CITY OF BARTOW

CITY COMMISSION REGULAR MEETING

MONDAY, JUNE 15, 2026 AT 6:00 P.M. (EST)

OR AS SOON THEREAFTER AS POSSIBLE

CITY COMMISSION CHAMBERS, CITY HALL, 450 N. WILSON AVE., BARTOW, FL 33830

AMENDED AGENDA

1. CALL TO ORDER

2. INVOCATION – Pastor Brian MacDonald, Oak City Church

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. PROCLAMATIONS AND SPECIAL PRESENTATIONS

    a. Community Engagement with City of Bartow Residents & Neighborhoods Presentation – Chandra Frederick, ACF Solutions and Tray Towles, Asst. City Manager of Community Development & Neighborhood Services.

    b. Issuance of a proclamation recognizing the 250th Anniversary of the United States of America. Being accepted by representatives of the Daughters of the American Revolution, Bartow Chapter, Tammy Putnam and Peggy McDonald.

    c. Issuance of a proclamation recognizing 2025 Fourth of July Celebration. Being accepted by Parks, Recreation & Cultural Arts (PRCA) Director Hargrove and members of the Recreation Advisory Committee and the Beautification Advisory Board.

    d. Issuance of a proclamation recognizing June 23-27, 2026 as Boys & Girls Clubs Week. Being accepted by Alex Lindsay, Joe L. Saunders Club Unit Director for Boys & Girls Club of Polk County.

    e. Presentation of June 2026 Beautification Awards – Kyle Lasek, PRCA Asst. Director

    f. Gino Miles Sculpture – Jason Hargrove, PRCA Director

5. GENERAL PUBLIC COMMENT – At this time, the Commission will receive comments from the public regarding matters not appearing on this agenda.

6. CITY ANNOUNCEMENTS

7. REPORTS OF CHARTER OFFICERS

    a. City Manager Communications

        1. Impacts of Property Tax Bill Updated – Peter Lear, Deputy City Manager

2. Introduction of Assistant Planning Director – Charlotte Ganas-Rodriguez

3. Filling of the inground pool at Bartow Civic Center – Jason Hargrove, PRCA Director

4. Draft of New Utility Bill – Shaun Gelissen, Customer Service Manager

b. City Attorney Communications

c. Legislative updates

8. AGENDA MODIFICATION/APPROVAL

9. PUBLIC COMMENT ON AGENDA ITEMS – At this time, the Commission will receive comments from the public regarding matters that appear on this agenda, not otherwise scheduled for a separate Public Hearing.

10. HEARINGS – FIRST AND SECOND READINGS AND PUBLIC HEARINGS

    a. Public hearing and final reading of Ordinance No. 2025-24 - AN ORDINANCE OF BARTOW, FLORIDA, AMENDING THE TEXT AND MAPS OF THE BARTOW COMPREHENSIVE PLAN CONSISTENT WITH THE 2024 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

11. CONSENT AGENDA

    a. Approval of June 1, 2026 City Commission Regular Meeting minutes.

    b. Approval of suspending provisions from Section 42-92 of the Code of Ordinances of the City of Bartow to permit fireworks on the 4th of July, limited to the professional display by the City of Bartow.

    c. Approval of appointing Jennifer Collins to the Citizens' Advisory Committee to fill a vacancy, with the term ending in September 2028. Recommendation being made by Commissioner Pfeiffer.

    d. Approval of appointing Eric Wells to the Municipal Police Officers Retirement Trust Fund Board of Trustees to fill a vacancy, with the term ending in December 2027. Recommendation being made by Commissioner Pfeiffer.

    e. Approval of City Commissioner absence(s) for June 1, 2026 excusal(s): Commissioner Leo E. Longworth.

12. OTHER COMMISSION BUSINESS

    a. OLD BUSINESS – NONE

b. NEW BUSINESS

1. Review and discuss mural renderings for public restrooms – Howard Smith, CRA Director.

2. Declaration of 1527 Gay Street, Bartow as surplus real property and establishing the terms and process for the disposition of the same.

13. RESOLUTIONS – NONE

14. COMMISSIONER COMMENTS

a. GARY BALL
b. LEO E. LONGWORTH
c. TRISH PFEIFFER
d. LAURA SIMPSON
e. TANYA TUCKER

15. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made because of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statute 286.0105). The City Commission may continue the public hearing(s) to other dates and times as it deems necessary. Any interested party shall be advised that the date, time, and place of any continuation of these or continued public hearings may be announced during the hearing and that no further notice regarding this matter will be published. If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library, the City's website on June 11, 12 & 15, 2026.

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CITY OF BARTOW

Welcome to the City of Bartow's City Commission meeting. We are glad you are here, and we appreciate your interest in our Community. We value your comments and participation.

To assist you in making presentations to the City Commission, please consider the following procedural guidelines.

- We do not generally allow comments during our work session unless the Mayor or Commission to clarify an item specifically asks for them. If comments are solicited, we ask you to subject yourself to a maximum three-minute comment. We ask that you be patient and save your comments for the regular Commission meeting.

- Each speaker shall provide his or her name and address to the Clerk on our Speaker's Identification form prior to the beginning of the meeting.

- We encourage you to speak and become active in your city but please do so at the appropriate time on the agenda.

- Comments on items scheduled for Public Hearing will be allowed only during the announced Public Hearing period.

- In the meeting, section titled "**Consideration of Questions from the floor, Petitions and Communications",** you may comment on any other matters, subject to a maximum time limit of three minutes to speak. In the event of a large number of speakers in a particular meeting, your time may be limited in order to allow all an opportunity to speak. Speakers going over the allotted time limit may be called out of order by the Mayor and asked to return to their seats.

- While speaking, speakers shall refrain from personal attacks, abusive language, issues in litigation or under investigation, and issues that the Commission deems as not falling within their area of responsibility.

These guidelines are intended to help us streamline our meeting time so that we may conduct business in an orderly manner on your behalf. It is not our intent to keep our citizens from participating in the democratic process.

We are glad you are here and hope you find your experience with your City Government a good one. Thank you for attending.

Sincerely,

Tanya Tucker
Mayor

ORDINANCE ADOPTION PROCEDURE

First Reading of Ordinances

1. After the caption of the Ordinance is read, the motion should be to set the same for public hearing (or to continue to a time certain - in which event there shall be an immediate vote on the motion to continue; if that motion fails, the following process would continue):

2. After the motion is seconded, the Mayor announces that this is not a public hearing.

3. The Mayor then may upon call on Staff to explain the Ordinance in a reasonable length of time.

4. The City Commissioners may direct questions to Staff.

5. The Mayor asks the Clerk to call the roll for a vote. Only under extraordinary circumstances should this vote be negative (and never regarding a quasi-judicial matter, such as zonings, re-zonings, plat approvals, etc.).

Second Reading of Ordinances

1. After the caption of the Ordinance is read, the motion should be to adopt or to defeat the Ordinance (or to continue to a time certain - in which event there shall be an immediate vote on the motion to continue; if that motion fails, the following process would continue):

2. After the motion is seconded, the Mayor announces that this is a public hearing and announces the following procedure and that it shall apply to all second readings on the Agenda:

   (a) First Staff shall explain the Ordinance.

   (b) The Applicant and/or his representatives shall then speak.

   (c) Members of the public shall have a maximum of three (3) minutes each to present their views.

   (d) A member of the public who wishes to represent more than two people may at the discretion of the Mayor or Commissioners be allowed additional time to speak.

   (e) City Commissioners may direct questions to any speaker (whose time to speak shall not be affected by the length of their answers).

   (f) Speakers should not be redundant by repeating remarks of previous speakers, although they are welcome to announce their approval of previous remarks by other speakers.

   (g) Addressing the Commissioners without being recognized, clapping, shouting, hooting and the like from the audience will not be tolerated, nor will personal attacks by speakers.

   (h) Within these parameters, everyone who wishes to speak shall be given that opportunity.

3. When all the speakers have been heard, the Mayor closes the public hearing, asks for comments from the Commissioners and then asks the Clerk to call the roll for a vote.

CITY OF BARTOW COMMUNITY ENGAGEMENT STRATEGY AND ACTION PLANNING

In support of Bartow's
Cleaner, Safer Neighborhood Initiative

WHY NEIGHBORHOOD ENGAGEMENT MATTERS?

Neighborhood Engagement is the process of actively involving local residents in communication, decision-making, and collaboration.

- Strengthens the relationship between the City of Bartow and its neighborhoods and residents.
- Builds trust, civic pride, and a sense of belonging among Bartow residents.
- Leads to more effective, community-driven local government decisions.
- Empowers residents, businesses and nonprofits.

PROJECT OVERVIEW

1. Relationship Building
   Speak with Neighborhood Leaders
   Attend community events

2. Identify community champions for collaboration and development of broader engagement efforts

3. Broader engagement execution with the goals of meeting residents, business owners, and other neighborhood partners **where they are** and allowing them to share about their experiences and hopes for their community

4. Establish neighborhood-level infrastructure to support *community-led* action plans

WHAT DOES SUCCESS LOOK LIKE?

- Established neighborhood groups or associations
- Community buy-in
- Community-led events to participate in addressing neighborhood concerns
- Open lines of communication between neighborhoods and city staff
- More neighborhood engagement in city events and initiatives
- Collaborations between residents, business owners and non-profits
- What else? ***Let's ask the neighborhoods!***

THANK YOU!

Would you like to participate or is there an event that you think would be a great opportunity for me to meet and talk with residents about their neighborhoods?

Reach out!

Chandra Frederick
chandra@acfsolutions.org

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ITEM NO. 4.b

City of Bartow
Polk County's Capital City

PROCLAMATION

WHEREAS; On July 4, 2026, our nation will commemorate the Semiquincentennial anniversary of the signing of the Declaration of Independence; and

WHEREAS; The journey toward this historic milestone is an opportunity to reflect on our nation's past, honor the contributions of all Americans, and look ahead to the future generations who will carry forward the ideals of democracy and individual liberty that make the United States a unique nation in the world community; and

WHEREAS; The great state of Florida was founded by the Revolutionary War generation and their children [sample language: pressing west into the territory organized by the Northwest Ordinance into the Northwest territory, which was land ceded by Britain to the United States by the Treaty of Paris of 1783; and

[WHEREAS; The National Society Daughters of the American Revolution (DAR) is a non-political women's service organization, established in 1890, whose members are lineally descended from Patriots of the American Revolution; and

WHEREAS; Through the President General's leadership, all Daughters are spending the next three years Illuminating Our Legacy by celebrating our nation's rich history and diversity, promoting belonging through membership and dedicated service to God, Home, and Country, and by completing projects in unique, local and impactful ways; and

WHEREAS; From the 250th anniversary of the Boston Tea Party in 2023 until the 250th anniversary of the signing of the Treaty of Paris in 2033, Daughters are celebrating our nation's rich history and diversity of experience by honoring all men and women who achieved American independence. These Patriots, believing in the noble cause of liberty fought valiantly to establish a new nation.

NOW, THEREFORE, by virtue of the authority vested in me as Mayor of the City of Bartow, Florida, I do hereby proclaim July 4, 2026 as the:

250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA

In the City of Bartow commend this commemoration to all our residents.

DATED at Bartow, Florida, on this15th day of June 2026.

CITY OF BARTOW

By:_____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By:_____
City Clerk Jacqueline Poole

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ITEM NO. 4.c

City of Bartow
Polk County's Capital City

PROCLAMATION

WHEREAS, each year on July 4, we celebrate the birth of our nation and the signing of the Declaration of Independence, recognizing our great country as an enduring symbol of freedom, equality, and opportunity for all; and

WHEREAS, on July 4, 1776, the Nation's Founding Fathers declared to their fellow colonists and to the world our unalienable rights to Life, Liberty, and the Pursuit of Happiness; and

WHEREAS, we are thankful that this nation remains free and independent, a place of liberty and opportunity that we are honored and proud to call home; and

WHEREAS, on this Independence Day, we honor the brave men and women of our military and first responders, as well as their families, and express our gratitude for their courage and dedication in preserving our freedom; and

WHEREAS, on this day we renew our allegiance to the United States, democracy, and freedom, and are grateful that we can come together as a community to celebrate our freedoms; and

WHEREAS, the City of Bartow is honoring America's birthday by sponsoring the Annual Fourth of July Celebration on July 4, 2026, at Mosaic Park; and

WHEREAS, the City of Bartow recognizes the efforts of the entire Parks and Recreation staff for organizing and continuing this annual celebration, extends its gratitude for their service to the citizens of Bartow and the surrounding areas, and acknowledges that the participation and enthusiasm of the citizens themselves make this celebration a meaningful and worthwhile community tradition.

NOW, THEREFORE, I, Tanya Tucker, by virtue of the authority vested in me as Mayor of the City of Bartow, do hereby proclaim the theme of the 2026 July 4th Celebration as:

CELEBRATING 250 YEARS OF FREEDOM

and encourage each citizen to display patriotism by expressing pride in our country during this celebration as America marks 250 years of independence.

DATED at Bartow, Florida, on this 15th day of June 2026.

CITY OF BARTOW

By:_____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By:_____
City Clerk Jacqueline Poole

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ITEM NO. 4.d

City of Bartow
Polk County's Capital City

PROCLAMATION

WHEREAS, the Boys & Girls Clubs of Polk County are at the forefront of youth development and serve as a safe-haven and opportunity hub for all young people, especially those who need us most; and

WHEREAS, the Boys & Girls Clubs of Polk County recognizes that the health, well-being, and future success of our children is a shared community responsibility; and

WHEREAS, children's abilities, confidence, and aspirations can be nurtured through supportive programs and positive environments that prepare them to thrive - physically, emotionally, and professionally; and

WHEREAS, the Boys & Girls Clubs of Polk County help ensure that our young people have access to resources, offering them a safe and supportive place to go and providing them with quality programs; and

WHEREAS, the Boys & Girls Clubs of Polk County will celebrate National Boys & Girls Club Week 2025 along with some 5,000 other Clubs and more than 4 million young people worldwide in an effort to promote Great Futures for our youth!

NOW, THEREFORE, I, Tanya Tucker, by virtue of the authority vested in me as Mayor of the City of Bartow, do hereby proclaim June 23-27, 2026 as:

BOYS & GIRLS CLUB WEEK

in the city of Bartow and call on all citizens to join me in recognizing and commending the Boys & Girls Club of Polk County for providing comprehensive, high-quality services to the young people of this community.

DATED at Bartow, Florida, this15th day of June 2026.

CITY OF BARTOW

By:_____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By:_____
City Clerk Jacqueline Poole

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ITEM NO. 4.e

June Beautification Award Winners

Kyle Lasek
Parks, Recreation & Cultural Arts
Assistant Director

City of Bartow
Parks & Recreation
Beautification
Residential Award
Presented by the
Beautification Advisory Board

City of Bartow
Parks & Recreation
Beautification
Residential Award
Presented by the
Beautification Advisory Board
290

RESIDENTIAL WINNER

- **Nita King Residence**
- **290 S. Orange Avenue**

City of Bartow
Parks & Recreation
Beautification
Business Award
Presented by the
Beautification Advisory Board

GOOD FOOD GOOD EATING
CRAFT
OPEN
BREAKFAST
City of Bartow
PARKS & RECREATION
Beautification
Business Award
Presented by the
Beautification Advisory Board

BUSINESS WINNER

- Craft Smokehouse
  - 1480 Martin Luther King blvd.
- Ernest and Chiquita Jones Craft
  - Owners
- Elevated storefront with:
  - Eye catching signage
  - Outdoor seating area with covered tables
  - Wall accents
  - Updated fencing drawing attention to the restaurant from Highway 17

GOOD FOOD GOOD EATING
CRAFT
SMOKEHOUSE
SOUTHERN SOUL FOOD - SEAFOOD - BBQ & MORE
RESTAURANT / VENUE
1480
OPEN
GOOD
EATING
CLOSED
SMOKEHOUSE
CRAFT GRILLED
Beautification
Business Award
Presented by the
Beautification Advisory Board

GOOD FOOD GOOD EATING
CRAFT
SMOKEHOUSE
SOUTHERN SOUL FOOD - SEAFOOD - BBQ & MORE
RESTAURANT / VENUE
1480 MARTIN LUTHER BLVD BARTOW, FL

GINO MILES SCULPTURE

ITEM NO. 4.f

DELIVERY AND INSTALLATION COST: $7,900

SCULPTURE VALUE: $96,000

SUMMARY: Installing a sculpture on loan from the Ashley Gibson Barnett Museum of Art

Background of Artis: 74 years old; Has many large-scaled works featured in permanent and private collections throughout the US, Europe, and South America; this piece currently resides at the Ashley Gibson Barnett Museum of Art in Lakeland

Sculpture Info: Stainless steel, 7 feet tall, 40 inches wide

Michell Githens approached me about placing a sculpture at the Bartow Civic Center in hopes to bring a unique piece of art that would enhance a public space and beautification area while also showing a commitment to arts and culture. Githens spoke with Dr. Daryl Ward from the Ashley Gibson Barnett Museum of Art at Florida Southern College and said he would be happy for the museum to loan the piece to the city and collaborate with sharing of art. This sculpture would have to be removed from its current location at the Ashley Gibson Barnett museum, delivered to the Bartow Civic Center, and installed in front of the Center.

This would be a 3-year loan with option to renew and keep at the Civic Center. The Museum would need proof of insurance covering the $96,000 sculpture and shipping coverage. The cost of delivery and installation is just under $7,900.

There are no security cameras currently installed at the Bartow Civic Center.

Main conditions to this loan is as follows:

- The borrower is responsible for all loan related costs including but not limited to preparation, packing, transportation, staff time, and insurance for the loan item,
- The borrower shall take whatever measures necessary to ensure that all loaned items remain in the condition in which they were received from the museum. This includes, but is not limited to, protection against fire, death, mishandling, dirt, insects, and extremes of light, temperature, and humidity. The borrower shall notify the museum immediately if it cannot meet the care criteria specified by the museum on the face of the agreement or prevailing professional museum standards if not specific care criteria is specified.
- The borrower shall return the lone items to the museum packed in a manner similar to that way it was received.

- The borrower shall ensure all loan items in the amount specified in the agreement under a wall-to-wall policy the policy shall list the museum as additional insured party if the borrower fails to secure or maintain appropriate insurance the borrower shall still be financially responsible for any damage.

Gino Miles Bio:

Working in both monumental and small dimensions since the 1970s, sculptor Gino Miles (born in 1952) is inspired primarily by 20th Century European masters such as Moore, Brancusi, Archipenko, and Marini. Gino distills his love of the classical figure and objects found in nature, working with a sparse and contemporary language that embodies tranquility. Stripped of an overt narrative, Miles' abstract forms achieve a poetic harmony of man and nature, with subtle references to both the human form and ancient cultures.

Gino Miles became interested in painting and sculpture in the early 1970s at the University of Northern Colorado, where he also earned a Master of Arts degree in Sculpture. He studied at università per i stranieri in Perugia, Italy, and at the accademia di belle arti in Florence, Italy. He lived in Italy for ten years in the 1970's and 1980's. A profound love of teaching inspired Miles to help establish Italart, a school for American and German students in the Chianti region outside Florence. After many years of study and work in Europe, the artist and his wife returned to the US and settled in Santa Fe, NM, where they raised three children, who are without doubt Miles' greatest works of all and the source of immense and never-ending pride.

Miles' large-scale works are prominently featured in many permanent and private collections throughout the United States, Europe, and South America, including: the Evansville Museum in Evansville, Indiana; the Polk Museum in Lakeland, FL; Disney Corporate Headquarters in Burbank, California; the Cities of Cerritos and Napa, CA, and the City of Edmond, OK; and Western Kentucky University, Bowling Green, Kentucky, among others.

EDUCATION:

University of Northern Colorado, Greeley, Colorado
Bachelor of Arts degree in Fine Arts, 1974
Master of Arts degree in Sculpture, 1979

Universita per i stranieri, Perugia, Italia Summer 1972

Accademia di Belle Arti, Firenze, Italia Two-year certificate 1975-1976

THE AGB ASHLEY GIBSON BARNETT® MUSEUM of ART AT FLORIDA SOUTHERN COLLEGE

800 East Palmetto Street
Lakeland, FL 33801-5529
863.688.7743 | agbmuseum.org

Outgoing Loan Agreement

Borrow Information

Name/Institution:	City of Bartow, Parks & Recreation Department Jason Hargrove, Director of Parks, Recreation & Cultural Arts
Address:	2250 S. Floral Avenue Bartow, FL 33830
Phone Number/Email:	jhargrove@cityofbartow.net; 863-534-0120 ext. 7202

Loan Purpose

Exhibition/Loan Purpose:	Outdoor Exhibition
Exhibition Dates:	
Location:	
Loan Period:	Three year loan with option to renew

Works on Loan

Object Number	Artist/Title	Medium	Value
2016.4	Gino Miles, *Introspection*	Sculpture	$96,000

☐ **See Attached Inventory**

Credit Line

On loan from The Ashley Gibson Barnett Museum of Art at Florida Southern College

Signatures below indicate terms and conditions on the reverse are accepted.

AGB Staff: _____ Signature:_____ Date: _____
Borrower Name:_____ Signature:_____ Date: _____

Conditions Governing Outgoing Loans

Listed below are conditions governing the outgoing loan of the items (hereafter Loaned Items) listed on the face of this Outgoing Loan Agreement (hereafter the Agreement). Execution of the Agreement by The Ashley Gibson Barnett Museum of Art at Florida Southern College (hereafter Museum) and the recipient listed on the face of the Agreement (hereafter the Borrower) indicates that both parties have read and agree to abide by these conditions.

Ownership of Items
1. The Museum shall retain title to the Loaned Items.

Loan Costs
2. The Borrower is responsible for all loan-related costs including, but not limited to, preparation, packing, transportation, staff time, and insurance for the Loaned Items, unless otherwise noted in writing by the Museum.

Loan Period
3. Loaned Items shall remain in the custody of the Borrower until returned to the Museum. The loan period specified on the face of the Agreement may be shortened or extended by the mutual written agreement of the Museum and the Borrower. The Museum retains the right to terminate this loan before the end of the loan period specified on the face of the Agreement upon thirty (30) days written notice to the Borrower.
4. The Museum retains the right to determine when, if, and for how long Loaned Items shall be exhibited by the Borrower.

Care of Loaned Items
5. The Museum certifies that all Loaned Items are in such condition as to withstand the ordinary strains of packing, transportation, handling, and exhibition.
6. The Borrower shall take whatever measures necessary to ensure that all Loaned Items remain in the condition in which they were received from the Museum. This includes, but is not limited to, protection against fire, theft, mishandling, dirt, insects, and extremes of light, temperature, and humidity. The Borrower shall notify the Museum immediately if he/she/it cannot meet the care criteria specified by the Museum on the face of the Agreement or prevailing professional museum standards if no specific care criteria are specified.
7. The Borrower shall not alter, clean, restore, or conserve the Loaned Items without the express written consent of the Museum unless the immediate safety of the Loaned Items makes such action imperative. In such cases, the Borrower shall make all reasonable efforts to reach the Museum for verbal consent. The Borrower shall ensure that any emergency alterations are thoroughly documented and promptly forwarded to the Museum.

Packing and Transportation
8. Packing and transportation arrangements for the loan must be approved by the Museum. If damage should occur in transit, the Borrower shall notify the Museum and the carrier immediately. The Borrower shall document the damage as fully as possible and save all packing materials for inspection.
9. The Borrower shall return the Loaned Items to the Museum packed in a manner similar to that in which they were received. This includes, but is not limited to, using Museum-provided shipping containers and packing materials. If, following unpacking, the containers and/or packing materials are sufficiently damaged that they may not safely protect the items during return transit, the Borrower shall notify the Museum, replace them with similar packing materials, and pay all associated expenses.

Insurance
10. The Borrower shall insure all Loaned Items in the amount specified in the Agreement under a wall-to-wall policy. The policy shall list the Museum as an "additional insured party." If the Borrower fails to secure and/or maintain appropriate insurance, the Borrower shall still be financially responsible for any damage or loss as if said insurance were in effect. Any lapses in coverage or failure of the Borrower to secure the agreed-upon insurance will in no way release the Borrower from liability for loss or damage.
11. The Museum reserves the right to increase the insurance values on the Loaned Items during the period of the loan and shall notify the Borrower of such changes in writing. If the loan period is extended, the Borrower agrees to immediately provide an extension of the insurance.
12. The Borrower shall provide the Museum with a certificate of insurance documenting the insurance coverage for this loan.
13. If insurance coverage is provided by the Museum, the Agreement shall act as proof of coverage. In such cases, insurance premiums, handling charges, and other related expenses are the responsibility of the Borrower unless waived in writing by the Museum.

Photography
14. The Borrower may photograph and/or reproduce the Loaned Items for educational, catalog, record, and publicity purposes only. All other uses must be approved in advance and in writing by the Museum.
15. The Borrower will send a copy of any publication and/or product which utilizes photographs of items from the Museum's collection.

Return of Loaned Items
16. The Borrower shall return the Loaned Items to the Museum by the end date of the loan period. Return arrangements shall be made in advance with the Museum and shall take place during normal business hours.
17. Upon receipt, the Loaned Items will be examined for condition. If they are undamaged, the Museum will send/deliver a signed receipt releasing the Borrow from further liability for the items. If damage is identified, the Museum will promptly notify the Borrower, and the carrier when appropriate, and send a written description of the damage and appropriate treatment to the Borrower. The Museum will keep the packing for examination.
18. If the Borrower cannot or will not return the Loaned Items in accordance with the conditions of the Agreement, the Museum reserves the right to take whatever measures are necessary to retrieve its property.

Indemnification
19.The Borrower shall defend, indemnify, and hold the Museum, its officers, employees, and agents harmless from and against any and all liability, loss, expense (including reasonable attorney's fees), or claims for injury arising out of or in any way connected with the outgoing loan of the Loaned Items including, without limitation, claims for loss or damage to any property, or for death or injury to any person or persons.

Limits of Agreement
20. In the event of a conflict between the Agreement and any loan documentation used by the Borrower, the terms of the Agreement shall control.
21. The foregoing constitutes the entire agreement between the Museum and the Borrower and supercedes all prior agreements, understandings, negotiations, and discussions between the Borrower and the Museum, whether oral or written relating to the contents of the Agreement. The Agreement may not be altered, changed, or modified in any way except by a writing executed by the Borrower and designated Museum representative. The Agreement shall be governed and interpreted by the laws of the state of Florida.

ITEM NO. 7.a.1

CITY OF BARTOW, FLORIDA

TO: City of Bartow City Commission

THROUGH: Mike Herr, City Manager

FROM: Pete Lear, Deputy City Manager

DATE: June 13, 2026

SUBJECT: Impacts of Property Tax Bill - Updated

SUMMARY

The Governor called a Special Session of the Florida Legislature to discuss property tax reform starting on June 1, 2026. The proposal from the Governor is to increase the homestead exemption to $250,000 over the next two years and eventually raise it to $500,000. This exemption would apply to the City of Bartow ad valorem property tax revenue, one of the primary unrestricted revenue sources the City has.

BACKGROUND

The City of Bartow currently budgeted $9,083,810 in ad valorem property taxes. After the transfer to the CRA of $1,304,123, the City is left with $7,779,687 in revenue. The bill approved by the State of Florida Legislature that will be on the November 2026 ballot, increases the homestead exemption to $150,000 on January 1, 2027. In the following year, the homestead exemption will increase to $250,000. The bill was amended by the Legislature to exempt schools and remove some of the restrictions on what the remaining ad valorem tax revenue can be used to fund. The Legislature did not include any of the protections for public safety as provided by the House bills during the regular session. Currently, HB 1595 from 2023 restricts municipalities from reducing law enforcement budgets by 5% or more without approval by the Governor.

Previously, I provided estimated ad valorem impacts based on the property values for the current fiscal year with the data provided by the Florida League of Cities. The values used to make these estimates were based on the current fiscal year as that was the best information available at the time. On Wednesday, June 10, 2026, the Polk County Property Appraisers Office provided estimates based on the upcoming year's preliminary taxable values and the homestead exemptions currently on file. Below are the original and updated numbers.

Year	Preliminary Revenue Loss	Updated Revenue Loss	Change
January 1, 2027	$1,531,530	$2,440,026	$908,496
January 1, 2028	$2,552,550	$3,263,685	$711,135

The current bill limits homestead exemptions for new homebuyers moving to Florida. People arriving after December 31, 2026 will have to wait 5 years in order to get the homestead exemption. The final bill eliminated the Trust Fund designed to help local governments with revenue shortfalls for core services only.

Another provision in the bill is reducing the amount business property values can be increased from one year to the next. Currently, the value increase is 10%, but under this bill it will be reduced to 5%.

Finally, the homestead exemption amount will be adjusted annually for inflation based on the Consumer Price Index. The amount will only increase.

FISCAL IMPACT

Under this bill, the City of Bartow will lose $1,531,530 based on current year values, with an additional loss in year two of $2,440,026. This will bring the full impact of the $250,000 homestead exemption to $3,263,685 per year.

An act relating to law enforcement operations; amending s. 30.15, F.S.; revising the powers, duties, and obligations of a sheriff; creating s. 125.01015, F.S.; requiring that there be an elected sheriff in each county; requiring the board of county commissioners of any such county to ensure the successful transfer of the exclusive policing responsibility and authority to the sheriff; providing requirements for the board of county commissioners to ensure such transfer; providing requirements for the sheriff-elect after the election is certified but before he or she takes office; requiring the sheriff to take receipt or possession of certain documents, property, and other items when he or she takes office; requiring the sheriff to provide contracted police services for certain municipalities for a specified timeframe; providing construction; providing severability; amending s. 166.241, F.S.; authorizing certain persons to file a petition with the Division of Administrative Hearings, rather than an appeal by petition to the Administration Commission, if the tentative budget of a municipality contains a certain reduction; providing requirements for such petition and petitioner; requiring the governing body of the

municipality to file an answer with the division and serve a copy of such answer on the petitioner within a certain timeframe; requiring the division to assign an administrative law judge to conduct a hearing on such petition within a certain timeframe; providing procedures for such hearings; requiring the administrative law judge to make a specified determination and issue a final order within a certain timeframe; providing requirements for making such determination; providing that such final order is appealable; providing requirements for such appeal; conforming cross references; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (5) is added to section 30.15, Florida Statutes, to read:

30.15 Powers, duties, and obligations.—

(5) As required by s. 1(d), Art. VIII of the State Constitution, there shall be an elected sheriff in each Florida county and the transfer of the sheriff's duties to another officer or office is prohibited.

(a) Unless otherwise authorized by state law, the sheriff shall have exclusive policing jurisdiction in the unincorporated

areas of each county. The sheriff's jurisdiction and powers must run throughout the entire county regardless of whether there are incorporated cities or other independent districts or governmental entities in the county. The sheriff's jurisdiction is concurrent with any city, district, or other law enforcement agency that has jurisdiction in a city or district.

(b) A police department or other policing entity may not be maintained or established by the county's board of county commissioners, or any other county legislative body, to provide any policing in the unincorporated area of any county. Unless otherwise authorized by state law, only the duly elected sheriff may provide such policing and police functions in the unincorporated area of any county. A county may not contract with or engage in any manner with an incorporated city's or district's police department to provide any services provided by the sheriff, including policing or police functions in the unincorporated area of any county. Nothing in this paragraph affects the jurisdiction or powers of any agency of the State of Florida or the United States or prohibits mutual aid agreements between the sheriff and any other police department.

Section 2. Section 125.01015, Florida Statutes, is created to read:

125.01015 Office of the sheriff.-

(1) As required by s. 1(d), Art. VIII of the State Constitution, there shall be an elected sheriff in each county

in this state. Unless otherwise provided in this section, a county, as defined in s. 125.011(1), shall, as required by s. 6(g), Art. VIII of the State Constitution, elect a sheriff. The board of county commissioners of any such county must ensure the successful transfer of the exclusive policing responsibility and authority to the sheriff in areas of the county for which the sheriff has responsibility.

(2) To ensure the successful transfer of the exclusive policing responsibility and authority to the sheriff in a county, as defined in s. 125.011(1), the board of county commissioners shall:

(a) Before the election of the sheriff:

1. Develop and approve a budget for the office of the sheriff for the county fiscal year in which the election will be held and the sheriff will take office. The budget must adequately fund the office so that the sheriff may properly perform all of his or her duties upon taking office. The budget must be consistent with the requirements of s. 30.49. The budget for the fiscal year in which the sheriff-elect will take office must take into consideration the sheriff's initial budget requirements, as mitigated by the transfer of assets from existing county departments to the office of the sheriff.

2. Conduct an inventory and audit of all assets, and any associated liabilities, of a county department that presently performs any function that will be performed or administered by

the elected sheriff in order to mitigate initial funding requirements and eliminate duplicate funding. Based on the inventory and audit, the county must determine which of those assets, and any associated liabilities, shall be transferred to the office of the sheriff upon the sheriff-elect taking office. The inventory and audit must be completed before the county adopts its budget for the county fiscal year in which the sheriff will take office. The inventory and audit must be published on the county's website at least 60 days before the county adopts its budget for the county fiscal year in which the sheriff will take office.

3. Provide funding in the budget approved by the county for the county fiscal year in which the sheriff will take office to purchase all basic necessary operating equipment, including, but not limited to, furniture, fixtures, and equipment, as well as information technology hardware and software that is not specifically designated for transfer from the county to the office of the sheriff, based on the inventory and audit required under subparagraph 2., or otherwise provided to the new office of the sheriff by the county through an interlocal agreement as described in sub-subparagraph (b)6.d.

(b) After the election of the sheriff is certified:

1. Provide funding for all of the necessary staff and office space for the sheriff-elect to establish an independent office of the sheriff, so that the office may effectively

operate and perform all of the functions required by general law when the sheriff-elect takes office.

2. Provide funding for the sheriff-elect to select any necessary insurances not provided by the county through the interlocal agreement required under sub-subparagraph 6.d. to allow the sheriff to effectively operate and perform all of the functions required by general law when he or she takes office.

3. Provide funding for the sheriff-elect to establish bank and other accounts, as necessary, in his or her official capacity as sheriff, so that such accounts become operational when he or she takes office.

4. Unless otherwise transferable based on existing surety bonds for the sheriff's deputies, provide funding for and facilitate procurement of the required surety bonds for deputy sheriffs pursuant to s. 30.09, so that such bonds are in place when the sheriff-elect takes office.

5. Prepare and deliver to the office of the sheriff all documents, property, and other items listed in subsection (4).

6. Notwithstanding any provision to the contrary, for a term commencing on January 7, 2025, and ending on or after September 30, 2028, provide the sheriff-elect taking office with, and require the sheriff-elect taking office to use, not less than the substantially and materially same support services, facilities, office space, and information technology infrastructure provided to county offices or departments

performing the duties to be performed by the sheriff-elect upon taking office in the 1-year period before he or she takes office.

a. As used in this subparagraph, the term "support services" includes:

(I) Property and facilities, and the management and maintenance for such property and facilities.

(II) Communications infrastructure, including telephone and Internet connectivity.

(III) Risk management, including processing, adjusting, and payment of all claims and demands, including those made under s. 768.28. The county shall provide the sheriff with all required general liability, property, and other insurance coverage through its self-insurance program, a self-insurance risk pool, or commercial insurance. If the county provides insurance through a self-insurance program, the county must also provide the sheriff with commercial stop-loss coverage in an amount and with a self-insured retention agreed upon by the sheriff and the county.

(IV) Legal representation and advice through the office of the county attorney for all claims, demands, and causes of action brought against the sheriff, his or her deputies, or other personnel in their official and individual capacities, while acting in their official and individual capacities, including any required outside counsel due to conflicts of

interest. This sub-sub-subparagraph does not prohibit the sheriff from employing or retaining his or her own legal representation as he or she deems necessary.

(V) Purchasing and procurement services using procedures under the laws and ordinances applicable to the county for purchases requiring competitive procurement.

(VI) Budget and fiscal software and budget development services.

(VII) Human resource services, including, but not limited to, facilitation of the hiring process, including employee applicant screening and employee applicant background checks, and employee benefit administration. The county may provide human resource services to the sheriff. However, the sheriff is the employer of his or her employees and the sheriff retains full and complete control and authority over the hiring of his or her employees and the terms and conditions of employment, including employee discipline and termination of employment. The provision of human resource services by the county to the sheriff does not create a joint-employer relationship. The sheriff's employees shall remain members of the county's health insurance and workers' compensation plans for at least the term set forth in this subparagraph.

(VIII) Fleet management, including procurement of all vehicles and other mobile assets such as boats and aircraft, and all vehicle repair and maintenance.

b. As used in this subparagraph, the term "information technology infrastructure" includes:

(I) All hardware, including computers.

(II) Budget and fiscal software, including payroll and purchasing software.

