy damage in the hurricanes of 2004, is completing major improvements, valued at over \$2.5 million including a new FBO building, hangers, and a well. Redevelopment of the Sealy Mattress building for a manufacturing and distribution center entailed \$0.75 million in improvements. Almost 200 acres of industrial land was annexed in the sector since the 2000 update of the comprehensive plan. The development of the CSX Integrated Logistics Center, a truck and rail warehousing hub and terminal, planned to the west in Winter Haven, is expected to boost the development of support facilities along the SR 60 corridor. Lake Wales is in the process of planning expansion of its utilities to serve anticipated industrial growth in the area.

Developable land:

There is abundant vacant land for development in Lake Wales. Of the 12,252 acres currently in the City limits, approximately 6,600 acres (53%) is vacant, not including small parcels (under 3 acres) or unused properties ripe for redevelopment.

The majority of this land (80% - 5,300 acres) was annexed for the purpose of residential development and has residential land use classifications.

These undeveloped residential tracts are located primarily in the following areas:

- 1800 acres southeast of Thompson Nursery Rd. and US 27 (Winter Haven Corp. land)
- 1000 acres northeast of Chalet Suzanne Rd. and US 27
- 1400 acres east of Lake Wales (along Burns/Buck Moore/Masterpiece)
- 1000 acres south of SR 60

Some 800 acres (12% of vacant acreage) are slated for non-residential development, including about 300 acres zoned for commercial or professional use and about 500 acres zoned for industrial or business park. The remaining vacant land consists primarily of conservation land (460 acres or almost 7%), the largest tracts being land east of the airport and the Fish and Wildlife property on the south side of Mt. Lake Cutoff Rd.

Summary of Land Use Classifications - Undeveloped Acreage

Land Use Classification	Max. density	Acres	%
RR – Rural Residential	1 du/5 ac.	1,850	28
LDR – Low Density Res.	3 du/ac.	2,350	36
MDR – Med. Density Res.	6 du/ac.	1,000	15
HDR – High Density Res.	12 du/ac.	100	1.5
Commercial & Professional		300	4.5
Industrial & Business Park		500	7.5
Conservation		450	7.5
	TOTAL	6,600	

Economic Conditions

Incomes in Lake Wales remain significantly lower than those of the state and the nation. At the 2000 U.S. Census, the Lake Wales' median household income was 70% of the state's and 63% of the nation's. Per capita incomes also differed significantly, with Lake Wales' per capita income being only 75% of the state's and nation's. Census Bureau estimates for 2007 show the ratios of median household income to be similar to those in 2000, but show a drop in Lake Wales' per capita income from 75% to 72% compared to the state's and the nation's.

Income Levels 2000 and 2007 Lake Wales, State of FL and US

<u>Income Type</u>	<u>2000 U.S. Census</u>	<u>2007 Estimate</u>
Median Household		
Lake Wales	\$ 26,884	\$ 33,085
FL	38,815	47,804
US	41,994	50,233
Per Capita Income		
Lake Wales	16,106	19,318
FL	26,696	21,557
US	27,400	21,587

The cost of living index in 2008 for Lake Wales is 84.4.

EFFECTIVENESS OF COMPREHENSIVE PLAN

In 2004 the City Commission enacted a “Zoning in Progress” ordinance to suspend the review of residential development for the purpose of amending the Land Use Element of the Comprehensive Plan, including the Future Land Use Map, and the Land Use and Development Regulations.

These actions were based on the realization that the City was ill-equipped to successfully manage the overwhelming residential growth proposed by property owners and developers at that time.

Plans for 3,000-5,000 new units were under discussion on recently annexed land and land with annexation applications in progress. These proposals would add another 6,000 to 12,500 people, potentially doubling the population.

Amendments in 2005:

In March 2005, the City adopted a revised future land use and zoning maps, revised land use policies (comprehensive plan), and revised land use and development regulations. The amendments provided a solid basis for growth management.

Changes in the Land Use Element of the plan included:

- Added the requirement for a concurrency management system to be included in the land development regulations to ensure that required services are in place at the time they are needed to serve development (*implemented* – amendments to zoning regulations).
- Defined commercial nodes and distances between the nodes to concentrate commercial development and avoid commercial strips along highways (*implemented* – Future Land Use and Zoning Maps were amended 2005.)
- Called for a master plan for the RAC – Regional Activity Center (US 27 @ Chalet Suzanne)
- Called for architectural guidelines for downtown (*implemented* – downtown historic district and regulations adopted in 2008) and demolition delay ordinance (*not implemented yet*).
- Added requirement for business park master plans (*implemented* – zoning regulations require master planned development plan for business parks).
- Called for reduced intensity between commercial nodes (*implemented* – zoning regulations amended 2005 to create LCI – Limited commercial-industrial district and FLUM and zoning maps modified to reduce commercial intensity between commercial nodes).
- Increased control of NACs – Neighborhood Activity Centers (*implemented* – modified FLUM and zoning maps to specifically designate NACs; amended zoning regulations to limit NAC acreage and determine allowable uses).
- Reduced residential densities (*implemented* – zoning regulations and land use maps modified in 2005). Density reductions:
 - from 5 to 3 du/acre in LDR – Low Density Residential districts
 - from 12 to 6 du/acre in MDR – Medium Density Residential districts
 - from 25 to 12 du/acre in HDR – High Density Residential districts

Other amendments to the comprehensive plan since 2000:

- Addition of School Concurrency Element
- Capital Improvements Element update
- Adjustments to Level of Service Standards for utilities

Comprehensive plan implementation:

Since the update of the comprehensive plan, there have been a number of measures taken to implement the adopted policies. Many of the policies do not require actions to be taken, such as the enactment of ordinances; policies often call for continued enforcement of existing requirements. Some of the specific actions that have been taken to implement policies are:

- Revision of Zoning Map for consistency with Future Land Use Map
- Revision of *Zoning, Land Use and Development Regulations* to implement changes in Future Land Use Element
- Establishment of the downtown historic district and historic district regulations – Policy 2.05
- Regulations enacted for wellhead protection areas – Policy 3.05
- Update of flood plain regulations – Policies 3.09 and 3.10

Policies of the plan that have NOT been addressed include:

- Master plan for the RAC – Regional Activity Center (Eagle Ridge Mall area) - Policy 2.02
- Demolition delay ordinance – Policy 2.05
- Airport buffer area performance standards (add to zoning regs.) – Policies 3.04 and 3.08
- Require specific delineation of wetlands in conservation areas by developers – Policy 3.07

Update of Comprehensive Plan

Measures that must be taken to update the plan include:

