

**FUTURE LAND USE ELEMENT
Goal, Objectives and Policies**

**City of Avon Park Comprehensive Plan
Adopted December 26, 1990
Amended September 1992
Text Amended July 14, 2003**

GOAL: **Provide a strategy for orderly growth and development that enhances the physical, natural and economic environment of Avon Park.**

Objective 1:

Consistent with time frames established in Chapter 163, Florida Statutes, Avon Park shall adopt and enforce land development regulations which discourage urban sprawl, effectively manage growth, establish standards for densities and intensities of development, and otherwise implement the Comprehensive Plan. Urban sprawl shall be discouraged by maximizing the use of existing public facilities and services, and by coordinating with Highlands County to limit the extension of municipal facilities in the unincorporated County to those areas consistent with higher intensities of use in the Highlands County Comprehensive Plan. [9J-5.006(3)(b)7]

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

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

- a. Low Density Residential;
- b. Medium Density Residential;
- c. Downtown Commercial;
- d. Highway Commercial;
- e. Neighborhood Commercial;
- f. Industrial;
- e. Recreation and Open Space;
- f. Public Building and Grounds; and
- g. Conservation. [9J-5.006(3)(c)7]

Policy 1.3: The **Low Density Residential** designation shall meet Avon Park's housing demands for this range of density, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. Single family detached housing units are permissible to a maximum density of 6 units per gross acre. Public schools shall be a permitted use in this classification.

Policy 1.4: The **Medium Density Residential** designation shall meet Avon Park's housing demand for this range of density, promote efficient use of existing infrastructure and promote affordable housing. Multi-family housing units are permissible at a maximum density of 16 units per gross acre. Mobile home parks are permissible at a maximum density of 8 mobile homes per gross acre. Public schools shall be a permitted use in this classification.

Policy 1.5: The **Downtown Commercial** designation shall meet Avon Park's housing demands and promote efficient use of infrastructure. It shall also promote historic preservation, pedestrian and bicycle traffic, off-street parking, recreation and downtown revitalization.

- a. Low intensity retail, professional offices, financial institutions, restaurants, single family and multi-family residential and above ground-floor apartments are permissible, as well as public schools.
- b. Maximum density for single family residential is 6 units per gross acre. Maximum density for multi-family residential is 16 units per gross acre.
- c. The City Manager will coordinate this category of land use with the Main Street Program and the Community Redevelopment Agency.
- d. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.

Policy 1.6: The **Highway Commercial** designation encompasses commercial development along United States Highway 27. It shall promote efficient use of infrastructure and provide a flexible environment between commercial and residential activities.

- a. Frontage roads, shared access and other measures to maintain and improve level of service are required in this category of land use.
- b. High and low intensity retail, professional offices, financial institutions, restaurants and single and multi-family residential and public schools are permissible.
- c. Maximum density for multi-family residential is 16 units per gross acre.

- d. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.

Policy 1.7: The **Neighborhood Commercial** designation shall promote efficient use of infrastructure and reduce the need to access U.S. 27 for lower order goods and services.

- a. Lower order services and goods, such as professional offices, financial institutions, convenience, grocery, drug stores and single and multi-family residential and public schools are permissible uses.
- b. Neighborhood Commercial will be restricted to collector roadways.
- c. Avon Park shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses.
- d. Proposed land uses incompatible with surrounding land use shall not be permitted.

Policy 1.8: The **Industrial** designation shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities. Public schools shall be a permitted use in this classification.

Policy 1.9: The **Recreation and Open Space** designation includes existing recreational and open space land uses in Avon Park. Public schools shall be a permitted use in this classification.

Policy 1.10: The **Public Buildings and Grounds** designation shall be accessible to all citizens, be compatible with adjacent land uses and the environment, and promote the efficient use of public facilities and services. Compatible public land uses are permissible within all land use designations. Public schools shall be a permitted use in this classification.

Policy 1.11: The **Conservation** designation shall protect natural resources, improve lake quality and improve groundwater quality. There are two categories of Conservation: land within the 100-year floodplain and wetlands. Residential, commercial and industrial land uses are not permissible within conservation areas. Recreational land uses, such as boat docks, are permissible.

Policy 1.12: Avon Park shall maximize the use of its existing potable water and sewer facilities by restricting extension of these facilities to unserved areas of the City or to areas of the unincorporated County which have been designated as having higher densities and intensities of use in the Highlands County Comprehensive Plan.

Policy 1.13: The City Manager shall coordinate with Highlands County planning and zoning officials to limit the extension of the City's public facilities and services to areas of the unincorporated County having higher intensity land uses as designated in the Highlands County Comprehensive Plan.

Policy 1.14: Public schools are allowed in all land use classifications except the City of Avon Park's classification of Conservation. This provision applies to lands contiguous to existing schools and is meant to accommodate expansion of existing schools, as well as development of lands for new schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code.[163.3177(6)(a)]

Objective 2:

Beginning July 1, 1991, the development of residential, commercial and industrial land uses shall be timed and staged in conjunction with available capacity of public facilities and services, appropriate soil conditions and topography. [9J-5.006(3)(b)1]

Policy 2.1: Development orders or permits shall be issued only when public facilities and services are available concurrent with the impacts of development at or above the established level of service. [9J-5.006(3)(c)3]

Policy 2.2: Public facilities shall be located to maximize efficiency and minimize costs and environmental impact. [9J-5.006(3)(c)2,6]

Policy 2.3: Avon Park's land development regulations shall address development activities that have the potential to contaminate water, soil and air quality. [9J-5.006(3)(c)2,6]

Policy 2.4: Amendments to the Future Land Use Map shall include an analysis of soil and topographic conditions, based on U.S. Soil Conservation Service maps, to ensure the suitability of the subject area to support the proposed land use.