(III) Computer-aided dispatch.

c. Under a cost allocation plan agreed to by the county and the sheriff, the sheriff shall pay the county for such support services and information technology infrastructure from his or her general fund budget, except for any support services and information technology infrastructure costs that general law otherwise and expressly requires the county to fund outside the sheriff's budget.

d. To satisfy compliance with this subsection and to establish the office of the sheriff in a manner that minimizes unnecessary financial expenditures, the county and the sheriff shall execute an interlocal agreement addressing the requirements of this subsection and other expenditures, including an appropriate phase-in period for identification of the sheriff's assets with the sheriff's markings to minimize the cost to taxpayers. The interlocal agreement shall have a term that ends no earlier than September 30, 2028, and may be amended, renewed, extended, or newly adopted at any time following the expiration or termination of the agreement. After the initial period ending no earlier than September 30, 2028, an

interlocal agreement may be entered into between the county and the sheriff which provides for the same or different requirements as set forth in this subsection.

(3) After the election of the sheriff is certified but before he or she takes office, the sheriff-elect shall:

(a) Hire personnel to assist the sheriff-elect in establishing an independent office of the sheriff. The sheriff shall retain independence in the hiring of personnel. All personnel hired by the sheriff are employees of the sheriff and not the county. The sheriff shall retain authority and control over the terms and conditions of employment, including, but not limited to, procedures regarding employment, the setting of salaries, and the termination of employment. However, the sheriff must use county human resource services for the period of time established in the interlocal agreement entered into between the sheriff and the county as described in sub-subparagraph (2)(b)6.d.

(b) Establish bank and other accounts, as necessary, in the sheriff's official capacity, so that such accounts become operational when he or she takes office.

(c) Obtain all necessary insurance, or establish self-insurance, to take effect when the sheriff-elect takes office, unless the county provides such insurance under the interlocal agreement as described in sub-subparagraph (2)(b)6.d.

(d) Evaluate the budget and transfer of equipment, as

described in this section, to determine whether the operating, capital, and personnel services budget is sufficient for the sheriff to operate and fulfill his or her constitutional and statutory responsibilities.

(e) Provide written notice of any funding deficiencies to the board of county commissioners. The board of county commissioners must respond to and reach an agreement with the sheriff-elect on funding requirements within 30 days after receipt of such written notice. If, after expiration of the 30-day period, an agreement has not been reached, the sheriff-elect may file an appeal by petition to the Administration Commission pursuant to s. 30.49(4)(a). The Administration Commission shall expedite its review and determination of such petition and render a decision within 90 days after such petition is filed.

(4) When the sheriff takes office, he or she shall take receipt or possession of any:

(a) Unexecuted writs and court processes, and must comply with s. 30.14(3) as to any levy made before taking receipt of such unexecuted writs and court processes.

(b) Property confiscated under the Florida Contraband Forfeiture Act, and must determine whether to pursue forfeiture proceedings under s. 932.704.

(c) Records, papers, documents, or other writings, including those concerning open investigations, necessary for the sheriff to perform his or her required duties.

(d) Property held in evidence by any county department relating to a case that is under the jurisdiction of the office of the sheriff.

(5) In any county, as defined in s. 125.011(1), required to elect a sheriff under s. 6(g), Art. VIII of the State Constitution, if the county provides contracted police services to any municipality in that county before the sheriff-elect takes office, upon taking office, the sheriff shall assume such contract. This subsection does not prevent a municipality from establishing its own police department or otherwise providing for police services as authorized by general law.

(6) If any provision of this section or its application to any person or circumstance is held invalid by a court of competent jurisdiction, the invalidity does not affect any other provisions or applications of this section which can be given effect without the invalid provision or application, and to this end the provisions of this section are severable.

Section 3. Subsections (6), (7), and (8) of section 166.241, Florida Statutes, are renumbered as subsections (7), (8), and (9), respectively, subsections (4) and (5) and present subsection (8) are amended, and a new subsection (6) is added to that section, to read:

166.241 Fiscal years, budgets, appeal of municipal law enforcement agency budget, and budget amendments.—

(4)(a) If the tentative budget of a municipality contains

a funding reduction to the operating budget of the municipal law enforcement agency of more than 5 percent compared to the current fiscal year's approved operating budget, the state attorney for the judicial circuit in which the municipality is located~~,~~ or a member of the governing body ~~who objects to the funding reduction,~~ may file a petition with ~~an appeal by petition to~~ the Division of Administrative Hearings pursuant to s. 120.569 requesting a hearing to challenge the reduction in the municipal law enforcement agency's proposed operating budget. The petition must be filed with the division ~~Administration Commission~~ within 10 ~~30~~ days after the day the tentative budget is posted to the official website of the municipality under subsection (3) and the petitioner must serve a copy of the petition on the affected municipality. The petition must set forth the tentative budget proposed by the municipality and~~, in the form and manner prescribed by the Executive Office of the Governor and approved by the Administration Commission,~~ the operating budget of the municipal law enforcement agency as approved by the municipality for the previous year~~,~~ and must state the reasons or grounds for the petition ~~appeal~~. ~~The petition shall be filed with the Executive Office of the Governor and a copy served upon the governing body of the municipality or to the clerk of the circuit court of the county in which the municipality is located.~~

(b) The governing body of the municipality must file an

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

answer with the division and must serve a copy of the answer on the petitioner within ~~has~~ 5 ~~working~~ days, excluding Saturdays, Sundays, and legal holidays, after receipt of service ~~of a copy~~ of the petition ~~to file a reply with the Executive Office of the Governor and shall serve a copy of such reply to the petitioner~~.

(5)(a) Upon receipt of the petition, the division must assign an administrative law judge to conduct ~~Executive Office of the Governor shall provide for~~ a ~~budget~~ hearing no later than 20 days after the petition is filed, at which the matters presented in the petition and the answer must ~~reply shall~~ be considered. Notwithstanding s. 120.57, all proceedings under this subsection must be conducted by an administrative law judge assigned by the division ~~A report of the findings and recommendations of the Executive Office of the Governor thereon shall be promptly submitted to the Administration Commission, which, within 30 days, shall approve the action of the governing body of the municipality or amend or modify the budget as to each separate item within the operating budget of the municipal law enforcement agency. The budget as approved, amended, or modified by the Administration Commission shall be final~~.

(b) At the hearing, the petitioner and the municipality may present all information relevant to the municipal law enforcement agency's budgetary needs and requirements, including, but not limited to:

1. The proposed operating budget approved by the

municipality;

2. The municipality's grounds for proposing a reduction in funding to the current fiscal year's law enforcement operating budget;

3. The petitioner's grounds for challenging the proposed reduction in funding to the law enforcement operating budget;

4. The operating budgets of other public entities in the municipality;

5. The operating budgets of other law enforcement agencies in municipalities that are of comparable size;

6. The municipal law enforcement agency's staffing needs and budgetary requirements from the current fiscal year and the 2 previous fiscal years;

7. The draft municipal law enforcement agency operating budget, budget amendments, and budget meeting minutes from the current fiscal year and the 2 previous fiscal years;

8. The revenue and projected revenue available to the municipality and any change in the amount of revenue collected over the previous 3 fiscal years; and

9. Any other information relevant to the municipal law enforcement agency's operating budget.

(6)(a) Within 15 days after the hearing, the administrative law judge must issue a final order either approving or rejecting the proposed operating budget for the municipal law enforcement agency by determining whether the

proposed reduction will impair the law enforcement agency's overall ability to ensure public safety. In making the determination, the administrative law judge must make findings regarding whether the funding reduction in the proposed operating budget of the municipal law enforcement agency will result in:

1. A reduction of the number of law enforcement officers employed by the municipality;

2. A reduction or an elimination of public safety programs or initiatives provided by the agency; and

3. A lack of appropriate equipment necessary to ensure officer safety.

(b) The administrative law judge's final order is appealable pursuant to s. 120.68 and any such judicial review must be sought in the First District Court of Appeal.

(9) ~~(8)~~ If the governing body of a municipality amends the budget pursuant to paragraph (8)(c) ~~(7)(c)~~, the adopted amendment must be posted on the official website of the municipality within 5 days after adoption and must remain on the website for at least 2 years. If the municipality does not operate an official website, the municipality must, within a reasonable period of time as established by the county or counties in which the municipality is located, transmit the adopted amendment to the manager or administrator of such county or counties who shall post the adopted amendment on the county's

website.

Section 4. This act shall take effect upon becoming a law.

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Charlette Rodriguez
Planning & Municipal Executive Leader
Town Administrator | Town of Lake Placid, Florida

Charlette Rodriguez currently serves as the Town Administrator for the Town of Lake Placid, Florida, where she oversees municipal operations with a strong focus on planning, development coordination, and long-range growth management, including finance, human resources, public works, utilities, community redevelopment, and economic development initiatives. In this role, she works closely with elected officials, boards, regional agencies, and private-sector partners to advance projects that strengthen infrastructure, support responsible development, and enhance quality of life for residents.

She has been directly involved in major planning initiatives including Comprehensive Plan updates, downtown revitalization efforts, and development review processes, while advancing a Master Utilities Plan to support sustainable growth. Charlette has guided high-impact projects such as the Amazon distribution center, advanced wastewater treatment plant, public safety facilities, and commercial developments—ensuring alignment with land use, infrastructure capacity, and long-term community goals.

Her experience includes neighborhood planning, façade grant programs, and infill development strategies that strengthen existing communities while preserving small-town character. A strong example of this approach is Sadie's Place in Sebring, developed by Ken LeBlanc, which transformed an underutilized property into a vibrant destination. Building on this same philosophy, Charlette is actively partnering with Mr. LeBlanc on the development of Preacher's Place in Lake Placid. Through this collaboration, she works to navigate planning and zoning requirements, coordinate with Town staff, and align the project with community vision—demonstrating her ability to facilitate effective public-private partnerships that advance economic development while maintaining community identity.

Throughout her career, Charlette has built a reputation for connecting organizations and stakeholders in ways that create lasting impact. She believes economic development is achieved through coordinated partnerships that align resources, expertise, and shared community goals. This approach has guided her work across municipal, county, and healthcare systems, including her prior role as a regional leader overseeing service expansion across six counties.

Charlette is known as an effective communicator and natural leader with a strong commitment to public service and serving all citizens. She approaches planning holistically—balancing economic development with community values, infrastructure, environmental considerations, and quality of life to ensure sustainable, long-term growth.

She is currently completing the Florida State University Certified Public Manager program and plans to pursue the American Institute of Certified Planners (AICP) credential. She has also been invited to speak at the Florida Redevelopment Association Annual Conference 2026 alongside Ken LeBlanc on leveraging partnerships to support economic development.

CONTACT

PHONE:
863-447-3917

EMAIL:
ganascharlette@gmail.com

EDUCATION

University of Phoenix
Associate of Arts
Business Management
2019-2020

Studer Group Leadership Development
Lean Six-Sigma
Yellow and Green Belt Certification

FSU-Certified Public Manager
Current Enrollment

KEY SKILLS

Integrity
Interpersonal Skills
Teamwork
Effective Communication
Supervising/Coaching
Decision Making/Problem Solving
Planning and Organization
Budgeting

AWARDS

Christian Service Award- 2011
Center of the Year- 2017 and 2018
Administrator of the Year- 2019
Dal Hall Leadership- 2025

CHARLETTE RODRIGUEZ

City/Town Administrator

LINKEDIN
www.linkedin.com/in/charlette-hayes

PROFESSIONAL OBJECTIVE

Passionate public servant seeking an executive management role within a dynamic and expanding agency where I can leverage my expertise in Regional Development, Business Management, Human Resources, Risk Management, Public Information, and Public Administration to drive organizational success and growth.

WORK EXPERIENCE

Town of Lake Placid
Town Administrator
09/2024-Current

Serve as chief administrative officer for the Town, overseeing operations for utilities, sanitation, parks and recreation, cemetery services, CRA, economic development, and tourism development.

Direct department heads and staff, ensuring efficient service delivery, regulatory compliance, and alignment with Town Council policies and strategic goals.

Lead all human resources functions, including recruitment, hiring, performance management, employee relations, policy development, and labor law compliance.

Prepare and administer operating and capital budgets; monitor expenditures and ensure fiscal accountability across all departments.

Manage CRA, economic development, and tourism initiatives, supporting redevelopment, business growth, and community revitalization.

Serve as primary liaison to Town Council, residents, businesses, and external agencies; prepare agendas, reports, and policy recommendations.

Address citizen concerns and support long-range planning and organizational improvement initiatives.

City of Bowling Green
Assistant City Manager/City Clerk/Human Resources Manager
06/2024–09/2024

Provide comprehensive oversight and leadership in the absence of the City Manager, ensuring the seamless continuation of city operations and strategic initiatives. Collaborate with the City Manager to oversee all facets of city government, including policy and law development, personnel training, and budget preparation (4 million).

Attend all meetings and workshops of the City Council, Planning Commission, and other committees or workshops as directed. Collaborate with regional partners and stakeholders to advance strategic growth initiatives, strengthen community partnerships, and support sustainable economic and tourism development.

HIGHLIGHTS

***Leadership & Management**: Fifteen (15) year career in government experience with executive management duties and responsibilities*

***Multi-Department Experience**: Experienced in overseeing multiple departments within government settings, ensuring cohesive operations and effective strategic alignment across diverse organizational functions*

***Operational Efficiency**: Highly experienced in driving operational efficiency initiatives across government sectors, optimizing resources and processes to achieve organizational objectives effectively and sustainably*

***Financial/Budgeting**: Developed and administered financial strategies and budgets across diverse departments, programs, and projects within government settings, ensuring fiscal responsibility and alignment with organizational goals*

***Succession Planning & Development**: Experienced in succession planning and employee development, ensuring continuity of leadership and organizational effectiveness at all levels within government agencies*

***Facilitation**: Facilitated numerous citizen engagement meetings, planning sessions and community forums*

Economic Development: Experience specializing in driving economic growth through strategic tourism initiatives, leveraging partnerships, marketing strategies, and infrastructure development to enhance local economies and visitor experiences

Standard Operating Procedures: Adept at implementing and executing best practices, driving efficiency, compliance, and strategic alignment across diverse departments and initiatives

Hardee County
Assistant County Manager/Human Resources Director
12/2022–04/2024

Managed a diverse portfolio as Assistant County Manager, overseeing Human Resources, Parks and Recreation, Marketing, Tourist Development, Facilities Management, Soil Conservation, Extension Office, Library and Veterans Services, with a combined operating budget of 1.2M annual operating budget.

Provided strategic advice and recommendations to the County Manager, Department Heads, Supervisors, and Employees on a broad range of issues, ensuring adherence to local, state, and federal regulations.

Directed and oversaw the Human Resources Department's activities for a staffing size of over 160, including policy development, workforce planning, employment, compensation, benefits, performance management, risk management, regulatory compliance, organizational and professional development, and labor and employee relations.

Pure Lead Products
Human Resources Manager/Accounts Receivable
10/2021–12/2022

Directed and oversaw the Human Resources Department, including policy development, workforce planning, employment, compensation, benefits, performance management, risk management, regulatory compliance, and labor relations. Managed all accounts receivable, including generating invoices, tracking payments, and handling collections to ensure timely cash flow.

Reconciled accounts, resolved discrepancies, and maintained accurate financial records to strengthen accuracy and operational efficiency. Prepared and analyzed accounts receivable reports to monitor cash flow and key metrics, while implementing process improvements across HR and AR functions to enhance overall performance.

Florida Community Health Centers, Inc.
Center Administrative Director/Outreach Coordinator
04/2012–09/2021

Directed the operations of a Federally Qualified Health Center with a dedicated staff of over 102 and managed a patient population of approximately 2,300 monthly. Oversaw a substantial budget of $40 million, ensuring optimal allocation of resources and financial stability.

Provided regional leadership coverage across six counties—Palm Beach, Hendry, Glades, Okeechobee, St. Lucie, and Martin—ensuring continuity of operations, standardization of practices, and alignment with organizational goals.

Served as a key liaison between executive leadership, medical providers, community stakeholders and regulatory agencies.

Supported and executed grant applications, reporting, and program implementation, contributing to sustained funding and expansion of services.

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ITEM NO. 7.a.3

City of Bartow
Parks, Recreation & Cultural Arts

MEMORANDUM

Date: June 12, 2026
To: Mike Herr- City Manager
From: Jason Hargrove- Director Parks, Recreation & Cultural Arts
Cc: Billy Groover- Director Public Works
Subject: Pool Fill In

Mike- here is the information you requested about Pool Fill In Project:

Public Works will be doing the work for this project.

Timeframe- Pool Fill

- It will take approximately 60 days to fill the pool and pour the 4" slab cover.

Material

- Public Works will be using structural fill which is a clean soil with a high compaction rate. It will be layered in 12" lifts and packed to 95% proctor. Public Works will rent a compaction tester.

Cost

- 2,846 cubic yards- Rounded up to 3,000 cubic yards: **$42,000.00**
  - This fill is for the possibility of a future building pad. Clean fill, compacted in 12-inch lifts to 95% Modified Proctor. No organics, no debris, no topsoil. Geotextile fabric at the bottom before fill dirt.
- Concrete over fill dirt: **$50,000.00**
- $92,000.00 + 10% = **$101,200- TOTAL COST**

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City of Bartow Utilities

City of Bartow
450 N Wilson Ave.
PO Box 1069
Bartow, FL 33830

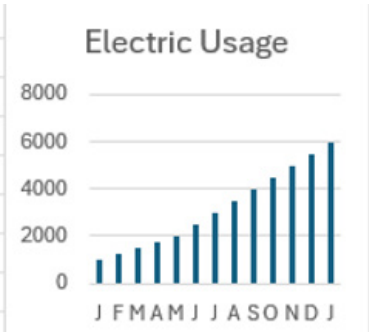
DUE DATE	AMOUNT DUE

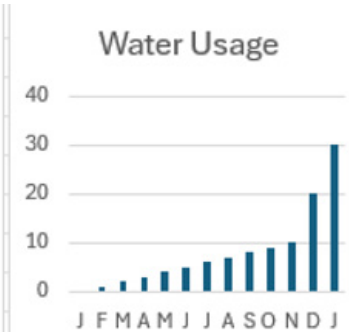
Account #:
Billing Date:
Total Current Charges:
Previous Balance:*
Last Payment:

Total Amount Due by 1/1/2026:

Total if paid after due date:
Disconnect Date if not paid in full:

John Doe
123 Main Street
Bartow, Florida 33830





*The Previous Balance is past due and services are subject to cut-off immediately. Please pay upon receipt of this bill or contact us at 863.534.0188 to avoid interruption.

*If your account is past due and services subject to cut-off, you may be required to pay an additional deposit of up to two times your average monthly bill.

CONTACT US

Customer Service:	863.534.0188
Solid Waste:	863.534.0181
Parks, Recreation, & Cultural Arts:	863.534.0120

MESSAGE CENTER

The Southwest Florida Water Management District's Water Shortage Restrictions are in effect through July 1 The Modified Phase III Water Shortage Order reduces lawn watering to one day per week, including residents on private wells, based on the following schedule:

- addresses ending in 0 or 1 shall only water on Monday
- addresses ending in 2 or 3 shall only water on Tuesday
- addresses ending in 4 or 5 shall only water on Wednesday
- addresses ending in 6 or 7 shall only water on Thursday
- addresses ending in 8 or 9 shall only water on Friday

CURRENT CHARGES - ELECTRIC

Meter	Previous	Current	Mult	Usage (KWH)	Amount
00000	00000	00000	1	000	$00.00
Demand					
Power Cost					
Pulled					
Pulled					$00.00

CURRENT CHARGES - WATER

Meter	Previous	Current	Usage (MGAL)	Amount
00000	00000	00000	00000	$00.00
Other				
Other				
Pulled				
Pulled				

CURRENT CHARGES - OTHER

FLA GR REC
Roll-Off Charge
Solid Waste
Sewer
Total Tax

PAYMENT STUB

Please make checks payable to the "City of Bartow" and return this portion along with your payment, or pay online here:

ACCOUNT INFORMATION

Account:	1234567
Cycle:	47
Service Address:	123 Main Street
Service Period:	1/1/2026 - 2/1/2026
Due Date:	January 31, 2026

AMOUNT DUE

Total Amount Due by Due Date:
Total if Paid after Due Date:

AMOUNT ENCLOSED

$ _____

John Doe
123 Main Street
Bartow, FL 33830

CITY OF BARTOW UTILITIES
PO Box 1069
Bartow, FL 33831

City of Bartow residents receive a bill that includes electric, water, sewer and trash pickup.

ELECTRIC

For residential customers, the electric portion of the bill is under CURRENT CHARGES (ELECTRIC). There are six columns.

- **Meter** identifies the charges you are paying. The first line item is the electric meter number at the residence and is for the electric base rate charges that pays for the operating costs of the utility. The second line is POWER COST, which is the Power Cost Adjustment (PCA) for fuel.
- **Previous** is the electric meter reading from last month.
- **Current** is the electric meter reading for the current month.
- **Mult** is a multiplier used in large accounts to convert the meter readings to electrical usage. For residential meters this value is 1.
- **Usage (KWH)** is the electrical usage for the month and is found by subtracting the Previous reading from Current.
- **Amount** is the dollar amount of the charge.

The **base rate charge** covers the utilities operating costs. This is the linemen, vehicles, materials and equipment.

The **POWER COST** is the cost of purchasing wholesale power which is resold to Bartow's customers based on their kilowatt-hour usage.

WATER

The next section is CURRENT CHARGES (WATER). There are five columns.

- **Meter** is the water meter number at the residence.
- **Previous** is the water meter reading from last month.
- **Current** is the water meter reading for the current month.
- Usage (MGAL) is the water usage for the month in thousands of gallons and is found by subtracting the Previous reading from Current.
- **Amount** is the dollar amount of the bill and is found by multiplying Usage (MGAL) by $3.05/MGAL up to 6 (6000 gallons). Anything above 6000 and up to 8000 gallons is multiplied by $4.16/MGAL, and any usage over 8000 gallons is multiplied by $5.64/MGAL. Total each tier and add the customer charge of $13.19 to get the amount.

CURRENT CHARGES (OTHER)

These charges are for taxes, sewer service, solid waste pickup, and any contract charges for electric service. Not all these services will be on the bill. The following explains some items (Call Customer Service for explanation of other charges.):

- **FLA GR REC** – Florida Gross Receipts is a state tax calculated on the electric base rate charges plus the POWER COST charges multiplied by 0.025641.
- **Surcharge** - Customers located outside the City limits pay a 25% surcharge for water. This surcharge is applied to the base water rate and calculated based on the customer's total water usage.
- **Sewer** – This is the charge for sewer services. The sewer charge is based on the Usage (MGAL) for water.
- **Solid Waste** – This is the charge for garbage, recycling, and yard debris pick by the City of Bartow within the city limits. The charge is $20.92 per month for curbside residential service and $2.80 per month for recycling services.

MISC. FEES

The following are subject to the ordinances, rules, and regulations of the City of Bartow.

Deposit

- Credit Assessment Fee - $5
- Residential Service Credit - based deposit policy based on square footage or on most recent 12-months of billing.
- Good credit risk - deposit waived
- Moderate credit risk - 1 times average bill
- High credit risk - 2 times average bill
- General Service - 2 times estimated average monthly bill
- **Reconnect Charge**
- Disconnect at Meter - $20
- Disconnect at Pole - $40
- After hours - $100

Bad Check Charge

- 5% of check, $20 minimum, or as permitted by FL Statutes

Late Payment Penalty

1.5% of delinquent amount, $10 minimum. If your account is past due, and services are eligible for interruption, an additional deposit of up to 2 times your average monthly bill may apply.

Meter Tampering Charge

Estimated value of diverted electricity plus $50 penalty, plus repair costs. Deposit doubled.

New Service/Transfer of Service Charge

$20

Meter Test Charge

$30 (Refunded if more than 2% slow.)

HURRICANE PREPAREDNESS

The 2026 Atlantic hurricane season runs from June 1 through November 30, with peak activity typically occurring between late August and early October. The first hurricane typically forms by mid-August.

Current forecasts indicate a near- to below-average season. Early projections estimate approximately 13 named storms, six hurricanes, and two major hurricanes, largely influenced by the anticipated development of El Niño conditions. On May 21, NOAA's National Weather Service issued a forecast calling for a below-normal season, with eight to 14 named storms, three to six hurricanes, and one to three major hurricanes.

Despite the lower forecast activity, even a single storm can have significant impacts, as demonstrated by Hurricane Andrew in 1992. Accordingly, continued preparedness remains essential regardless of the seasonal outlook.

For tips on preparing for a hurricane and weathering the storm, go to cityofbartow.net/319/Emergency-Management or scan the QR code below.

Questions? Contact Us!

Customer Service: 863.534.0188
After Hours Outage: 863.534.0134
By email: csr@cityofbartow.net
In person (M-F 9am-5pm):
450 N. Wilson Ave., Bartow

City of Bartow

CITY OF BARTOW
COMPREHENSIVE PLAN EAR-BASED AMENDMENTS
STAFF REPORT

June 15, 2026

TO: Bartow City Commission

FROM: Central Florida Regional Planning Council

SUBJECT: **Public Hearing:**
Ordinance 2025-24: AN ORDINANCE OF BARTOW, FLORIDA, AMENDING THE TEXT AND MAPS OF THE BARTOW COMPREHENSIVE PLAN CONSISTENT WITH THE 2024 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

AGENDA & HEARING DATES:

December 8, 2025:	Planning and Zoning Commission Hearing
December 15, 2025:	City Commission Meeting, Transmittal Hearing
June 15, 2026:	**City Commission Meeting, Adoption Hearing (2nd reading)**

City Commission Action:
On December 15, 2025, the Bartow City Commission unanimously voted to transmit the amendments to Florida Commerce for coordinated state review (60-day review).

ATTACHMENTS:

- Ordinance 2025-24
  Table of Contents
  Overview of Each Element
  Elements with amendments

City Commission Motion Options:

1. I move the City Commission approve Ordinance 2025-24 on Second Reading.
2. I move the City Commission approve Ordinance 2025-24 with changes on Second Reading.

BACKGROUND:

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

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

FLORIDA COMMERCE REVIEW: The Florida Department of Commerce has reviewed the amendments and has provided two recommendations and one comment regarding the amendments.

FLORIDA COMMERCE RECOMMENDATION: The City must revise the proposed Amendments to ensure the Comprehensive Plan is based upon relevant and appropriate data and analysis of public facilities for planning periods.

RESPONSE:
Each element includes a reference to the 10-year planning period (2036) and the 20-year planning period (2050). An example of the proposed change is provided below. The data and analysis has been updated.

FLORIDA COMMERCE RECOMMENDATION (Septic System Conversion to Central Sanitary Sewer System Service): The City must coordinate with FDEP and revise the proposed Amendments to include the information required by section 163.3177(6)(c)3., F.S. in the adopted portion of the Infrastructure Element.

RESPONSE:
Based on discussions with FDEP and Florida Commerce, Proposed Policy 2.8 is removed and Objective 9 and policies 9.1 through 9.7 are added to address the septic to sewer requirements as required through Florida Statutes.

~~**Policy 2.8:** In accordance with Florida Statute 163.3177(6)(c)(3), the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one on-site wastewater treatment and disposal system (septic system) per one acre. As part of this consideration, the City will identify the wastewater facility that could receive flow, the capacity of the facility, and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years, and a timeline for construction.~~

OBJECTIVE 9: ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM (SEPTIC SYSTEM) DENSITY AND INTENSITY

Policy 9.1: In accordance with Florida Statutes, the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and

more than one (1) on-site wastewater treatment and disposal system (septic system) per one (1) acre. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years.

Policy 9.2: By May 4, 2028, the City will adopt the Feasibility Study as outlined in Policy 1.2.1 and adopt a reference to this completed study in the Comprehensive Plan Consistent with Florida Statute 163.31177(6)(c)(3).

Policy 9.3: The City will prepare, maintain, and periodically update maps illustrating areas both within and outside the City limits in the Utility Service Area with a high concentration of septic systems.

Policy 9.4: The City will evaluate wastewater lines and treatment facilities and work to ensure they have adequate capacity to accommodate additional flow from priority areas within the City limits with a high concentration of septic systems.

Policy 9.5: The City will work to annually fund projects in the Capital Improvement Plan to support septic-to-sewer projects, including wastewater line extensions, wastewater treatment plant upgrades, and lift stations.

Policy 9.6: The City will annually review work programs of City Departments, Florida Department of Transportation, and Polk County to identify opportunities to coordinate design and construction with other funded infrastructure investments, where feasible and desirable, to reduce costs and impacts to the public.

Policy 9.7: Grant opportunities will be identified in the Five-Year Capital Improvements Plan to aid in funding capital projects and offset customer costs for priority septic-to-sewer projects in the City.

FLORIDA COMMERCE COMMENT: Section 28 of Chapter 2025-190, Laws of Florida (L.O.F.), prohibits local governments from proposing or adopting amendments to the Comprehensive Plan that are more restrictive or burdensome. The proposed Amendment 26-01ER includes an amendment to Transportation Element Policy 5.4 that is potentially more restrictive or burdensome than the City's currently adopted Comprehensive Plan because the policy directs the city to prioritize multimodal travel over automobile dependence. The City should ensure that the adopted amendment is not more restrictive or burdensome.

RESPONSE:
Proposed Transportation Element Policy 5.4 is being **removed** as the Florida Department of Commerce has cited this policy as being potentially more restrict or burdensome as outlined in Senate Bill 180.

~~**Policy 5.4:**The City will consider strategies that support and prioritize multimodal travel options over automobile dependence in order to reduce parking demand.~~

ORDINANCE NO. 2025-24

AN ORDINANCE OF BARTOW, FLORIDA, AMENDING THE TEXT AND MAPS OF THE BARTOW COMPREHENSIVE PLAN CONSISTENT WITH THE 2024 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 through 163.3217, Florida Statutes, empowers local governments to adopt and amend comprehensive plans, or elements or portions thereof, to guide their future development and growth; and,

WHEREAS, Section 163.3191, Florida Statutes, requires local governments to periodically evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements, submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying the state land planning agency as to its determination, and subsequently update their comprehensive plan based on the recommendations in the EAR letter; and

WHEREAS, in exercise of its authority, the City Commission has determined it necessary to adopt amendments to the City's Comprehensive Plan, which are attached hereto as **Exhibit "A"** and by this reference made a part hereof, to ensure that the Comprehensive Plan is in full compliance with the laws of the State of Florida; and

WHEREAS, pursuant to Section 163.3184(4), Florida Statutes, the City Commission has held meetings and hearings on **Ordinance 2025-24**, the amendment(s) to the Comprehensive Plan and made a part hereof; and, the meetings were advertised and held with due public notice, to obtain public comment; and having considered written and oral comments received during public hearings, find the amendment(s) complete and appropriate to the needs of the City.

NOW, THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF BARTOW, FLORIDA.

Section 1. Incorporation of Recitals. The provisions set forth in the recitals of this Ordinance (whereas clauses) are hereby adopted by the City Commission as legislative findings and intent of the Ordinance.

Section 2. Amendment of Comprehensive Plan. The **City of Bartow Comprehensive Plan** is hereby amended as set forth in Exhibit "A", by:

(a.) Amending the Future Land Use Element; Future Land Use Map Series; Transportation Element; Transportation Map Series Map; Infrastructure Element; Conservation Element; Intergovernmental Coordination Element; Capital

Improvements Element; Public School Facilities Element; Property Rights Element, consistent with the City's Evaluation and Appraisal Report determination letter and Affidavit.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Copy of Ordinance on File. A certified copy of this enacting ordinance and certified copy of the City of Bartow Comprehensive Plan shall be located in the Office of the Clerk of the City of Bartow. The Clerk shall also make copies available to the public for a reasonable publication charge.

Section 5. Conflicts with Other Ordinances. That portion of any Ordinance which may be in conflict with this Ordinance is hereby repealed with the adoption of this Ordinance.

Section 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Section 7. Incorporation into Comprehensive Plan. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City; and that sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Comprehensive Plan is accomplished, sections of this Ordinance may be renumbered or relettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

INTRODUCED AND PASSED on First Reading this 15th day of December, 2025.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the City Commission of Bartow, Florida this 15th day of June, 2025.

ATTEST WITH SEAL:

_____	_____
Jacqueline Poole, City Clerk	Tanya Tucker, Mayor
Approved as to correctness and form:	Approved as to substance:
By:_____	By:_____
Sean R. Parker, City Attorney	Mike Herr, City Manager

CITY OF BARTOW

ORDINANCE 2025-24
COMPREHENSIVE PLAN UPDATE
(2025 EAR-BASED AMENDMENTS)

EXHIBIT "A"

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

City of Bartow

Comprehensive Plan Update

DRAFT

EAR-Based Amendments

June 2026

CITY OF BARTOW
COMPREHENSIVE PLAN UPDATE

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City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Future Land Use Element

Overview

Future Land Use Element

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

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

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

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

FUTURE LAND USE ELEMENT

Introduction	New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Objective 1.1:	Reference to greenhouse gas emissions removed as it is no longer required.
Policy 1.8.5:	Reference to greenhouse gas emissions removed as it is no longer required.
Objective 4:	New Objective to support transit-supportive land use patterns.
Policy 4.1:	New policy to support the development of transit-oriented development in support of a multi-modal transportation system.
Policy 4.2:	New policy to support the development of transit-oriented development around the proposed SunRail station.
Policy 4.3:	New policy to recognize that the Transit-Oriented Development Districts will be represented on the Future Land Use Map.

FUTURE LAND USE ELEMENT

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

Comments are provided for information and are not adopted as part of the Comprehensive Plan text.

INTRODUCTION:

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

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

GOAL 1: IT SHALL BE A GOAL OF THE CITY OF BARTOW TO PROVIDE ITS CITIZENS A SYSTEM WHICH PROMOTES ORDERLY GROWTH AND DEVELOPMENT, ENSURES THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES FOSTERS A BALANCED NATURAL, PHYSICAL, SOCIAL, AND ECONOMIC ENVIRONMENT~~, AND REDUCES GREENHOUSE GAS EMISSIONS~~.

Comment: Language removed because the objective is already underway; Greenhouse gas reduction strategies are no longer required in Florida Statutes. The planning period has been updated.

OBJECTIVE 1.1: FUTURE LAND USE CLASSIFICATIONS AND URBAN GROWTH

THE CITY OF BARTOW WILL ENSURE THAT GROWTH WILL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN ORDER TO DISCOURAGE URBAN SPRAWL ~~AND REDUCE GREENHOUSE GAS EMISSIONS~~ WHILE ENCOURAGING ENERGY EFFICIENCY. THROUGH THE APPLICATION OF ITS LAND DEVELOPMENT REGULATIONS, THE CITY WILL ALSO ENSURE THAT NEW DEVELOPMENT IS: CONSISTENT WITH SOUND PLANNING PRACTICES; SENSITIVE TO THE NATURAL LIMITATIONS OF THE SPECIFIC SITES TO SUPPORT DEVELOPMENT; CONSISTENT WITH THE ABILITY OF THE CITY TO MEET ITS ESTABLISHED LEVEL OF SERVICE STANDARDS; COMPATIBLE WITH THE PROTECTION OF NATURAL RESOURCES; AND COMPLEMENTARY TO THE EXISTING SOCIAL AND ECONOMIC ENVIRONMENT OF BARTOW. THIS OBJECTIVE SHALL BE ACHIEVED WITHIN THE CLEAR SPRINGS SECTOR PLAN **("CSSP")** AREA BY IMPLEMENTING POLICIES IDENTIFIED UNDER GOAL 3 OF THIS ELEMENT.

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

Comment: Language removed because the objective is already underway; Greenhouse gas reduction strategies are no longer required in Florida Statutes. The planning period has been updated.

Policy 1.1.1: The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds, and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Map or Map Series: 1) existing and planned public potable waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils.