- Revision of population projections and service needs
- Update of overlay maps to include annexed areas – Policy 3.01
- Revision of maximum floor area ratios (FARs) in policies for future land use classifications
- Revision of utilities element to reflect changes in plans to meet service demands
- Revisions of land use and other policies for consistency with Polk County's land use policies
- Revisions of land use and other policies for consistency with Selected Area Plans in the vicinity of Lake Wales (East Polk SAS, Southeast Polk SAS, Gateway SAS)
- Revisions of transportation policies to implement the East Polk Road Study

Compliance with Sec. 163.3191(2)(a-p) F.S. Requirements

The EAR addresses the requirements under the referenced section as follows:

- a) Population growth and changes in land area, including annexation – See Community Profile.
- b) Extent of vacant and developable land – See Community Profile.
- c) Financial feasibility of implementing the comprehensive plan – Capital improvements element was updated in 2009.
- d) Location of existing development in relation to the location of development as anticipated in the original plan – See Community Profile.
- e) Identification of major issues for the jurisdiction – See Key Issue Matrices.
- f) Relevant changes in state and regional regulations – See Key Issue Matrices.
- g) Assessment of achievement of plan objectives – See Key Issue Matrices.
- h) Assessment of successes and shortcomings – See Key Issue Matrices.
- i) Identification of actions and corrective measures – See Key Issue Matrices.
- j) Summary of the EAR public participation program – See Community Profile.
- k) Coordination with public schools – School Concurrency Element and related land use regulations were adopted in 2008. The City planning staff works closely with the Polk County School Board to coordinate school projections and planning.
- l) Alternative water supply projects – See Key Issue Matrix on Utilities.
- m) Coastal High Hazard areas – Not applicable.
- n) Assessment of measures for compatibility with military installations – City follows adopted policies for coordinating with Avon Park installation.
- o) Concurrency exception areas – Not applicable.
- p) Methodology for measuring impacts on transportation facilities – Concurrency management system addresses this requirement.

Evaluation and Appraisal Report

City of Lake Wales, FL

January 2010

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Part 2 EAR

Key Issue Analysis

CURBING URBAN SPRAWL

Issue: Curbing Urban Sprawl – Managing growth to avoid haphazard and inefficient land use.

What is “sprawl”?

Sprawl is the unplanned spread of development into areas around a city. It is characterized by “leap-frog” development, where subdivisions jump over undeveloped and agricultural lands into the countryside. Also associated with sprawl are a helter-skelter patterns of development, dependence on the automobile, longer trips for shopping and employment, and strip commercial development along roadways. Planned, compact development, on the other hand, makes efficient use of existing roadways and services, increases the feasibility of public transportation, reduces the number (and hazards) of entrances to businesses along roadways, and allows for planned public services and amenities such as utilities, roads, schools, community parks, bikeways, and libraries.

Concerns:

Many citizens have expressed their concerns about residential sprawl and its potential to undermine the character and quality of life in the community. They question the need for annexation of additional land for development when there is so much undeveloped land already in the city. People living in the areas surrounding the city are concerned that the rural nature of their neighborhoods will be destroyed. Several people have suggested encouraging redevelopment rather than allowing the development of vacant land. (See “Encouraging Infill and Redevelopment” Key Issue Matrix.) Commercial strip development along US 27 and SR 60 is another concern, although it has been controlled to a large degree by land use policies that restrict intense uses to commercial nodes.

Current conditions:

Lake Wales experienced unprecedented growth in the last decade, with a 28% increase in population and a 40% increase in land area. Although the current economic slump has brought residential development to a standstill, Lake Wales is poised for significant growth when the market recovers.

- About 50% of the land within the city limits is vacant (6,600/12,250 acres).
- Over 5,000 acres has a residential future land use designation.
- Abundant vacant land in the unincorporated area surrounds the city, much of which is designated by Polk County for residential development at up to 3 units per acre if provided with public water.
- City water is accessible for much of the unincorporated area surrounding the city.
- Development pressure – the area is ripe for speculation; coastal areas and I-4 corridor are highly developed, and land is costly
- Property owners and developers have tentatively proposed the annexation of thousands of additional acres for residential development.
- Existing and approved developments in Dundee and Winter Haven now border Lake Wales along the north and northeast.

Factors related to urban sprawl:

- Annexation law The city boundary is very irregular, as are those of most Florida cities, because cities do not have the power under state law to “square off” boundaries with involuntary annexations. Existing developments in unincorporated area, such as Mountain Lake, Golf View, Country Oaks, and Lake of the Hills, cannot be annexed unless the majority of property owners request it. As a result, these areas have been skirted with annexation of vacant property. The city was initially centered around Lake Wales. The annexation of the US 27 corridor opened the northern area for development. Lake Wales can now be seen in two parts: the area around Lake Wales and the northern area centered on Thompson Nursery/Chalet Suzanne Roads. The two are connected narrowly at Mountain Lake Cut-off.
- Availability of utilities The city’s utility service area encompasses over 60 square miles, over three times the incorporated area of 19 square miles. (See key issue: “Providing Potable Water and Wastewater Services for Growth.”) Current policy is to provide water service only to properties in the city limits. This policy discourages leap-frog development because property must be contiguous (adjacent) to the city limits to annex. However, under Polk County land use regulations, properties can be developed at up to 3 units per acre in the RS-Residential Suburban areas if they provide their own water systems. In the A/RR-Agricultural Rural Residential areas, lots can be clustered with an overall density of one unit per acre, provided 50% of the land remains undeveloped.
- Property rights Under Polk County’s current regulations, owners have little incentive to annex into the city except for utilities. The County is not likely to reduce density caps. A policy proposed for the SE Area Study, encompassing the area south of SR 60 to Frostproof, states “Ensure protection of property rights and land use options under the Polk County Comprehensive Plan.”
- Market forces Decisions by property owners and developers determine what property is sold and proposed for annexation. Land purchased for development will be developed, whether it is on incorporated or unincorporated land. Arguably, providing city utilities to development outside of the city limits takes away the market advantage of developments within the city. Both have municipal utilities, but the development outside the city does not pay impact fees (except for utilities) for other services available to them (parks, libraries) or city taxes.
- Redevelopment Incentives provided for redevelopment of older sections of the city have been instituted, including establishment of a CRA-Community Redevelopment Area, which captures tax increases for improvements in the CRA; the Core Improvement Area where development is exempt from impact fees except sewer and water; and impact fee exemptions for infill affordable housing. (See also key issue: “Encouraging Infill and Redevelopment.”)
- Clustering City land use regulations encourage clustering and preservation of open space in residential developments. Reductions in lot size must be offset by an equivalent increase in common open space.

- Access requirements City requirements for adequate roadways and multiple entrances for large developments make it less costly to develop property with access to existing roadways rather than leap-frogging away from developed areas.
- Density caps Density policies call for higher density near the city's developed cores. High density (up to 12 units per acre) and medium density (up to 6 units per acre) developments are allowed near arterial highways and commercial nodes. Density is limited to 3 units per acre in outlying areas.
- Adjacent municipalities Agreements with Winter Haven and Dundee delineate annexation and utility service areas.