Objective 3:

By July 1, 1991, Avon Park's revised land development regulations shall address land uses that are inconsistent with the Future Land Use Map and Element and the City's character. [9J-5.006(3)(b)3]

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

Policy 3.2: Upon adoption of land development regulations, all existing zoning in the City shall be evaluated to ensure consistency with the Future Land Use Element and Future Land Use Map of the Avon Park Comprehensive Plan.

Objective 4:

By July 1, 1991, Avon Park shall adopt and enforce land development regulations that provide for the disapproval of, and in the case of adjacent jurisdictions, provide for adverse comment on incompatible land uses. [9J-5.006(3)(b)3]

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

Policy 4.2: Where the application of Policy 4.1 cannot adequately mitigate the incompatibility between proposed and existing land uses, the proposed use shall be disapproved. [9J-5.006(3)(c)2]

Policy 4.3: Avon Park shall solicit, review and comment on proposed amendments of the Highlands County Comprehensive Plan. If a proposed amendment to the County's plan would create an incompatibility between City and County land uses, the City shall transmit written comments and recommendations to the County regarding the nature of the incompatibility. [9J-5.006(3)(c)2]

Objective 5:

Beginning July 1, 1991, Avon Park shall protect the quality of its neighborhoods through code enforcement, site plan review, and renewal and redevelopment of blighted areas. [9J-5.006(3)(b)2]

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

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

Policy 5.3: Avon Park shall coordinate with the City's Community Redevelopment Agency to eliminate blighted areas within the Community Redevelopment Area by the year 2000.

Objective 6:

By July 1, 1991, Avon Park shall adopt and enforce standards and programs that protect natural and historic resources. [9J-5.006(3)(b)4]

Policy 6.1: With funding assistance from the Southwest Florida Water Management District or the Florida Department of Environmental Regulation, the City shall, by July 1, 1993, complete a detailed mapping study to determine cones of influence for public supply potable water wells. As an interim measure pending the delineation of cones of influence, the City shall create wellhead protection areas. All land within a 400 foot radius of an existing public supply potable water well shall be designated a wellhead protection area. The first 200 foot radius shall be a zone of exclusion, where no development activities will be permitted. Within the remainder of the wellhead protection area, the following will be prohibited: landfills; facilities for bulk storage, handling or processing of materials on the Florida substance list; activities that require the storage, use, handling, production or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, or similar substances; feed lots or other commercial animal facilities; wastewater treatment plants, percolation ponds or similar facilities; mines; and excavation of waterways or drainage facilities which intersect the water table. [9J-5.006(3)(c)(6)]

Policy 6.2: The developer or owner of any development site shall manage stormwater run-off on-site. Post-development run-off rates must be consistent with the level of service standard established in the Sanitary Sewer, Potable Water, Solid Waste, Drainage and Natural Groundwater Aquifer Recharge Element. [9J-5.006(3)(c)4]

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

Policy 6.4: Historical properties and archaeological sites shall be designated by City Council. Criteria for local designation will be developed in land development regulations, to be adopted by July 1, 1991. Upon designation as an historical or archaeological site or structure, demolition or alteration of sites or structures may be granted only by the Community Redevelopment Agency Board of Directors for sites or structures within the Community Redevelopment Area, or by City Council for sites or structures elsewhere in the City. A vote by either body to permit the alteration or demolition of designated sites must be a majority consisting of no less than five (5) affirmative votes. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by City Council as meriting protection. [9J-5.006(3)(c)8]

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

Objective 7:

By July 1, 1991, Avon Park shall encourage development techniques such as on-site traffic control, limitation of driveway and road access to arterial and collector highways, cluster development and density bonuses. Land development regulations shall specify the review process, conditions and criteria for utilizing such development techniques. [9J-5.006(3)(b)9/7]

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

Policy 7.2: Avon Park shall require developers and property owners to provide open space and protect natural resources. To assist in the implementation of this policy, Avon Park shall include incentives and techniques such as cluster development in its land development regulations. [9J-5.006(3)(c)4]

Policy 7.3: Avon Park shall include in its land development regulations measures that control access onto arterials and collectors. Shared access and frontage/back lot parallel access roads shall be used where possible. [9J-5.007(3)(c)2]

Policy 7.4: Avon Park shall coordinate with Highlands County and the Florida Department of Transportation to implement a roadway improvement program that provides for on-site parking and traffic flow for motorized and non-motorized vehicles and for pedestrian access, where appropriate, for parcels along sections of U.S. 27 and S.R. 64 that pass through the City. [9J-5.007(3)(c)3/4]]

Policy 7.5: By July 1, 1993, Avon Park shall coordinate with the Florida Department of Transportation and Highlands County to implement a program that will mitigate future traffic congestion on U.S. 27. This program shall address right-of-way needs, access management, routing schemes, parking requirements, traffic operations alternatives, facility design options, bicycle/pedestrian systems interaction and land use/transportation transitional problems. The program shall specifically address the feasibility of using County Road 17A/17 as a bypass around Avon Park. [9J-5.006(3)(c)4]

Objective 8:

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

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

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

[RESERVED]

List of Maps for this Element:

- Map 1, Future Land Use, Avon Park: 2000
- Map 2, Surface Minerals
- Map 3, Wetlands
- Map 4, Avon Park Historic District
- Map 5, 100-Year Floodplain