Policy 1.1.2: The following land use categories are established:

a. Agricultural:
The primary function of the Agricultural Future Land Use Classification is to provide for agricultural activities within the City of Bartow. Within this classification, lands defined as non-mandatory reclamation (§378.032(8), F.S.) may also be permitted to undertake the following activities: aquaculture, commercial composting of yard wastes and permitted incineration incidental thereto, fill dirt sales, landfill or recycling activities associated with the disposal of construction and demolition debris, landfill and recycling activities associated with the disposal of Class I and Class III waste materials in accordance with Objective 2.11 and Policies 2.11.1 and 2.11.2 hereof, and activities which compliment or are incidental to the above. Such activities on non-mandatory reclamation lands shall be subject to, and require evidence of, all relevant state and federal permits, and shall be appropriately buffered from existing or future adjacent residential development. Residential development is permissible within this classification, at a density not to exceed one unit per five acres. The City of Bartow promotes the following guidelines for the conversion of lands in agricultural production to non-agricultural use: that the proposed non-agricultural use is appropriately buffered from adjacent land uses, that the proposed use maintains the viability of continued agricultural uses on adjacent lands, that the soils on the proposed site are suitable for development, and that the proposed use will have available the necessary public facilities and services, which include public supply potable water, paved roads and recreation, concurrent with the impacts of development.

b. Low Density Residential:
The primary function of the Low Density Residential Land Use Classification is to accommodate low density residential development consisting primarily of single family detached dwellings. The Low Density Residential classification is intended to meet the City of Bartow's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities up to six units per acre, depending on the development suitability of the site, and availability of public facilities and services.

c. Medium Density Residential:
The primary function of the Medium Density Residential Land Use Classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. The Medium Density Residential classification is intended to meet the City of Bartow's housing needs for higher ranges of residential densities, promote efficient use of existing infrastructure and promote affordable housing. This classification shall permit densities up to 12 units per acre, depending on the zoning category of the particular site, the development suitability of the site, and the availability of public facilities and services.

d. High Density Residential:
The primary function of the High Density Residential Land Use Classification is to accommodate high density residential uses, typically consisting of apartments, condominiums, and all types of attached developments. The High Density Residential classification is intended to meet the City of Bartow's housing needs for high residential density developments, to promote efficient use of existing infrastructure and to promote affordable housing. This classification shall permit densities up to and including 20 units per acre, depending on the zoning category of the particular site, the development suitability of the site, and the availability of public facilities and services. The maximum density for mobile home parks and single family detached dwellings units remains at 12 units per acres and are not permissible in this classification.

e. Commercial:
The primary function of the Commercial Land Use Classification is to meet the City's need for retail goods and services, and shall promote efficient use of infrastructure. The City shall direct future commercial development to areas, which are well integrated into the transportation network, and surrounding land uses. The floor area ratio for commercial structures in this classification shall not exceed 0.5. To promote infill development or redevelopment opportunities in the core business area of the City the allowable floor area ratio within the boundary of the Bartow Community Redevelopment Agency Area shall not exceed 4.0. Residential uses are permissible within this classification, provided that they are compatible and appropriately integrated with surrounding land uses. Residential development may be permitted at densities of up to 12 units per acre, depending on the zoning category of the particular site, the development suitability of the site, and the availability of public facilities and services.

f. Office:
The primary function of the Office Future Land Use Classification is to provide for office activities within the City of Bartow. The types of uses permitted are intended to provide an amenable environment for the development of professional offices and business services. These areas should be located in close proximity to major streets and convenient and complementary to commercial uses. The maximum Floor Area Ratio (FAR) is 0.5. Assisted living facilities and residential uses are permissible within this classification, provided they are compatible and appropriately integrated with surrounding land uses. Residential development may be

permitted at densities of up to 10 units per acre, depending on the zoning category of the particular site, the development suitability of the site, and the availability of public facilities and services.

g. Industrial:
The primary function of the Industrial Land Use Classification is to accommodate the facilities necessary for the processing, fabrication, manufacturing, and distribution of goods. Industrial areas shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities, including adequate transportation facilities, or in other areas that are suitable and are compatible with surrounding land uses. Appropriate compatibility and buffering criteria shall be established in Land Development Regulations. The floor area ratio for industrial structures in this category shall not exceed 1.5.

h. Institutional:
The primary function of the Institutional Land Use Classification is to provide for public and private institutional uses, such as local, state and federal government buildings and facilities; and such as schools, hospitals, major medical clinics, hospices, nursing homes, adult and child care facilities, churches, colleges and universities. The floor area ratio in the Institutional classification shall not exceed 4.0.

i. Recreation and Open Space:
The primary function of the Recreation and Open Space Land Use Classification is to indicate areas of existing or future government or privately owned parks, other recreational facilities and open space areas. Recreation facilities supporting large- scale open recreation areas such as ballfields and community parks, shall be permitted at a floor area ratio of not more than 0.10.

j. Conservation:
The Conservation Land Use Classification is to preserve and protect the environmentally sensitive lands of the City of Bartow, and to maintain public ownership of certain properties. A "Conservation" area is further defined as an area vital to the maintenance of environmental quality, least tolerant to changes caused by development, and vital to the ecological integrity of the region. Utilities transmission facilities with a floor area ratio of not more than 0.10; existing facilities for the withdrawal of water, and water production and treatment facilities are permitted. Future water production and treatment facilities shall be located outside the 100-year flood plain. Passive recreation facilities shall be permitted at a floor area ratio of not more than 0.01. Structures must meet all other local, state, and federal agency permit requirements and must be flood-proofed with the floor level of a structure at least one foot above the 100-year flood elevation.

k. Mixed Use/Neighborhood Development:
The primary function of the Mixed Use/Neighborhood Development (MU/ND) Future Land Use Classification is to provide for well planned communities of mixed residential uses supported by community commercial, office and institutional uses. A mixture of land uses is specifically required. The MU/ND designation is intended for newly developing areas which are suitable for urban development, under unified control for master planning, and can be served by a hierarchical network of arterial, collector, and local streets. The MU/ND designation is intended to create identifiable neighborhood units which conform to high standards of urban design and livability; and when combined with other neighborhood units of similar quality and composition, form a distinctive community.

l. Clear Springs Conservation:
The primary function of the Clear Springs Conservation Land Use Category is to enhance, preserve, and protect ecological and other natural functions of historically altered lands that have been determined, by their designation under this category on Future Land Use Map 1A, as having significant potential for providing additional and enhanced regional conservation benefits. These areas may contain floodways, certain regionally-significant floodplains, surface waters, wetlands, and/or uplands that shall be protected from adverse impacts resulting from development and preserved for the benefit of the region. The following are the only uses/facilities/activities that may be permitted by the City of Bartow within this land use category: agriculture restricted to low intensity uses such as cow/calf operations, where such agriculture utilizes the appropriate best management practices; passive, unpaved trails; roadway and infrastructure crossings; passive recreation and environmental education facilities; wetland and upland mitigation; species-specific habitat mitigation; stormwater attenuation and water quality treatment; floodplain compensation; and surface water storage and all permitted water withdrawals.

m. The Future Land Use Map also depicts the following areas for informational purposes:

1. "*Water Bodies*" – Areas depicted on the Future Land Use Map series as "Water Bodies" reflect the estimated extents of larger bodies of man-made or naturally-occurring water.

2. *"Natural Resources"* (CSSP Area only) - Areas depicted on the Future Land Use Map as "Natural Resources" show the estimated extents of large wetland systems existing within the CSSP area at the time of adoption.

The mapping of either of these areas has no regulatory effect. The existence of, and the determination of accurate boundaries for, these and other water or wetland areas (and compliance with the Future Land Use Map) is determined at time of issuance of development orders and development permitting. Should upland areas extend into portions of the areas mapped either as

"Water Bodies" or as "Natural Resources," the Future Land Use Map designation(s) adjacent to these mapped areas will govern for purposes of determining the permissible range of uses, and for determining density / intensity allowed to be considered upon such land.

Policy 1.1.3: Approval of development proposals will be conditioned on the availability of public facilities and services necessary to serve the proposed development and that the facilities meet the City's established level of service standards established within all elements of the City of Bartow Comprehensive Plan, including the level of service standards listed within the following elements:.

a. Infrastructure Element

b. Transportation Element

c. Capital Improvements Element

d. Public School Facilities Element

Policy 1.1.4: The City will maintain a concurrency management system to ensure that prior to the issuance of a development order all public facilities and services necessary to meet the adopted level of service standards are available concurrent with the impacts of the development.

Policy 1.1.5 If the interlocal agreement and the local government comprehensive plan authorize a contribution of land; the construction, expansion, or payment for land acquisition; the construction or expansion of a public school facility, or a portion thereof; or the construction of a charter school that complies with the requirements of s. 1002.33(18), as proportionate-share mitigation, the local government shall credit such a contribution, construction, expansion, or payment toward any other impact fee or exaction imposed by local ordinance for public educational facilities, on a dollar-for-dollar basis at fair market value. The credit must be based on the total impact fee assessed and not on the impact fee for any particular type of school.

Policy 1.1.5: The City will promote infill development and redevelopment through designation of appropriate land uses and densities on the future land use map series, and support of downtown revitalization, historic preservation, and neighborhood revitalization efforts.

Policy 1.1.6: Public schools are allowed in all land use classifications except the City's Conservation classification. 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.

Policy 1.1.7: Electric distribution substations are allowed in all land use classifications, but not in historic neighborhoods or overlay districts. Land development regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating electric substation sites. [163.3208, F.S.]

Policy 1.1.8(a): Customer-owned Renewable Generation Systems are allowed in all Future Land Use designations, except "Conservation". Land development regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating these systems.

Policy 1.1.8(b): Utility-owned Renewable Generation Systems are allowed in large-scale, mixed use projects, subject to the adoption of a project specific policy in the Future Land Use Element for the project. The policy(s) shall address, but not be limited to, items such as land use compatibility, operating standards, system maintenance, length of service expectations, decommissioning timeframes, site restoration and the use of a development agreement to further the development interests of all parties. Land development regulations shall be adopted to establish general site standards applicable to all projects and to establish procedures for the review of applications for locating these systems.

Policy 1.1.9: The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. Such uses shall be classified Agriculture Future Land Use Classification. [187.201 (22), F.S.]

Policy 1.1.10: The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the City, as a component of this Comprehensive Plan. Upon doing do, the City shall review the Comprehensive Plan, Land Development Regulations and Capital Improvement Program to ensure that these instruments will help to move the City toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion.

Policy 1.1.11: The City shall encourage the establishment of permanent residential units on the second and third floors of historic downtown buildings and infill buildings, in order to increase the property value and tax base of the traditional downtown core.

Policy 1.1.12: Mixed Use/Neighborhood Development (MU/ND) Standards

Standards for the Mixed Use/Neighborhood Development (MU/ND) designation shall be as shown in Table FLU 1. The densities and intensities established for MU/ND shall not be altered except by amendment of this Comprehensive Plan. Location standards and criteria for land use compatibility are outlined below. Additional urban design standards are found in the Unified Land Development Code. The Planned Development zoning classification shall be utilized within the MU/ND designation to ensure the land use allocation (composition of mix) and density provisions specified in this policy are satisfied.

Table FLU 1 Mixed Use/Neighborhood Development	
Maximum Intensity	20 du/ac. and/or 0.25 FAR
Minimum Intensity	None
Minimum Land Area	1 Acre
Allowable Uses	Residential [1] Institutional [2] Office [3] Commercial [4] Recreation and Open Space Conservation

Notes for Table

1. Includes single family detached and attached, manufactured home, multi-family, and townhouse development as defined in the ULDC.
2. Institutional includes PI, Public Institutional uses as defined in the ULDC.
3. Professional Office includes P-1, Professional Office uses as defined in the ULDC. Neighborhood serving use, not to exceed 5% (office and commercial combined) of the total gross acreage of the entire MU/ND site.
~~3~~4. Commercial includes C-2, Community Commercial uses as defined in the ULDC. Neighborhood serving use, not to exceed 5% (office and commercial combined) of the total gross acreage of the entire Mixed Use/Neighborhood Development site.

Lands within the MU/ND designation shall be allocated as follows:

a. Residential Uses.
Residential Uses are the predominant land use under this designation, and may occupy between 10% and 95% of the designation inclusive of road rights-of-way, utility easements, and other public infrastructure. In order to achieve a variety of housing types, higher densities may be applied on specific parcels within neighborhood units, provided that the gross residential density of the residential portion(s) of the entire development remains less than 20 units per acre. The Planned Development zoning classification shall be utilized for zoning purposes.

b. Non-Residential Uses.
The non-residential components of each individual MU/ND community shall conform to the standards of one or more of the following districts: PI, P-1, and C-2. The gross acreage of the non-residential component of each MU/ND community shall be sized in proportion to the gross acreage of the entire MU/ND site. The maximum contiguous area of any non-residential area shall not exceed 10 acres in size. Depending on the size of the MU/ND designation, the non-residential acreage may be divided. The applicant is specifically encouraged to place neighborhood-serving commercial areas within a reasonable distance from each neighborhood unit. The appropriate form and placement of the neighborhood-serving commercial area shall be determined during the Planned Development review process.

c. Recreation and Open Space Uses.
Because Recreation and Open Space Uses are essential components of any livable neighborhood, the land allocated to such areas must equal or exceed 10% of the total useable land area of the Mixed Use/Neighborhood Development community, not including public road rights-of-way and stormwater management areas unless bikeway, pedestrian, or other public facilities are collocated with these areas.

d. Conservation Uses.
No set percentage shall apply, as each MU/ND site will be unique in its environmental character. However, all protected and retained wetlands (Wetland Preservation Areas and Wetland Mitigation Areas) shall be designated with the Recreation and Open Space or Conservation Use future land use designations and shall be protected in accordance with the City's adopted Future Land Use Element and Conservation Element objectives and policies

Policy 1.1.13: The City shall encourage the use of local renewable energy resources and alternative energy systems on the community, neighborhood and individual homesite level.

OBJECTIVE 1.2: COORDINATION OF FUTURE LAND USES WITH NATURAL CONDITIONS AND PUBLIC FACILITIES AND SERVICES

THE LOCATION AND DENSITY OF FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES WITHIN THE CITY LIMITS OF BARTOW SHALL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN ORDER TO DISCOURAGE URBAN SPRAWL, SHALL BE SOUND PLANNING PRACTICES, INCLUDING THE PROTECTION OF NATURAL RESOURCES ON INDIVIDUAL SITES, THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES, AND THE PROTECTION OF HISTORIC STRUCTURES AND/OR SITES.

Measurable Targets: Number of development located near City services; number of developments located in wetlands or floodplains.

Policy 1.2.1: The City will approve the location of new development on the basis of the suitability of the land to support development without adversely affecting the natural environment resources, potable water well protection areas and environmentally sensitive land, through the use of a development review process and appropriate mitigation measures. Specifically, the densities and intensities of land uses in wetlands, floodprone areas, and areas with severe soil limitations to development shall be as follows:

a. In the isolated wetlands shown on the Future Land Use Map, low density residential land uses shall be limited to one dwelling units per ten acres for all development and redevelopment; only passive recreation facilities shall be permitted and they shall be limited to a floor area ratio of 0.01; and all other public facilities, buildings and grounds shall be limited to a floor area ratio of 0.10. All other uses, specifically all nonresidential uses, shall be prohibited. All future wetlands annexed into the City of Bartow that are 10

acres or more in size shall be classified as either Conservation or Recreation and Open Space Land Use on the Future Land Use Map. Wetland areas less than 10 acres in size on any parcel do not need to be shown on the Future Land Use Map unless the area is part of a larger contiguous system, when combined, totals 10 acres or more in size. Areas less than 10 acres in size will be delineated at the time of development and are subject to the same protection standards and guidelines applicable to the wetland areas shown on the Future Land Use Map. Any proposed development within isolated wetlands shall be evaluated as to its impacts on wetland species and natural systems consistent with State and Federal permitting procedures. Land uses in future wetlands shall be restricted to the density and intensity standards stated above.

b. All future flood plains annexed into the City of Bartow that are 10 acres or more in size shall be designated either Conservation or Recreation and Open Space on the Future Land Use Map. Floodplain areas less than 10 acres in size on any parcel do not need to be shown on the Future Land Use Map unless the area is part of a larger contiguous system, when combined, totals 10 acres or more in size. Areas less than 10 acres in size will be delineated at the time of development and are subject to the same protection standards and guidelines applicable to the floodplain areas shown on the Future Land Use Map. Any proposed development within the 100-year floodplain shall be evaluated as to its impacts on flood storage and capacity, as well as any impacts to natural resources. All development and redevelopment of permitted uses and facilities shall be set back 100 feet from the natural bank of the Peace River, flood proofed, and the first floor elevation shall be one foot above the elevation of the 100-year flood. No development or redevelopment shall undertake any activity that will reduce the capacity, alter the flow characteristics of the Peace River, or otherwise degrade the functions of the floodplain.

c. The density and intensity of land uses shown in areas with severe soil limitations are established in Objective 5 and supporting policies of this Element. Severe soils do not alone, constitute reason to reduce densities and intensities established for land uses by Objective 5. Map 4, page 15 serves as a statement of limitations that may affect the development capacity of a particular site. The City shall require specific soils analysis and may impose additional construction standards in such areas.

d. Environmentally sensitive lands shall be defined as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S., and Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council. These areas shall be protected through the application of the City's zoning and site plan review regulations, which shall regulate the density and intensity of use, and shall incorporate techniques such as cluster development to protect these resources. Residential densities in areas of 100-Year floodplains shall not exceed 1 dwelling per 5 acres.

Policy 1.2.2: The City will encourage development in areas where public facilities and services are available or are projected to be available. High intensity, higher density uses will be encouraged where the greatest level of public facilities exist. Low density, low intensity development will be encouraged where low public facility capacities exist.

Policy 1.2.3: To protect natural resources, the City shall encourage new development in areas where natural conditions, including soils, are most appropriate. This shall be accomplished by directing public expenditures for public facilities and services to those areas. The City shall also direct public expenditures to areas where existing development may adversely impact natural resources in order to mitigate or reduce such impacts.

Policy 1.2.4: The City shall require that all development proposals be accompanied by evidence that an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; historic structures and/or sites; and areas prone to periodic flooding has been conducted. The City shall further require that the extent to which any development or redevelopment is proposed to be placed in/on, to disturb, or to alter the natural functions of any of these resources be identified. The development review process shall provide the opportunity for the City to review the proposed project to ensure that direct and irreversible impacts on the identified resources are minimized, or in the extreme, mitigated. The City shall assure that the development has undergone review by the SWFWMD, FDEP and ACOE as required, and that an appropriate on-site or off-site mitigation plan for any wetland impacts has been prepared, consistent with the City's objectives to minimize wetland impacts and sustain the functions of environmentally sensitive lands. When on-site mitigation is approved, wetlands shall be replaced with the same type and form that perform the same function as the wetland lost to development. The City shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands and which includes necessary modifications to the proposed development, specific setback and buffers, and clustering of development away from site resources, to ensure the protection, preservation or natural functions of the resource. Off-site mitigation for wetland impacts will only be considered when the mitigation site is located within the Peace River drainage basin. The plan for the protection of wetlands and other natural resources, including the assignation of appropriate buffers shall be approved prior to the issuance of any development order, and shall be fully executed prior to the occupancy of any structure permitted on the site. The minimum setback shall be 25 feet and the average of all setbacks from the resource shall be 40 feet for each development parcel. Areas designated as buffers shall preserve all natural vegetative cover, except where drainage-ways and access paths are approved to cross the buffer. Buffers may be supplemented only with native trees, shrubs and ground covers.

Policy 1.2.5: The City shall require the development of a Selected Area Plan (SAP) for any contiguous property in single or multiple ownership that is annexed and designated by the City Commission as requiring a SAP. A SAP may be developed for any size of land area where the location, configuration, potential density, intensities and mix of land uses, and incidence and/or location of natural and historical/archeological resources warrants detailed planning.

OBJECTIVE 1.3: REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS; DOWNTOWN REVITALIZATION

THE CITY OF BARTOW SHALL PROTECT THE QUALITY OF ITS NEIGHBORHOODS THROUGH CONTINUED CODE ENFORCEMENT, SITE PLAN REVIEW, AND RENEWAL AND REDEVELOPMENT OF BLIGHTED AREAS; AND THE CITY SHALL PROTECT ITS INVESTMENT IN THE URBAN CORE BY CONTINUOUSLY PRACTICING DOWNTOWN REVITALIZATION.

Measurable Targets: Measure the change in the amount of sub-standard structures, both commercial and residential from the established base year; the change in the number of vacant commercial structures from the base year; and, the change in the total property value within the downtown area.

Policy 1.3.1: The City will continue to support the Bartow Community Redevelopment Plan, and fund public improvements in accordance with the plan. The City will continue its current program of building inspections and code enforcement.

Policy 1.3.2: The City, through the Polk County Community Development Division's Community Development Block Grant program, will implement Housing Element directives for the renewal and revitalization of blighted areas, including the rehabilitation or demolition and replacement of substandard housing.

Policy 1.3.3: The City shall protect its investment and continue to invest in its downtown by maintaining a schedule of routine maintenance and enforcing the City's minimum maintenance codes for property owners; and continue revitalization of the urban core through enforcement of the sign ordinance, beautification projects and incentive programs for revitalization of the downtown area.

Policy 1.3.4: The City will promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining the existing land use map, which clearly identifies vacant parcels.

Policy 1.3.5: The City will promote infill development and redevelopment in the Community Redevelopment Plan Area (e.g. Area) by promoting increased densities and intensities within the boundary of the Area.

Community Redevelopment Plan Area Boundary

Community Redevelopment Plan Area Description

The Community Redevelopment Area (CRA) begins on the southeast corner at the intersection of Georgia Street and the west right-of-way line of the CSX Railroad, approximately five hundred feet east of U.S. Highway 17. The eastern boundary is the CSX Railroad as it runs north from the point of beginning and a line extending north from a point where the railroad curves to the west, and on to the City Limits north of Bear Creek. The northern boundary follows the City Limits west from the eastern boundary of the CRA, and encompasses the new Columbia Hospital site, then returns south to the Lyle Parkway, crosses U.S. Highway 98 to the west side, then turns south and follows an irregular pattern one to two parcels deep, west of U.S.98 to Bear Creek; continues south encompassing Oaks Landing Apartments, then turns west in line with. Forest Drive, continues west along the center line of Forest Drive to the east boundary of the Azalea Oaks Subdivision, then turns north one lot to the north boundary of said subdivision, then west along the north boundary of said subdivision to Maple Street, across Maple Street and around north side of the *City* property that is the site of a power substation to the western boundary of the area. The western boundary follows the City Limits south and parallel to Maple Street and Crown Avenue crossing the CSX Railroad right-of-way then, State Road 60, and running approximately 800 feet south of the highway to a point. The southern boundary runs east from the end of the western boundary a distance of 425 feet, more of less; turns north and runs 250 feet, more or less, to a point on a line extended west from the center line of Parker Street then; turns east and runs along said line and the center line of Parker Street to the center line of Orange Avenue then; south along the center line of Orange Avenue to Vine Street then; 'east along the center line of Vine Street to First Avenue then; north along the east right-of-way of First Avenue to Vine Street then; east along the center line of Vine Street to Second Avenue then; north along the center line of Second Avenue

to Magnolia Street then; east along the center line of Magnolia Street to Third Avenue then; north along the center line of Third Avenue and a line extended north from said center line to. Gay Street then; east along the center line of Gay Street to East Avenue then; south along the center line of East Avenue and continue south along the center line of seventh Avenue to Magnolia Street then; east along the center line of Magnolia Street to the west right-of-way of US. Highway 17 then; south along said west right-of-way to a point 150 feet, more or less, south of Bay Street then; west 250 feet, more or less, to a point then; proceed south in an irregular pattern one or two lots west of U.S.17 to a point one lot south of Clinton Street then; turn west and proceed to the center line of' Pine Level Avenue then; turn south along the center line of Pine Level Avenue to Georgia Street then; turn east and proceed along the center line of Georgia street across U.S.17 to the Point of Beginning. Begin at the southwest corner at the intersection of the north right-of-way of Georgia Street and the west right-of-way line of the CSX Railroad. Thence north along the west right-of-way of CSX Railroad to the centerline of Wabash Street East. Thence east along the centerline of Wabash Street East to the west boundary of Union Academy (Parcel No. 253009000000031020), thence south along the west boundary of Union Academy to the centerline of Laurel Street East, thence east along the centerline of Laurel Street East to the west boundary of Union Academy, thence south along the west boundary of Union Academy to the north line of Edgewood Estates Subdivision, which is also the centerline of Martin Luther King Jr Blvd East, thence east along the centerline of Martin Luther King Jr Blvd East and continuing east along the north boundary of College Park Estates Subdivision, to the northeast corner of said subdivision. Thence south along the eastern boundaries of College Park Estates Subdivision, Peace River Heights Subdivision, Peace River Heights First Addition Subdivision and Sweets Subdivision, Unit No. 1, to the southeast corner of Sweets Subdivision, Unit No. 1. Thence west from the southeast corner of Sweets Subdivision, Unit No. 1, along the south boundary of Sweets Subdivision, Unit No. 1, to the east boundary of Sweets Subdivision, Unit No. 2, thence south to the southeast corner of Sweets Subdivision, Unit No. 2, thence west along the south boundaries of Sweets Subdivision, Unit No. 2 and Bennetts Subdivision to the west boundary of Highland Park Subdivision, thence south along the east boundary of Highland Park Subdivision to the southeast corner of Highland Park Subdivision, thence west along the south boundary of said Subdivision to the point of beginning; and Begin at the northeast corner at the intersection of the north right of way of Gay Street East and the west right of way of East Avenue of Section 5, Township 30 South and Range 25 East. thence southerly along the centerline of East Avenue 733 feet, more or less, to the centerline of Martin Luther King Jr. Blvd East. thence westerly along the centerline of Martin Luther King Jr. Blvd East 90 feet, more or less, to the centerline of South 7th Ave. thence southerly 1,280 feet, more or less, to the centerline of Bay Street thence westerly 991 feet, more or less, along the centerline of Bay Street to the centerline of Second Ave. South thence northerly 260 feet, more or less, to the centerline of East Magnolia Street thence westerly 325 feet, more or less, to the centerline of First Ave. S thence southerly 291 feet, more or less, to the centerline of East Vine Street thence westerly 463 feet, more or less, to the centerline of Orange Ave. South thence northerly along the centerline of Orange Ave. South 2,478 feet, more or less, to the centerline of Main Street East, thence easterly along the centerline of Main Street East 2,406 feet, more or less, to the centerline of US Highway 17 thence southerly along the centerline of US Highway 17 618 feet, more or less, to the centerline of East Gay Street. Then westerly along East Gay Street to the point of the beginning.

OBJECTIVE 1.4: ELIMINATION OF INCOMPATIBLE USES

THE CITY OF BARTOW SHALL IDENTIFY ALL EXISTING LAND USES, ZONING, AND CONDITIONS THAT ARE INCONSISTENT WITH THE CHARACTER OF THE AREA OR ARE INCONSISTENT WITH FUTURE LAND USES AS PROPOSED BY THIS COMPREHENSIVE PLAN, AND, THROUGH ADOPTION AND ENFORCEMENT OF LOCAL REGULATIONS, SHALL REDUCE SUCH INCONSISTENT DEVELOPMENT, USES OR CONDITIONS.

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

Policy 1.4.1: The City will continue to identify, reevaluate, and where necessary, eliminate existing land uses or zoning that are inconsistent with the City's character and this Comprehensive Plan.

Policy 1.4.2: Existing nonconforming uses and structures shall be subject to the following regulations:

a. Subject to criteria set forth by Land Development Regulations, any lawful use of land or buildings existing at the time of the adoption of this Comprehensive Plan, or any amendments thereto, may be continued;

b. Nonconforming uses may be changed to another nonconforming use provided that the Board of Adjustment determines that the proposed nonconforming use is less detrimental to the district than the existing nonconforming use of property;

c. No building or land containing a nonconforming use shall be extended unless a proposed extension is consistent with the provisions of this Comprehensive Plan and the district in which the use is located; however, permission may be granted for a nonconforming use to be extended throughout those parts of the premises which were manifestly arranged or designed for such use prior to the advent of the nonconforming use status;

d. Nonconforming structures damaged by fire, explosion, act of God, or other casualty may be reconstructed and used as before within one year of the occurrence of such damage provided that such damage does not constitute more than fifty percent of its fair market value. A nonconforming building damaged more than fifty percent of its fair market value immediately prior to such damage shall not be restored except in conformance with this Comprehensive Plan;

e. Repairs to or restoration to a safe condition of nonconforming structures may be made provided that such repairs or restoration does not exceed fifty percent of the structure's fair market value;

f. No building or land in or on which a nonconforming use is discontinued or abandoned and/or superseded by a permitted use for six consecutive months, or a total of twenty-four or more months in any three year period, subsequent to the adoption of this Comprehensive Plan, shall again be devoted to any nonconforming use;

g. Exceptions may be granted to the above for recreational, athletic and exhibition uses, government uses and structures, public service structures, and certain signs. Specific criteria shall be set forth in Land Development Regulations.

OBJECTIVE 1.5: PROTECTION OF HISTORIC RESOURCES

THE CITY OF BARTOW SHALL ADOPT AND ENFORCE STANDARDS AND PROGRAMS THAT PROTECT AND PRESERVE HISTORIC RESOURCES.

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

Policy 1.5.1: The City shall promote investment and reinvestment in older neighborhoods to prevent deterioration and to protect structures of historical significance.

Policy 1.5.2: The City shall condition development approval to the development's compatibility with existing land uses and its effect on historic resources.

Policy 1.5.3: The City of Bartow shall annually consider local designation of historically significant properties within the City limits.

Policy 1.5.4: Criteria for local designation of historically significant properties will be included in the City's development code. All sites listed on the Florida Master Site File or the National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures, shall be by action of the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by the City Commission as meriting protection.

Policy 1.5.5: Through the Policies specified in the Housing Element, the City will encourage investment and reinvestment in older neighborhoods, and other areas considered historically significant, to prevent deterioration of these areas and to preserve the historic resources of the community.

OBJECTIVE 1.6: PROTECTION OF NATURAL RESOURCES

THE CITY OF BARTOW SHALL ESTABLISH DEVELOPMENT REVIEW STANDARDS TO ENSURE THE PROTECTION AND CONSERVATION OF ENVIRONMENTALLY SENSITIVE LAND WITHIN THE CITY.

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

Policy 1.6.1: The City shall cooperate with Polk County, the Southwest Florida Water Management District, and/or the Florida Department of Environmental Protection for the purpose of identifying and delineating areas of prime recharge to the Floridan aquifer, if funds become available to do so.

Policy 1.6.2: Proposed land uses which are incompatible with designated prime groundwater aquifer recharge areas shall be disapproved. The use or storage of hazardous substances within designated prime groundwater aquifer recharge areas shall be regulated. Specific criteria regulating or prohibiting uses or activities in such areas shall be established in Land Development Regulations.

Policy 1.6.3: The City will require developers to obtain all required permits from the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), and the Polk County Health and Rehabilitative Services when a proposed development:

a. is located within the 100 year floodplain as delineated by the Federal Emergency Management Agency (FEMA);

b. contains jurisdictional wetlands designated by the FDEP and/or the SWFWMD, or wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; or

c. contains soils rated as having "severe limitations" by the Polk County Soil Conservation Service. The City shall require evidence of appropriate permits from state or federal regulatory agencies prior to the issuance of a development permit.

Policy 1.6.4: The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map; specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Bartow will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, in order to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Bartow.

OBJECTIVE 1.7: AVAILABILITY OF UTILITY FACILITIES

IN CONFORMANCE WITH THE CONCURRENCY PROVISIONS OF THIS COMPREHENSIVE PLAN, THE CITY OF BARTOW SHALL ENSURE THAT SUITABLE LAND IS AVAILABLE FOR UTILITY FACILITIES AS NECESSARY TO SUPPORT PROPOSED DEVELOPMENT.

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

Policy 1.7.1: The City's Land Development Regulations shall require the set-aside, by dedication or easement, of land suitable to accommodate public utility facilities needed to service a proposed development. Where applicable, this may include primary facilities, substations, and distribution systems.

Policy 1.7.2: Prior to the issuance of a development order, the City shall require developers to confirm that required utility services are available or will be available concurrent with the impacts of the development.

OBJECTIVE 1.8: LAND DEVELOPMENT REGULATIONS

CONSISTENT WITH THE TIME FRAMES ESTABLISHED IN CHAPTER 163, FLORIDA STATUTES, THE CITY OF BARTOW WILL MANAGE FUTURE GROWTH AND DEVELOPMENT THROUGH THE PREPARATION, ADOPTION, IMPLEMENTATION, AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS. LOCAL REGULATIONS SHALL ADDRESS A VARIETY OF LAND DEVELOPMENT TECHNIQUES, INCLUDING MIXED USE AND PLANNED UNIT DEVELOPMENTS.

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

Policy 1.8.1: The City will enforce Land Development Regulations containing specific and detailed provisions sufficient to implement the adopted Comprehensive Plan, and that at a minimum will:

a. Regulate the subdivision of land.
The City's existing subdivision ordinance shall be reviewed and updated to ensure consistency with this Comprehensive Plan. At a minimum, prior to final approval for the subdivision of land, the financial feasibility of providing recreation, water, sewage treatment, drainage and roads, according to established level of service standards, shall be demonstrated;

b. Regulate the use of land in a manner consistent with the Future Land Use Element and ensure the compatibility of adjacent land uses;

c. Establish minimum standards for the provision of open space;

d. Protect environmentally sensitive lands.
Environmentally sensitive lands are defined as wetlands, 100-year floodplains of rivers and creeks, water well cones of influence, prime aquifer recharge areas, and critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Fish and Wildlife Conservation Commission (FFWCC), or the United States Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern. A Critical Habitat means the specific area within a geographic area occupied by plant or animal species listed by the FDACS, FFWCC or USFWS as endangered, threatened or

species of special concern, on which are found those physical or biological features essential to the conservation of the species and which may require management consideration or protection. Minimum setback requirements, buffering criteria, impervious surface restrictions and other appropriate measures shall be established and enforced;

e. Regulate areas subject to periodic flooding and provide for drainage and stormwater management.
This shall be accomplished by continued adherence to regulations established in the Drainage Sub-Element of the Infrastructure of this Comprehensive Plan;

f. Regulate signage.
At a minimum, the provision shall establish the frontage requirement for signs, consider allowing shared signs for smaller properties, and define terms within the provision to clarify its intent;

g. Regulate parking, vehicular site access, and on site traffic flow through the adoption and continued enforcement of design standards for new construction; and

h. Provide that development orders and permits that will result in a reduction of the level of service for the affected public facilities below the level of service standards established in this Comprehensive Plan will not be issued.

Policy 1.8.2: The City's adopted Land Development Regulations shall maintain standards for density and intensity of use for each future land use category on the future land use map series, consistent with the Future Land Use Element.

Policy 1.8.3: The City's adopted Land Development Regulations shall permit and encourage the use, where appropriate, of development techniques such as mixed use or planned unit development projects, zero lot line home subdivisions, and cluster housing and new urbanism mixed use development.

Policy 1.8.4: To the greatest extent possible, the City will coordinate Land Development Regulations with Polk County.

Policy 1.8.5: The City shall encourage and incentivize mixed land uses and higher density and intensities within the County Transit Corridors and Centers Overlay to promote energy efficient land use patterns and the reduction of infrastructure costs, and vehicle miles traveled~~, and greenhouse gas emissions~~.

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

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

THE CITY SHALL COORDINATE FUTURE LAND USE DESIGNATIONS WITH THE COUNTY AND SURROUNDING MUNICIPALITIES TO ELIMINATE OR REDUCE DEVELOPMENT IN

AREAS IDENTIFIED AS HAVING REPETITIVE LOSS DUE TO NATURAL HAZARDS AND WHICH ARE IDENTIFIED IN THE POLK COUNTY HAZARD MITIGATION STRATEGY; AND THE CITY SHALL COORDINATE WITH ANY RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380.

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

Policy 1.9.1: The City, through the implementation of its Land Development Regulations, will ensure that development approvals are consistent with the objectives and policies of the Polk County Hazard Mitigation Strategy, August 1999, as amended. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.

Policy 1.9.2: The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to insure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.

Policy 1.9.3: In conjunction with the American Red Cross and the Polk County School Board, the City will develop plans for reduction of the shelter deficit state-wide.

Policy 1.9.4 The City hereby requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough to house all park residents that reside in the park during the official Hurricane Season, from June 1 to November 1.

Policy 1.9.5: The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, in order to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and the location of shelters.

Policy 1.9.6: The City will trim trees on City rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies, in order to, reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.

OBJECTIVE 1.10: DISCOURAGE PROLIFERATION OF URBAN SPRAWL

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

WHERE PROVISION OF PUBLIC FACILITIES NECESSARY TO MEET LEVELS OF SERVICE STANDARDS ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF THE DEVELOPMENT.

Measurable Target: Number of developments brought into the City rather than into the county to diffuse urban sprawl; number of plan amendments reviewed for urban sprawl using the standards established by Rule.

Policy 1.10.1: The City adopts the following standards to discourage the proliferation of urban sprawl:

- No premature or poorly planned conversion of rural land to other uses;
- No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area;
- No areas of urban development or uses that fail to maximize the use of existing public facilities;
- No areas of urban development or uses that fail to use areas within which public services are currently provided;
- No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and

Policy 1.10.2: In support of the 2035 Polk County Mobility Vision Plan (Long Range Transportation Plan), the City shall require new development and redevelopment to conform with the following criteria:

a. Provide access to transit facilities;

b. Connect to centralized potable water and wastewater systems;

c. Incorporate design features that promote green building principles;

d. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;

e. Provide accesses to civic spaces, parks, green areas, and open space and other amenities;

f. Be supported by public safety (fire, EMS, law enforcement); and

g. Have access to public schools.

OBJECTIVE 1.11: ESTABLISH A CONSERVATION DEVELOPMENT PROGRAM TO ENCOURAGE THE EFFICIENT USE OF LAND, CONSERVE NATURAL RESOURCES AND MAXIMIZE OPEN SPACE, AND REDUCE THE COST OF PROVIDING INFRASTRUCTURE.