Success of plan:

Amendments in 2005 In 2005, amendments to the Future Land Use Element, Future Land Use Map, and zoning regulations were undertaken to better position the city to handle the unprecedented growth pressure it was facing. Although development has been stalled by the economic downturn, the City now has a firm foundation for growth control and management. The amendments and implementation included:

- Reducing overall residential densities (du/acre) in HDR from 25 to 12; MDR from 12 to 6; and LDR from 5 to 3. Density ranges allowed under the 2000 plan were found to be higher than established and desirable densities in the city;
- Amending the Future Land Use and Zoning Maps to allow the higher densities close to established commercial centers and major roadways;
- Tightening up commercial nodes and reducing land use intensity between those nodes;
- Creating the LCI-Limited Commercial-Industrial FLUM/zoning classifications to help prevent strip commercial development;
- Allowing lot size reductions through the planned development process;
- Increasing subdivision lot sizes to encourage use of planned development (PDP) process;
- Requiring assessment of natural areas early in land planning process to encourage preservation and incorporation of natural areas into development plan;
- Increasing common open space requirements in planned developments, excluding wetland areas from required lot area, and prohibiting single-family and duplex units on lots entirely in a regulatory flood plain.
- Enacting requirements for roadway access designed to encourage development in and close to already areas.
- Eliminated automatic neighborhood commercial allowance of 5% of land area in residential development;
- Designation of selected neighborhood commercial areas on Future Land Use Map;
- Adding location criteria for land use designations, (for example requiring proximity to commercial areas or major highways for higher density classifications.

Other actions taken to control sprawl:

- General code amendment to require annexation for access to City sewer and water services, with narrow exceptions.
- Incentives for redevelopment and infill. (See "Encouraging Infill and Redevelopment Matrix.")

Strategies:

As noted above, numerous provisions of the Comprehensive Plan and zoning regulations are geared toward controlling sprawl. The following strategies recommended to control urban sprawl should be reflected in the revision of the Comprehensive Plan:

1. Allowing higher densities close to urban and commercial centers.
2. Concentrating commercial development in nodes rather than allowing strip development along roadways; designating neighborhood commercial nodes at selected locations to reduce vehicle trips from residential areas.
3. Limiting sewer and water service to residential properties within the City limits. An alternative is to limit these services to properties in a defined 5-year expansion area. However, on property outside the city limits, the City's development standards will not be applied, and the developments will not pay City taxes and impact fees for parks or libraries, although they will utilize the services. (The City's impact fee study recommends annexation for provision of services.) In addition, enabling development around the City boundary by providing services creates blocks to annexation of other properties. Agreements for post-development annexation at such time as a property becomes contiguous are difficult to implement and remove the incentive for achieving contiguity.
4. Working with Polk County on measures to encourage annexation and use of city utilities rather than permitting development with private utilities at densities equivalent to those allowed in the city.
5. Maintaining regulations requiring access to collector roads and multiple entrances for large developments to prevent incoherent roadway patterns.
6. Continuing to encourage planned developments (PDPs) instead of cookie-cutter subdivisions that do not respect the character and natural resources of the property.
7. Providing incentives for redevelopment and infill (See "Encouraging Infill and Redevelopment" matrix.)
8. Continuing to protect and preserve natural resources

Key Issue Matrix Controlling Urban Sprawl

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
FUTURE LAND USE ELEMENT			
Obj. 5 - Desired Urban Growth Pattern Promote an urban growth pattern within the Lake Wales Planning Area that is orderly, compact, compatible with the existing and proposed land uses and character of the City of Lake Wales, and that is coordinated with Polk County, adjacent municipalities, and any appropriate resource planning, and management plan prepared pursuant to Chapter 380 F. S. Encourage mixed use and infill development as part of the Land Development Regulations by 2001.	2005 amendments to the Future Land Use Element and the zoning regulations addressed this objective. Policies related to providing sewer and water service important to controlling sprawl. See also "Providing Services" Key Issue Matrix. See implementation of policies under this goal.	Reward to emphasize desire for growth close to developed centers. Add policies calling for commercial nodes and decreasing residential densities away from developed centers.	
Pol. 5.01 – Locate future land uses on the Future Land Use Map at densities and intensities that will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the city.	2005 CPA amended FLU policies and map. Commercial nodes were made more compact and land use intensities reduced between nodes along highways. Residential densities were reduced overall and high and medium density areas located close to commercial nodes and arterial roads.	Review Floor Area Ratios for the non-residential FLU categories (policies 2.02 through 2.1).	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Pol. 5.02 – Promote a functional and integrated mix of residential and nonresidential land uses through appropriate use designations on the Future Land Use Map and through the use of innovative development techniques as established in Future Land Use Element Policy 1.04.	The zoning regulations allow flexibility in residential development types and layouts through the planned development process and allow mixed use developments in professional and commercial zones. Allowing mixed use in other non-residential zoning districts could be considered.		
Policy 5.05 – Limit the expansion of strip commercial areas as directed in Future Land Use Policy 2.06.	See implementation of Policy 5.04.	Policy 2.06 refers only to the NAC-Neighborhood Activity Centers. Policy should be rewritten to refer to other ways to limit strip development.	
Pol. 5.07, 5.08, 5.09, 5.12 – Urban service areas, extension of services, and capital facility planning. See “Providing Services” matrix.			Extension of services is relevant to controlling sprawl, but is covered in the services matrix.

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Pol. 5.15 – Encourage the use of centralized water and wastewater systems through an interlocal utility service agreement with Polk County as established in Intergovernmental Coordination Policy 2.02.	An agreement with Polk County was executed in 2008 delineating the City as the utility service provider in the area. However, private sewer and water systems are still permitted.	None.	Approval of private utility systems is counter to the goal of controlling urban sprawl. The County should be asked to establish policies discouraging private systems in the City's service area.
Pol. 5.21 – Use the Planned Development Process where use and design control is needed to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities	The PDP regulations were completely revised in 2005 to provide maximum flexibility in layout and to preserve open space. PDPs are now allowed by special permit in all zoning districts. See also “Providing Services” and “Encouraging Infill and Redevelopment” matrices.	None.	
INTERGOVERNMENTAL			
Objective 2. Joint Planning Areas Identify, implement, and coordinate joint planning areas for annexation and service provision.	The City of Lake Wales is participating in planning studies in our area including the Southeast Polk Selected Area Study, the Gateway SAS, and the East Polk (Dundee) SAS.	None.	

Part 3 EAR
Key Issue Analysis
PROVIDING POTABLE WATER AND WASTEWATER SERVICES FOR GROWTH

Issue: Providing current and future residents with potable water and wastewater services at the adopted level of service (LOS) standards.