OBJECTIVE 1.12: SECONDARY RECOVERY & SEPARATION OF MINERALS

PROMOTE THE SECONDARY RECOVERY OF MINERALS FROM LAND AREAS PREVIOUSLY MINED FOR PHOSPHATE OR DISTURBED AS A RESULT OF PRIOR PHOSPHATE MINING TO ENHANCE REGIONAL PRODUCTION OF IMPORTANT MINERAL RESOURCES AND THEREBY IMPROVING AREAS PREVIOUSLY MINED OR DISTURBED LANDS TO PROMOTE LONG TERM AGRICULTURAL USE FUTURE URBAN DEVELOPMENT.

Policy 1.12.1: Permit and promote the recovery of minerals that would otherwise go unutilized from undeveloped lands by allowing for "secondary recovery" of such minerals from such land that was either:

previously mined for phosphate: or

disturbed by nearby prior phosphate mining activities provided such secondary recovery meets standards adopted by policy herein.

Policy 1.12.2: Permit and promote the use of efficient processes for secondary recovery of minerals of areas previously mined for phosphate or disturbed by phosphate mining, where advanced physical separation techniques are employed to achieve greater recovery of minerals than from processes used during earlier phosphate mining activities.

Policy 1.12.3: Permit, promote and encourage the reclamation of areas previously mined for phosphate or lands disturbed by phosphate mining through secondary recovery of minerals as a means of enhancing the aesthetic, geotechnical and other characteristics of such land to improve long term use for:

agriculture, and

urban development where allowed under this Comprehensive Plan.

Policy 1.12.4: Require that startup of all secondary recovery operations occur only after appropriate State permitting authorizing such secondary recovery and related mandatory reclamation is successfully completed, with local zoning approval issued only upon a demonstration of compliance with Chapter 16C-16.

Policy 1.12.5: Require site-specific, site plan-controlled City planned development approval ("City PD approval") for all secondary recovery, to ensure compatibility with adjacent or nearby uses and compliance with the policies enumerated within this Objective 1.12.

Policy 1.12.6: Through the PD process, ensure adequate distance separation requirements between secondary recovery and other "Residential" or "Mixed Use" land use designations within the City of Bartow or unincorporated Polk County

GOAL 2: TO DEVELOP LARGE-SCALE, MIXED USE PROJECTS BASED UPON ENVIRONMENTALLY SENSITIVE PLANS THAT ENCOURAGE HIGH QUALITY LIVING ENVIRONMENTS WITHIN THE CITY, BY PLANNING EFFICIENT URBAN GROWTH PATTERNS PREDICATED ON A VARIETY OF EMPLOYMENT ACTIVITIES, RESIDENTIAL AND NONRESIDENTIAL USES, A RANGE OF HOUSING OPPORTUNITIES AND SHORT VEHICLE TRIPS BETWEEN HOUSING, EMPLOYMENT AND SHOPPING.

OBJECTIVE 2.1: OLD FLORIDA PLANTATION DRI

THE OLD FLORIDA PLANTATION DEVELOPMENT OF REGIONAL IMPACT (DRI) IS A LARGE-SCALE, MIXED USE PROJECT THAT WILL BE DEVELOPED AS A NEW COMMUNITY UNDER APPLICABLE FLORIDA STATUTES, AND IN ACCORDANCE WITH THE OBJECTIVES AND POLICIES OUTLINED HEREIN, THE ADOPTED DRI DEVELOPMENT ORDER, THE SELECTED AREA PLAN (SAP) SUBMITTED PURSUANT TO GOAL 1, OBJECTIVE 1.1, POLICY 1.1.5 OF THIS FUTURE LAND USE ELEMENT, AND THE REGULATIONS OF THE CITY OF BARTOW.

Policy 2.1.1: Infrastructure and services shall be efficiently provided and maintained. Old Florida Plantation will not adversely impact existing communities or neighborhoods.

Policy 2.1.2: The establishment of Old Florida Plantation requires the amendment of the City of Bartow Comprehensive Plan Map Series. The amendment of the Future Land Use Map to specify Future Land Use Classifications for the project shall be consistent in all respects with the DRI Development Order adopted for the project by the City of Bartow.

Policy 2.1.3: Old Florida Plantation shall be developed pursuant to the following requirements:

a. Old Florida Plantation shall include a well-balanced variety of land uses, which may include urban and rural residential, commercial, recreational, and institutional, adequate to provide for and meet the needs of the expected population.

b. Old Florida Plantation shall contain, as specifically described in the DRI Development Order, infrastructure and service systems, including, but not be limited to:

1. Central sanitary-sewer and potable-water systems acceptable to the City of Bartow;

2. Public-safety facilities;

3. Appropriate internal circulation system to meet the multi-modal needs of the community; and

4. Other public facilities, such as, parks, public safety, and school sites to meet the public demands created by the community.

c. Old Florida Plantation shall exhibit design features that reduce or eliminate the impacts associated with "urban sprawl" and provide the necessary infrastructure to accommodate impacts generated by the project.

Policy 2.1.4: Old Florida Plantation shall be designed and developed in a manner that reduces automobile dependency and other adverse impacts of conventional suburban development. Old Florida Plantation may use design features that include neighborhoods exhibiting a "traditional-town" design. The design shall incorporate the following:

a. Employment, shopping, institutional, and recreational opportunities for the residents of the community;

b. A mix of housing densities, ownership patterns, and building types;

c. Specific community uses as an integral part of the design and development of the project, which may include: pedestrian plazas, community buildings, and institutional uses such as non-commercial recreation facilities and libraries;

d. Design commitments which establish pleasant and inviting public spaces along streets within the Old Florida Plantation;

e. Design features that enhance the use of pedestrian travel for routine trips between various land uses within the Old Florida Plantation. These may include the intermingling of uses and the limiting of neighborhood size, so that uses at the fringe of each neighborhood are within convenient walking distance of each use in the neighborhood;

f. Buildings located to more directly provide access from pedestrian pathways along streets and in other locations;

g. A network of on-site roadways that reduces travel time and increases the potential for local streets to handle vehicular movement between all uses within the Old Florida Plantation, and consequently reduce the need for traffic generated by the Old Florida Plantation to use or cross the collector and arterial streets within the vicinity; and

h. A range of design techniques to create visually interesting landscapes and streetscapes to pedestrians.

OBJECTIVE 2.2: ESTABLISHMENT OF LAND USES

OLD FLORIDA PLANTATION SHALL BE DEVELOPED WITH A MIX OF DESIGNATED RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATION AND OPEN SPACE, AND CONSERVATION LAND USES.

Policy 2.2.1: The Future Land Use Classifications of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities specific to Old Florida Plantation, with the following modifications and conditions:

a. Medium Density Residential with a maximum density of 12 du/ac,

b. High Density Residential with a maximum density of 15 du/ac,

c. Institutional,

d. Commercial,

e. Recreation & Open Space, and

f. Conservation

Policy 2.2.2: Industrial land uses are not permitted within Old Florida Plantation.

Policy 2.2.3: The location for land use and land use classifications is general in nature. It is possible that land uses and land use classifications may change based upon factors such as site constraints and detailed site planning. The final location for land uses and related boundary lines will be depicted on PUD zoning maps and subdivision plats in accordance with applicable Land Development Regulations. The application of this boundary flex provision shall not be construed to permit the total number of residential units or total commercial square footage to exceed the maximum identified for Old Florida Plantation as described in the DRI Development Order.

Policy 2.2.4: The number of dwelling units and acres of residential land use, and the square feet of commercial and nonresidential land uses proposed within the Old Florida Plantation project are listed in the table below:

Old Florida Plantation DRI Project Proposed Development	
Land Use	Totals
High Density Residential	4,797 dwelling units
Total Residential Land Area	939.8 acres
Commercial (Retail)	232,287 square feet
Commercial (Office)	130,000 square feet
Recreation (Marina & Barn)	7,109 square feet
Stables in square feet	6,500 square feet
Golf Maintenance in square feet	4,000 square feet
Golf Course Acres	346.0 acres

Policy 2.2.5: Old Florida Plantation shall be permitted to increase or decrease development densities within the Residential category so long as the density does not exceed a maximum of fifteen dwelling units per acre (15 du/ac), nor does the total number of residential dwelling units exceed 4,797.

Policy 2.2.6: Within the designated Towncenter area of Old Florida Plantation, mapped as "Towncenter" on Map H of the DRI Development Order for Old Florida Plantation,

a mix of commercial, residential, and institutional uses shall be permitted and shall be mapped as "Commercial", and approximately located as shown on the City's Future Land Use Map.

Policy 2.2.7: The Town Center area is approximately 25 acres in total area. Residential and Recreation land uses that are adjacent or intertwined with the Towncenter shall not be considered part of the Towncenter area. Residential uses above the ground floor shall not count toward the maximum allowable Floor-to-Area Ratio established in Goal 1, Objective 1.5 of this Element and shall be in addition to the maximum of 4,797 total units allowed in Old Florida Plantation.

Policy 2.2.8: Within this designated Towncenter area, no large-scale, single-tenant, retail uses with a floor area of greater the 10,000 square feet of gross leasable area (GLA) or more than 50 off-street parking spaces in a single parking lot shall be permitted. Likewise, no institutional uses requiring, by itself, more than 50 off-street parking spaces in a single parking lot shall be permitted, except when associated with uses related to the operation of the homeowner association. The intent and purpose of this policy is to promote smaller parking areas separated by open space or landscaped areas.

Policy 2.2.9: Multi family residential uses shall be permitted within the Town Center area as a second story use in buildings with commercial and institutional uses.

Policy 2.2.10: Any parcel of land reserved for conveyance to a governmental or public entity may be transferred by the Developer to any area other than a Conservation area within Old Florida Plantation project, with the consent of the City.

Policy 2.2.11: There shall be a commercial node and employment center, with the Commercial future land use classification, located adjacent to U.S. Highway 17 and Old Bartow Eagle Lake Road. Residential uses above the ground floor shall not count toward the maximum allowable Floor-to-Area Ratio established in Goal 1, Objective 1.5 of this Element, and shall be in addition to the maximum of 4,797 total units allowed in Old Florida Plantation.

Policy 2.2.12: Uses allowed at this commercial node and employment center may include retail, personal services, office, hotel/motel, and multi family residential uses and with a maximum residential density of 15 du/ac.

Policy 2.2.13: Commercial and Institutional uses that require large amounts of parking and will attract shoppers other than residents of Old Florida Plantation, such as large scale retail operations with more than 10,000 square feet GLA, shall be located within the commercial node and employment center located along U.S. Highway 17.

Policy 2.2.14: Minor structures required for the care and maintenance of the Conservation area, non-damaging access, and resource based recreation shall be permitted within the Conservation Future Land Use Classification. Resource-based recreation facilities, such as equestrian trails, pedestrian nature trails, boardwalks, wildlife observation platforms, and nature information centers are permitted.

Policy 2.2.15: Access to Lake Hancock shall be permitted in accordance with the February 23, 1999 Environmental Resource Permit (ERP) issued by the Southwest Florida Water Management District.

Policy 2.2.16: Development shall be consistent with the approved DRI Development Order and City of Bartow Unified Land Development Code. In the event of a conflict between the DRI Development Order and the Land Development Regulations, the DRI Development Order shall control.

OBJECTIVE 2.3: COMMUNITY DEVELOPMENT DISTRICT

A COMMUNITY DEVELOPMENT DISTRICT **("CDD")** MAY BE ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND IF ESTABLISHED, MAY ENCOMPASS ALL OR PART OF THE DRI AND PROVIDE FOR THE OWNERSHIP, FINANCING, CONSTRUCTION, AND ADMINISTRATION OF CERTAIN INFRASTRUCTURE FACILITIES BOTH WITHIN AND OUTSIDE OF THE DRI.

Policy 2.3.1: Any CDD established for Old Florida Plantation shall conduct its operations and administer the lands within the CDD boundaries in accordance with the provisions of this Comprehensive Plan, Chapter 190, *Florida Statutes*, and other applicable provisions of law.

Policy 2.3.2: All affected lots and parcels of landowners within an Old Florida Plantation CDD shall be subject to the governmental powers of administration and assessment authorized by Chapter 190, Florida Statutes, and all affected landowners shall be entitled to participate in the operation and administration of the CDD in accordance with the provisions of said Chapter.

Policy 2.3.3: If established, the Old Florida Plantation Community Development District:

a. May provide, arrange for, or otherwise cause the financing and construction of certain transportation infrastructure improvements outside of the CDD, but impacted by the Old Florida Plantation DRI, as described in the DRI Development Order; and

b. Shall coordinate its activities with the City of Bartow and other permitting agencies, consistent with the provisions of Chapter 190, Florida Statutes.

Policy 2.3.4: An Old Florida Plantation Community Development District shall be entitled to:

a. Own and administer, singly or in conjunction with a property owners' association within the Old Florida Plantation DRI, infrastructure facilities, including, without limitation, private roadways, wetland areas, parks and open spaces, utilities facilities, surface water drainage and control systems, and public safety improvements located within the DRI;

b. Execute contracts with City of Bartow relating to the provision of infrastructure; and

c. Perform such other functions within the DRI boundaries as may be authorized and permitted under Chapter 190, Florida Statutes.

Policy 2.3.5: Quasi-public and private facilities including, without limitation, roadways, utilities, parks and open space, and public safety improvements that are within the DRI and benefit the DRI landowners, may be owned or operated by a property owners association and/or the CDD, and shall be the responsibility of affected landowners within the DRI, as provided for in the association and/or CDD documents.

OBJECTIVE 2.4: CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS SHALL BE PROVIDED IN A MANNER RESPONSIVE TO THE NEEDS AND IMPACTS OF THE PROJECT CONTEMPLATED BY THE DRI DEVELOPMENT ORDER FOR OLD FLORIDA PLANTATION. THE DRI DEVELOPMENT ORDER IDENTIFIES THE NECESSARY CAPITAL IMPROVEMENTS AND FUNDING SOURCES TO SUPPORT THE PROPOSED DEVELOPMENT.

Policy 2.4.1: Based upon the land uses specified on Map H, of the DRI Development Order identifies the capital improvements required to address the impacts of the project. The developer, or the Community Development District, or similar entity shall be responsible for the DRI's proportionate share of said improvements, as more specifically described in the DRI Development Order. The DRI Development Order includes approval for the total project with appropriate conditions of approval insuring the concurrent provision of capital improvements. The City of Bartow maintains sufficient capacity through its existing Capital Improvements Program (CIP) and will provide Old Florida Plantation the following services: public water and sewer, solid waste collection and disposal, and electric service.

Policy 2.4.2: Certain area-wide transportation capital improvements are projected as a result of existing traffic, projected background growth, and traffic resulting from the development of the Old Florida Plantation DRI. The DRI Development Order contains a mitigation program to address the project's impacts on the identified road network subject to analysis pursuant to applicable standards. The timing of these improvements will be based upon their actual need, which will be determined by an annual transportation-monitoring program incorporating each of the roadways and intersections. Changes in background traffic levels, modification to the City of Bartow concurrency standards, traffic generated by the Project, or changes in base data traffic information may demonstrate that certain improvements are not required, are required earlier than originally projected, or should be modified to meet current standards or design procedures.

Policy 2.4.3: Tables C and D of the DRI Development Order describe the schedule of transportation improvements initially identified pursuant to Section 380.06, F.S. and related rules to address the transportation impacts of Old Florida Plantation on the affected road network. The tables contain information detailing the conditions controlling the determination of the improvement, its timing and the participation of responsible government agencies.

Policy 2.4.4: The DRI Development Order provides a funding mechanism for the identified transportation improvements, which in conjunction with other conditions of approval, establishes a financially feasible plan for addressing infrastructure

requirements. The funding mechanism is administered in conjunction with the CIP and coordinated with other affected agencies. The funding mechanisms are consistent with the requirements of the Concurrency Management Section of this Comprehensive Plan.

Policy 2.4.5: The City of Bartow will administer the program in a manner whereby all roadway impacts to state maintained or county maintained facilities from all development projects within the established impact area are quantified and a mechanism developed which fairly assesses each project's proportionate share contribution toward achieving concurrency improvements. Payment of the proportionate share contribution pursuant to Section 163.3180, *Florida Statutes*, as amended, is authorized by the Traffic Circulation Element of this Comprehensive Plan. Available state funds for roadway improvements should be considered in these assessment calculations, and the shortfall should be funded by this mechanism based upon a uniformly applicable standard.

OBJECTIVE 2.5: J.K. STUART PROPERTY

THE J.K. STUART PROPERTY, CONSISTING OF APPROXIMATELY 575.4 ACRES, HAS BEEN ANNEXED INTO THE CITY OF BARTOW WITH A MIX OF USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.5.1 AND 2.5.2. THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.5.1: Development of parcels within the J.K. Stuart Property shall be planned and designed so as to:

a. Provide a mix of residential, non-residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown.

b. Provide a mix of residential densities and product types, with both ownership and rental units allowed.

c. Establish interconnected systems for both vehicular and pedestrian travel within the property.

d. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways; the location and orientation of buildings and vehicular parking areas; and connections to the Fort Frasier Trail.

e. Provide attractive and useable public open spaces/common area through good architectural and landscape design.

Policy 2.5.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the J.K. Stuart property with the following modifications and clarifications.

a. Low Density Residential (up to 6 du/acre) – 213.3 acres

b. Medium Density Residential (up to 10 du/acre) – 30.0 acres

c. Commercial – 122.9 acres. Multi-Family (up to 12 du/acre). Office and institutional uses will also be allowed; Floor Area Ratios shall not exceed 0.25; and residential uses shall not be allowed.

d. Institutional – 12.6 acres. Office and institutional uses will be allowed. Floor Area Tatios shall not exceed 0.4.

e. Recreation/Open Space – 78.5 acres. Allows both passive and active recreation uses. Based on approximate flood line; may vary based on actual line and permitting.

f. Conservation – 118.1 acres. Allows passive recreation uses. Based on approximate wetland line; may vary based on actual wetland line and permitting.

g. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and, review and permitting from state and federal jurisdictional agencies and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without an amendment to the Future Land Use Map and to the acreages identified in this policy.

h. The overall intensity of the J.K. Stuart Property will be limited to the following aggregate usages:

Residential Units:	2,250 units (total)
Single Family Detached	600 units
Multi-family	1,650 units
Office Square Feet:	163,000 SFGLA
Retail Square Feet:	300,000 SFGLA

Residential density and intensity limits may can be transferred adjusted based on actual development proposed between the allowable uses within the respective categories provided the total aggregate vehicle trips generated do not exceed the number of trips generated by the approved plan, and the Floor Area Ratio and Densities in prior conditions are not exceeded.

OBJECTIVE 2.6: GRIFFIN PROPERTY EAST

THE GRIFFIN PROPERTY EAST, CONSISTING OF APPROXIMATELY 213 ACRES, HAS BEEN ANNEXED INTO THE CITY OF BARTOW WITH A MIX OF USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.6.1 AND 2.6.2. THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.6.1: Development of parcels within the Griffin Property East shall be planned and designed so as to:

a. Provide a mix of residential, non-residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown.

b. Provide a mix of residential densities and product types, with both ownership and rental units allowed.

c. Establish interconnected systems for both vehicular and pedestrian travel within the property.

d. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways; the location and orientation of buildings and vehicular parking areas; and connections to the Fort Frasier Trail.

e. Provide attractive and useable public open spaces/common area through good architectural and landscape design,

Policy 2.6.2: The Future Land Use Designations of the Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the Griffin Property East with the following modifications and clarifications.

a. Low Density Residential - 82 acres

b. High Density Residential – 15 acres

c. Commercial – 15 acres. Office and institutional uses will also be allowed; Floor Area Ratios shall not exceed 0.25; and residential uses shall not be allowed.

d. Recreation/Open Space – 80.9 acres. Allows both passive and active recreation uses. Based on approximate flood line; may vary based on actual line and permitting.

e. Conservation – 20.1 acres. Allows passive recreation uses. Based on approximate wetland line; may vary based on actual wetland line and permitting.

f. Industrial land uses are not permitted.

g. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and, review and permitting from state and federal jurisdictional agencies and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without

an amendment to the Future Land Use Map and to the acreages identified in this policy.

OBJECTIVE 2.7: SILVER PLANNED DEVELOPMENT

THE SILVER PLANNED DEVELOPMENT, CONSISTING OF APPROXIMATELY 509.9 ACRES, HAS BEEN ANNEXED INTO THE CITY OF BARTOW WITH A MIX OF USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.7.1 AND 2.7.2. THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.7.1 Development of parcels within the Silver Planned Development shall be planned and designed so as to:

a. Provide a mix of residential, non-residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown.

b. Provide a mix of residential densities and product types, with both ownership and rental units allowed.

c. Establish interconnected systems for both vehicular and pedestrian travel within the property.

d. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways; the location and orientation of buildings and vehicular parking areas.

e. Provide attractive and useable public open spaces/common area through good architectural and landscape design.

Policy 2.7.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities, and intensities for parcels on the Silver Planned Development with the following modifications and clarifications.

a. Low Density Residential (up to 6 du/acre) – 330.2 acres

b. Medium Density Residential (up to 10 du/acre) – 28.6 acres

c. High Density Residential (up to 20 du/acre) – 26.1 acres

d. Commercial - 40.0 acres. Office and institutional uses will also be allowed; Floor Area Ratios shall not exceed 0.25; and residential uses shall not be allowed.

e. Institutional – 85 acres. Floor Area Ratios shall not exceed 0.25.

f. Recreation/Open Space – It is estimated there is approximately 45.3 acres, inclusive of the acreages in (a) – (e) above, of Zone "A" floodplain, as defined by the Federal Emergency Management Agency,

which shall be specifically mapped as Recreation/Open Space at the time of actual line and permitting. The City of Bartow's Land Development Code defines the required open space for each land use designation. These requirements will be met through the Planned Unit Development Zoning and Site Plan Approval process. Based on approximate flood line; may vary based on actual line and permitting.

g. Industrial land uses are not permitted.

h. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and, review and permitting from state and federal jurisdictional agencies and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without an amendment to the Future Land Use Map and to the acreages identified in this policy.

(i) Development orders issued for the Silver Oaks Planned Development shall be consistent with the private agreement entitled "Joint Stipulation and Settlement Agreement" between John W. Frost, II, Terry Frost and Silver Capital Adult Communities, Inc. dated April 12, 2006, insofar as:

(A) The landowner has a private obligation to construct Landscaped Buffers as defined in the "Joint Stipulation and Settlement Agreement"; and

(B) The landowner has a private obligation to maintain a tree save area as defined in the "Joint Stipulation and Settlement Agreement". The obligations of compliance and rights to enforcement provided by the "Joint Stipulation and Settlement Agreement" shall remain at all times with the parties thereto. The City of Bartow shall implement this policy by requiring the landowner to submit plans for development orders that reflect the appropriate buffering and the tree save area. This policy shall not require the City of Bartow to enforce the 'Joint Stipulation and Settlement Agreement' or undertake any obligation to police its compliance, monitor the ongoing maintenance of buffer zones and the tree save area, make any settlement payments or require any action be taken by either of the parties regarding buffer zones or the tree save area after the issuance of appropriate development orders."

(j) The overall intensity of the Silver Planned Development Property will be limited to the following aggregate usages:

Residential Units (Single Family and Multi-Family:	1,050 units
Medical Office Square Feet:	430,000 SFGLA
Commercial Square Feet:	150,000 SFGLA

Density can be transferred between uses provided the total aggregate vehicle trips generated do not exceed the number of trips generated by the approved plan, and the Floor Area Ratio and Maximum Allowable Density for each land use in prior conditions are not exceeded.

(k) Utility-owned Renewable Generation Systems are allowed within the Low and Medium Density residential land use designations. Development standards for such use shall be developed and implemented which address land use compatibility, operating standards, system maintenance, length of service expectations, decommissioning timeframes and site restoration. A development agreement shall be executed between the developer and City of Bartow to further the development interests of all parties prior to the issuance of a civil site construction plan for the project.

OBJECTIVE 2.8: NUSTAR ENTERPRISES PROPERTY

THE NUSTAR ENTERPRISES PROPERTY, CONSISTING OF APPROXIMATELY 324.5 ACRES, HAS BEEN ANNEXED INTO THE CITY OF BARTOW WITH A MIX OF USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.8.1 AND 2.8.2. THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.8.1: Development of parcels within the Nustar Enterprises Property shall be planned and designed so as to:

a. Provide a mix of residential, non-residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown.

b. Provide a mix of residential densities and product types, with both ownership and rental units allowed.

c. Establish interconnected systems for both vehicular and pedestrian travel within the property.

d. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways; the location and orientation of buildings and vehicular parking areas.

e. Provide attractive and useable public open spaces/common area through good architectural and landscape design,

Policy 2.8.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the Nustar Enterprises Property with the following modifications and clarifications.

a. Low Density Residential - 169.8 acres; Total number of residential units shall not exceed 600.

b. Commercial – 60 acres. Office and institutional uses will also be allowed; Floor Area Ratios shall not exceed 0.25. Residential uses may be located

in commercial designations as part of the 600 unit maximum established in Policy 2.8.2 (a).

c. Recreation/Open Space 94.7 acres. Allows both passive and active recreation uses. Based on approximate flood and wetlands lines; may vary based on actual line and permitting.

d. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and, review and permitting from state and federal jurisdictional agencies and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without an amendment to the Future Land Use Map and to the acreages identified in this policy.

OBJECTIVE 2.9: WILSON RANCH PLANNED DEVELOPMENT

THE WILSON RANCH, CONSISTING OF APPROXIMATELY 897.1 ACRES, WAS PREVIOUSLY ANNEXED INTO THE CITY OF BARTOW. THE OWNERS WISH TO ESTABLISH A PROJECT WITH A MIX OF USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.8.1 AND 2.8.2 THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.9.1: Development of parcels within the Wilson Ranch Planned Development shall be planned and designed so as to:

a. Provide a mix of residential, non-residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown.

b. Provide a mix of residential densities and product types, with both ownership and rental units allowed.

c. Establish interconnected systems for both vehicular and pedestrian travel within the property.

d. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways; the location and orientation of buildings and vehicular parking areas.

e. Provide attractive and useable public open spaces/common area through good architectural and landscape design.

Policy 2.9.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the Wilson Ranch Planned Development with the following modifications and clarifications.

a. Low Density Residential – 337.7 acres – 1,350 residential units

b. Commercial – 37.5 acres. Office and institutional uses will also be allowed; Floor Area Ratios shall not exceed 0.25; and residential uses shall not be allowed.

c. Recreation/Open Space or Conservation – 521.9 acres. Allows both passive and active recreation uses. Based on approximate flood and/or conservation lines; may vary based on actual line and permitting.

d. Utility-owned Renewable Generation Systems are allowed within the Mixed Use/Neighborhood Development Land use designation. Development standards for such use shall be developed and implemented which address land use compatibility, operation standards, system maintenance, length of service expectations, decommissioning timeframes and site restoration.

e. Industrial land uses are not permitted.

f. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and, review and permitting from state and federal jurisdictional agencies and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without an amendment to the Future Land Use Map and to the acreages identified in this policy.

OBJECTIVE 2.10: JAMES PROPERTY

THE JAMES PROPERTY, CONSISTING OF 120.9 ACRES, AS DEPICTED AND DESCRIBED IN ATTACHMENTS 1 AND 3 OF EXHIBIT **"A"** TO ORDINANCE 2008-35, HAS BEEN ANNEXED INTO THE CITY OF BARTOW WITH A MIX OF RESIDENTIAL USES TO BE ALLOWED, CONSISTENT WITH THE POLICIES SET FORTH IN POLICIES 2.10.1 AND 2.10.2. THE PROPERTY IS SITUATED SO AS TO PROVIDE FOR ORDERLY, INFILL-GROWTH, THEREBY DISCOURAGING URBAN SPRAWL.

Policy 2.10.1: Development of parcels within the James Property shall be planned and designed so as to:

a. Provide a mix of residential, recreation/open space and conservation uses consistent with the Future Land Use Classifications shown;

b. Establish interconnected systems for both vehicular and pedestrian travel within the property;

c. Emphasize pedestrian travel through the provision of safe, convenient and attractive sidewalks and pathways;

d. Provide attractive and useable public open spaces/common area through good architectural and landscape design, and

e. Cluster dwelling units in order to maximize open space and conservation areas utilizing Planned Development zoning application(s);

f. Utilize the existing infrastructure capacity that is in place to ensure that urban services are provided in a manner that maximizes the public's investment in the operable systems;

g. Reserve a minimum of 40% of the gross area of the project site as open space, with such areas constituting one or more of the following uses: conservation, active or passive recreation, water bodies, upland preserve, greenways, trails or other open space areas.

h. No new residential lots shall be larger than one-third acre.

Policy 2.10.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the James property with the following modifications and clarifications.

a. Low Density Residential - 104.9 acres, limited to a gross density of 2.9 dwelling units to the acre.

b. Conservation – 16 acres. Allows passive recreation uses, stormwater facilities and utility/rights-of-way crossings subject to appropriate agency permitting. Based on approximate wetland line; may vary based on actual wetland line and permitting.

c. The boundaries for each land use shown on the Future Land Use Map are approximate and may be adjusted based on specific development plans and natural site conditions such as vegetation, topography, soils, surveyed wetland boundaries and actual flood zones. However, such adjustments may not cause the acreage for any development land use to change by more than 10% of the acreages shown here without an amendment to the Future Land Use Map and to the acreages identified in this policy.

OBJECTIVE 2.11: CEDAR TRAIL LANDFILL

THE CEDAR TRAIL LANDFILL, CONSISTING OF APPROXIMATELY 396.1 ACRES, WAS PREVIOUSLY ANNEXED INTO THE CITY OF BARTOW. THE CITY INTENDS TO AUTHORIZE USES FOR THE CEDAR TRAIL LANDFILL CONSISTENT WITH POLICIES 1.1.2, 2.11.1 AND 2.11.2.

Policy 2.11.1: Development within the Cedar Trail Landfill shall be planned and designed consistent with the Future Land Use Classifications shown on the Future Land Use Map as limited by Policy 1.1.2.a) and Policy 2.11.2.

Policy 2.11.2: The Future Land Use Classifications for this Bartow Comprehensive Plan shall be utilized to define uses, densities, and intensities specific to Cedar Trail Landfill, with the following modifications and conditions:

a. The following uses shall be permitted uses on the parcels within the Cedar Trail Landfill:

   1. "Landfills" that accept "Class I wastes", as defined in Rules 62-701.200(13) and (57), F.A.C. (2012), as restricted below:

   2. "Landfills" that accept "Class III wastes", as defined in Rules 62-701.200(14) and (57), F.A.C. (2012), as restricted below:

   3. "Facilities" that accept "Construction and Demolition Debris", as defined in Rules 62-701.200(14) and (24), F.A.C. (2012), as restricted below: and

   4. Any other uses permitted in the applicable land use designation in accordance with this Bartow Comprehensive Plan.

b. The following materials shall not be accepted at any landfill or facility located within the Cedar Trail Landfill:

   1. "Garbage", as defined in Rule 62-701.200(34), F.A.C. (2012);

   2. "Household Waste", as defined in Rule 62-701.200(49), F.A.C. (2012);

   3. Untreated "Biomedical Waste", as defined in Section 403.703(2), Florida Statutes (2012);

   4. Animal carcasses;

   5. Liquids containing a polychlorinated biphenyl ("PCB"), or non-liquid PCB containing materials or wastes with a PCB concentration greater than or equal to 50 parts per million;

   6. "Liquid Waste", as defined in Rule 62-701.200(65), F.A.C. (2012), excluding recirculated leachate and such waste that has been solidified on-site so that it is no longer Liquid Waste; and

   7. Aluminum dross.

c. Any reference to Florida Statutes and FDEP Regulations or Rules in this Policy 2.11.2 shall be deemed to refer to those Florida Statutes and FDEP Regulations or Rules in effect on January 1, 2012.

GOAL 3: CLEAR SPRINGS SECTOR PLAN:

ESTABLISHING AND SUCCESSFULLY IMPLEMENTING THE CLEAR SPRINGS CONCEPTUAL PLAN OVERLAY AND RELATED DETAILED SPECIFIC AREA PLANS SO AS TO INTEGRATE THE CLEAR SPRINGS **SECTOR PLAN ("CSSP") AREA AS A CRITICAL LONG**-TERM EXPANSION **OF THE CITY OF BARTOW'S URBAN AREA, WHILE: (1) ENSURING A** DISTRIBUTION OF FUTURE LAND USES ACROSS BOTH AREAS THAT PROMOTES SUSTAINABLE DEVELOPMENT WITHIN THE BARTOW URBAN AREA; (2) FOSTERING ECONOMIC AND CULTURAL CONNECTIONS BETWEEN THE CSSP AREA AND THE AREA FORMERLY WITHIN CITY LIMITS OUTSIDE THE CSSP AREA; AND (3) MANAGING GROWTH WITHIN THE CSSP AREA TO ENSURE THAT URBAN ACTIVITY, AGRICULTURE AND AGRI-BUSINESS, NATURAL RESOURCES, PUBLIC FACILITIES ARE ALL GIVEN CONSIDERATION AND PRIORITY; ALL TO ENSURE THAT GROWTH WITHIN THE CSSP AREA IS APPROPRIATELY DIRECTED AND ACCOMMODATED.

OBJECTIVE 3.1: ESTABLISH A CONCEPTUAL PLAN OVERLAY **("CPO")** FOR THE CLEAR SPRINGS SECTOR PLAN **("CSSP")** AS THE INNOVATIVE AND FLEXIBLE PLANNING STRATEGY FOR BUILDOUT OF THE LAND AREA SHOWN ON MAP CPO-1: CONCEPTUAL PLAN OVERLAY – LOCATION MAP.

ESTABLISH THE ADOPTED CLEAR SPRINGS SECTOR PLAN CPO AS THE GENERAL PLANNING AND GROWTH MANAGEMENT FRAMEWORK TO GUIDE FUTURE GROWTH OF THE AREA DEPICTED ON MAP CPO -1 WITHIN WHICH AN EXPANSION OF THE CITY OF BARTOW IS AUTHORIZED TO OCCUR.

Policy 3.1.1: Consistent with the "Agreement Authorizing an Optional Sector Plan in the City of Bartow, Florida," dated 9/17/07, between the Florida Department of Community Affairs, the City of Bartow and all land owners within the CSSP area shown on Map CPO - 1 and legally described in the Conceptual Plan Overlay adopted by the City of Bartow on September 15, 2008, such Conceptual Plan Overlay (Amended), hereinafter "CPO," shall serve as the long term buildout overlay to the City's Comprehensive Plan for the CSSP area.

Policy 3.1.2: The CPO shall serve as an overlay to the City's adopted Comprehensive Plan which: (a) establishes the generalized future land use patterns within the CSSP area; (b) identifies regionally significant natural resources within the CSSP area; (c) identifies regionally-significant public facilities within the CSSP area; (d) establishes guiding principles that address urban form and interrelationships of anticipated future land uses; and (e) identifies general procedures to ensure intergovernmental coordination to address extrajurisdictional impacts from the CSSP area.

Policy 3.1.3: Goals, objectives, and policies that govern the CSSP area may either present an express (direct) or implied (indirect) conflict with the policies that govern within the CSSP area. In either circumstance, the provision elsewhere in the City's Comprehensive Plan that is in direct or indirect conflict with a Sector Plan policy shall be deemed to not apply to the Sector Plan area.

Policy 3.1.4:

a. The following Future Land Use Element policies shall not apply within the CSSP area: 1.2.1 and 1.2.5.

b. The following Conservation Element policies shall not apply within the CSSP area: 3.1, 3.2, 4.1 and 6.3.

c. The following Recreation & Open Space Element policy shall not apply within the CSSP area: 4.2.

Policy 3.1.5: The CSSP CPO assumes buildout of the CSSP area will occur by year 2030. However, DSAP submittal and related development upon DSAP approval may occur in the immediate near term. The rate and timing of development within different areas of the property will be dependent upon and will be shaped by and addressed within the DSAP land development phases.

Policy 3.1.6: The adoption of the CPO, which serves as an overlay to the Comprehensive Plan, shall have no immediate effect on the issuance of development orders on any part of the CSSP area.

Policy 3.1.7: Upon adoption of the CPO but prior to the adoption of any related DSAP within any portion of the CSSP area, the City of Bartow's "Agriculture" Future Land Use Map designation shall govern the review and issuance of local development orders on the Property until such time as a DSAP is approved, and the approved DSAP shall then supersede the "Agriculture" designation within the land area addressed in such DSAP.

Policy 3.1.8: Notwithstanding any inconsistent requirement in Policy 1.1.7 of this Future Land Use Element, such policy being inapplicable within the CSSP area, the City shall support the use of lands for agricultural purposes within the CSSP area by permitting agricultural uses and agribusiness uses to continue throughout the entire CSSP area until such uses may transition to other land uses in a manner consistent with the Clear Springs CPO. Portions of the CSSP area that are projected to remain through the 2030 planning horizon year under either agricultural uses, rural residential uses or a combination thereof are designated as "Rural Development / Agriculture" on the Long Range Conceptual Land Use Map for the CSSP area.