Service standards: LOS Standards were adopted in the Comprehensive Plan as required under the Growth Management Act for potable water and wastewater services. The standard for average daily demand for wastewater treatment was amended in 2005 from 122 to 100 gallons per person per day to more accurately reflect usage. The standard for average daily potable water demand is 122 gallons per person per day.

Concerns: Residents want assurance that new development will be required to pay for the expansion of utilities to meet their needs. Increasing debt on the general public to provide these services is not favored. Escalation of user fees is already a concern. The wastewater treatment plant is in need of rehabilitation, much of which must be financed through user fees. Many question the wisdom of continuing to expand the city limits, given the uncertainties and costs of planning, designing, and building utilities. Others maintain that the unincorporated area will be developed whether or not it is part of the municipality and that expanding utilities in an orderly manner prevents leap-frogging.

Factors related to provision of water and sewer services:

- Rate of growth: Lake Wales experienced unprecedented growth in the last decade, with a 28% increase in population and a 40% increase in land area. Although the current economic slump has brought residential development to a standstill, Lake Wales is poised for significant growth when the market recovers. The area is ripe for speculation; coastal areas and I-4 corridor are highly developed, and land there is costly.
- Abundance of developable land: About 50% of the land within the city limits is vacant (6,600/12,250 acres); over 5,000 acres has a residential future land use designation. Property owners and developers have tentatively proposed the annexation of thousands of additional acres for residential development.
- Condition of utility systems: Rehabilitation of the **wastewater** treatment plant is required to ensure continued functionality and to improve sludge treatment to meet the standards for use at agricultural sites. The improvements will reduce plant operating costs. The upgrade, including an increase in treatment capacity from 1.9 to 2.19 mgd (million gallons per day), is expected to cost approximately \$3 million. Other wastewater system improvements scheduled in the 5-year capital improvements program are estimated at \$4.3 million and include lift station rehabilitation, slip lining of pipes, and extension of mains. Total wastewater capital projects proposed in the 5-year plan: **\$7.3 million**. **Water** system improvements scheduled in the 5-year program total an estimated **\$4.6 million** and include distribution line rehabilitation and extension, interconnects with adjacent systems, asbestos pipe removal, upgrades to the airport water treatment plant, and land acquisition for the Burns Ave. plant.
- Utility provider: Lake Wales is the only provider of utilities for growth in the area. Agreements with the adjacent communities of Winter Haven and Dundee delineate the boundaries of our service area to the north and west. An agreement with Polk County

makes Lake Wales the provider for unincorporated areas to the east and southeast. Although there are other systems close by, they cannot provide for new development. Waverly, an unincorporated village on the City's northern boundary, is served by a Polk County wastewater plant that has no available capacity. The potable water system has had issues with wells, and the City of Lake Wales has provided potable water to Waverly for several years. Highland Park, to the south, has its own water system, but has no capacity for expanding service.

- Private systems: Polk County land use regulations allow up to 3 units per acre to be developed in the RS-Residential classification if provided with public water or sewer. Much of the unincorporated area is designated RS. This provision puts pressure on Lake Wales to provide water service to developments proposed in the unincorporated area. Private systems can be used also, but are a second choice for developers.
- Provision of utilities to developments outside of the City: There are several arguments against providing water or sewer service to developments outside of the City limits. It uses capacity that should be reserved for City developments, encourages leap-frog development, and complicates utility planning. On the other hand, it increases the customer base, and a surcharge of 25% on outside city water customers increases revenue. The current policy of the City is to refuse service without annexation with some exceptions for correction of environmental problems. An agreement to annex property upon its becoming contiguous to the city boundary is not acceptable because it promotes leap-frogging and is difficult to implement.
- Chapter 180: Lake Wales has one Chapter 180 service area located west of US 27 in the vicinity of the airport. The Chapter 180 service area, extending 5 miles from the City limits was dropped several years ago in order to better control expansion of services. The chapter's provisions promoted the development of unincorporated properties by obligating the city to provide service if available.
- Available utility capacity: An analysis of the City's water and sewer systems shows that capacity currently "available" (unused and unreserved) is more than sufficient to provide water service for 5-7 years and sewer service for 7-9 years into the future. With the proposed upgrade of the sewer treatment plant to 2.19 mgd (million gallons per day) and use of reclaimed water (wastewater plant effluent) for irrigation, capacity will serve growth for at least 12 years. The analysis is conservative, assuming immediate resumption of pre-recession development rates.
- Funding facilities for growth: It is the city's policy that new development must pay the cost of capital improvements necessary to provide services; impact fees are charged for this purpose. Impact fees are one-time payments used to fund growth-related system improvements. (Operating costs are paid by all customers through user fees.) Impact fees must be proportionate and reasonably related to the capital facility service demands of new development. The impact fee schedule was amended in 2005, based upon a study commissioned by the city. The study found the impact fees were not covering the costs of facilities to serve new development and recommended significant increases for all types of land uses. For example, for a single-family house, the water impact fee was increased from \$645 to \$789 (22%), and the sewer impact fee from \$1,066 to 2,282 (114%). In 2006, the sewer impact fee was again adjusted, based upon new projections of capital costs in the wastewater facilities plan. With annual increases for rising construction costs, these impact fees are currently (2009) \$1,825 and \$4,372, respectively. Prior to the 2005 amendments, impact fees for non-residential development were based upon floor area rather than water meter size, and some types of development, such as retail stores, were not charged utility impact fees at all.

- Timing the expansion of services: Concurrency regulations require that services be in place at the time they are needed by development approved by the city. Planning for facility expansions and financing to accommodate the numerous development proposals submitted in the early years of the decade presented a challenge. A system for queuing for water and sewer service was put into place requiring payment or security for a reservation of capacity in the systems. Plans for residential developments will not be accepted without participation in the queue system. Non-residential developments are required to pay impact fees with building permit issuance. The system has relieved the city of much of the uncertainty in utilities planning by requiring a financial partnership with developers. When the economy recovers and residential development resumes, plans for system expansions can be made.
- Remaining capacity is adequate to provide ample time for planning, design, and construction of facilities to meet projected needs.
- Future demand: The queue system for utilities provides good projections for demand. As capacity is reserved and available capacity dwindles, plans can be made for expanding the system to meet future needs. For the wastewater utility, expansion will most likely entail the construction of a second wastewater treatment plant. City wells have more than ample potable water capacity to meet needs far into the future; the city's use of the water is limited by its withdrawal permit. Based on water management district (SWFWMD) regulations and growth projections, the city does not expect an increase in its consumptive use permit from the present 3.81 million gallons per day. Future demand must be met through alternative sources, such as reallocation of well permits as agricultural land is developed. Conservation measures, notably the expanded use of treated wastewater for irrigation, is projected to significantly reduce per capita potable water demand.