Policy 3.1.9: Policy 1.1.8 of this Future Land Use Element concerning visioning exercises shall not apply within the CSSP area. The CSSP Conceptual Plan Overlay ("CPO"), including any amendments thereto, and all related DSAPs that may be approved and amended within the CSSP area, shall together constitute the adopted vision for the CSSP area. No policy statements within this Comprehensive Plan that are inconsistent with the CSSP CPO and DSAP(s) may be applied either to establish or supplement the City's vision for the CSSP area, or to otherwise direct or regulate planning within the CSSP area.

Policy 3.1.10: In addition to the standards adopted within Policy 1.10.1 of this Element to discourage the proliferation of urban sprawl, the City's strategy to discourage urban sprawl shall be implemented in substantial part by the annexation of lands within the Clear Springs Sector Plan area, by adoption of the CSSP CPO and related DSAPs to encourage and regulate growth within this Sector Plan area

consistent with the principles and guidelines enumerated in this Goal and related objectives and policies; thereby facilitating logical expansion of the City into an area immediately adjacent to the City boundaries as they existed prior to the annexation of the CSSP area.

Policy 3.1.11: Until such time as a DSAP is approved for any part of the CSSP area, proposed development of any non-agricultural use within any such land area that is designated as "Agricultural" on "City of Bartow Future Land Use Map - Clear Springs Sector Plan Area" shall be subject to the following, in addition to other requirements associated with the "Agricultural" future land use designation:

a. Development shall comply with the following:

1. A minimum of 60% of the gross area of the project site shall be reserved as open space, with such area constituting either agricultural use, recreation areas, water bodies or wetlands remaining after release of mining reclamation, upland areas designated for habitat protection or other conservation purposes and greenways, trails or other open space areas.

2. The maximum number of dwelling units to be approved shall be based upon the entire site area (including the minimum 60% open space area) with all dwelling units to be contained within residential clusters on the portion not being reserved for open space.

3. No single family residential lot shall be larger than 1 acre.

4. Units within residential clusters shall be deducted from the maximum permissible number of residential units identified in Figure CPO – 5: Anticipated "Buildout" Land Utilization and Development Program.

5. No residential clusters shall be located within, and no open space credited toward the 60% minimum open space area requirement, shall be located within the area designated on Map CPO – 10 as "Agriculture Only."

6. Within the area shown on as "Agricultural" on "City of Bartow Future Land Use Map - Clear Springs Sector Plan Area" for which a DSAP has not yet been approved, clustered residential development and related open space reserve areas pursuant to the underlying City Future Land Use Map AG designation shall:

a) be located entirely within areas designated on Map CPO – 10 as either "Urban Development" or "Rural Development / Agriculture;"

b) occupy no more than 10% of the area shown as "Urban Development" on Map CPO - 10 and

c) occupy no more than 25% of the area shown as "Rural Development / Agriculture" on Map CPO – 10.

7. Development approval shall be pursuant to a planned development zoning district.

8. Schools, other educational institutions, and facilities customarily associated with such schools and educational institutions are expressly allowed within the "Agricultural" designation, and are exempt from the open space requirements of subparagraph a.1. above. The purpose of allowing this use as indicated herein is to permit and facilitate the development of Polk State College facilities within the Clear Springs Sector Plan area ("CSSP area") provided such permitted educational use is consistent with approved Detailed Specific Area Plans within the CSSP area, if any. Application of this policy for any other purpose is prohibited. Further, this policy shall not be applied to permit the premature conversion of agricultural land to urban uses, nor shall this policy be applied so as to promote the proliferation of urban sprawl.

9. Public or private surface water impoundments and associated improvements are permitted. As used herein, the term "surface water impoundment" shall mean, and shall be limited to, an existing earthen facility previously utilized for the consolidation of waste clays and the decanting of water from the production of phosphate. Structural modification of such facility is required and permitted to protect the public health and safety, such modification to allow the use of the facility to serve as a water resource facility for the purpose of long-term storage of water used to facilitate restoration of flows in the Upper Peace River and/or public water supply.

b. In considering approval of the application for any proposed residential cluster, and in determining gross project density, lot sizes and other project design elements, consideration shall be given to all relevant facts and circumstances, including, but not limited to:

1. Proximity to and access to the major road network as shown on Appendix "H" – Map 2 of 2 of the CPO.

2. Whether public water and sewer services are available and whether such services will be required; and the timing of the development with regard to those and other public facilities.

3. The functional and proximate relationship between the proposed project and other development within nearby DSAP areas and approved residential clusters, considering the density, lot sizes and other characteristics of these adjacent areas.

4. The functional relationship between the proposed project and other areas that are designated as "Clear Springs Conservation."

5. The compatibility of the uses, density and other project parameters with existing agricultural activities.

6. The existence of any approved adjacent DSAP and the uses permitted under such approval, and the proposed uses within any DSAP for which review may be pending at the time a project application is received; and

7. Consistency with the goals and objectives of this Comprehensive Plan.

OBJECTIVE 3.2: ESTABLISH THE FRAMEWORK FOR THE AUTHORIZATION AND ADOPTION OF ONE OR MORE DETAILED SPECIFIC AREA PLANS **("DSAP**S**")** WITHIN THE AREA SUBJECT TO THE CSSP CPO, AND ENSURE CONSISTENCY OF EACH APPROVED DSAP WITH THE ADOPTED CSSP CPO.

UTILIZE THE DSAP APPROVAL PROCESS TO ESTABLISH THE ADOPTED CLEAR SPRINGS SECTOR PLAN AS THE GENERAL PLANNING AND GROWTH MANAGEMENT FRAMEWORK TO GUIDE FUTURE GROWTH OF THE AREA DEPICTED ON MAP CPO - 1 WITHIN WHICH AN EXPANSION OF THE CITY OF BARTOW IS AUTHORIZED TO OCCUR.

Policy 3.2.1: Each DSAP within the CSSP area shall be adopted by amendment to the City of Bartow's Comprehensive Plan, pursuant to Section 163.3184, F.S., as amended. Adoption of a DSAP within the CSSP area may be concurrent with the adoption of, or amendment to, the CSSP CPO.

Policy 3.2.2: Each DSAP applied for within the CSSP area should contain 1,000 acres at minimum, and must meet other statutory criteria detailed in Section 163.3245, F.S. Upon approval of each DSAP that implements the CPO, all applications for development orders would then be required to demonstrate consistency with the approved DSAP, which in turn shall be consistent with the CPO as determined in Policy 3.2.6 herein.

Policy 3.2.3: The process to obtain approval of any DSAP, the rights acquired by a land owner within an approved DSAP, the monitoring of any approved DSAP and other requirements applicable to a DSAP shall be as described in Section 163.3245, F.S.

Policy 3.2.4 Each proposed DSAP, and each proposed amendment to any approved DSAP shall be reviewed for, and shall demonstrate, consistency with the CSSP CPO, the City of Bartow Comprehensive Plan and Code of Ordinances for the City of Bartow. For purposes of consistency review, and for purposes of the adoption or amendment of any DSAP, the future land use overlay designations described in Section 3.4.2 of the CSSP CPO, designated as depicted on Map CPO – 10: Long Range Conceptual Land Use Map, shall be applied.

Policy 3.2.5: The distribution, extent and location of future land uses approved within any DSAP shall be consistent with the CPO future land use overlay designations. Further, such land uses shall be specified in the DSAP in greater detail than indicated on Map CPO - 10, by applying the following additional Clear Springs

Sector Plan detailed land use categories to designate all land within such DSAP on a DSAP future land use map to be approved at time of adoption of any Clear Springs Sector Plan DSAP:

Categories Allowed in the "Rural Development / Agriculture" overlay designation:

a. Clear Springs Rural Residential - The primary function of the Clear Springs Rural Residential Use land use plan classification is used to designate those areas within the "Rural Development / Agriculture" overlay designation of the Clear Springs Sector Plan area, not including any such sub-areas that are designated "Agriculture Only," that are best suited for rural residential development up to 0.2 dwelling units per gross acre. Commercial uses may be part of mixed use planned developments serving the area and FAR of up to 0.25 can be considered for such commercial uses. Projects that provide mixed uses must demonstrate detailed integration, scale, diversity and internal relationships of uses on site. Multi-tenant strip commercial development, where each business location within the development has separate driveway access to collectors and arterials, shall be prohibited. Public schools are allowed.

Categories Allowed in the "Urban Development" overlay designation:

b. Clear Springs Residential - The primary function of the Clear Springs Residential Use land use plan classification is used to designate those areas within the "Urban Development" overlay designation of the Clear Springs Sector Plan area that are best suited for residential development up to 20 dwelling units per gross acre. Commercial uses shall be part of mixed use planned developments serving the area and an FAR of up to 0.25 can be considered for such commercial uses. Rezonings shall be approved utilizing the City of Bartow planned development zoning designation. Projects that provide mixed uses must demonstrate detailed integration, scale, diversity and internal relationships of uses on site. Multi-tenant strip commercial development, where each business location within the development has separate driveway access to collectors and arterials, shall be prohibited. Public schools are allowed. A full range of residential and quasi-residential uses may be considered, including, for example, assisted living facilities and recreational vehicle parks.

c. Clear Springs Commercial – The primary function of the Clear Springs Commercial land use plan classification is used to designate those areas within the "Urban Development" overlay designation of the Clear Springs Sector Plan area that are suited for up to 24 dwelling units per gross acre, commercial, office uses, multi-purpose and clustered residential and/or mixed use projects. Commercial uses shall be part of a larger mixed use planned development and are limited to 0.25 FAR. Rezonings shall be approved utilizing the City of Bartow planned development zoning designation. Projects which provide mixed uses must demonstrate detailed integration, scale, diversity and internal relationships of uses on site. A full range of residential and quasi-

residential uses may be considered, including, for example, assisted living facilities and recreational vehicle parks.

d. Clear Springs Research Corporate Park – The primary function of the Clear Springs Research Corporate Park land use classification is to provide opportunity within the "Urban Development" overlay designation of the Clear Springs Sector Plan area for research and development of high technology and similar manufacturing and light warehousing uses to serve Bartow and the Polk County region. Development in this category has integrated internal and external design requirements including heavy buffering and landscaping, high visibility linear footage on arterials, interstates, and expressways, and locations adjacent to employment markets. Support neighborhood commercial uses may be permitted for up to 20% of the total land area. The development of the neighborhood commercial uses shall be integrated and appropriately scaled to other project uses. Rezonings shall be approved utilizing the City of Bartow planned development zoning designation.

Research and development activities, related educational facilities, training centers, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and rural scale retail establishments. Small scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects, or 20% of the project's land area when part of larger planned research/corporate park, may be permitted. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Mixed use-residential projects would include a residential, neighborhood commercial and employment center component (excluding light and other industrial uses) and shall have no single-use (residential, neighborhood commercial, or employment center) which exceeds 35% of the land area of the project. In order to provide meaningful contribution to the mixed use-residential project each representative land use must occupy at least 15% of the project's land area and at least 15% of the project's land area must be devoted to vertically-integrated structures or civic uses or public uses. The maximum FAR permitted is 2.0. The building floor area of residential uses shall be counted along with the building floor area of all other uses for purposes of determining compliance with this maximum FAR.

e. Clear Springs Planned Industrial – The primary function of the Clear Springs Planned Industrial land use classification is to designate certain land within the "Urban Development" overlay designation of the Clear Springs Sector Plan area those areas in the City potentially suitable for industrial activities but which are located outside of concentrated industrially-designated areas or in other areas where approval of development pursuant to a site plan review procedure would be beneficial to ensure land use compatibility. The planned industrial category offers flexibility in permitted uses and in creativity for design of the required site plan to ensure that the degree of impact on the surrounding natural and man-made environment is kept to a minimum.

Rezonings shall be approved utilizing the City of Bartow planned development zoning designation. This land use plan category will be used along major transportation routes, in areas where there is no pre-existing concentration of industrial uses and in areas where concerns such as the impact on adjacent development can be effectively addressed through site planning.

Light and heavy industrial uses such as processing, manufacturing, recycling and storage of materials are permitted as the predominant uses, including support offices, warehousing, and small scale retail uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. No residential is allowed except limited accessory residential (e.g. on-site security guard). The maximum FAR permitted is 0.50.

Policy 3.2.6: Within the CSSP area, educational uses, public buildings and grounds and other public facilities are not required to be shown on the future land use map as a separate land use category. The more detailed DSAP future land use map adopted at the time of any DSAP approval shall either separately designate such uses on the DSAP future land use map, or establish the land use classifications on such DSAP map within which public uses will be allowed.

Policy 3.2.7: For purposes of consistency review of any DSAP application or its amendment:

a. The Clear Springs Sector Plan CPO ("CSSP CPO") shall govern the review and approval of all included DSAPs, through the 2030 Planning Period identified in CPO Section 3.2.

b. Each DSAP shall be consistent with the overall Figure CPO – 5: 2030 Anticipated "Buildout" Land Utilization and Development Program in CPO Section 3.3. For purposes of DSAP consistency review, such: 2030 Anticipates "Buildout" Land Utilization and Development Program shall be applied as described in CPO Section 3.3.

c. The CSSP CPO Map CPO – 10: Long Range Conceptual Land Use Map included and described in CPO Section 3.4 shall be applied to determine the consistency of any proposed or amended DSAP. This Conceptual Land Use Map serves as the initial test of consistency of any DSAP with this CSSP CPO. In applying the Conceptual Land Use Map, the descriptions of the overlay designations contained in Section 3.4.2 shall govern.

d. The CPO as specifically listed in CPO Section 3.5, shall serve to guide any Clear Springs DSAP in achieving the vision of the CPO.

e. As with any proposed application for development approval, a Clear Springs DSAP shall also demonstrate consistency with applicable and relevant City of Bartow Comprehensive Plan Goals, Objectives and Policies ("GOPs"), as amended by this CPO.

f. Any provision elsewhere in the City of Bartow's Comprehensive Plan that is in direct or indirect conflict with a Clear Springs Sector Plan policy shall be deemed to not apply to the Clear Springs Sector Plan area.

g. The DSAP application or amendment shall otherwise be consistent with Section 163.3245, F.S.

OBJECTIVE 3.3: ESTABLISH DSAP APPROVALS AND IMPLEMENT OTHER DEVELOPMENT REVIEWS WITHIN THE CSSP AREA TO ENSURE THE CSSP AREA REPRESENTS SUSTAINABLE DEVELOPMENT WITHIN THE LARGER CITY OF BARTOW.

A. POLICIES CONCERNING URBAN FORM AND CHARACTER:

Policy 3.3.1: Require that all DSAPs approved within the CSSP area distribute land uses and establish more specific principles and guidelines addressing the urban form and land use interrelationships so as to demonstrate consistency with the Guiding Principles relating to "Urban Form & Character," adopted as Group 1 within Section 3.5.1 of the CSSP Conceptual Plan Overlay.

Policy 3.3.2: Preserve the existence of, and maintain and enhance the profitability of, agriculture and agri-business within the CSSP area by: (1) designating large areas for continued and enhanced agriculture as "Rural Development / Agriculture" on Map CPO – 10: Long Range Conceptual Land Use Map; and (2) requiring DSAPs approved within the CSSP area to plan the locations of development so as to minimize land use conflicts between urban development and agricultural and agri-business activities.

Policy 3.3.3: Suppress leapfrog expansion of the City of Bartow into areas of unincorporated Polk County more remote from the City's urban core than the CSSP area, and limit threats to agricultural and other rural activity to the south and east of the Bartow urban core, by allocating higher urban-level land uses on Map CPO – 10: Long Range Conceptual Land Use Map in areas that are generally more proximate to the urban core or to regionally significant public facilities such as the Bartow Municipal Airport and major arterial roadways.

Policy 3.3.4: Site planning and design within each DSAP area will be conducted to promote elements of walkable neighborhoods and activity centers. Additionally, development guidelines will be implemented at the DSAP level.

Policy 3.3.5: Each DSAP submittal shall coordinate land use with land reclamation status, and shall identify and address geotechnical opportunities or constraints for re-use of the land, and for location and phasing of land uses within the DSAP. Each DSAP shall require that geotechnical analyses at levels appropriate for identifying constraints, including but not limited to solution cavities and their potential, and studies to monitor subsidence where development poses a potential threat to groundwater quality such as in locations proposed for stormwater detention or retention areas, be identified and conducted prior to site plan or subdivision approval.

Policy 3.3.6: During detailed site design and development engineering phases, post-reclamation / pre-development topography shall be addressed as a design consideration, with the goal of preserving high-priority views within the CSSP area as a valuable aesthetic feature while accommodating vertical improvements.

Policy 3.3.7: In addition to the provisions concerning Land Development Regulations identified in Policy 1.8.1 of this Element, at the time of review and initial approval of any CSSP DSAP, or at the time of approval of any CSSP DSAP amendment; in order to address and cure inconsistencies between the adopted Land Development Regulations and development proposed within a CSSP DSAP, or to otherwise clarify the application of the land development regulations to the CSSP area or any CSSP DSAP area; the City may develop and adopt regulatory overlays or other provisions applicable to the CSSP area only or applicable to such DSAP area only, or may consider other amendments to the City's Land Development Regulations that may be applied to areas within and/or outside the CSSP area.

Policy 3.3.8: Affordable housing demand, including workforce housing, shall be addressed in the CSSP at the time of each DSAP or at subsequent time as identified in the DSAP.

B. POLICIES CONCERNING NATURAL RESOURCE PROTECTION:

Policy 3.3.9: Require that all DSAPs approved within the CSSP area conduct analyses to identify specific measures to assure the protection of regionally significant natural resources including implementing and maintaining consistency with the Guiding Principles relating to "Ecosystems / Natural Resources," adopted as Group 2 within Section 3.5.2 of the CSSP Conceptual Plan Overlay.

Policy 3.3.10: Maximize preservation of Regionally Significant Natural Resources in areas where the land conservation and resource restoration approach determined by the FDEP to be consistent with the Peace River Basin Management Plan will preclude development by:

a. Designating such land areas as "Conservation" on Map CPO – 10: Long Range Conceptual Land Use Map; and

b. Requiring DSAPs approved within the CSSP area to plan the locations of development so as to minimize the disturbance of, or suitably mitigate adverse development impacts upon, these and other regionally significant natural resources.

Policy 3.3.11: Require that all CSSP DSAPs employ assessments to ensure that decisions regarding:

a. The DSAP's land use and development pattern;

b. Natural resource management within the DSAP area; and

c. Analysis of supporting infrastructure and public facilities within the DSAP area will all address future community needs and preferences within sub-areas of the Property while protecting those regionally significant natural resources depicted on Map CPO – 9: Regionally Significant Natural Resources (Rev. 2/1/08) that are confirmed by DSAP analysis as being valuable long-term natural resources. These assessments shall, for example, include evaluations to establish appropriate buffers within areas designated on Map CPO - 10 as "Urban Development" that abut parks, greenways, and preservation or conservation areas within or adjacent to the CSSP area, to provide for the protection of such resources. Additionally, development approvals within DSAP areas shall address the management of nuisance and exotic plant species to limit the occurrence of such species.

Policy 3.3.12: Each DSAP application shall identify:

a. The existing land use and land cover FLUCFCS categories for areas within which post-mining reclamation has been completed or has sufficiently advanced to reflect a stable land use and cover in the foreseeable future; or

b. Approved post-reclamation land use and land cover FLUCFCS categories for areas within which mining reclamation is less complete.

Policy 3.3.13: Each DSAP shall document, via assessments to include field studies where appropriate, all listed animal and plant species within or proximate to the DSAP area, including assessments of listed species reported in data maintained by FWS and FNAI depicted on Map CPO - 9, as such data may be updated after CPO adoption. Such assessments shall include recommended mechanisms for limiting or mitigating adverse impacts of proposed land alteration and land uses. At time of application(s) for related DSAP(s), wildlife survey methodologies shall be constructed based on preliminary DSAP area field observations.

Policy 3.3.14: Development approvals within any DSAP area shall evaluate natural resource impacts of proposed land uses and activities on the Peace River channel and on the FDEP-owned corridor depicted on Map CPO – 9 as the Peace River Corridor, prior to construction. Each DSAP analysis shall also assess any natural resource impacts on the Peace Creek, Six Mile Creek and on regionally significant water bodies and wetlands as depicted on Map CPO – 9. Opportunities for restoring filtration and storage of floodwater previously impacted by mining activities, including opportunities for re-establishing historical drainage patterns or re-establishing habitats along stream courses, shall be evaluated as design options during DSAP area development. An evaluation of the habitat connections will be completed to further optimize the location and design of the habitat connections relative to design options during the DSAP area development.

Policy 3.3.15: The impacts of projected groundwater withdrawals on the regionally-significant Upper Peace River, the Peace Canal, Six Mile Creek and the related Peace River Corridor and FNAI-managed lands, all as depicted on Map CPO – 9: Regionally Significant Natural Resources (Rev. 2/1/08) shall be evaluated prior to construction approval. Such evaluation shall be limited to addressing any

adopted regulatory initiatives including, where applicable, SWFWMD's Southern Water Use Caution Area's Recovery Strategy, the adopted Minimum Flows for the Upper Peace River and the inter-District Central Florida Coordination Area strategy, to ensure that groundwater withdrawal impacts are addressed consistent with such initiatives.

Policy 3.3.16: Each DSAP shall identify mechanisms that address conserving groundwater withdrawals to be used for agriculture and shall identify water supplies to meet agricultural demand proposed within each DSAP.

Policy 3.3.17: Each DSAP will investigate and address feasible use of reclaimed water, stormwater capture and surface water resources as a means of reducing groundwater withdrawals for potable water consumption.

Policy 3.3.18: In lieu of the application of Policy 1.2.4 of this Element to the CSSP area, the City shall require that all development projects proposed within an approved DSAP within the CSSP area be approved only upon submittal and review prior to construction of an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; historic structures and/or sites; and areas prone to periodic flooding. Development that would block or limit the flow of floodwaters downstream is prohibited within FEMA-mapped floodways, as may be modified by appropriate application to FEMA. During such pre-construction development review the City shall also determine the extent to which any development or redevelopment is proposed to be placed in/on, to disturb, or to alter the natural functions of any of these resources. This development review process shall provide the opportunity for the City to review the proposed project to ensure that direct and irreversible impacts on the identified resources are minimized, or in the extreme, mitigated. The City shall assure that the development has undergone review by the SWFWMD, FDEP and ACOE as required, and that an appropriate on-site or off-site mitigation plan for any wetland impacts has been prepared, consistent with the City's objectives relating to minimizing wetland impacts and sustaining the functions of environmentally sensitive lands.

Requirements for the mitigation for impacts of development upon wetlands within the CSSP area, including but not limited to those regarding setbacks and upland buffers, clustering to limit impacts, the extent and calculations for any on- or off-site mitigation for proposed wetland alteration; and avoiding impacts upon the Peace River and its related watercourses and wetlands that are functionally-related to such river and watercourses, may be adopted and applied at the time of approval of any CSSP DSAP, or at such later time as determined consistent with the City's development review process.

Notwithstanding other requirements applicable to the CSSP area, an upland buffer extending 50 feet from the wetland jurisdictional line and containing natural or other permitted vegetation shall be maintained along that portion of the Peace Creek located west of 91 Mine Road within the CSSP area. Maintenance of this buffer shall not preclude the development of a major roadway crossing of the Peace Creek within such area.

Policy 3.3.19: Existing and new public potable water well locations shall be identified on Map CPO – 10 and on the Future Land Use Map for any DSAP in order to prohibit the establishment of new uses that may constitute a potential source of pollution to the potable water system from locating within the identified zone of protection unless adequate regulatory protections to address this risk are adopted and implemented. Setbacks and other well protection criteria to be applied are found in Rules 62-532.400 and 62-555.312, F.A.C. A DSAP or other development approval within the CSSP area may approve alternate or supplemental means of protecting potable water wells from adverse impacts, subject to other permitting requirements. The City of Bartow will utilize, as it becomes available, the most current data available from the water management district or any other government agency to assist in identifying the cone of influence around each well, in order to afford the required protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to evaluate potable water well protection areas. The City will prohibit existing uses within the protection zone that are not in compliance with applicable regulatory standards for potable water well protection from being reestablished in such non-conforming manner once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Bartow. Modeling of the drawdown and the pollutant travel times to identify a well protection zone will be the responsibility of the City.

Policy 3.3.20: The Clear Springs site consists predominantly of mined and reclaimed soil types and land forms. Mined and reclaimed soils are of varying properties including but not limited to loading, infiltration, drainage, runoff, etc. Because of the extreme variability of these soils, only a generalized soils suitability analysis employing best available existing soils and other data shall be required at the DSAP level. However, detailed soils suitability analysis and geotechnical information will be required at the time of any site development plan or subdivision approval, or at the time of other City permitting that authorizes land alteration for site development or infrastructure improvements.

Policy 3.3.21: In implementing Policy 4.2 of the Conservation Element concerning setbacks from man-made lakes, whether existing and proposed to be constructed as a development amenity and/or part of a surface water management system within the CSSP area, such setbacks will be specified at the time of final plat or PUD approval, unless previously addressed as part of DSAP requirements for land within the CSSP area.

Policy 3.3.22: In implementing Policy 4.4 of the Conservation Element concerning activity within the CSSP area and providing for the protection of wildlife and wildlife habitat from activities that would adversely affect their survival, or to provide for the survival of any endangered or threatened wildlife or species of special concern which may occur within the City, mechanisms to be employed within lands located in the CSSP area for this purpose shall be identified either within, or shall be consistent with, any related DSAP requirements approved by the City.

C. POLICIES CONCERNING PUBLIC FACILITIES / RESOURCES:

Policy 3.3.23: Require that all DSAPs approved within the CSSP area conduct detailed analysis to identify regionally significant public facilities required to meet DSAP demands at adopted levels of service, including implementing and maintaining consistency with the Guiding Principles relating to "Public Facilities / Resources," adopted as Group 3 within Section 3.5.3 of the CSSP Conceptual Plan Overlay.

Policy 3.3.24: Each DSAP for the CSSP area will further address onsite archaeological and historical resources, and shall evaluate, and protect where appropriate, such on-site resources consistent with other requirements of the City's Comprehensive Plan. Off-site resources shall also be addressed where DSAP boundaries are either adjacent to or surround the resource.

Policy 3.3.25: Each proposed DSAP shall identify a water supply strategy that demonstrates the availability of, or sets conditions to ensure the availability of, an adequate potable and non-potable water supply to meet projected needs.

Policy 3.3.26: Each DSAP shall address projected demand for all public facilities for which the City has adopted levels of service, and shall identify capital improvements required to meet projected demands in order to maintain or achieve adopted public facilities levels of service. Accordingly, DSAP approval shall address:

a. City Water Use Permit capacity; location, service area(s) and capacity of City water treatment plant(s); and major potable water distribution facilities;

b. Location, service area(s) and capacity of City wastewater treatment plant(s); major wastewater transport facilities such as force mains and larger lift stations;

c. Roadways functionally classified as collector or arterial and multi-modal transportation systems within a transportation study area to be determined as part of any DSAP pre-application;

d. Parks and recreation facilities located within or impacting levels of service associated with CSSP area development;

e. Solid waste disposal for waste generated by any DSAP; and

f. Coordination with the Polk County School District to address demand for, capacity of and proposed siting of, public school facilities.

To address public facility concurrency requirements, all approved DSAPs shall, at minimum, identify a financially feasible 5-year capital improvement schedule for the public facility needs identified consistent with applicable State and City concurrency requirements. The DSAP 5-year capital improvement schedule shall be revised annually as required. Such capital improvements schedule shall be adopted within the City's Capital Improvements Element and City-wide 5-year capital improvements program.

Policy 3.3.27: School siting within each proposed DSAP shall address applicable constraints concerning construction of public schools on mined land, including requirements for geotechnical site evaluations as needed; and shall address airport hazard zones whenever applicable.

Policy 3.3.28: DSAP-level planning for parks and other recreation facilities shall consider, and implement where appropriate, co-location of schools with such facilities.

Policy 3.3.29: For any DSAP proposed to include land around Polk Lake, the applicant shall coordinate with the Florida DEP toward developing recreation and open space use of Lake Polk and surrounding state-owned land.

Policy 3.3.30: Notwithstanding the requirements of Policy 2.3 of the Infrastructure Element of this Comprehensive Plan, within the CSSP area the City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer, unless otherwise agreed to between the City and the land owner and/or developer by the execution of a development agreement adopted pursuant to Chapter 163, a Utility Service Agreement or such other agreement that addresses, among other items, another manner in which such costs shall be allocated.

Policy 3.3.31: Capital improvements within the CSSP shall be provided in a manner consistent with the approved DSAP, which shall identify any such necessary potable water and sanitary sewer capacity improvements and funding sources to support development within the DSAP. The DSAP will identify a financially feasible plan for addressing at least the first five years for funding such infrastructure requirements.

Policy 3.3.32: Any concurrency approval granted to authorize development within any DSAP within the CSSP may be issued consistent with any acceptable mechanism at law for ensuring the adequacy and availability of potable water or sanitary sewer facilities.

Policy 3.3.33: Clear Springs Sector Plan Potable Water Level of Service:

A potable water minimum level of service standard for the Clear Springs Sector Plan area, different from the 166 gallons per person per day standard otherwise adopted in Policy 3.1 of the Infrastructure Element and different from the 130 gallons per capita per day adopted in Policy 2.2 of the Capital Improvements Element of this Comprehensive Plan, is hereby established. This potable water minimum level of service standard adopted for the Clear Springs Sector Plan area is:

> The adjusted gross per capita daily water use rate for any DSAP approved within the Clear Springs Sector Plan area shall be 150 gallons per person per day.

This Clear Springs standard is consistent with the Southern Water Use Caution Area's rule and the related guideline for adjusted gross per capita daily water use for public supply applicants, as authorized and stated Rule 40D-2.801 and 40D-

2.091, Fla. Admin. Code and the Water Use Permit Information Manual – Part B: Basis of Review incorporated by reference into the SWUCA rule.

For purposes of advance calculation to estimate water demand for Clear Springs sector planning purposes other than for purposes of DSAP approval, including calculations prepared where the SWUCA-approved deductions for significant uses, treatment losses and environmental mitigation, if any, are unknowns, the general ratios for water demand by land use type, as detailed in, are permitted to be used and are hereby established as consistent with the Clear Springs potable water minimum level of service standard adopted herein.

Policy 3.3.34: Policies 4.5 of the Infrastructure Element, 2.2 of the Conservation Element and 2.7 of the Capital Improvements Element shall not apply within the CSSP area, however the City shall apply applicable conservation standards established by SWFWMD and its SWUCA for adjusted per capita, per day consumption to water use associated with the CSSP area.

Policy 3.3.35: Any concurrency approval granted pursuant to or to authorize development within any DSAP within the CSSP may be issued consistent with any acceptable mechanism for ensuring the adequacy and availability of solid waste facilities at the City's adopted level of service standard.

Policy 3.3.36: In applying Policy 2.2 of the Intergovernmental Coordination Element of this Comprehensive Plan concerning joint planning and interlocal water and wastewater agreements between Polk County and the City of Bartow, the provisions adopted in CPO and DSAP approvals within the Clear Springs Sector Plan area addressing water and sewer service shall govern and be considered as consistent with this policy.

D. POLICIES CONCERNING ECONOMIC GROWTH & FISCAL RESPONSIBILITY:

Policy 3.3.37: DSAPs approved within the CSSP area shall further the Guiding Principles relating to "Economic Growth & Fiscal Responsibility," adopted as Group 4 within Section 3.5.4 of the CSSP Conceptual Plan Overlay.

OBJECTIVE 3.4: CLEAR SPRINGS SECTOR PLAN AREA – TRANSPORTATION

A NETWORK OF TRANSPORTATION FACILITIES THAT PROMOTES AND ACCOMMODATES MULTI-MODAL TRANSPORTATION WITHIN THE CSSP AREA, THAT BENEFICIALLY EXPANDS THE ROADWAY NETWORK ALREADY EXISTING WITHIN THE PREVIOUS LIMITS OF THE CITY OF BARTOW AND WHICH OPERATES AT ADOPTED LEVELS OF SERVICE.

Measurable Targets: Number of City of Bartow road network segments within or outside prior City limits that are maintained at or above adopted levels of service.

Policy 3.4.1: Objective 3 and related policies within the Transportation Element in this Comprehensive Plan shall not apply within the CSSP area.

Policy 3.4.2: The generalized transportation analysis required and accepted at time of the CSSP CPO approval shall be used only to identify future regionally significant

roadway corridors and maximum lane configurations that would be required to meet future travel demand forecasts at acceptable levels of service should CSSP buildout occur, assuming the maximum amount of development indicated in Figure CPO – 5. At time of application for each CSSP DSAP, such CPO roadway network may be modified. Additionally, at time of any plan amendment adopting a DSAP, any of the Maps adopted as part of the Transportation or other Element of this comprehensive plan may also be amended to reflect the DSAP approval.

Policy 3.4.3: At time of application of approval of a CSSP DSAP, a more detailed transportation analysis of the impacts associated with the proposed DSAP development shall be prepared, with due consideration given to roadway links that are within the CPO-approved roadway network, as reported in CPO Appendix "H." Modifications to such CPO "buildout" network may be justified and adopted at the DSAP level. A DSAP-approved roadway network with a related list of improvements, for which the first five years are determined to be financially-feasible pursuant to applicable law or which is otherwise acceptable pursuant to applicable provisions of Ch. 163, F.S., shall be established at time of any DSAP approval within the CPO.

Policy 3.4.4: Transportation concurrency review and approval shall first occur in connection with, and at time of, DSAP review and approval. A DSAP may permit transportation concurrency review and approval for such DSAP, or for any development phase(s) of such DSAP, to occur after the date of initial DSAP approval and at time of issuance of subsequent local development orders required under the DSAP; provided such DSAP approval authorizes the construction of only that increment of development, if any, for which concurrency approval was granted along with initial DSAP approval.

Policy 3.4.5: Any transportation concurrency approval granted to authorize development within any DSAP may be issued by utilizing any mechanism acceptable under state law to ensure the adequacy and availability of transportation facilities governed by adopted levels of service. Mitigation of any DSAP transportation impacts shall be permitted as allowed pursuant to Section 163.3180(5), F.S., as amended. Such mechanisms may also include proportionate fair-share mitigation options.

Policy 3.4.6: Future transportation facilities projected as a result of maximum buildout of the CPO area are tabulated and as mapped in CPO Appendix "H" – CSSP 2030 TRANSPORTATION IMPROVEMENTS. While providing roadway facilities within the CSSP area as required to support travel demand, access and to meet CSSP principles and guidelines re: urban form, the siting of roadway corridors within the CPO area shall be performed so as to minimize adverse impacts on surface water quality.

Policy 3.4.7: Any proposed or approved DSAP shall address the mobility value and feasibility of additional transit services: (a) connecting such DSAP area with other areas served by mass transit; and (b) providing transit service connections within the DSAP area. Where appropriate, a Comprehensive Plan amendment approving a DSAP and shall, if appropriate, include an amendment to applicable maps of the Transportation Element of this Comprehensive Plan.

OBJECTIVE 3.5: CLEAR SPRINGS SECTOR PLAN AREA – INTERGOVERNMENTAL ` COORDINATION

IMPLEMENTATION OF GENERAL PROCEDURES TO ENSURE EFFECTIVE INTERGOVERNMENTAL COORDINATION SO AS TO ADDRESS EXTRA JURISDICTIONAL IMPACTS ASSOCIATED WITH THE LONG RANGE BUILDOUT OF THE SECTOR PLAN ARE REQUIRED.

Policy 3.5.1: Coordination mechanisms implemented between or involving the City of Bartow and the Southwest Florida Water Management District ("SWFWMD") shall include the following, in addition to other mechanisms as may be required by applicable law, provided these mechanisms are consistent with current legal requirements:

a. Coordination with SWFWMD to ensure the District has up-to-date information on all ongoing water supply, water conservation and other water use-related efforts within the Clear Springs Sector Plan ("CSSP") area, to assist SWFWMD in water management within the Southern Water Use Caution Area.

b. Within 18 months of any update adopted by SWFWMD to its Regional Water Supply Plan, the City shall evaluate and amend the CSSP as may be required to maintain consistency between the updated Regional Water Supply Plan and the CSSP.

c. The City Water Department shall maintain data on CSSP area water demand to facilitate monitoring of CSSP area water use and water conservation.

d. In the event of SWFWMD acquisition of lands within the CSSP area the City shall coordinate and facilitate, through its implementation of local land use policy and decision-making, and through City-initiated amendment of the Clear Springs Sector Plan if required, the development and enhancement of appropriate water management uses within the CSSP area consistent with the long term buildout overlay.

Policy 3.5.2: Coordination mechanisms implemented between or involving the City of Bartow and the Florida Department of Environmental Protection ("DEP") shall include the following, in addition to other mechanisms as may be required by applicable law, provided these mechanisms are consistent with current legal requirements:

a. In each Comprehensive Plan Evaluation and Appraisal Report, the City shall include an assessment of City policies within the CSSP area and the results of such policies upon the success of implementation of the DEP's "Peace River Basin Resource Management Plan."

b. In the event of DEP acquisition of lands within the CSSP area the City shall coordinate and facilitate, through its implementation of local land use policy and decision-making, and through City-initiated amendment of the Clear Springs Sector Plan if required, the development and enhancement of conservation uses within the CSSP area consistent with the long term buildout overlay.

c. The City shall work closely with DEP's Bureau of Mine reclamation to ensure that DSAP and other CSSP area local approvals are closely coordinated with Bureau reclamation approval, monitoring and reclamation release processes.

d. The City shall work with Polk County, its municipalities, and other local governments and stakeholders as necessary to ensure effective water supply coordination.

Policy 3.5.3: Coordination mechanisms implemented between or involving the City of Bartow and Polk County shall include the following, in addition to other mechanisms as may be required by applicable law, provided these mechanisms are consistent with current legal requirements:

a. Proactively coordinate and cooperate with Polk County to enter into mutually-acceptable agreements regarding the operation and maintenance responsibilities of City and County for new or expanded roadway facilities within and adjacent to the Sector Plan area.

b. Coordinate with the County Transportation Planning Organization to ensure integration of Sector Plan transportation planning with existing County plans and capital improvement programs, for both roadway and mass transit facilities.

c. Provide input and data to the County to facilitate accurate accounting and projection of Sector Plan area growth, to ensure coordinated City-County planning and the success of the Sector Planning process for the CSSP area; such coordination also including efforts to ensure that Bartow population projections accurately reflect CSSP area sector planning and development approvals.

Policy 3.5.4: Coordination mechanisms implemented between or involving the City of Bartow and the Florida Department of Transportation ("FDOT") shall include the following, in addition to other mechanisms as may be required by applicable law, provided these mechanisms are consistent with current legal requirements:

a. Coordinate Sector Planning activities and implementation through the development approval process with FDOT, to address roadway improvement planning, design and funding, access management and other FDOT planning and operations functions in a comprehensive and coordinated manner.

Policy 3.5.5: Coordination mechanisms implemented between or involving the City of Bartow and the Polk County School District shall include the following, in addition to other mechanisms as may be required by applicable law, provided these mechanisms are consistent with current legal requirements:

a. The City shall provide information to the School District to ensure that planning, funding and other coordination of school facilities are addressed on a sector plan-wide basis, and to coordinate development of

school capacity in a cost-effective manner inside and near the sector plan area.

Policy 3.5.6: The City of Bartow shall coordinate with the Florida Fish and Wildlife Conservation Commission ("FFWCC") as follows:

a. At time of DSAP review, or during review time frames for subsequent development approvals that the City determines will provide adequate information to facilitate effective City/FFWCC coordination:

1. The City shall apply current published FFWCC-adopted or approved survey protocols / guidelines / methodologies to develop inventories and assess potential impacts to protected plant and animal resources; and

2. Should the City consider accepting an alternative survey protocol / guideline / methodology, the City shall request comment from FFWCC concerning the appropriateness of such proposed alternative request before the City determines whether to accept same.

3. The City shall require, as a condition of the appropriate local land development approval, that all applicable FFWCC permits pertaining to impacts on protected plant and animal resources be obtained.

For all coordination requirements established herein, the City shall coordinate requests for FFWCC input so as to maintain compliance with City local development review time frames. Nothing herein shall constitute the delegation of any City local development review authority to FFWCC.

OBJECTIVE 3.6: IMPLEMENT ALL CPO REQUIREMENTS WITHIN THE AREA APPROVED FOR DSAP#1 AND ACHIEVE SUSTAINABLE DEVELOPMENT WITHIN THAT AREA.

A. ADDITIONAL POLICIES THAT ADDRESS THE URBAN FORM AND INTERRELATIONSHIPS OF THE FUTURE LAND USES WITHIN THE DSAP#1 AREA ARE AS FOLLOWS:

Policy 3.6.1: A Town Center shall be developed within the Town Center overlay of the Clear Springs Commercial land use classification, to support residential neighborhoods and other non-residential uses within the DSAP#1 area. The purpose of the Town Center will be to provide a place for civic, public, residential, office, retail, and business land uses with a communitywide market base; the scale and intensity of which shall not be permitted elsewhere within the residential communities. The Town Center shall be planned and developed consistent with the adopted guiding principles described in Section 3.5.1 of the CPO.

Policy 3.6.2: The design of the Town Center shall also reflect compliance with the following criteria:

a. Integration with the collector streets and pedestrian and bike path systems provided in individual neighborhoods.

b. Creation of a sense of place by encouraging mixed use development with a range of housing types, complemented by appropriately scaled non-residential development which is accessible to serve the daily needs of its residents, including the integration of residential areas with shopping, work, and recreation.

Policy 3.6.3: The following standards and design criteria shall be addressed in detail within development plans within the Clear Springs Research Corporate Park, Clear Springs Commercial and Clear Springs Planned Industrial land use categories:

a. Local and collector streets, pedestrian paths, and bike paths shall be provided as part of a system of fully connected routes between neighborhoods, neighborhood centers, the Town Center, and employment areas.

b. Each development plan shall incorporate open space for employees and visitors.

c. Provide locations for research and development companies with well-developed links to local universities and colleges, and readily available facilities to train a specialized workforce.

Policy 3.6.4: The Developer/Applicant shall complete a Historical and Archaeological survey deemed sufficient by the City and encompassing any area within DSAP#1 located north of S.R.60 proposed for development. Any historical resources discovered during the course of any such review shall be reported to the Department of State, and any recommendations received within the City's development review time frame shall be considered and addressed as the City determines appropriate during the local development review process.

B. ADDITIONAL POLICIES THAT ADDRESS NATURAL RESOURCE PROTECTION WITHIN THE DSAP#1 AREA ARE AS FOLLOWS:

Policy 3.6.5: Best Management Practices (BMP) for reducing adverse water-quality impacts as required by the regulations of the City and other appropriate regulatory bodies shall be implemented.

Policy 3.6.6: Low-impact development techniques will be used to increase stormwater infiltration as approved by the City and other appropriate regulatory bodies. These techniques may include, but are not limited to:

a. Retention of native vegetation;

b. Shallow, vegetated swales within parking areas;

c. Florida-friendly plant selections;

d. Small recessed garden areas throughout landscaped areas;

e. Porous pavement, and other pervious pavement technologies; and

f. Stabilized grass areas for overflow parking.

Policy 3.6.7: Preserve, conserve and enhance the natural features of the adjoining Peace River corridor, Polk Lake and post-development wetlands, and consider these natural systems in establishing the pattern of land uses proposed within the DSAP#1 area.

Policy 3.6.8: Encourage the provision of a vegetated buffer between land uses and opportunities for project related greenways, parks and recreation uses. Corridors linking on-site wetlands and new roadway corridors will be used to create a system of greenways. These greenways will provide connectivity between residential neighborhoods, schools, parks, the Town Center, historic Bartow and on-site employment centers including industrial, research corporate park and commercial uses.

Policy 3.6.9: Implement the network of greenway corridors identified on the Map DSAP#1 - 2 and Map DSAP#1 - 10, designed to provide pedestrian connectivity throughout the DSAP#1 area. Land uses within greenways shall be limited to recreational and conservation education land uses, including:

a. Picnic shelters,

b. Gazebos,

c. Trail head and other similar facilities, and

d. Pedestrian-trails for recreational uses; e.g., walking/jogging, cycling, and rollerblading.

The precise location, width and configuration of greenways shown on Map DSAP#1 - 2 and Map DSAP#1 - 10 shall be determined at the time of zoning approval of portions of the DSAP#1 area that either contain land mapped as greenways or upon which greenway connections are proposed to implement the greenway system identified on Map DSAP#1 - 2 and Map DSAP#1 - 10.

Policy 3.6.10: Revisions to the conceptual locations, alignments and shape of the greenway corridors and location, and number of vehicular crossings, as shown on Map DSAP#1 - 2, are allowed as long as the continuity of the corridors remain viable for open space, passive and active recreational purposes.

Policy 3.6.11: Project stormwater and floodplain mitigation ponds and wetland mitigation will be permitted within the greenway corridors.

Policy 3.6.12: Recreational trails located within the greenway corridors will be concrete, wood, or other suitable material and a minimum of six feet in width.

Policy 3.6.13: The following evaluations and analyses to inventory and assess natural resources shall be conducted during the design and permitting phase for all proposed development parcels within DSAP#1:

a. Jurisdictional delineations of all surface waters and wetlands occurring within the proposed development parcel pursuant to the methodologies established within Chapter 62-340 of the Florida Administrative Code (F.A.C.) and the Army Corps of Engineers 1987 (Updated 1997) Wetland Delineation Manual;

b. Functional assessments of all jurisdictional wetlands and surface waters in pursuant to the methodologies established within the Uniform Mitigation Assessment Method as detailed in Chapter 62-345 of the F.A.C.;

c. General field surveys following the methodologies of the respective agencies for the presence of plant and wildlife species (and their habitats) listed as endangered, threatened, or species of special concern by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission, or as rare, imperiled, or critically imperiled in Chapter 9J-2.041 of the F.A.C.;

d. Species-specific field surveys following the agency recommended methodologies for listed wildlife and/or plants whose presence or habitat was identified during the above referenced general field surveys. The City shall ensure, by appropriate agency coordination, that listed species and related habitat identified during such field surveys are managed consistent with appropriate agency policy or rule.

Policy 3.6.14: As required by the SWFWMD and the U.S. ACOE during the permitting process, mitigation for minimized and unavoidable wetland impacts within DSAP#1 shall be provided through onsite mitigation, offsite mitigation, or purchase credit from a permitted mitigation bank. A comprehensive, onsite mitigation area shall be the preferred mitigation option. Mitigation plans shall be designed such that onsite mitigation shall occur, when appropriate, adjacent to or within existing or historic floodplain corridors. Mitigation plans shall emphasize corridor continuity, be designed to benefit wildlife habitat, and, when feasible, be located in areas providing the highest ecological benefit to the Peace River basin. Wetland and surface water impacts and proposed mitigation will be assessed utilizing the Uniform Mitigation Assessment Method (UMAM) as detailed in Chapter 62-345 of the F.A.C. UMAM assessments will be based on the current condition of the wetland system at the time of assessment. Impacts and mitigation for each proposed development parcel shall be evaluated singularly, while also evaluating and minimizing secondary and cumulative impacts to the natural resources.

Policy 3.6.15: The City shall require a Conservation Easement or similar perpetual protective measures be placed on those lands designated as mitigation for the purposes of providing DSAP#1-related wetland mitigation or protected species habitat. A management and maintenance plan will be prepared for each designated mitigation area.

Policy 3.6.16: The City shall require that all mine reclamation activities be complete and released by the FDEP Bureau of Mine Reclamation (BOMR) prior to approving any permits relating to proposed development on previously mined lands occurring within the parcel proposed for development. The City shall require

written verification from the FDEP BOMR attesting to the completion and release of reclamation areas. However, the City shall have the ability to approve proposed development on previously mined parcels if the FDEP BOMR and the entity responsible for the reclamation efforts demonstrate to the City that the proposed development may be approved without the completion or release of reclamation activities.

Policy 3.6.17: A natural resource / adjacent land use compatibility analysis shall be undertaken at time of design and permitting for all proposed development parcels within DSAP#1. This analysis shall evaluate the compatibility of proposed developed land uses located adjacent to those natural resources identified during the evaluations and analyses conducted pursuant to Policy 3.6.13. The compatibility analysis shall be completed to enhance compatibility as determined considering the following factors:

a. Potential influences from the developed land use on water quality, water quantity, or habitat suitability;

b. Distance between natural resource and proposed developed land use;

c. Distance between natural resource and existing land uses similar to the proposed developed land use;

d. Topographic relationship between the adjacent land uses;

e. Existing vegetative cover between adjacent land uses;

f. Efficacy of proposed buffers to reduce or eliminate adverse impacts from proposed developed land use; and

g. Availability of suitable alternative locations for the proposed developed land use.

This compatibility analysis shall be an input in locating specific land uses within proposed development parcels, and an aid in accomplishing the objective of directing land uses that remain incompatible after the implementation of buffers and other site design and development strategies away from wetlands, and in designing adequate buffers for the protection of the natural resource if appropriate. As used herein, a land use may not be deemed incompatible with nearby wetlands if such land use is developed pursuant to a site design that, after buffers and other site design features are implemented to limit adverse impacts on wetland functions, is permitted by agency or agencies having wetland jurisdiction.

Policy 3.6.18: During the design and permitting phase for all proposed development parcels within DSAP#1, an evaluation of the location and design of buffers abutting wetlands and significant surface waters shall be completed. As used herein, significant surface waters include streams, rivers, and natural lakes, but exclude ditches and canals. The 50-foot buffer recommended in the Peace River Basin Management Plan shall be considered for its application to the boundaries of development parcels adjacent to wetlands and significant surface waters.

However, site conditions, including topography and vegetation, may warrant a reduced buffer width. In cases where industrial land uses will be developed adjacent to wetlands or significant surface waters, the need for a buffer with a width that exceeds SWFWMD requirements, or other innovative design techniques, shall be considered as mechanisms to reduce adverse water quality or water quantity impacts from these adjacent land uses. Buffers shall be designed to protect the Peace River, Peace Creek, and other significant, unaltered floodplain areas, but only to the extent feasible and ecologically beneficial. In areas that are identified as serving as wildlife corridors and that also contain appropriate native vegetation; a specific evaluation must be conducted to determine the adequate and feasible buffer size that maintains the wildlife corridor. The City shall review all proposed buffers for adequacy and may request non-binding consultation from the Peace River Basin Management Advisory Committee, provided such Committee still exists and is actively involved in the protection of the Peace River basin. Updates to the Peace River Basin Resource Management Plan or related documents will be reviewed during each development design phase for revised or new management guidelines relating to buffer designation. Such Management Plan shall be advisory, and the site-specific evaluation required herein shall be given priority in the event of conflict or discrepancy.

C. ADDITIONAL POLICIES THAT ADDRESS PUBLIC FACILITIES WITHIN DSAP#1 ARE AS FOLLOWS:

Policy 3.6.19: All potable water and wastewater service demands generated by development within the DSAP#1 area shall be met via central potable water and wastewater systems.

Policy 3.6.20: Development shall utilize high-efficiency, low-volume, plumbing fixtures; appliances and other indoor water use systems throughout the DSAP#1 area in a manner and to the extent determined by the City to comply with applicable City ordinances, and to be consistent with the target of 90 gallons per day per capita established for indoor water demand/conservation. Water conservation educational materials shall be distributed to all homeowners, other landowners, and businesses either through City water billing processes or through alternate means established at time of City development approvals.

Policy 3.6.21: Ensure a multi-modal transportation system which reflects the community's character, provides interconnections between DSAP#1 land uses and which facilitates pedestrian and bicycle travel.

Policy 3.6.22: Require a mix of land uses within close proximity to work and home as specified in the guiding principles of the Clear Springs CPO and other DSAP#1 policies.

Policy 3.6.23: Provide a network of pedestrian trails and bicycle paths as shortcuts and alternatives to travel along high traffic volume streets.

Policy 3.6.24: Incorporate transit-oriented design features, such as:

a. Mix of land uses vertically as well as horizontally.

b. Inclusion of civic uses.

c. Placement of higher densities and senior housing near commercial centers and civic uses.

d. Design of street networks with multiple connections and relatively direct routes.

Policy 3.6.25: At the time of each subsequent zoning application for new non-residential development within the DSAP#1 Area, the CSSP applicant shall coordinate with Commuter Services, a FDOT District One program providing employees access to information on appropriate transportation demand management programs, to evaluate and implement where feasible TDM programs such as:

a. Car Pools

b. Van Pools

c. Telework or telecommuting

d. Compressed / Flexible Work hours

e. Existing Bus Route Information

Policy 3.6.26: Generally incorporate pedestrian, bicycle and available mass transit circulation systems as multi-modal transportation elements by implementing the following within the DSAP#1 area:

a. Construct sidewalks along new roadways constructed within the DSAP#1 area for all internal roadways as shown on Map 2 of 2 in Appendix "H" of the CPO.

b. Coordinate with Polk County, FDOT and others as required to address the issue of providing connections between sidewalks and trails within the CSSP area and the pedestrian/sidewalk system already existing within the City.

c. Ensure that elements of the CSSP community and activity centers are connected by the construction of sidewalks and multi-use trails providing linkages between residential areas, commercial locations and recreational opportunities including portions of the existing trail system that are accessible from the CSSP area. Major multi-use (pedestrian and bicycle) trails to be ultimately constructed are shown on Map DSAP#1 - 11 and on Map 2 of 2 in Appendix "H" of the Amended CPO.

d. Provide adequate parking for not only motorized vehicles, but also for non-motorized vehicles, particularly within activity centers, and at appropriate locations throughout walkable communities.

e. Coordinate with the appropriate transit providers in the construction of bus turn-out bays, bus shelters and benches along arterial roadways such as Clear Springs Road "A," the Bartow Northern Connector and portions of Clear Springs Roads "E" and "B," such major roads as shown on Map 2 of 2 in Appendix "H" of the Amended CPO.

Policy 3.6.27: Include bicycle and pedestrian circulation system connections at the periphery of the DSAP#1 land area to facilitate connections by others with the existing Fort Fraser multi-use trail, with the planned Bartow - Eagle Lake Trail and with the Bartow - Lake Wales Trail. These connections are conceptually shown on Map 2 of 2 in Appendix "H" of the Amended CPO. DSAP#1 further facilitates these connections by:

a. Determining the alignment of the proposed Bartow–Lake Wales Trail through the DSAP#1 area will be determined in conjunction with the plans for Polk Unified Greenway System (PUGS), Polk County and City of Bartow.

b. Unless later trail planning dictates a lower level system at portions or along all of the Bartow – Lake Wales Trail, the DSAP planning and development process will provide trail right-of-way 16 feet wide suitable for accommodating twelve feet of pavement for this primary multi-use trail expected to provide an off-CSSP connection to The Fort Frasier multi-use trail.

c. Trail right-of way alignment within the DSAP#1 area for this primary multi-use trail will be coordinated at the time of: (i) planning, design or construction of trail segments outside the DSAP area by Polk County and PUGS, and/or (ii) at the time of planning, design and construction of DSAP#1 property immediately adjacent to the selected alignment for the proposed Bartow – Lake Wales Trail, the Bartow Northern Connector trail segment and the Bartow – Eagle Lake Trail through or adjacent to the DSAP#1 Area.

d. Trail head locations for parking facilities, bath rooms, water fountains and trash cans along the Bartow – Lake Wales Trail will also be identified through the design process for improvements within the DSAP#1 area, with construction primarily undertaken as part of the development of DSAP community / district park system.

Policy 3.6.28: Develop all trails within the DSAP#1 boundaries in coordination with the Polk Unified Greenway System (PUGS), the multi-use trail master plan being coordinated by the Polk County Growth Management Department with assistance with the National Park Service. This is being accomplished within the DSAP#1 area by identifying alignments for the other multi-use trails in conjunction with alignment decision-making for adjacent roadways such as Clear Springs Road

"A," the Bartow Northern Connector and Clear Springs Road "E." Alignments will also be developed when the adjoining parcels are developed.

Policy 3.6.29: Roadways and bicycle / pedestrian trail systems within the DSAP#1 area shall also address potential intermodal connections and transfer points including, but not limited to, the following improvements, where consistent with planned and funded transportation improvements and services:

a. identifying and coordinating potential bus stops for long range planning of proposed bus rapid transit (BRT) or future express bus routes along S.R. 60 and U.S. 17.

b. providing parking areas for non-motorized vehicles.

Policy 3.6.30: Roadway design within the DSAP#1 area will incorporate the following pedestrian and bicycle-friendly features:

a. Sidewalk features:

1. Five (5) foot sidewalks located adjacent to identified arterial and major collector roadways.

2. Four (4) foot sidewalks located adjacent to local roads.

3. Sidewalks on both sides of the road.

Policy 3.6.31: Bicycle-friendly features:

a. Five (5) foot wide undesignated bike lanes on arterial and collector roadways.

b. Multi-use paths – minimum pavement width of ten (10) feet, except for the proposed Bartow – Lake Wales Trail which will have a minimum pavement width of twelve (12) feet.

c. Parking areas for non-motorized vehicles at trail heads of multi-purpose trails.

Policy 3.6.32: During the period of DSAP#1 planning and development, public transportation alternatives will be coordinated as follows:

a. Coordination will occur to facilitate development or enhancement of public transportation alternatives that can be supported by anticipated travel demand:

b. Local bus connections to form transit connections with the portion of the City of Bartow that is west of the Peace River will be facilitated during DSAP#1 development when ridership and other considerations would support such connections: and

c. Extensions of, or interconnections with the three (3) existing fixed bus routes that serve the City of Bartow:

1. Winter Haven Area Transit (WHAT) Route 22XW – Bartow Express to Winter Haven;

2. WHAT Route 25 – Fort Meade / Bartow; and

3. Citrus Connection Route 22 XL – Bartow Express to Lakeland shall be evaluated at time of each subsequent PD zoning application and approval development approval within the DSAP#1 area.

D. ADDITIONAL POLICIES THAT ADDRESS ECONOMIC & FISCAL RESPONSIBILITY IN DSAP#1 ARE AS FOLLOWS:

Policy 3.6.33: In order to further ensure that DSAP#1 achieves a functional balance between jobs and housing, employment opportunities shall be provided within the areas designated as Clear Springs Research Corporate Park, Clear Springs Commercial and Clear Springs Planned Industrial on the future land use map. Development in these areas shall have good access to the major road network while maintaining providing internal access to the surrounding neighborhoods and the Town Center. Neighborhood residents should be able to make the trip from home to the workplace without leaving the community.

Policy 3.6.34: Balance revenues generated within the community to the costs of infrastructure and service needs of the community to the extent feasible.

OBJECTIVE 3.7: ENSURE THAT EACH DSAP MEETS APPLICABLE TECHNICAL AND LEGAL SECTOR PLANNING REQUIREMENTS BY REQUIRING COMPLIANCE WITH ADDITIONAL POLICIES UNDER THIS OBJECTIVE.

Policy 3.7.1: The development program for DSAP#1 within the CSSP shall be limited as set forth in Figure DSAP#1 – 1 herein. Subphases of each DSAP#1 phase may be separately authorized by local development order.

OBJECTIVE 4: TO PROMOTE INTEGRATED, TRANSIT-SUPPORTIVE LAND USE PATTERNS IN CONJUNCTION WITH PREMIUM TRANSIT STATIONS AND CORRIDORS TO IMPROVE EFFICIENCY AND FUNCTION OF TRANSPORTATION NETWORKS, ATTRACT ECONOMIC DEVELOPMENT, ENHANCE SUSTAINABILITY, AND CONTRIBUTE TO THE QUALITY OF LIFE OF BUSINESS OWNERS, VISITORS, AND RESIDENTS.

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

Policy 4.1: Throughout the planning period, the City of Bartow shall support development of transit-oriented development patterns in support of a multi-modal transportation system and increased mobility.

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

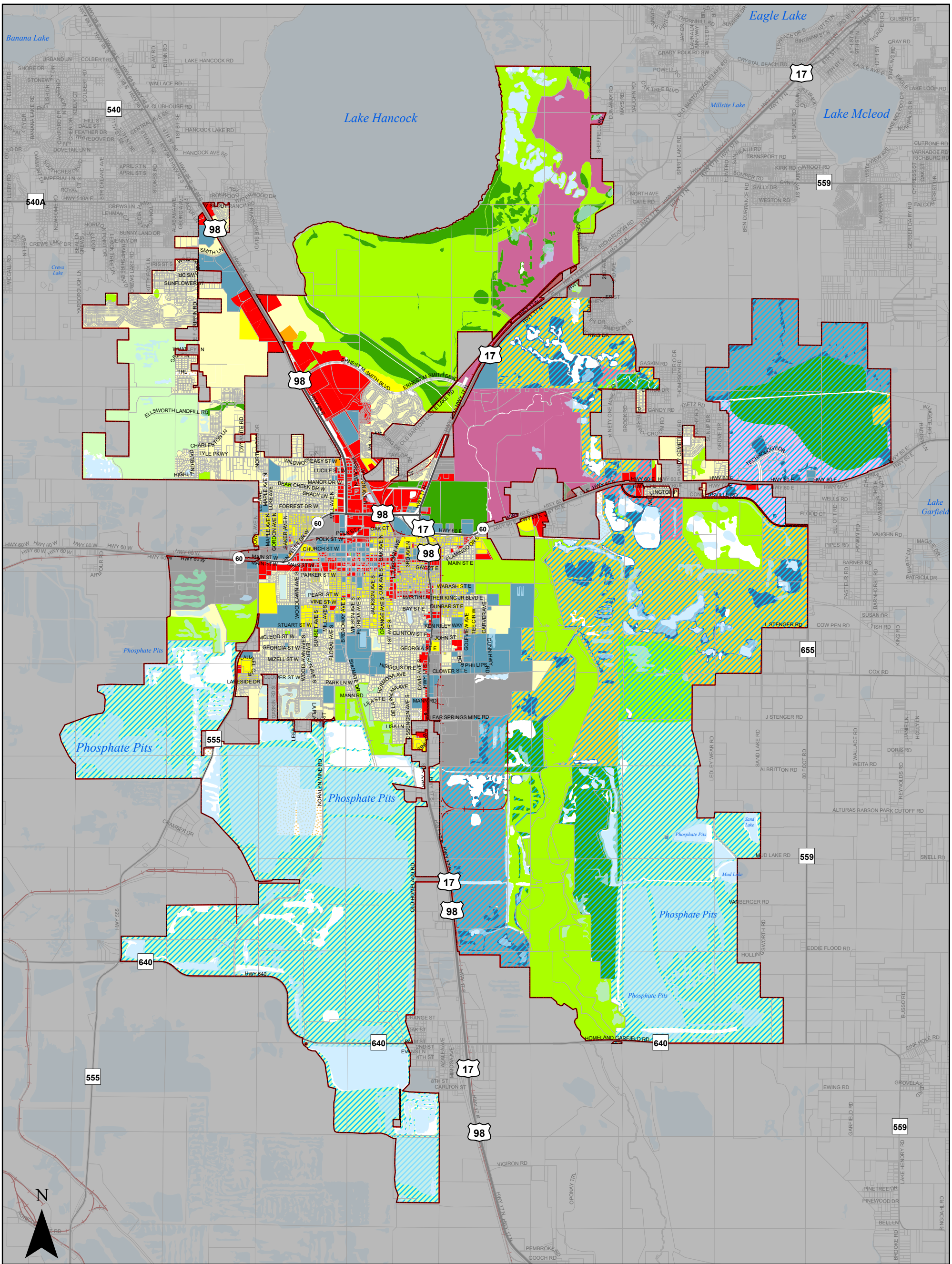
Policy 4.2: The City of Bartow acknowledges the interconnected effects of public transit investments and land uses. During the Planning Period, the City of Bartow will work to develop opportunities for transit-oriented development.

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

Policy 4.3: Once established, the City of Bartow shall maintain the boundaries of any approved Transit-Oriented Development Districts on the Future Land Use Map.

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

CITY OF BARTOW
FLU MAP 1 - 2050 FUTURE LAND USE



Legend

- Bartow City Boundary
- Parcels
- Water Bodies

Bartow Future Land Use

- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Office
- Industrial
- Institutional
- Recreation and Open Space
- Conservation
- Clear Springs Agricultural
- Clear Springs Residential
- Clear Springs Commercial
- Clear Springs Research Corporate Park
- Clear Springs Planned Industrial
- Clear Springs Recreation/Open Space
- Clear Springs Conservation
- Clear Springs Wetlands
- City Unassigned

Miles

0 ½ 1 2

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

Data Sources:
Central Florida Regional Planning Council
Polk County Property Appraiser
City of Bartow

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www.cfrpc.org

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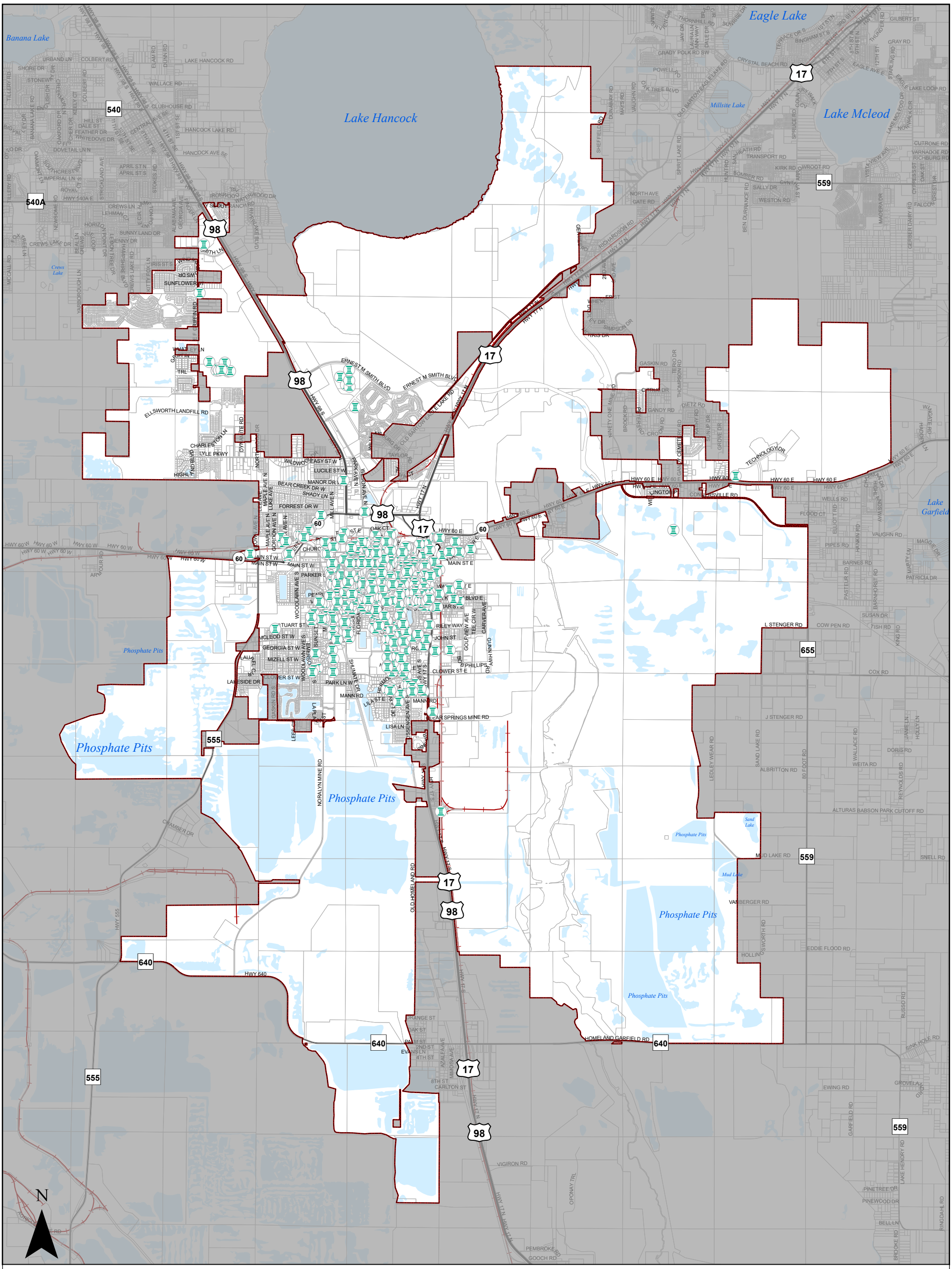
CITY OF BARTOW
FLU MAP 2 - HISTORIC RESOURCES



Legend

- Bartow City Boundary
- Parcels
- Water Bodies
- Historic Sites

Miles

0 ½ 1 2

DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
FDEP Geospatial Open Data (NCH Resources)
Polk County Property Appraiser
City of Bartow

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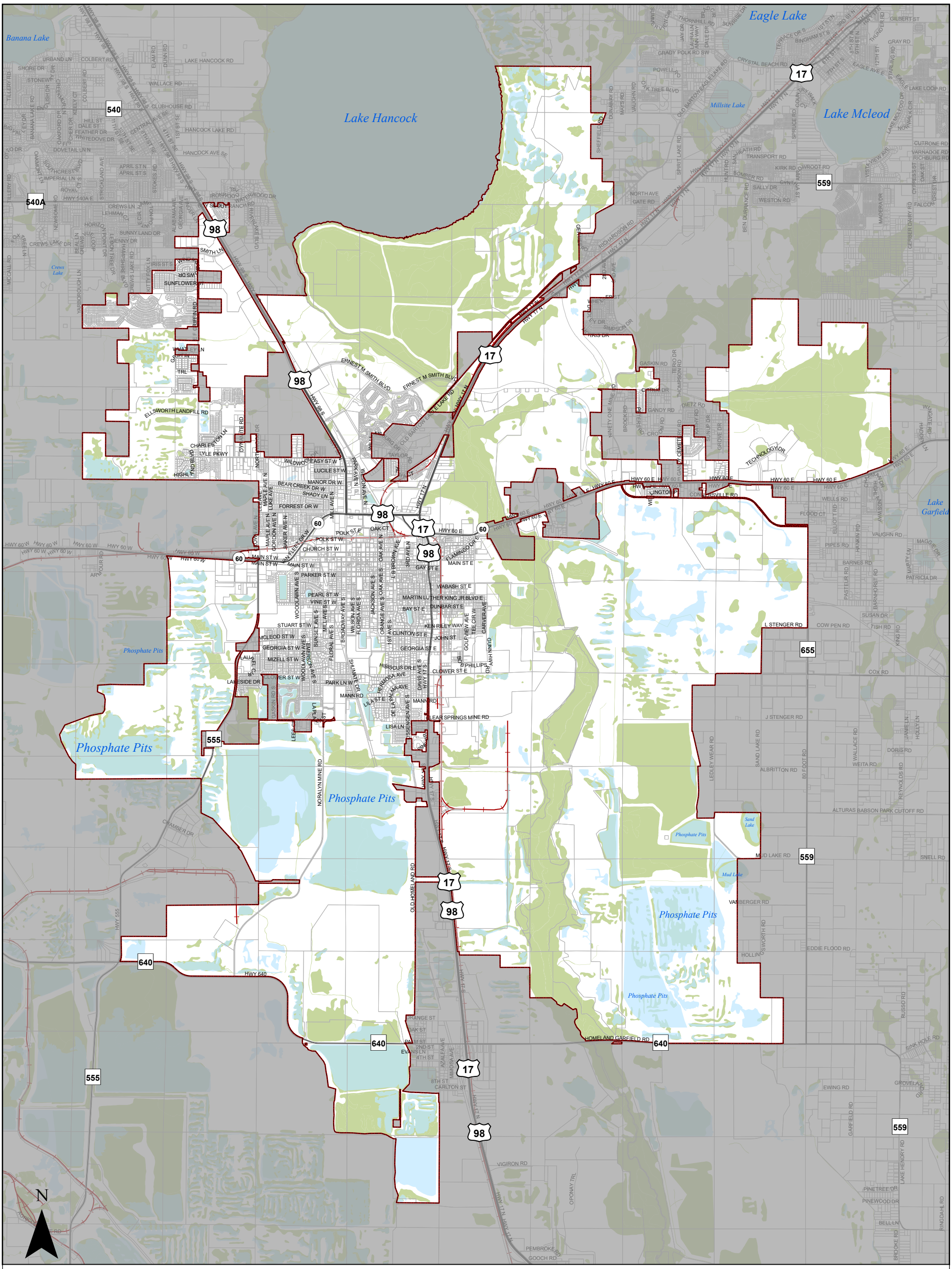
CITY OF BARTOW
FLU MAP 3 - WETLANDS