Success of plan:

The provisions of the plan have been successful in:

Fostering orderly expansion of city limits and services

- Urban Services Area Map (See FLUE – Obj. 5) – The map has provided a general guide for the expansion of the City limits and utility services. Annexations since 2000 have been primarily in the areas east/northeast and south of the City's core, in areas designated on the map for expansion. Annexation has also taken place to the north in compliance with the service area agreement with the adjacent Town of Dundee, and in the vicinity of the airport, west of the intersection of US 27 and SR 60 shown as the 10-year industrial expansion area on the map. Areas shown as rural, such as the Winter Haven Corporation property between Lake Ashton and US 27 have remained undeveloped. Issues: Urban Services Area Map does not cover the full extent of the City's utility service area and needs to be updated.
- Concurrency – Regulations require that developments cannot be approved unless utilities are available or will be available at the time they are needed by the development.
- Requiring annexation for services – This requirement reduces leap-frog development because properties must be adjacent (contiguous) to the City limits in order to annex.
- **Promoting the use of centralized water and sewer systems**
- Service area agreements with Winter Haven, Dundee and County – The agreements delineate the areas to be served by the various jurisdictions. Issue: County allows development with private utility systems.
- Regulations regarding use of septic systems – City regulations discourage use of septic systems. Issues: County regulations allow use of septic systems and private systems rather than requiring connection to a municipal system for development.

Providing funding for system improvements to serve development

- Impact fees – The impact fee study update established fees for new development based upon the capital costs for providing utilities to the development. Issues: Pressure during difficult economic times to reduce impact fees. Maintaining adequate impact fees to ensure that capital projects are paid by new development not by user fees and ad valorem taxes.
- Capacity queue system – Requiring payment of impact fees to secure capacity reservation. Provides a reliable system for projecting capacity needs for capital planning period (5 years).
- User fees – Pay for operation and maintenance. Issues: Increasing user fees to rehabilitate aging system.

Maintaining adequate utility capacity for growth

- Reducing storm water inflow to sanitary sewer system – Repairs to collection system have been successful in reducing inflow.
- Water conservation measures – Rate structure, water use restrictions, and conservation education are used to reduce potable water demand.
- Reuse of treated effluent – Reuse system reduces potable water use for irrigation. Issues: Wastewater reuse system for irrigation has not met target dates.
- Capital improvements planning - The capital improvements program is updated annually as part of the City's budget. Per requirements of the Growth Management Act, the Capital Improvements Element was updated in 2009 and will be updated on an annual basis. The CIP has provided a method for orderly planning for expansion of services. The South Side Force Main was constructed to serve growth areas east and south of the core City. Interconnects between Lake Wales and Winter Haven's water systems have been completed.
- Concurrency management system – Requiring that adequate capacity is available at the time a project is approved or will be available when needed by a development is key to capacity planning.
- Limiting services to properties within city limits – Providing service, particularly potable water, to developments outside the city limits reduces capability for providing for developments within the city.

Strategies:

1. Maintain utility service agreements with neighboring communities and County to define Lake Wales utility service area.
2. Work with Polk County and property owners to discourage the proliferation of private utility systems on the periphery of the city. Encourage new development to annex for city utilities.
3. Continue to require annexation for utility service.
4. Update plans for water and reuse distribution and wastewater collection system expansion and the urban services area map to provide a schedule for orderly expansion and residential growth.
5. Continue to prohibit the use of septic systems except as an interim and temporary method as systems are expanded.
6. Continue using the queue system for residential development utility capacity reservations with utility impact fee payment required at time of reservation.
7. Continue concurrency review and approval system.
8. Periodically update impact fees and user fees to reflect actual costs.

Key Issue Matrix
Providing Water and Wastewater Services for Growth

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
FUTURE LAND USE ELEMENT <u>Urban Service Areas</u> Objective 5: Desired Urban Growth Pattern Policies 5.06, 5.07, 5.08 – Establishing Urban Service Areas for 5-years, 10-years, and rural area.	Development has been approved in accordance with the Urban Service Area map. However, the map updated in 2000 did not include the full area under agreement with Dundee to the north. Expansion has taken place in this area, although it is not specifically shown on the map.	Evaluate and update map to allow growth in rural areas where appropriate and adjust 5-year and 10-year boundaries to reflect growth and expansion of services since the 2000 comprehensive plan update.	
Policy 5.13: Direct public facility investments in and near existing urban areas through capital improvement funding priorities as established in Capital Improvements Element Policy 1.02.	Policy has been followed in capital planning.	None	
Policy 5.14: Discourage the establishment of new private on-site wastewater treatment systems through Sanitary Sewer Sub-Element Policy 1.2.11.	Policy has been followed, but is not included in the Utilities section (Chapter 21) of the Lake Wales Code.	None.	Amend Chapter 21 to include limitations on new septic systems.
Policy 5.14: Encourage the use of centralized water and wastewater systems through an interlocal utility service agreement with Polk County as established in Intergovernmental Coordination Policy 2.02.	An interlocal agreement with the County addressing this policy was approved in 2008.	None.	County regulations still allow development with private utilities.
Policy 5.16: By October 1, 2001, adopt as part of the Concurrency Management System a system to reserve public facility and service capacity for approved development and to assess the cumulative effect of such approvals on public facility and service capacity.	Concurrency management provisions were added to the Zoning, Land Use and Development Regulations in 2005. A reservation and tracking system is in place.	None.	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Policy 5.18: Require new development to pay for all capital improvements for public facilities needed to serve the development at the adopted levels of service at a cost proportional to the additional capacity or improvement needed.	Impact fees were adjusted in 2005. Upon completion of the wastewater facilities plan in 2006, the wastewater impact fees were increased to reflect the cost of capital projects needed to serve growth. Fees are adjusted annually based on the construction cost index.	None.	
Policy 5.19: To the extent that public facility improvements paid by a developer are used by others outside of the development, reimburse the developer for capital costs from assessments to those others on a basis proportionate to the use.	This policy has been followed in several cases where developments have installed facilities with capacity beyond that projected to be used by the development.	None.	Procedures have been put in place to ensure the proper calculation and implementation of impact fee credits.
Policy 5.20: Require new development to provide bonding or other financial guarantees to ensure the completion of required public facilities improvements.	The Zoning, Land Use and Development Regulations require completion of public facilities prior to platting of residential subdivisions.	None.	
Objective 8: Availability of Utility Facilities Policy 8.02: By October 1, 2001, amend or adopt land development regulations to require developers to confirm that required utility services are available or are committed to be available concurrently with completion of the development prior to the issuance of a development order.			
SANITARY SEWER SUBELEMENT			
Objective 1.1: Elimination of System Deficiencies – Eliminate deficiencies in the municipal sanitary sewer system by replacing worn-out and obsolete system components by 2015. Policy 1.1.01 (list of projects)	Most of the projects listed in the element have been completed.	An update of projects is needed.	
Objective 1.2: Expansion of System to Meet Future Needs - Expand the municipal sanitary sewer system as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities and discourage urban sprawl.	See specific policies.	Objective remains valid.	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
<p>Policy 1.2.01: Level of service</p> <p>Flow capacity:</p> <p>Average daily flow 100 gpcd</p> <p>Maximum daily flow – Average daily flow plus 13 percent</p> <p>Effluent quality: meet or exceed EPA and DEP discharge parameters</p>	<p>Continues to be implemented.</p>		
<p>Policy 1.2.02: By October 1, 2001, ensure through the adoption of land development regulations and a concurrency management system that no development order will be issued for any development that would result in the failure of the municipal sanitary sewer system to meet the adopted LOS standards.</p>	<p>Concurrency regulations were enacted and are being implemented.</p>	<p>Reward to call for continued concurrency requirements.</p>	
<p>Policy 1.2.03: Expansion or increase in capacity of the municipal sanitary sewer system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.</p>	<p>Policy is adhered to.</p>		
<p>Policy 1.2.04: (undertake the following projects)</p>	<p>Project list must be updated.</p>		
<p>Policy 1.2.05: New private development within the Five-year and Ten-year Urban Expansion Areas that are served by on-site wastewater disposal systems shall make the necessary provision to be connected to the Lake Wales sanitary sewer system when the capacity and lines are available.</p>	<p>A number of on-site systems have been discontinued and connected to the City's system.</p>	<p>Policy should be clarified. Is it meant to apply only to systems within the City limits?</p>	
<p>Policy 1.2.06: By December 31, 2005, at minimum, reuse one half of the effluent discharged from the Lake Wales wastewater treatment plant.</p>	<p>Policy has not been met. Improvements have been made to establish a distribution system south of SR 60. The code requires new developments to construct reuse systems and connect to the City's lines when available. Other capital improvements are scheduled to put the system into place.</p>	<p>Change target date to match City's capital program.</p>	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Policy 1.2.07: Continue to update the estimate of the population served by the sanitary sewer system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for wastewater treatment and disposal.	<p>Records are kept of all new connections and reservations made to the wastewater treatment system as per the concurrency management system.</p> <p>The level-of-service standard was re-evaluated and amended in 2005.</p>	Amend policy to reference and tie into the concurrency management system.	
Policy 1.2.08: Continue to restrict municipal sanitary sewer service to within the city limits except in cases where an executed annexation agreement is in force.	This policy has been adhered to. City code now requires annexation for sewer service except in chapter 180 areas and to address environmental issues.	Amend policy to reflect code.	The City's impact fee study recommends requiring annexation for service.
Policy 1.2.09: Continue to charge municipal sanitary sewer system customers in areas outside of the city 150 percent of the rate charged customers inside the city.	Outside customers are charged 125% in keeping with state law.	Amend policy to correspond with legal limits.	
Policy 1.2.10: Continue to require all new and existing wastewater generators to connect to the municipal sanitary sewer system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such service.	Code requires connections with reference to criteria to determine feasibility.		