Legend

- Bartow City Boundary
- Parcels
- Water Bodies
- Wetlands

DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
FWS, National Wetlands Inventory
Polk County Property Appraiser
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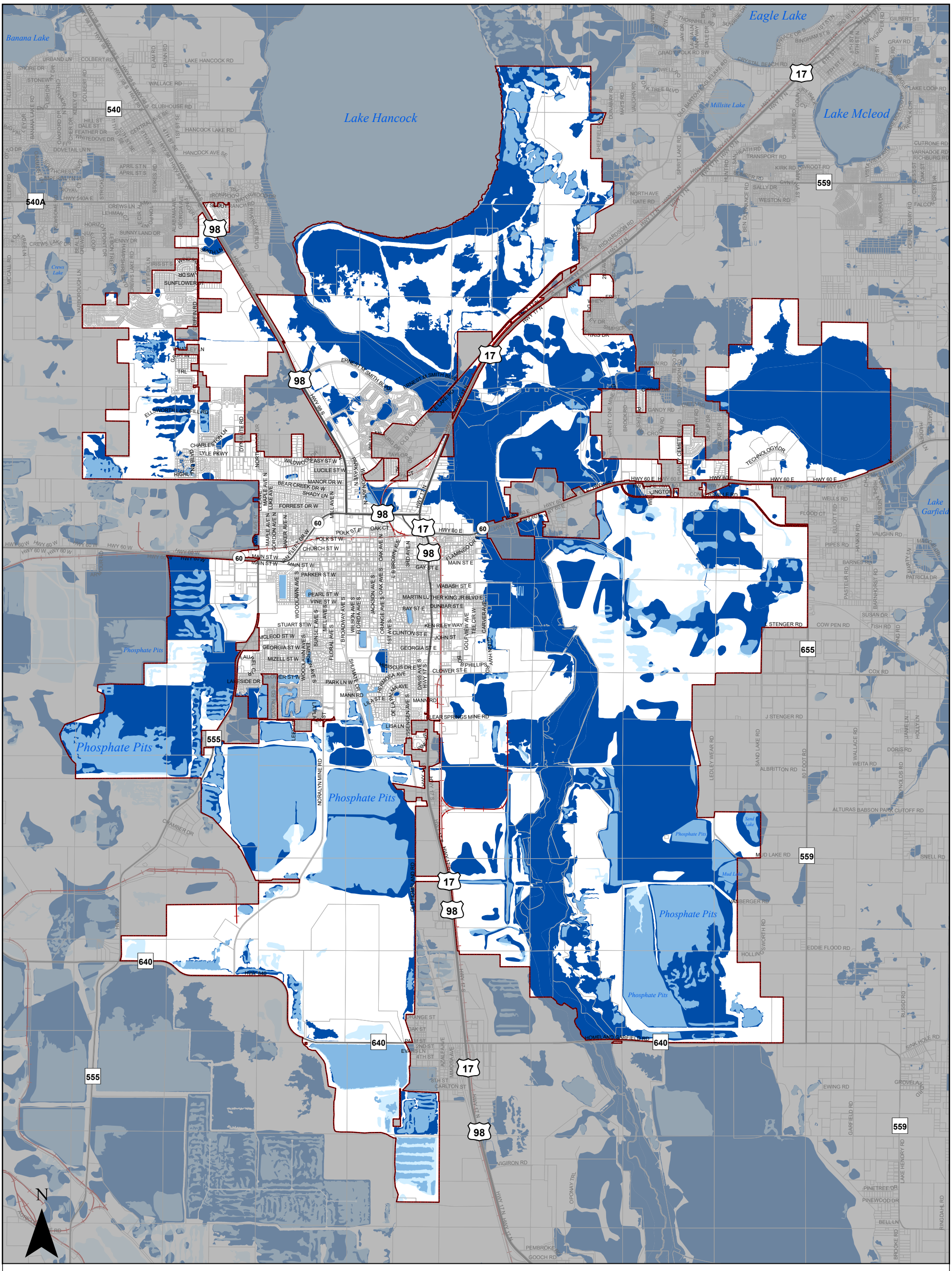
CITY OF BARTOW
FLU MAP 4 - FEMA FLOODPLAINS



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Data Sources:
Central Florida Regional Planning Council
Federal Emergency Management Agency
Polk County Property Appraiser
City of Bartow

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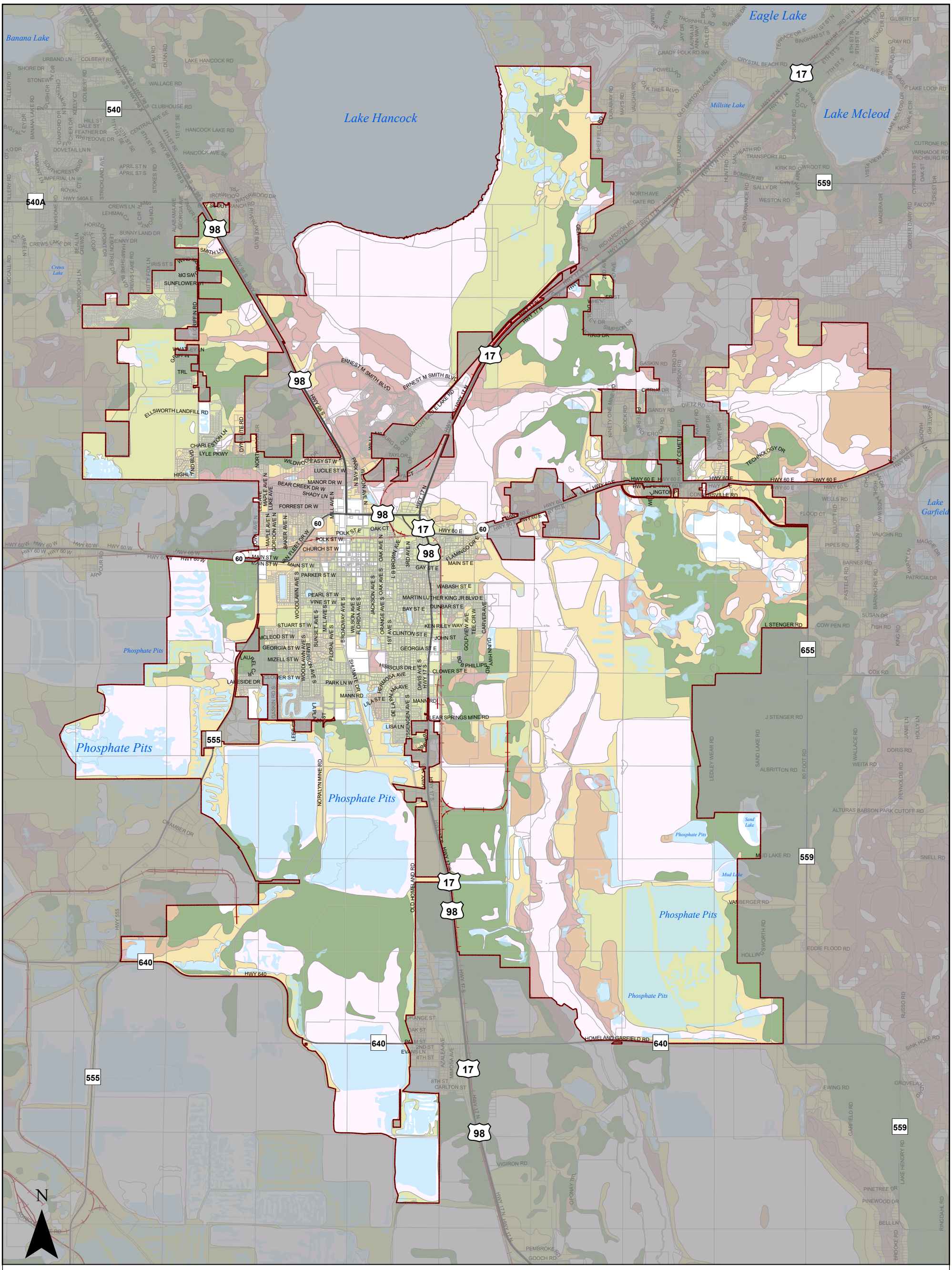
CITY OF BARTOW
FLU MAP 5 - GENERALIZED SOILS CLASSIFICATION



Legend

- Bartow City Boundary
- Parcels
- Water Bodies

Soils (by Drainage Classification)

- Very poorly drained
- Poorly drained
- Somewhat poorly drained
- Moderately well drained
- Well drained
- Excessively drained

Miles

0 ½ 1 2

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

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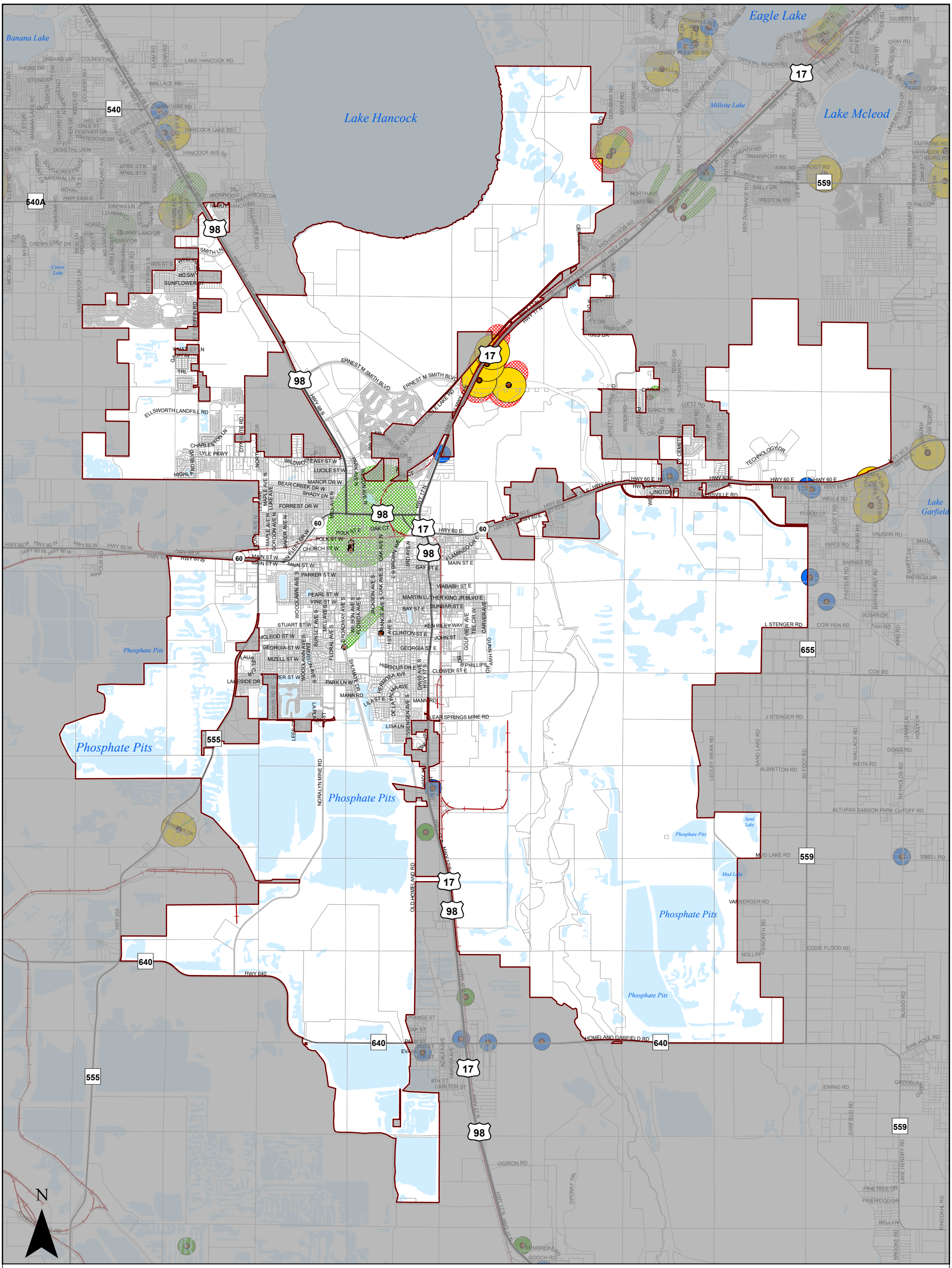
CITY OF BARTOW
FLU MAP 6 - WELLHEAD PROTECTION



Legend

- Bartow City Boundary
- Parcels
- Water Bodies
- Well Sites
- Five Year Travel Time
- Wellhead Protection Districts
- PWS Community Wells Buffer
- PWS Non-Transient Non Community Wells Buffer
- PWS Non-Community Wells Buffer

Miles

0 ½ 1 2

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City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Transportation Element

Overview

Transportation Element

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

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

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

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

TRANSPORTATION ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.2:	Added policy to coincide with existing tables in the element and for coordination.
Table 1.1.2:	Revise table to current values and add RND link number for clarification.
Policy 3.1:	Remove as policy is outdated.
Policy 3.10:	Policy updated to reflect updated agency name and reference to the Transit Disadvantaged Plan.
Objective 10:	Policy added consistent with FDOT safety policies and goals.
Policies 10.1-10.4:	Objectives and policies added to reflect State and County safety initiative.

TRANSPORTATION ELEMENT

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

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

INTRODUCTION:

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

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

GOAL: IT SHALL BE A GOAL OF THE CITY OF BARTOW TO PROVIDE A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT IS FINANCIALLY FEASIBLE AND CONSISTENT WITH THE NEEDS OF THE COMMUNITY AND THIS COMPREHENSIVE PLAN.

OBJECTIVE 1: MAINTENANCE OF LEVEL OF SERVICE

BARTOW SHALL ESTABLISH A LEVEL OF SERVICE STANDARD FOR PEAK SEASON/PEAK HOUR TRAFFIC FOR ALL ROADWAYS WITHIN ITS JURISDICTION, AND SHALL, IN THE CITY'S LAND DEVELOPMENT REGULATIONS, SET FORTH CRITERIA TO MANAGE DIRECT ARTERIAL ACCESS.

Measurable Targets: Maintain the adopted level of service on all roads; amend the 5-Year Capital Improvement Program (CIP) annually to include all roadway improvements; evaluate traffic safety problems and amend the Land Development Regulations to include new measures.

Comment: Update/clarify acronyms throughout the document.

Policy 1.1: The City of Bartow shall coordinate with the Polk Transportation Planning Organization (TPO) and the Central Florida Regional Planning Council (CFRPC) to adopt and apply multi-modal levels of service (LOS) which shall be the minimum acceptable standards for State, County, and local roads within the City Limits of Bartow. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. Consistent with the Polk County Mobility Vision Plan and Comprehensive Plan, the City hereby adopts multi-modal levels of service as set forth in Table 1.1.1:

Policy 1.2: The City of Bartow shall coordinate with the Polk TPO and the CFRPC to track the existing and future operating conditions of the functionally classified road system within the city limits, as illustrated in Table 1.1.2. The City shall coordinate with the TPO, CFRPC and the Florida Department of Transportation (FDOT) on proposed improvements documented in the Transportation Improvement Program (TIP) and the Long-Range Transportation Plan (LRTP), as illustrated in Tables 1.1.3 and 1.1.4.

Comment: Add policy to coincide with existing tables in the element.

~~Policy 1.1:~~

Table 1.1.1
Base Level of Service Standards

Multi-modal district/Facility Type	Highway Minimum Standard (1)	Transit Standard	Mobility Strategies
Transitioning / All facilities(2)	D	60 minute headway	* Provision of extensive pedestrian system. * Eliminate gaps in sidewalk network. * Improved pedestrian and bike crossings. * Provision of transit facilities & passenger amenities. * Shared, reduced or maximum parking requirements.
TCCO (3) / All facilities	E	≤ 60 minute headway	Same as Transitioning District
NA / Principal Arterials (including SIS)	D	NA	NA
NA / Minor Arterials	D	NA	NA
NA / All other roadways	D	NA	NA

(1) LOS measured for the peak hour/ peak direction using the average of the two highest peak hours.
(2) Transitioning areas refer to those regions providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses.
(3) TCCO: Transit Corridors and Centers Overlay. A TCCO supports higher density development in designated centers as well as conservation of rural agriculture by concentrating development within these centers.

Table 1.1.2

Road Segment	From	To	Maintenance Jurisdiction	Functional Classification	SIS Road?	City Adopted LOS Standard		Highway Level of Service			LOS Sufficiency			Number of Lanes and Types (1)		
						Multi-Modal	Highway	Existing (2012)	Forecast Year 2017	Forecast Year 2030	Existing (2012)	2017	2030	Existing (2012)	2017	2030
CR 555 (AGRICOLA RD)	CR 640	SR 60 (MAIN STREET W)	COUNTY	URBAN COLLECTOR	No		D	C	C	C	Yes	Yes	Yes	2U	2U	2U
CR 640	SR 37	US 17/98	STATE	MINOR ARTERIAL	No		D	B	B	C	Yes	Yes	Yes	2U	2U	2U
CR 640 (HOMELAND GARFIELD RD)	US 17/98	CR 559 (80 FOOT RD)	STATE	MINOR ARTERIAL	No	TRANSITIONING	D	B	B	C	Yes	Yes	Yes	2U	2U	2U
CR 655A (COX RD/ALTURAS RD N)	CR 559/CR 655A (80 FOOT RD)	SR 60	COUNTY	RURAL MAJOR COLLECTOR	No		D	B	B	C	Yes	Yes	Yes	2U	2U	2U
LAKE HENDRY RD/STOKES RD/CR 559/CR 655A	US 98	SR 60	COUNTY	RURAL MAJOR COLLECTOR	No		D	C	C	C	Yes	Yes	Yes	2U	2U	2U
LYLE PKWY/E.F. GRIFFIN RD	US 98	US 98	COUNTY	URBAN COLLECTOR	No	TRANSITIONING	D	B	B	D	Yes	Yes	Yes	2U	2U	2U
NINETY-ONE MINE RD	SR 60	US 17	COUNTY	URBAN COLLECTOR	No	TRANSITIONING	D	A	A	D	Yes	Yes	Yes	2U	2U	2U
OLD BARTOW EAGLE LAKE RD/CRYSTAL BEACH RD	US 98	SPIRIT LAKE RD	COUNTY	URBAN COLLECTOR	No	TCCO/CRA	E	C	C	D	Yes	Yes	Yes	2U	2U	2U
SR 60	BONNIE MINE RD	CROWN AVE / AGRICOLA RD	STATE	PRINCIPAL ARTERIAL	Yes		D	B	B	C	Yes	Yes	Yes	4D	4D	4D
SR 60	CROWN AVE / AGRICOLA RD	VAN FLEET DRIVE W	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	B	B	C	Yes	Yes	Yes	4D	4D	4D
SR 60 (VAN FLEET DR W)	MAIN STREET W	BROADWAY AVE N	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	B	B	C	Yes	Yes	Yes	4D	4D	4D
SR 60 (VAN FLEET DR E)	BROADWAY AVE	US 17	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	D	D	C	Yes	Yes	Yes	4D	4D	4D
SR 60	VAN FLEET DR E / US 17	FLAMINGO DR E	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	B	B	C	Yes	Yes	Yes	4D	4D	4D
SR 60	SR 60 (FLAMINGO DRIVE E)	CR 655 (RIFLE RANGE RD)	STATE	PRINCIPAL ARTERIAL	Yes		D	B	B	C	Yes	Yes	Yes	4D	4D	4D
US 17/98 (CHARLESTON AVE)	US 17 @ US 98 (BROADWAY STREET E)	CR 640	STATE	PRINCIPAL ARTERIAL	Yes		D	B	B	C	Yes	Yes	Yes	4D	4D	4D
US 17/98	CR 640 (HOMELAND GARFIELD ROAD)	CLEAR SPRINGS MINE RD	STATE	PRINCIPAL ARTERIAL	Yes		D	A	A	C	Yes	Yes	Yes	4D	4D	4D
US 17/98	CLEAR SPRINGS MINE RD	GEORGIA ST	STATE	PRINCIPAL ARTERIAL	Yes		D	B	B	C	Yes	Yes	Yes	4D	4D	4D
US 17/98	GEORGIA ST	MAIN ST	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	B	B	C	Yes	Yes	Yes	4D	4D	4D
US 17/98	MAIN STREET	VAN FLEET DRIVE W/SR 60	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	D	B	B	D	Yes	Yes	Yes	4D	4D	4D
US 17	VAN FLEET DRIVE W/SR 60	91 MILE RD	STATE	PRINCIPAL ARTERIAL	No	TCCO/CRA	E	B	B	D	Yes	Yes	Yes	4D	4D	4D
US 98 (BROADWAY AVE N)	SR 60 (VAN FLEET DRIVE W)	LYLE PKWY	STATE	PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	B	B	C	Yes	Yes	Yes	4D	4D	4D
US 98	LYLE PKWY	CR 540A	STATE	PRINCIPAL ARTERIAL	Yes		D	C	C	C	Yes	Yes	Yes	6D	6D	6D

Polk County Roadway Network Database and Polk TPO 2030 Long Range Transportation Plan

NOTES: TCCO/CRA denotes the Community Redevelopment Area which also serves as the boundary for the Transit Corridors and Centers Overlay

Comment: Revise table to current values and add RND link number for clarification.

Table 1.1.2

							City Adopted LOS Standard	Highway Level of Service			LOS Sufficiency			Number of of Lanes and Types ~~(1)~~		
RND Link	Road Segment	From	To	Maintenance Jurisdiction	Functional Classification	SIS Road?	Multi-Modal	Highway	Existing ~~(2012)~~ (2024)	Forecast Year ~~2017~~ 2029	~~Forecast Year 2030~~	Existing ~~(2012)~~ 2024	~~2017~~ 2029	~~2030~~	Existing ~~(2012)~~ 2024	~~2017~~ 2029	~~2030~~
4056	CR 555 (AGRICOLA RD)	CR 640	SR 60 (MAIN STREET W)	COUNTY	~~URBAN COLLECTOR~~ RURAL MAJOR COLLECTOR	No	OTHER	~~D~~ C	C	C	~~C~~	Yes	Yes	~~Yes~~	2U	2U	~~2U~~
4070	CR 640	SR 37	US 17/98	STATE	~~MINOR ARTERIAL~~ RURAL MAJOR COLLECTOR	No	TRANSITIONING	D	~~C~~ B	~~C~~ B	~~C~~	Yes	Yes	~~Yes~~	~~2U~~ 2B	~~2U~~ 2B	~~2U~~
4200	CR 640 (HOMELAND GARFIELD RD)	US 17/98	CR 559 (80 FOOT RD)	STATE	~~MINOR ARTERIAL~~ RURAL MINOR COLLECTOR	No	TRANSITIONING	D	B	B	~~C~~	Yes	Yes	~~Yes~~	~~2U~~ 2B	~~2U~~ 2B	~~2U~~
4073	CR 655A (COX RD/ALTURAS RD N)	CR 559/CR 655A (80 FOOT RD)	SR 60	COUNTY	~~RURAL MAJOR COLLECTOR~~ RURAL LOCAL	No	OTHER	~~D~~ C	B	B	~~C~~	Yes	Yes	~~Yes~~	2U	2U	~~2U~~
4019	LAKE HENDRY RD/STOKES RD/CR 559/CR 655A	US 98	SR 60	COUNTY	RURAL ~~MAJOR~~ MINOR COLLECTOR	No	OTHER	~~D~~ C	C	C	~~C~~	Yes	Yes	~~Yes~~	2U	2U	~~2U~~
4109	LYLE PARKWAY/E.F. GRIFFIN RD	US 98	US 98	COUNTY	URBAN MINOR COLLECTOR	No	TRANSITIONING	D	B	B	~~D~~	Yes	Yes	~~Yes~~	2U	2U	~~2U~~
4121	NINETY-ONE MINE RD	SR 60	US 17	COUNTY	URBAN LOCAL ~~COLLECTOR~~	No	TRANSITIONING	D	A B	A B	~~D~~	Yes	Yes	~~Yes~~	2U	2U	~~2U~~
4125	OLD BARTOW EAGLE LAKE RD/CRYSTAL BEACH RD	US 98	SPIRIT LAKE RD	COUNTY	URBAN MAJOR COLLECTOR	No	TCCO/CRA	E	C	C	~~D~~	Yes	Yes	~~Yes~~	~~2U~~ 2B	~~2U~~ 2B	~~2U~~
5904	SR 60	BONNIE MINE RD	CROWN AVE / AGRICOLA RD	STATE	URBAN PRINCIPAL ARTERIAL	Yes		D	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5904	SR 60	CROWN AVE / AGRICOLA RD	VAN FLEET DR W	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
6000	SR 60 (VAN FLEET DR W)	MAIN STREET W	BROADWAY AVE N	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E			~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
6002	SR 60 (VAN FLEET DR E)	BROADWAY AVE N	US 17	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	~~D~~ C	D/F	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
6003	SR 60	VAN FLEET DR E / US 17	FLAMINGO DR E	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5906	SR 60	SR 60 (FLAMINGO DR E)	CR 655 (RIFLE RANGE RD)	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	~~D~~ E	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5003	US 17/98 (CHARLESTON AVE)	US 17 @ US 98 (BROADWAY STREET E)	CR 640	STATE	URBAN PRINCIPAL ARTERIAL	Yes		D	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5004	US 17/98	CR 640 (HOMELAND GARFIELD ROAD)	CLEAR SPRINGS MINE RD	STATE	URBAN PRINCIPAL ARTERIAL	Yes		D	A B	A B	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5005	US 17/98	CLEAR SPRINGS MINE RD	GEORGIA ST	STATE	URBAN PRINCIPAL ARTERIAL	Yes		D	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5005	US 17/98	GEORGIA ST	MAIN ST	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5006	US 17/98 (EAST AVE)	MAIN STREET	VAN FLEET DRIVE W/SR 60	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	~~D~~ E	~~B~~ C	~~B~~ C	~~D~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5007	US 17	VAN FLEET DRIVE W/SR 60	91 MIL~~N~~E RD	STATE	URBAN PRINCIPAL ARTERIAL	No	TCCO/CRA	E	~~B~~ C	~~B~~ C	~~D~~	Yes	Yes	~~Yes~~	4D	4D	~~4D~~
5404	US 98 (BROADWAY AVE N)	SR 60 (VAN FLEET DRIVE W)	LYLE PKWY	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	E	~~B~~ C	~~B~~ C	~~C~~	Yes	Yes	~~Yes~~	4~~6~~D	4~~6~~D	4~~6~~~~D~~
5405	US 98	LYLE PKWY	CR 540A	STATE	URBAN PRINCIPAL ARTERIAL	Yes	TCCO/CRA	~~D~~ E	C	C	~~C~~	Yes	Yes	~~Yes~~	6D	6D	~~6D~~
7500	ERNEST M SMITH BLVD	US 98	US 17	COUNTY	URBAN MAJOR COLLECTOR	No	TRANSITIONING	D	C	C					4D	4D	

Source: Polk County Roadway Network Database (RND)

NOTES: TCCO/CRA denotes the Community Redevelopment Area which also serves as the boundary for the Transit Corridors and Centers Overlay

Table 1.1.3
City of Bartow Future Roadway Network

Proposed New Roads and Road Improvements FY ~~2012/13-2016/17~~ 2025/26-2029-30

Roadway	From	To	Proposed Number of Lanes & Type
~~Bartow Northern Connector~~ No TIP Improvements	~~US 98~~	~~US 17~~	~~New 2 lanes~~

Source: Polk TPO Transportation Improvement Program, Fiscal Years ~~2012/13-2016/17~~ 2025/26-2029/30

Table 1.1.4
City of Bartow Future Roadway Network
Proposed New Roads and Road Improvements

Roadway / LRTP Reference Number	From	To	Proposed Number of Lanes & Type
Crews Lake Rd Extension (2) 307	Crews Lake Dr	Crews Lake Rd / E.F. Griffin Rd Connector	New 2U
Crews Lake Rd / E.F. Griffin Rd Connector (~~2~~1) 305	Crews Lake Rd	E.F. Griffin Rd	New 2U
New East-West Road (~~2~~1) 362	E.F. Griffin Rd	US 98	New ~~4D~~ 2U
Thompson Nursery Rd Extension (~~2~~1) 324	US 17	CR 653	New 4D
Tillery Rd / Yarborough Ln / Crews Lake Rd Connector (2) 306	Crews Lake Dr	Crews Lake Rd Extension	New 2U
~~US 17 (2)~~	~~SR 60A Connector~~	~~Eagle Lake Rd (One-way pair)~~	~~Widen to 6 lanes~~
Yarborough Lane Extension (2) 225	Crews Lake Dr	Tillery Rd / Yarborough Ln / Crews Lake	New 2U
Tillery Road/McCall Road Extension (2) 226	~~CR 540A~~ Crews Lake Dr	~~New East-West Road~~ CR 540A	~~New 2U~~ Impv 2L
Proposed Clear Springs Roads			
CS1	~~CS9~~ CS4	~~Central Polk East-West Connector~~ Connersville Rd	New 2U
~~CS2~~	~~SR 60~~	~~Polk State College~~	~~New 2U~~
~~CS3~~	~~CS4~~	~~Connersville Rd~~	~~New 2U~~
~~CS4~~	~~SR 60~~	~~US 17~~	~~New 4D~~
CS5	CS4	CR 559 (80 Foot Rd)	New 2U
CS6	CR 640 (Homeland Rd)	CS5	New 2U
CS7	US 17	CR 559 (80 Foot Rd)	New 2U
CS8	CR 555	US 17	New 2U
~~CS9~~	~~SR 60~~	~~Polk State College~~	~~New 2U~~
~~CS10~~	~~Bartow Northern Connector~~	~~Central Polk East-West Connector~~	~~New 2U~~
CS11	Noralyn Mine Rd	US 17	New 2U
~~Bartow Northern Connector – Clear Springs Alternative (1)~~	~~US 17~~	~~SR 60~~	~~New 2U~~

Bartow Northern Connector (Connector A)(2)	US 17	SR 60	New 4D
~~Bartow Northern Connector~~	~~US 98~~	~~US 17~~	~~Widen 2U to 4D~~

Source: Polk TPO ~~2035 Vision Plan~~ 2045 LRTP and Clear Springs Sector Plan
(1) TPO funded project
(2) TPO Unfunded Need

Policy 1.3: The City will continue to work through Land Development Regulations and a concurrency management system that no road segment within the City limits shall fall below the adopted LOS standard.

Policy 1.4: The City shall continue to review all development proposals and require that such proposals contain sufficient information to determine their impacts on the adopted LOS standards.

Policy 1.5: If determined to be necessary to meet `future traffic circulation and concurrency needs, transportation impact fees shall be continued and reevaluated periodically.

OBJECTIVE 2: COORDINATION WITH FUTURE LAND USES AND DEVELOPMENT PLANS

THE CITY OF BARTOW WILL COORDINATE THE TRAFFIC CIRCULATION SYSTEM WITH THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN, LAND DEVELOPMENT REGULATIONS, AND LAND DEVELOPMENT DECISIONS.

Measurable Targets: Promote multimodal options for mixed use development; promote carpooling/vanpooling.

Policy 2.1: Upon adoption of this Comprehensive Plan, the City will ensure that the traffic circulation system will support the designations and concepts of the Future Land Use Element of the Comprehensive Plan.

Policy 2.2: The City will promote Planned Unit Developments and similar types of mixed use developments with multi-modal provisions.

Policy 2.3: The City will implement land use policies in support of increased transit, which includes encouraging mixed use developments and medium or higher residential densities within ¼ mile of any existing and planned transit route.

Policy 2.4: The City shall continue to implement Land Development Regulations that contain design standards for the safe and efficient flow of on-site traffic and for the provision of adequate parking for motorized and non motorized vehicles.

OBJECTIVE 3: TRANSPORTATION CONCURRENCY FOR LARGE-SCALE MIXED USE LAND DEVELOPMENT PROJECTS

CERTAIN AREA-WIDE TRANSPORTATION CAPITAL IMPROVEMENTS NEEDS ARE NORMALLY PROJECTED AS THE RESULT OF ANALYSIS OF EXISTING TRAFFIC, PROJECTED BACKGROUND GROWTH, AND TRAFFIC RESULTING FROM THE PROPOSED DEVELOPMENT OF LARGE-SCALE, MIXED USE PROJECTS. IN ACCORDANCE WITH SECTION 163.3180, FLORIDA STATUTES, A MULTI-USE DEVELOPMENT OF REGIONAL IMPACT (DRI) THAT MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 380.0651(3) AND RULE 28-24.032(2), FLORIDA ADMINISTRATIVE CODE, MAY SATISFY THE TRANSPORTATION CONCURRENCY REQUIREMENTS OF THIS COMPREHENSIVE PLAN, THE APPLICABLE CONCURRENCY MANAGEMENT SYSTEM, AND SECTION 380.06, FLORIDA STATUTES, BY PAYMENT OF A PROPORTIONATE SHARE CONTRIBUTION FOR LOCAL AND REGIONALLY SIGNIFICANT TRAFFIC IMPACTS.

Measurable Targets: Impact fees collected and improvements made in connection with a DRI.

~~Policy 3.1: The Old Florida Plantation DRI is a multi-use DRI. The Development Order provides a funding mechanism for the identified transportation improvements that, in conjunction with other conditions of approval, establishes a financially feasible plan for addressing infrastructure requirements. The funding mechanism establishes the payment of a proportionate share contribution for local and regionally significant traffic impacts for the Project. It is administered in conjunction with the Capital Improvement Element of this Plan and coordinated with other affected agencies. The funding mechanisms are consistent with the requirements of the Concurrency Management Section of this Comprehensive Plan.~~

Comment: Remove as policy is outdated.

~~Policy 3.2: The Old Florida Plantation DRI Development Order contains a mitigation program to address the project's impacts on the identified road network, subject to future review and analysis pursuant to applicable standards. The timing of these improvements will be based upon their actual need, which will be determined by an annual transportation-monitoring program incorporating each of the impacted roadways and intersections. Changes in background traffic levels, modification to the City of Bartow concurrency standards, traffic generated by the Project, or base data traffic information may demonstrate that certain improvements are not required, are required earlier than originally projected, or should be modified to meet current standards or design procedures.~~

OBJECTIVE ~~4~~3: COORDINATION WITH OTHER AGENCIES

THE CITY OF BARTOW WILL COORDINATE WITH THE PLANS AND PROGRAMS OF THE TPO AND THE FDOT'S FIVE-YEAR ADOPTED WORK PROGRAM TO MITIGATE CAPACITY IMPACTS.

Measurable Targets: Membership on the Technical Advisory Committee (TAC) and the Citizen's Advisory Committee (CAC) for the TPO; listing of other agency projects in the City's annual update of the 5-Year Capital Improvement Element (CIE).

Policy ~~4~~3.1: The City shall continue to coordinate with the FDOT and the TPO if a proposed development would reduce the level of service on any road below the adopted levels, set forth in Policy 1.1.

Policy ~~4~~3.2: The City shall ensure that the Transportation Element is consistent with long range plans adopted by the TPO and the FDOT's Five-Year Work Program. The City shall further request the TPO and FDOT to submit for review any proposed facility plans affecting segments of State or County roadways within the City limits of Bartow.

Policy ~~4~~3.3: The City shall cooperate with Polk County and the FDOT to ensure access to the Bartow Municipal Airport. Furthermore, the City will coordinate development activity within this area with the FDOT and the TPO in order to maintain the established level of service on U.S. 17.

Policy ~~4~~3.4: During the development review process, the City will coordinate with the FDOT and the TPO when reviewing development proposals within the City limits abutting a State or County roadway to ensure state and regional consistency.

Policy ~~4~~3.5: During the land development review process, Bartow shall coordinate with the FDOT and Polk County to ensure that new development abutting State or County maintained roadways provides safe and efficient access.

Policy ~~4~~3.6: The City will coordinate with the TPO and the FDOT in assigning priority status to projects which are identified in airport and rail facility master plans which serve Bartow and the region.

Policy ~~4~~3.7: The City will coordinate with the TPO, FDOT, the CFRPC, the County, and other municipalities in data sharing, standards interpretation, traffic counts, and concurrency management issues relating to roadway levels of service.

Policy ~~4~~3.8: The City will participate in periodic updates of the TPO Long Range Transportation Plan.

Policy ~~4~~3.9: The City will coordinate with the FDOT and the ~~Polk Transit Authority~~ Lakeland Area Mass Transit District (LAMTD) operating as Citrus Connection to establish strategies to reduce reliance on single occupancy automobile trips, such as encouraging large employers to develop commuter assistance incentives for employees that carpool/vanpool, and/or utilize transit or non-motorized modes for commuting trips.

Comment: Update to reflect updated agency name.

Policy ~~4~~3.10 The City will coordinate with the efforts of the ~~Polk Transit Authority~~ LAMTD to expand countywide transit services in Bartow, consistent with the Transit Development Plan.

Comment: Update to reflect updated agency name and reference to the TDP.

OBJECTIVE ~~5~~4: RIGHTS-OF-WAY

THE CITY OF BARTOW SHALL COORDINATE WITH THE FDOT AND THE TPO TO ASSURE THE PRESERVATION AND PROTECTION OF EXISTING AND FUTURE RIGHTS OF WAY FROM BUILDING ENCROACHMENT FOR EXISTING AND FUTURE TRAFFIC CIRCULATION, AVIATION, AND MASS TRANSIT RIGHTS-OF-WAY.

Measurable Targets: Review development plans for setbacks from ROW for all new development in accordance with the Land Development Regulations.

Policy ~~5~~4.1: The City shall continue to implement Land Development Regulations requiring minimum structural setbacks for all new development within the City limits abutting a State or County roadway, in order to preserve rights of ways from encroachment.

Policy ~~5~~4.2: The City shall continue to implement Land Development Regulations that address acquisition and preservation of existing and future rights-of-way.

OBJECTIVE ~~6~~5: DOWNTOWN PARKING

THE CITY SHALL PROMOTE AND INVEST IN A SAFE AND EFFICIENT SYSTEM OF PARKING WITH THE PROPER QUANTITY OF SPACES FOR CUSTOMERS AND EMPLOYEES IN THE HISTORIC DOWNTOWN COMMERCIAL AREA.

Measurable Targets: Promote public/private partnerships established for downtown parking; implement traffic calming devices; implement complete City/CRA/County parking recommendations study.

Policy ~~6~~5.1: The historic downtown commercial area shall be the focus of continued analysis of parking needs, vehicular traffic flow, pedestrian circulation patterns, and overall traffic safety.