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
<p>Policy 1.2.11: Where lines are not available or projected to be available to connect to new wastewater generators to the municipal sanitary sewer system, on-site sewage disposal systems may be permitted which meet the requirements of Chapter 381.272 F.S. Chapter 10D-6 F.A.C., except that</p> <ul style="list-style-type: none"> a) the minimum lot size for any new residential subdivision employing subsurface soil absorption fields shall be 20,000 square feet, b) no on-site sewage disposal systems shall be permitted in areas where the soils are rated "Severe" by the Soil Conservation Service for the type of system proposed, c) on-site sewage disposal systems shall not be permitted in Conservation areas, d) on-site sewage disposal systems shall not be permitted for commercial or industrial uses, e) provision shall be made for any new residential units using on-site sewage disposal systems to connect to the municipal sanitary sewer system when lines become available. 	<p>Implementation of this policy should be evaluated for consistency.</p>	<p>Adjustments may be needed to the policy to allow on-site systems for commercial and industrial development where it is not feasible to require connections at the time of development because of low flows or other technical issues.</p> <p>Reference to specific state codes and law should be removed and replaced with more generic language in case the citations become invalid.</p>	<p>Policy is not fully reflected in the code.</p>
<p>Policy 1.2.12: New municipal sanitary sewer expansions shall be planned, designed and constructed in a timely manner in accordance with the provisions of Chapter 17-600.405. F.A.C.</p>	<p>The policy is followed.</p>	<p>Reference to specific state codes and law should be removed and replaced with more generic language in case the citations become invalid.</p>	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Policy 1.2.13: In accordance with Capital Improvements Element Policies 3.03, 3.04, and 3.05, continue to require developers to pay for sanitary sewer treatment and collection capacity needed to serve new development at the adopted Level of Service standard.	See "Future Land Use" policies 5.18, 5.19 and 5.20.		
CAPITAL IMPROVEMENTS ELEMENT			
Objective 3: Cost Sharing for New Development	See "Future Land Use Element" policies 5.18, 5.19 and 5.20.		
POTABLE WATER SUBELEMENT			
Objective 2.1: Elimination of System Deficiencies – Eliminate identified deficiencies in the municipal water system by replacing worn-out and obsolete system components by 2015.	The capital improvements program includes improvements addressing this policy.	Update target date.	
Policy 2.1.02: Monitor and annually update the master plan for the municipal water system. Update the Comprehensive Plan accordingly.	The potable water master plan was updated in March 2008. The Water Supply Plan has not been completed.	The Potable Water Sub-element must be updated to reflect the new water master plan. The policy should be amended to reflect the requirement for a Water Supply Plan.	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
<p>Objective 2.2: Expansion of System to Meet Future Needs – Expand the municipal water service system as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities, discourage urban sprawl, and meet the water conservation objectives established in the Conservation Element by 2015.</p>		<p>Update the target date.</p>	
<p>Policy 2.2.01: (Level of service standard)</p> <p>Flow capacity: Average daily demand: 122 gpcd Maximum daily demand – 1.43 times average daily demand</p> <p>Storage capacity: one half times average daily demand.</p> <p>Pressure: 20 p.s.i. minimum</p>		<p>Re-evaluate standards per Potable Water Master Plan and Water Supply Plan.</p>	
<p>Policy 2.2.02: By October 1, 2001, ensure through adoption of land development regulations and concurrency management system that no development order will be issued for any development that would result in the failure of the municipal water system to meet the adopted LOS standards.</p>	<p>A concurrency management system was adopted in 2005 addressing this issue.</p>	<p>Update policy to call for continued concurrency management system requirements.</p>	
<p>Policy 2.2.03: Expansion or increase in capacity of the municipal potable water system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.</p>	<p>This policy is followed.</p>		

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Policy 2.2.04: Continue to restrict municipal potable water service to within the city limits except in cases where an executed annexation agreement is in force.	This policy has been adhered to. City code now requires annexation for sewer service except in chapter 180 areas and to address environmental issues.	Amend policy to reflect code.	The City's impact fee study recommends requiring annexation for service.
Policy 2.2.05: Continue to charge municipal potable water system customers in areas outside of the city 150 percent of the rate charged customers inside the city.	The maximum surcharge allowed under state law is 25%.	Amend policy to comply with law.	
Policy 2.2.06: By October 1, 2001, revise land development regulations to require all new development to connect to the municipal potable water system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such services.	This policy has been implemented by inclusion in the zoning code.	Amend policy to continue requirement.	
Policy 2.2.07: By June 1, 2001, meet with SWFWMD officials to determine the adequacy of the existing consumptive use permit (groundwater withdrawal permit) to meet the needs of the projected population. If additional withdrawal capacity is needed, make application as appropriate.	The City has drafted its Water Supply Plan and is working with SWFWMD on projections. The consumptive use permit was modified in 2008.	Update policy.	
Policy 2.2.08: Update the estimate of the population served by the municipal water system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for potable water.	Records are kept of all new connections and reservations made to the potable water system as per the concurrency management system.	Amend policy to reference and tie into the concurrency management system.	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Objective 2.3: Water Conservation Reduce per capita water consumption within the municipal water system by ten percent by 2005 through a combination of strategies and techniques.	The per capita demand was reduced from 134 to 124 gpcpd by 2005. However, it is now estimated at 139 gpcpd. The Water Supply Plan, under preparation, will address this issue.	Amend policy based upon Water Supply Plan.	
Policy 2.3.01: By October 1, 2001, as part of land development regulations, adopt and enforce the minimum standards outlined in the Water Conservation Act, Chapter 553.14, F.S. for water conserving fixtures in new construction.	Water conservation fixtures are required under the building code.	Amend policy to reflect building code requirements.	
Policy 2.3.02: By October 1, 2001, require as part of land development regulations the use of drought-tolerant plants where landscaping is required.	Zoning code encourages use of drought tolerant plants.	Amend policy to strengthen conservation measures.	
Policy 2.3.03: Achieve the recommended potable water LOS by the Southern Water Use Caution Area (SWUCA) by 2004.	Meaning of this policy is unclear.	Amend policy per Water Supply Plan recommendations.	
INTERGOVERNMENTAL COORDINATION			
Objective 1: Consider Other Agency Plans Policy 1.01: The City will review the plans and independent special district facility reports of the Southwest Florida Water Management District (SWFWMD),etc.	The Potable Water Master Plan and the Water Supply Plan are coordinated with SWFWMD plans for the region.	None	

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Objective 2. Joint Planning Areas Identify, implement, and coordinate joint planning areas for annexation and service provision.	The City of Lake Wales is participating in planning studies in our area including the Southeast Polk Selected Area Study, the Gateway SAS, and the East Polk (Dundee) SAS.	None	
Policy 2.02: The City and Polk County shall establish a joint a municipal annexation area and for the exclusive provision of water and sewer service to all development therein.	An agreement was approved in 2008 establishing the City as service provider to the unincorporated areas east and southeast of the present City limits.		
Policy 2.03: The City will continue to abide by and uphold the provisions of the utility service areas agreement adopted in 1999 between the Town of Dundee, the city of Lake Wales, and the City of Winter Haven.	The agreement with the City of Winter Haven has been revised to redefine the service area.	Update policy.	

Part 4 EAR

Key Issue Analysis

ENCOURAGING INFILL AND REDEVELOPMENT

Issue: Encouraging intensification and reuse/recycling of properties in older areas of the city where services are in place. Downtown and the Lincoln Ave. area are prime targets for this effort.

In already developed areas of the city there are vacant lots and underutilized or virtually abandoned properties that may not be attractive for reuse because of the neighborhood conditions or cost of rehabilitation. Revitalizing these areas is desirable to avoid further decline of older neighborhoods, to preserve and reuse historic structures, to strengthen the tax base, and to make use of infrastructure (roads, sewer, water) that is already in place.

Concerns: The questionnaire survey showed support for infill and redevelopment as opposed to expansion into agricultural lands surrounding the city. The number of vacancies in the city and the costs of expanding services for new development were cited. Encouraging apartments and condos downtown to support businesses was suggested.

Factors related to infill/redevelopment:

- Cost of rehabilitation of buildings Renovation of older buildings is almost always more costly than building new.
- Location preferences Many business owners prefer to be on highways, such as SR 60 and US 27 rather than in older commercial areas. The standard “footprints” for buildings and parking utilized by many corporations are easier to use on a vacant site than a redeveloped site. Large retailers also have parking requirements that require very large sites.
- Decline of central business districts As is well known, malls and highway commercial centers have supplanted central business districts as centers of commerce. With few exceptions, downtowns in small cities have “come back” only as boutique-style or specialty centers, capitalizing on their nostalgic appeal. Creating a customer base and 24-hour activity by development of residential units in and around the downtown is desirable, but difficult to achieve. Although downtown Lake Wales has an attractive array of historic buildings and many assets for successful revitalization, recovery efforts have met with only mixed success. The Lincoln Ave. area, formerly a central business district, has suffered more serious decline, losing a number of buildings and maintaining only a handful of businesses. Consultants have suggested concentrating on residential redevelopment with neighborhood support businesses.
- Abundance of commercial property The 2005 land use amendments defined three commercial nodes, the RAC – Regional Activity Center and two CACs- Community Activity Centers, and reduced allowable intensities
- Fitting in with existing development The suburban style layouts favored by many businesses, with large building setbacks and ample parking in front of the building, are not compatible with older neighborhoods and may be destructive to traditional downtown streetscapes.

- Use regulations Businesses that require large lots, need direct highway access, or that generate noise or other disturbances, may not be desirable in developed sections of the city. However, limiting uses to traditional “downtown” uses (retail, office, restaurants, etc.) is too restrictive; flexibility is needed to encourage reuse and infill. The zoning code allows changes of use from one non-conforming use to another by special permit from the Planning Board, and allows a wide range of uses in older commercial areas surrounding the central business districts.
- Historic district structures The locally regulated Downtown Historic District was approved in 2008. There are also two other National Register Historic Districts in Lake Wales. A balance must be maintained between preserving the character of the downtown district and putting stumbling blocks in the way of redevelopment. The Historic District Regulatory Board tries to work closely with business owners to strike this balance.
- Infrastructure Required services are for the most part already available to developed areas. Fire flow issues in the downtown are being addressed through upgrade of water mains. Roadways are underutilized in the downtown and Lincoln Ave. areas. Storm drainage systems may be an issue in some areas.
- Parking Existing businesses in older districts often have little or no on-site parking and rely on street parking and public lots. As redevelopment occurs, parking becomes more and more of an issue. There is often the perception by patrons that parking is not convenient in older business districts. Although they will walk considerable distances from mall parking lots and inside malls, walking a couple of blocks in the downtown is seen as too much trouble. Careful planning, financing, and timing for public parking expansion is difficult but necessary for successful redevelopment of central business districts.
- Incentives provided for redevelopment of older sections of the city have been instituted, including establishment of a CRA-Community Redevelopment Area, which captures tax increases for improvements in the CRA; the Core Improvement Area where development is exempt from impact fees except sewer and water; and impact fee exemptions for infill affordable housing. In addition, redevelopments pay only the increase in the impact fee over that of the prior use.
- Dimensional requirements Required lot sizes, frontages, and building setbacks can pose technical barriers to redevelopment and infill, particularly in residential areas. The city code encourages residential infill through administrative waivers of setbacks if the proposed setback is compatible with adjacent properties, “grandfathering” provisions for platted lots, and provisions allowing panhandle lots (reduced frontages).
- Residential density caps Density policies allow higher density near the city’s developed cores. High density (up to 12 units per acre) and medium density (up to 6 units per acre) developments are allowed near arterial highways and commercial nodes. Density is limited to 3 units per acre in outlying areas.
- Mixed use Allowing both commercial and residential where appropriate promotes infill.

Success of plan:

The 2005 amendments to the Future Land Use Element and Future Land Use Map were designed to improve the city’s growth management. Measures included in the amendments and implementation include:

- Reducing overall residential densities (du/acre) in HDR from 25 to 12; MDR from 12 to 6; and LDR from 5 to 3. Density ranges allowed under the 2000 plan were found to be higher than established and desirable densities in the city;
- Amending the Future Land Use Map to allow the higher densities close to established commercial centers and arterials;
- Tightening up commercial nodes and reducing land use intensity between those nodes;
- Creating the LCI-Limited Commercial-Industrial FLUM/zoning classifications to help prevent strip commercial development;
- Increasing subdivision lot sizes to encourage use of planned development (PDP) process, encouraging preservation of natural areas;
- Increasing common open space requirements in planned developments, excluding wetland areas from required lot area, and prohibiting single-family and duplex units on lots entirely in a regulatory flood plain.
- Enacting requirements for roadway access designed to encourage development in and close to already areas.

Other actions taken to control sprawl:

- General code amendment to require annexation for access to City sewer and water services, with narrow exceptions.
- Incentives for redevelopment and infill. (See “Encouraging Infill and Redevelopment Matrix.”)

Strategies:

The following strategies recommended to control urban sprawl should be reflected in the revision of the Comprehensive Plan:

1. Allowing higher densities close to urban and commercial centers.
2. Concentrating commercial development in nodes rather than allowing strip development along roadways.
3. Limiting sewer and water service to residential properties within the City limits. An alternative is to limit these services to properties in a defined 5-year expansion area. However, on property outside the city limits, the City’s development standards will not be applied, and the developments will not pay City taxes and impact fees for parks or libraries, although they will utilize the services. (The City’s impact fee study recommends annexation for provision of services.) In addition, enabling development around the City boundary by providing services creates blocks to annexation of other properties. Agreements for post-development annexation at such time as a property becomes contiguous are difficult to implement and remove the incentive for achieving contiguity.
4. Working with Polk County on measures to encourage annexation and use of city utilities rather than permitting development with private utilities at densities equivalent to those allowed in the city.
5. Maintaining regulations requiring access to collector roads and multiple entrances for large developments to prevent incoherent roadway patterns.
6. Continuing to encourage planned developments (PDPs) instead of cookie-cutter subdivisions that do not respect the character and natural resources of the property.
7. Providing incentives for redevelopment and infill (See “Encouraging Infill and Redevelopment” matrix.)
8. Continuing to protect and preserve natural resources

Key Issue Matrix
ENCOURAGING INFILL AND REDEVELOPMENT

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
FUTURE LAND USE ELEMENT			
<p>Policy 5.02: Promote infill development and redevelopment of existing urban areas by streamlining the development review and approval process through Housing Element Policy 1.02 and by modifying land development regulations through Housing Element Policy 1.03.</p> <p>Policy 1.02 (Housing): By October 1, 2001, initiate a review and modify the development review and approval process to make it as streamlined and efficient as possible as an incentive to encourage private sector participation in meeting affordable housing needs.</p> <p>Policy 1.03 (Housing): By October 1, 2001, review and modify land development regulations to eliminate excessive requirements and provide incentives to increase private sector participation in meeting affordable housing needs, while continuing to ensure the health, safety, and welfare of city residents.</p>			

Goal/Objective/Policy	Implementation	Proposed Changes	Notes
Pol. 5.01 – Locate future land uses on the Future Land Use Map at densities and intensities that will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the city.	2005 CPA amended FLU policies and map. Commercial nodes were made more compact and land use intensities reduced between nodes along highways. Residential densities were reduced overall and high and medium density areas located close to commercial nodes and arterial roads.	Review Floor Area Ratios for the non-residential FLU categories (policies 2.02 through 2.1).	
Pol. 5.02 – Promote a functional and integrated mix of residential and nonresidential land uses through appropriate use designations on the Future Land Use Map and through the use of innovative development techniques as established in Future Land Use Element Policy 1.04.	The zoning regulations allow flexibility in residential development types and layouts through the planned development process and allow mixed use developments in professional and commercial zones. Allowing mixed use in other non-residential zoning districts could be considered.		
Policy 5.05 – Limit the expansion of strip commercial areas as directed in Future Land Use Policy 2.06.	See implementation of Policy 5.04.	Policy 2.06 refers only to the NAC-Neighborhood Activity Centers. Policy should be rewritten to refer to other ways to limit strip development.	
Pol. 5.07, 5.08, 5.09, 5.12 – Urban service areas, extension of services, and capital facility planning. See “Providing Services” matrix.			Extension of services is relevant to controlling sprawl, but is covered in the services matrix.

Pol. 5.15 – Encourage the use of centralized water and wastewater systems through an interlocal utility service agreement with Polk County as established in Intergovernmental Coordination Policy 2.02.	An agreement with Polk County was executed in 2008 delineating the City as the utility service provider in the area. However, private sewer and water systems are still permitted.	None.	Approval of private utility systems is counter to the goal of controlling urban sprawl. The County should be asked to establish policies discouraging private systems in the City's service area.
Pol. 5.21 – Use the Planned Development Process where use and design control is needed to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities	The PDP regulations were completely revised in 2005 to provide maximum flexibility in layout and to preserve open space. PDPs are now allowed by special permit in all zoning districts. See also "Providing Services" and "Encouraging Infill and Redevelopment" matrices.	None.	
INTERGOVERNMENTAL Objective 2. Joint Planning Areas Identify, implement, and coordinate joint planning areas for annexation and service provision.	The City of Lake Wales is participating in planning studies in our area including the Southeast Polk Selected Area Study, the Gateway SAS, and the East Polk (Dundee) SAS.	None.	