Policy ~~6~~5.2: As development occurs within the historic downtown, the City will promote and allow on-street parking within the public right-of-way, which shall meet the parking needs of the business sector in accordance with City and FDOT standards.

Policy ~~6~~5.3: The City will partner with businesses and the government offices associated with the business of the County Seat for the development of off-street parking that will be shared by customer and employee traffic within the downtown; and encourage informal agreements between public and private partners for shared parking between daytime and night time users, and between weekend and weekday users.

~~Policy 5.4: The City will consider strategies that support and prioritize multimodal travel options over automobile dependence in order to reduce parking demand.~~

Comment: Proposed Policy 5.4 is removed as the Florida Department of Commerce has cited this policy as being potentially more restrict or burdensome as outlined in Senate Bill 180.

OBJECTIVE ~~7~~6: ACCESS MANAGEMENT

THE CITY OF BARTOW SHALL COORDINATE ACCESS POINT, MEDIAN OPENING, AND STREET INTERSECTION LOCATIONS ASSOCIATED WITH ADJACENT EXISTING AND FUTURE DEVELOPMENT TO PROMOTE A SAFE AND ORDERLY PATTERN OF ACCESS AND PRESERVE THE CAPACITY OF ARTERIAL AND COLLECTOR ROADS.

Measurable Targets: Monitor standards in the LDRs.

Policy ~~7~~6.1: The City of Bartow shall adopt and maintain regulations to control access from adjacent development onto arterial and collector roads, and continue to implement Land Development Regulations that limit the number of curb cuts per link where appropriate.

Policy ~~7~~6.2: The City will review development proposals to ensure safe and convenient on-site motorized and non-motorized traffic flow/access and the availability of adequate parking and other facilities for motorized and non-motorized vehicles.

Policy ~~7~~6.3: The City will coordinate with the FDOT to ensure efficient access from adjacent

development onto the State Highway System. The City will also coordinate with the FDOT on the need for, and preparation of, Corridor Access Management Plans in high-growth transportation corridors.

Policy ~~7~~6.4: US 98/Bartow Road from SR 60A (Van Fleet Drive in Bartow) to the northern limits of the City is designated as a "Transportation Corridor", pursuant to Section 337.273 F.S., as agreed upon through a Memorandum of Understanding with Polk County, the City of Lakeland, and the FDOT.

Policy ~~7~~6.5: The City will continue to implement corridor-specific access management standards or strategies for the US 98 Transportation Corridor as specified in its Unified Land Development Regulations.

Policy ~~7~~6.6 In cooperation with the Polk TPO, the City has adopted a Complete Street policy, in which the City shares a vision of streets that:

- provide safe travel for all users regardless of their age or abilities;
- support all modes of travel and travel choices;
- provide convenient access to community land uses; and
- help create a sense of place and livable communities.

The City shall refer to the Polk TPO Complete Street Handbook as a guide for the implementation of candidate Complete Street projects where appropriate.

OBJECTIVE ~~8~~7: SUPPORT OF PUBLIC TRANSIT

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

Measurable Targets: New businesses locating on transit routes versus non-transit areas.

Policy ~~8~~7.1: The City will promote the development of future major trip generators and employers on transit routes, to decrease the number of vehicle trips within the City, and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle.

Policy ~~8~~7.2 The City will coordinate with the Polk Transit Authority and participate in the planning process in order to accommodate the transportation disadvantaged, and provide Bartow with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities.

Policy ~~8~~7.3 The City shall continue to promote transit accessibility and ridership by coordinating with Polk County's multi-modal transportation network, establishing itself as a transit core and establishing transit centers along multi-modal travel corridors where promoted by the countywide Polk Transit Authority.

Policy ~~8~~7.4: The City will coordinate with the TPO, FDOT, and transit providers to implement plans for park-and-ride lots, as identified in Transportation Improvement Plans and Long-Range Transportation Plans, as updated.

Policy ~~8~~7.5: The City will support the extension of transit service to its historic downtown and historic buildings and encourage the construction of compatible shelters and other facilities associated with such transit hubs.

OBJECTIVE ~~9~~8: THE CITY SHALL ENCOURAGE AND PROMOTE AND SUPPORT ACTIVITIES TO IMPROVE ACCESS TO AND VIABILITY OF SIGNIFICANT MULTIMODAL TRANSPORTATION CENTERS.

Policy ~~9~~8.1: The City shall promote the rail and surface transportation corridor that connects its industrial areas to the Bartow Municipal Airport for shipment of goods and products; the City will work with the TPO and the CFRPC to ensure that there is an adequate network for ease of goods movement and truck routes.

Policy ~~9~~8.2: The City shall support the Bartow Municipal Airport master plan and include projects for the airport in the City's 5-year CIE.

Policy ~~9~~8.3: The City will work with the TPO to enhance multi-modal transfer facilities through TPO priority setting.

OBJECTIVE ~~10~~9: THE CITY WILL ENCOURAGE NON-AUTOMOTIVE MOBILITY

Policy ~~10~~9.1: To encourage energy efficiency and savings, alternative modes of transportation shall be accommodated to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles.

Policy ~~10~~9.2: The City will encourage pedestrian and bicycle routes in the historic Downtown in order to minimize disruption of the historic street grid.

Policy ~~10~~9.3: The City will cooperate with the TPO regarding right-of-way protection for proposed bicycle lanes in conjunction with road construction projects within the City limits of Bartow.

Policy ~~10~~9.4: The City shall continue to implement Land Development Regulations requiring new commercial and residential development to provide and dedicate sidewalks. Where feasible, new sidewalks should be linked to Bartow's existing sidewalk system.

Policy ~~10~~95: The City will continue to schedule the prioritization of new sidewalk construction for those areas of the City lacking an existing sidewalk network.

Policy ~~10~~9.6: Funding priorities for correcting existing deficiencies and for future sidewalk improvements shall first be directed to locations where a critical public safety concern or an emergency exists; and second, serve pedestrian needs within ¼ mile of all schools, parks, and transit stops; and in the future, aviation and rail facilities.

Policy ~~10~~9.7: Coordinate with the TPO and FDOT to provide continuous routes for bicycling and other non-motorized modes of travel. Work with the TPO in the continuing

development of the Fort Fraser Trail, future recreation trails within the City limits, and those which may link to unincorporated areas or adjacent municipalities, supporting and complementing the County and Regional greenways and trails network.

Policy ~~10~~9.8: In cooperation with the Polk TPO, the City had adopted a Complete Street policy, in which the City shares a vision of streets that:

- provide safe travel for all users regardless of their age or abilities;
- support all modes of travel and travel choices;
- provide convenient access to community land uses; and
- help create a sense of place and livable communities.

The City shall refer to the Polk TPO Complete Street Handbook as a guide for the implementation of candidate Complete Street projects where appropriate.

OBJECTIVE 10: THE CITY WILL PROMOTE ROAD SAFETY AWARENESS AND REDUCE CRASHES THROUGH EDUCATION, ENFORCEMENT AND INFRASTRUCTURE IMPROVEMENT

Policy 10.1: The City shall recognize and support FDOT's Target Zero initiative to reduce the number of transportation-related serious injuries and fatalities.

Policy 10.2: The City shall support the Polk TPO's safety initiatives, including the development of a countywide Safety Action Plan.

Policy 10.3: The City shall support road safety campaigns targeting drivers, pedestrians, cyclists, and passengers.

Policy 10.4: The City shall support law enforcement efforts to ensure compliance with speed limits and other traffic rules.

Comment: Objectives and policies added to reflect State and County safety initiatives.

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Housing Element

Overview

Housing Element

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

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

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

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

HOUSING ELEMENT AMENDMENTS

Introduction	New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.12:	New Policy added to comply with Florida Statutes 163.3177(6)(f)1 and (f).
Policy 1.13:	New Policy added to comply with Florida Statutes s. 163.31771.
Policy 1.14:	New Policy added to comply with Florida Statutes s. 163.31771.
Policy 2.5:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Policy 2.6:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Policy 2.7:	New Policy added to address requirements in F.S. 166.3177(6)(f).
Objective 8:	Reference to Greenhouse gas reduction removed as it is not a requirement in Florida Statutes.

HOUSING ELEMENT

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

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

INTRODUCTION:

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

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

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

OBJECTIVE 1: CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING

THE CITY OF BARTOW SHALL ASSIST IN THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING FOR ALL CURRENT AND ANTICIPATED FUTURE RESIDENTS OF THE CITY, AND HOUSEHOLDS WITH SPECIAL HOUSING NEEDS INCLUDING RURAL AND FARMWORKER HOUSEHOLDS. [9J-5.010(3)(B)1]

Measurable Targets: Percentage of affordable demand met.

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

Policy 1.2: The City will review any changes to the City Code for their impact on the permitting process in order to eliminate any excessive requirements and to increase private sector participation in meeting the projected housing needs. [9J-5.010(3)(c)2]

Policy 1.3: The City will seek to develop a partnership with the Polk County Builders

Association to improve the efficiency and expand the capacity of the housing delivery process. [9J-5.010(3)(c)1,2]

Policy 1.4: The City will develop schedules to provide municipal services to those areas designated on the Future Land Use Map for residential development.

Policy 1.5: The City will continue to participate in the county-wide housing task force for the purpose of developing and implementing a local housing agenda with particular emphasis on the needs of low and moderate income households, as well as others with identified special housing needs.

Policy 1.6: Due to unusually high property values of a nearby jurisdiction, the City may enter into an interlocal agreement with a nearby government to meet the affordable housing demand of that jurisdiction. [9J-5.010(3)(c)10]

Policy 1.7: The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing. [9J-5.010(3)(c)11]

Policy 1.8: For sites specifically identified by the City as suitable for extremely low, very low and low income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units.

Policy 1.9: The City will encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.

Policy 1.10: The City shall identify and map existing and candidate sites for affordable and workforce housing serviced by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

Policy 1.11: The City shall implement Policy 1.10 through continued coordination with the City's Community Redevelopment Agency as well as through the review of new development by evaluating opportunities for affordable and workforce housing that is served by infrastructure and is accessible to transit corridors.

Policy 1.12: The City shall provide for a variety of housing types including very-low-income housing (Florida Statutes 163.3177(6)(f)1 and (f)2).

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

Policy 1.13: Consistent with Florida Statute 163.31771, the City will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.

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

Policy 1.14: Each accessory dwelling unit (ADU) allowed by an ordinance adopted under this

section shall apply toward satisfying the affordable housing component of the housing element in the local government's comprehensive plan under Florida Statute. 163.3177(6)(f).

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

OBJECTIVE 2: ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS

THE CITY OF BARTOW SHALL IMPROVE THE STRUCTURAL AND AESTHETIC CONDITION OF THE CITY'S HOUSING STOCK. THE CITY WILL ACTIVELY PURSUE THE REHABILITATION OR ELIMINATION AND REPLACEMENT OF UP TO 10 SUBSTANDARD HOUSING UNITS PER YEAR THROUGH THE YEAR 2005, BY USE OF FEDERAL, STATE, COUNTY, OR PRIVATE FUNDING SOURCES. [9J-5.010(3)(B)3]

Measurable Targets: Number of units rehabilitated and/or demolished per year

Policy 2.1: The City will seek to develop an active partnership with the private sector and citizens in which the rehabilitation of existing substandard housing is encouraged through technical and financial assistance. [9J-5.010(3)(b)1,4]

Policy 2.2: The City will continue to actively seek federal, state, and private funding to provide new housing, or rehabilitate, or conserve existing housing for extremely low, very low, low, and moderate income families. [9J-5.010(3)(c)7]

Policy 2.3: Using Community Development Block Grants (administered through the Polk County Community Development Department), or other federal, state, county, or private funding sources, the City shall rehabilitate or demolish and replace up to 10 substandard housing units each year. [9J-5.010(3)(c)(7)]

Policy 2.4: The principles which will be applied to rehabilitation and demolition techniques and strategies will include:

a) Identification of housing units in violation of the City's housing quality standards and their degree of deterioration;

b) Establishment of priorities for rehabilitation and demolition; and

c) Referral of the City's priorities to the Polk County Community Development Department for consideration and action. [9J-5.010(3)(c)4]

Policy 2.5: Consistent with Florida Statute 166.3177(6)(f), the City shall implement a program of conservation, rehabilitation, and demolition targeting substandard housing. The principles and criteria for the conservation, rehabilitation, and demolition of housing units shall be:

1. To encourage property owners to make repairs to housing units before serious problems develop;

2. Reduce blight and decay of neighborhoods;

3. Maintain the value of the housing stock; and

4. Encourage private investment in residential areas.

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

Policy 2.6: In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment (Florida Statute 166.3177(6)(f)).

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

Policy 2.7: The City shall enforce the City's housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities (Florida Statute 166.3177(6)(f)).

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

OBJECTIVE 3: ADEQUATE SITES FOR ALL INCOME LEVELS AND MOBILE AND MANUFACTURED HOMES

THE CITY SHALL ENSURE THAT ITS ZONING AND SITE PLAN REGULATIONS PROVIDE FOR ADEQUATE SITES FOR HOUSING FOR EXTREMELY LOW-, VERY LOW-, LOW- AND MODERATE-INCOME FAMILIES, AND ADEQUATE SITES FOR MOBILE AND MANUFACTURED HOMES. [9J-5.010(3)(B)3]

Measurable Targets: Maintain or increase the percentage of sites for all income levels and for mobile and manufactured housing from the baseline year of 1999.

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

a) To ensure that extremely low/very-low/low/moderate income families have adequate public facilities and services based on a fair-share distribution of costs;

b) To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home subdivisions, mobile home parks, multi-unit developments, or zero-lot lines. [9J-5.010(3)(c)(5)]

Policy 3.2: The principles and criteria for siting mobile homes shall be:

a) To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;

b) To require that developers of new mobile home parks or subdivisions provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;

c) To require that future mobile home parks or subdivisions be at least 10 acres in size; and

d) To provide for adequate sites for mobile homes and mobile home parks or subdivisions, within residential future land use designations, based on projections and demand for such housing. [9J-5.010(3)(c)(5)]

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

a) To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and

b) To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities, and/or public health facilities, as appropriate. [9J-5.010(3)(c)(5)]

OBJECTIVE 4: PROVISION OF ADEQUATE SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES

THE CITY SHALL PROVIDE ADEQUATE SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES, LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES. [9J-5.010(3)(B)4]

Measurable Targets: Maintain or increase the percentage of sites for Group Homes and Foster Care Facilities from the baseline year of 1999.

Policy 4.1: The City's Land Development Regulations will be reviewed and amended to ensure that sufficient sites will be made available in suitable areas, including residential areas, for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families. [9J-5.010(3)(b)4]

Policy 4.2: The City will locate future group homes and foster care facilities of a residential scale in residential areas or areas of residential character in order to ensure that the needs of persons requiring such housing are met. [9J-5.010(3)(c)6]

OBJECTIVE 5: CONSERVATION OF EXISTING HOUSING

THE CONSERVATION, REHABILITATION OR DEMOLITION OF HOUSING, INCLUDING THE IDENTIFICATION OF HISTORICALLY SIGNIFICANT HOUSING, WILL BE ENSURED THROUGH FEDERALLY-ASSISTED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS, TECHNICAL ASSISTANCE, AND INTERAGENCY COORDINATION. [9J-5.010(3)(B)5]

Measurable Targets: Number of units rehabilitated in planning period; and Number of units saved from demolition due to their historical significance

Policy 5.1: The City will review and amend, where necessary, its housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. [9J-5.010(3)(c)2,3]

Policy 5.2: The City will continue to strictly enforce the standard housing code, particularly in those neighborhoods where code violations appear to be more prevalent. [9J-5.010(3)(c)4]

Policy 5.3: The City, in cooperation with the Polk County Community Development Division, will encourage neighborhood improvements by providing assistance to property owners in meeting code regulations and locating financial assistance, as well as by concentrating capital budget improvements in the neighborhoods. [9J-5.010(3)(c)1,4]

Policy 5.4: The City shall establish procedures for the protection of locally designated historically significant housing, structures or sites, and shall develop criteria

under which a locally designated structure or site may be altered or demolished. Action by the City Commission is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure. [9J-5.010(3)(c)3]

Policy 5.5: Housing that has been identified as historically significant shall be so designated that way by the City of Bartow on an as needed basis. [9J-5.010(3)(c)3]

Policy 5.6: The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried out in cooperation with recognized historic preservation organizations, including the Polk County Historical Society. [9J-5.010(3)(c)3]

OBJECTIVE 6: RELOCATION HOUSING

THE CITY OF BARTOW SHALL ASSURE THAT REPLACEMENT HOUSING IS AVAILABLE TO ANY RESIDENTS DISPLACED BY EFFORTS TO REVITALIZE AND STABILIZE THE CITY'S HOUSING. [9J-5.010(3)(B)6]

Measurable Targets: Number of persons displaced, number of displaced persons provided relocation assistance.

Policy 6.1: The City will abide by the mandate of the Federal Uniform Relocation Act, ensuring that anyone who is temporarily or permanently displaced, as a result of federally-assisted action, will be provided relocation assistance. [9J-5.010(3)(c)9]

OBJECTIVE 7: FORMULATION OF A HOUSING IMPLEMENTATION PROGRAM

THE CITY OF BARTOW WILL CONTINUE TO IMPLEMENT A HOUSING PROGRAM DESIGNED TO MEET THE STATED OBJECTIVES AND POLICIES IN THIS HOUSING ELEMENT. [9J-5.010(3)(B)7]

Measurable Targets: Number of additional housing units built through partnerships; Number of training programs instituted; and Numbers of persons qualified to purchase housing through training programs

Policy 7.1: The City will solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the Policies established in this Housing Element. [9J-5.010(3)(c)1]

Policy 7.2: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City. [9J5.010(3)(c)8]

Policy 7.3: The City will designate within its jurisdiction sufficient sites at sufficient densities to accommodate the needs for affordable housing units over the planning timeframe. [9J5.010(3)(c)11]

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

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

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

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

Policy 8.3: The City will encourage the strategic placement of landscape materials to reduce energy consumption.

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

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Infrastructure Element

Overview

Infrastructure Element

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

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

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

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

INFRASTRUCTURE ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Infrastructure Element Requirements.
Policy 1.7:	New Policy added to address the Upper Ocklawaha River Basin Management Action Plan.
Policy 2.8:	New policy added to address septic to sewer requirements.
Policy 2.9:	New policy added to address septic to sewer requirements.
Objective 9:	New objective and policies added to address septic to sewer requirements.

INFRASTRUCTURE ELEMENT

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

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

INTRODUCTION

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

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

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

OBJECTIVE 1: CORRECTING EXISTING FACILITY DEFICIENCIES AND MAXIMIZING CURRENT FACILITIES

THE CITY OF BARTOW SHALL CORRECT ANY EXISTING DEFICIENCIES IN THE MUNICIPAL WATER AND WASTEWATER SYSTEMS, THROUGH A CONTINUED PROGRAM OF REGULAR INSPECTION, MAINTENANCE, RENOVATION, AND REPLACEMENT. ~~[9J-5.011(2)(b)1]~~

Measurable Targets: Number of inspections of wastewater and potable water facilities; Number of deficiencies identified; Number of deficiencies corrected.

Policy 1.1: The City shall continue a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan. ~~[9J-5.011(2)(c)1~~]

Policy 1.2: The City shall continue its current program to prioritize necessary replacement, correct any deficiencies, and provide for future needs of the City for all municipal services. ~~[9J-5.011(2)(c)1]~~

OBJECTIVE 2: EXPANSION OF CURRENT FACILITIES TO MEET FUTURE NEEDS

THE CITY OF BARTOW WILL INCREASE FACILITY CAPACITY OR SERVICE AREA AS NECESSARY TO ENSURE THE PROVISION OF SERVICES AT OR ABOVE THE ESTABLISHED LEVEL OF SERVICE FOR ALL MUNICIPAL SERVICES AND FACILITIES AVAILABLE TO

ACCOMMODATE FUTURE DEMANDS. ~~[9J-5.011(2)(b)2,3]~~

Measurable Targets: Meet or exceed the adopted level of service standards of all municipal services and facilities (measured by the CMS) to accommodate future growth.

Policy 2.1: Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable and when conditions are favorable for their use. Through the use of zoning and building codes, the City shall prohibit the installation of conventional or above-grade on-site septic systems in areas of the City containing soils rated "severe" by the Soil Conservation Service, or in areas which do not pass percolation tests conducted by the Florida Department of Health. In these areas, the City shall require the use of advanced on-site treatment methods such as aerobic treatment units, disinfection units, nutrient removal systems, wastewater segregation and recycle systems, or other systems approved by the Florida Department of Health Bureau of Onsite Sewage Programs. Septic tanks shall be considered temporary, and their use shall be discontinued upon availability of municipal sanitary sewer facilities pursuant to Chapter 64E-6, Florida Administrative Code and the Code of Ordinances, City of Bartow. Septic tanks shall be considered only for residential uses. ~~[9J-5.011(2)(c)1~~]

Policy 2.2: The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area. [9J-5.011(2)(c)1]

Policy 2.3: The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.

Policy 2.4: The City will continue to ensure, through Land Development Regulations and the City's Concurrency Management System, that no development order will be issued that would result in a level of service deficiency. [9J-5.001(2)(c)1]

Policy 2.5: The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Bartow shall be extended to those areas suitable for higher densities and intensities of use that are only contiguous to the City, and to discourage urban sprawl.

Policy 2.6: All improvements, including repair, maintenance, and expansion of municipal sanitary wastewater and potable water facilities shall be included in the 5-Year Schedule of Capital Improvements. [9J-5.001(2)(c)1]

Policy 2.7: The Old Florida Plantation project Capital Improvements shall be provided in a manner consistent with the Development Order, which identifies the necessary potable water and sanitary sewer capacity improvements and funding sources to support the proposed development. In addition, the Development Order provides a funding mechanism for future improvements that, in conjunction with other conditions of approval, establishes a financially feasible plan for addressing infrastructure requirements. The funding mechanism is administered in conjunction with the CIP and shall be consistent with the requirements of the Concurrency Management Section the City of Bartow Comprehensive Plan.

~~Policy 2.8: In accordance with Florida Statute 163.3177(6)(c)(3), the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one on-site wastewater treatment and disposal system (septic system) per one acre. As part of this consideration, the City will identify the wastewater facility that could receive flow, the capacity of the facility, and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years, and a timeline for construction.~~

Comment: Proposed policy removed to address FDEP comment and requirements in Florida Statute 163.3177(6)(c)(3). Objective 9 has been added below.

Policy 2.8: The City shall undertake the creation of a septic to sewer master plan during the planning period. This plan will analyze the feasibility of providing sanitary sewer service within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka Septic System) per one (1) acre per s. 163.3177(6)(c)(3), F.S., where they exist within the City of Bartow Sewer Service Area.

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

Policy 2.9: The City shall coordinate the City's Capital Improvement Program with the findings and recommendations of the septic to sewer master plan to eliminate septic system areas within the City of Bartow that are within the City of Bartow Sewer Service Area including project prioritization and the pursuit of alternative funding strategies consistent with Florida Statute 163.3177(3)(a)(4)(b).

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

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

THE CITY SHALL DESIGN/OPERATE AND MAINTAIN LEVEL OF SERVICE STANDARDS FOR ALL MUNICIPAL SERVICES, AS ESTABLISHED BY THIS COMPREHENSIVE PLAN. ~~[9J-5.011(2)(b)2]~~

Measurable Targets: Meet or exceed adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed the water quality standards adopted by reference in Chapter 17-25 for all stormwater management facilities; number of times the system dropped below the operational minimums; number of variances approved to the stormwater management criteria.

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

Sanitary Sewer	125 gallons of treatment per person per day
Potable Water	150 gallons per person per day
Solid Waste	Disposal of 8.00 pounds per person per day
Stormwater Management Facilities for *existing* development	Designed for a 3-year, 24-hour storm event
Stormwater Management Facilities for *new* development	Designed for a 25-year, 24-hour storm event

[9J-5.011(2)(b)(2)a]

Policy 3.2: The City establishes minimum design and operational criteria for public supply potable water facilities of:

Flow Capacity: 153 gallons per capita per day;

Storage Capacity: One Half average daily demand; and

Pressure: 20 pounds per square inch.
~~[9J-5.011(2)(c)(2)d]~~

Policy 3.3: Stormwater management facilities shall be designed to accommodate the 25 year, 24-hour design storm to meet the water quality and quantity standards that follow:

a: Water Quantity:
Peak post-development runoff shall not exceed peak pre-development runoff rates.

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

that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above. ~~[9J-5.011(2)(c)2.c]~~

Policy 3.4: The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities. ~~[9J-5.011(2)(c)2.c]~~

Policy 3.5: No development permit will be issued if it will result in the inability of the City to maintain the levels of service at or above the levels established in this plan. ~~[9J-5.015(2)(b)3]~~

OBJECTIVE 4: CONSERVATION OF POTABLE WATER RESOURCES

THE CITY OF BARTOW SHALL CONSERVE WATER RESOURCES.

Policy 4.1: The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes~~,~~ and prioritize accordingly. ~~[9J-5.011(2)(c)3]~~

Policy 4.2: The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations. ~~[9J-5.011(2)(c)3], also~~ [553.14, F.S.]

Policy 4.3: The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies. ~~[9J-5.0011(2)(c)(3)]~~

Policy 4.4: The City shall require the use of Florida-friendly landscaping techniques for all new development and redevelopment.

Policy 4.5: The City shall continue to strive with all means available to comply with the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption and not exceed the City's adopted Level of Service standard of 150 gallons per day per capita. [40D-2, F.A.C.]

Policy 4.6: The City of Bartow shall continue to maintain and update a water supply facilities plan covering at least a ten (10) year planning period, for construction of public, private, and regional water supply facilities, including development of alternative water supplies, which are identified as being necessary to serve existing and new development.

Policy 4.7: The City of Bartow shall ensure that within 18 months after the board of the Southwest Florida Water Management District has approved an updated

regional water supply plan, the Infrastructure Element, in the City's Comprehensive Plan, will incorporate any alternative water supply project or projects selected by the local government from those identified in the regional water supply plan.

Policy 4.8: The City hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Bartow Comprehensive Plan. In implementing this Policy, the City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 4.9: The City shall monitor annual average and monthly average potable water outflows from its water treatment facilities, and shall compare same against its current Water Use Permit and water demand projections used to obtain such Water Use Permit.

Policy 4.10: The City of Bartow shall determine whether adequate water supplies to serve new development will be available prior to approval of a building permit or its functional equivalent. Consistent with public health and safety, potable water facilities shall be in place and available to serve the new development no later than the issuance by the City of Bartow of a certificate of occupancy or its functional equivalent.

OBJECTIVE 5: AQUIFER PROTECTION

PROTECT GROUNDWATER RECHARGE AREAS WITHIN THE CITY'S JURISDICTION FROM ANY AVOIDABLE CONTAMINATION OR DAMAGE. ~~[9J-5.011(2)(b)5]~~

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

Policy 5.1: The City will cooperate with the Southwest Florida Water Management District in designating areas of aquifer recharge to the Floridan aquifer. ~~[9J-5.0011(2)(c)(4)]~~

Policy 5.2: The City shall enforce its Land Development Regulations that include restrictions on land use activities known to adversely affect groundwater, particularly in areas of known high aquifer recharge. These regulations further establish criteria regarding the location and extent of impervious surfaces, based on pollution potential to surface and ground waters. ~~[9J-5.011(2)(c)4]~~

Policy 5.3: The City will keep an updated list of all hazardous wastes and uses within 400 feet of every wellhead.

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

PROTECT NATURAL DRAINAGE FEATURES, MAN-MADE DRAINAGE STRUCTURES (THE CITY'S LAKES) AND THE PEACE RIVER FROM RECEIVING STORMWATER RUNOFF THAT COULD DEGRADE WATER QUALITY IN THE CITY OR DOWNSTREAM FROM THE CITY. ~~[9J-5.011(2)(B)5]~~

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

Policy 6.1: The City shall continue its monitoring program to eliminate point and non-point sources of pollution to the Peace River, to Bear Creek, and to the City's lakes. ~~[9J-5.013(2)(c)6]~~

Policy 6.2: The City shall continue its participation with the Charlotte Harbor National Estuary Program to ultimately protect the Peace River from point and non-point sources of pollution so as to protect the water quality and potable water supply of persons downstream from the City. ~~[9J-5.013(2)(c)6]~~

Policy 6.3: The City will enforce Land Development Regulations to restrict land use activities which may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an identification and analysis of natural drainage features and man-made drainage structures~~,~~ and the impacts of proposed development on drainage and topographic features. [9J-5.011(2)(c)4]

Policy 6.4: The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities at least as stringent as those specified in Section 17-25, F.A.C. ~~[9J-5.0011(2)(c)4]~~

Policy 6.5: The City shall continue to participate in the Federal Flood Insurance Program.

Policy 6.6: The City has participated with Polk County in a stormwater utility study. An NPDES Permit (#FLS000015) has been issued as a result. The City's goal shall be that all development in the City meets the criteria for the quantity and quality of stormwater run-off as specified in Chapters 17-25 and 17-3, F.A.C.

Policy 6.7: The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Bartow. ~~[9J-5.0011(2)(c)4]~~

Policy 6.8: The City shall correct all identified stormwater management facility deficiencies. Deficiencies for existing development shall be defined as inability to manage a

25-year 24 hour storm event or contributing to the degradation of the receiving body below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. The expenditure of public funds on stormwater management facility improvements shall be prioritized as follows: to fulfill legal obligations; to prevent further degradation of surface or water bodies; to provide adequate stormwater management facilities for existing development in the City; to provide adequate stormwater management for new development in the City; and to extend municipal stormwater management facilities to areas outside of the City. [9J-5.001(2)(c)1]

Policy 6.9: The City shall ensure that stormwater management facility improvements requiring correction shall be included in the Five-Year Schedule of Capital Improvements.

Policy 6.10: The City shall not extend stormwater management facilities to new areas if such an extension would exceed the present ability of the City to provide protection from flooding to presently served areas, consistent with the established level of service standard for new stormwater management facilities. ~~[9J-5.011(2)(c)1]~~

OBJECTIVE 7: PROVISION FOR COLLECTION OF SOLID WASTE

THE CITY OF BARTOW WILL PROVIDE FOR THE ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE TO MEET THE NEEDS OF THE RESIDENTS OF THE CITY. ~~[9J-5.011(2)(B)1,2,5]~~

Measurable Targets: All residents of the City receive service.

Policy 7.1: The City of Bartow shall ensure that all solid waste within the City limits is collected. ~~[9J-5.011(2)(c)1]~~

Policy 7.2: The City will ensure that the necessary solid waste facilities to support development are in place concurrent with the impacts of development. ~~[9J-5.011(2)(c)1]~~

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

THE CITY OF BARTOW, IN COOPERATION WITH POLK COUNTY, SHALL CONTINUE TO RECYCLE AT LEAST THIRTY PERCENT OF THE TOTAL VOLUME OF SOLID WASTE GENERATED WITHIN THE CITY. THIS PROGRAM WILL INCLUDE THE SEPARATION OF ALUMINUM, PAPER, GLASS, AND OTHER MATERIALS TO COMPLY WITH THE STATE MANDATED REQUIREMENTS. ~~[9J-5.011(2)(B)3]~~

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

Policy 8.1: The City will maintain its current level of service not exceeding 8.00 pounds per person per day for solid waste by promoting and educating its citizens about recycling. ~~[9J-5.0011(2)(c)1]~~

OBJECTIVE 9: ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM (SEPTIC SYSTEM) DENSITY AND INTENSITY

Policy 9.1: In accordance with Florida Statutes, the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one (1) on-site wastewater treatment and disposal system (septic system) per one (1) acre. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years.

Policy 9.2: By May 4, 2028, the City will adopt the Feasibility Study as outlined in Policy 1.2.1 and adopt a reference to this completed study in the Comprehensive Plan Consistent with Florida Statute 163.31177(6)(c)(3).

Policy 9.3: The City will prepare, maintain, and periodically update maps illustrating areas both within and outside the City limits in the Utility Service Area with a high concentration of septic systems.

Policy 9.4: The City will evaluate wastewater lines and treatment facilities and work to ensure they have adequate capacity to accommodate additional flow from priority areas within the City limits with a high concentration of septic systems.

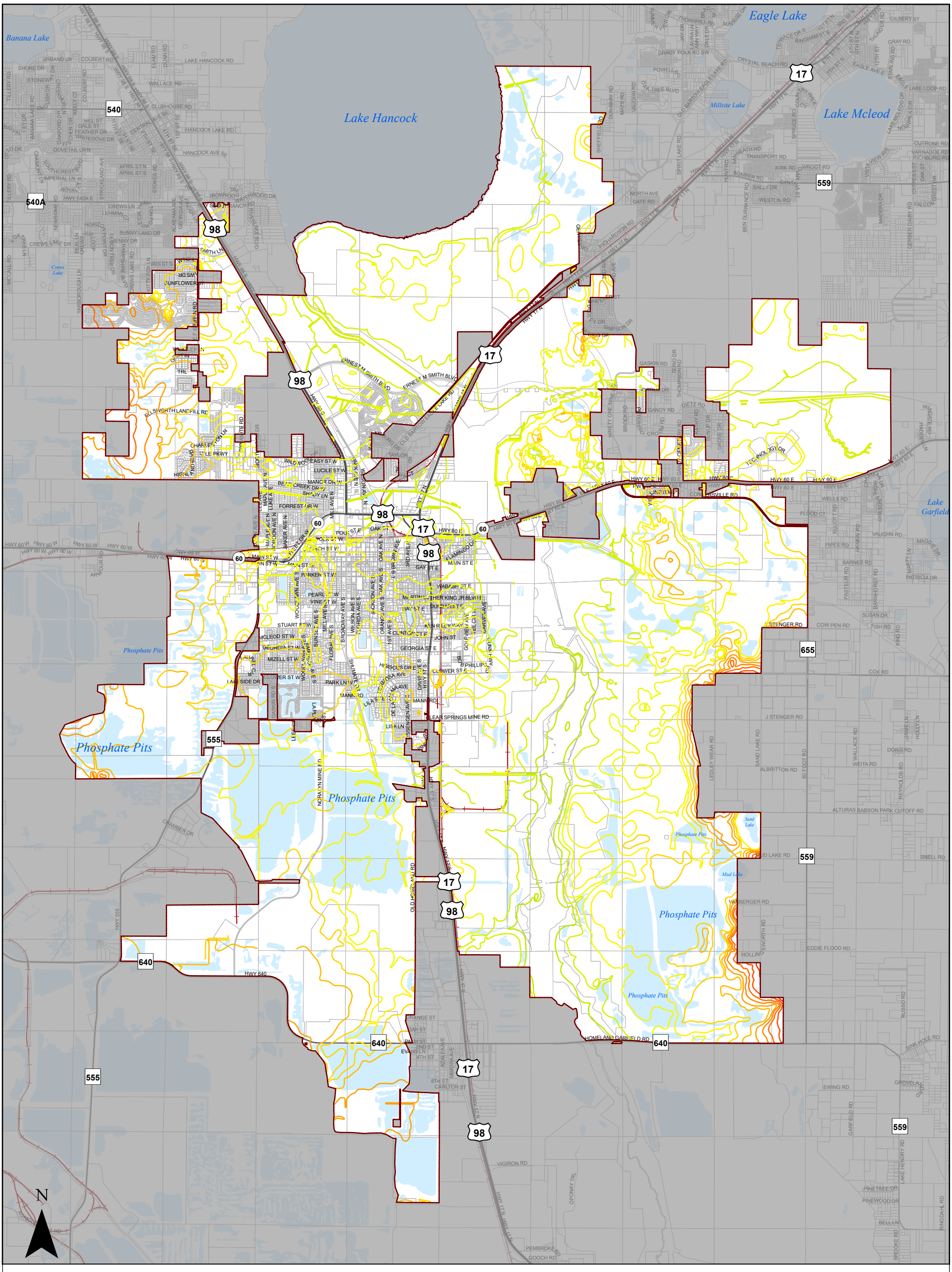
Policy 9.5: The City will work to annually fund projects in the Capital Improvement Plan to support septic-to-sewer projects, including wastewater line extensions, wastewater treatment plant upgrades, and lift stations.

Policy 9.6: The City will annually review work programs of City Departments, Florida Department of Transportation, and Polk County to identify opportunities to coordinate design and construction with other funded infrastructure investments, where feasible and desirable, to reduce costs and impacts to the public.

Policy 9.7: Grant opportunities will be identified in the Five-Year Capital Improvements Plan to aid in funding capital projects and offset customer costs for priority septic-to-sewer projects in the City.

Comment: New objective and policies added to address septic to sewer requirements.

CITY OF BARTOW
INF MAP 1 - GENERALIZED TOPOGRAPHY MAP



Legend

- Bartow City Boundary
- Parcels
- Water Bodies

ELEVATION (FEET)

- 90
- 100
- 110
- 120
- 130
- 140
- 150
- 160
- 170
- 180
- 190

Miles

0 ½ 1 2

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

Data Sources:
Central Florida Regional Planning Council
USGS
Polk County Property Appraiser
City of Bartow

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CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
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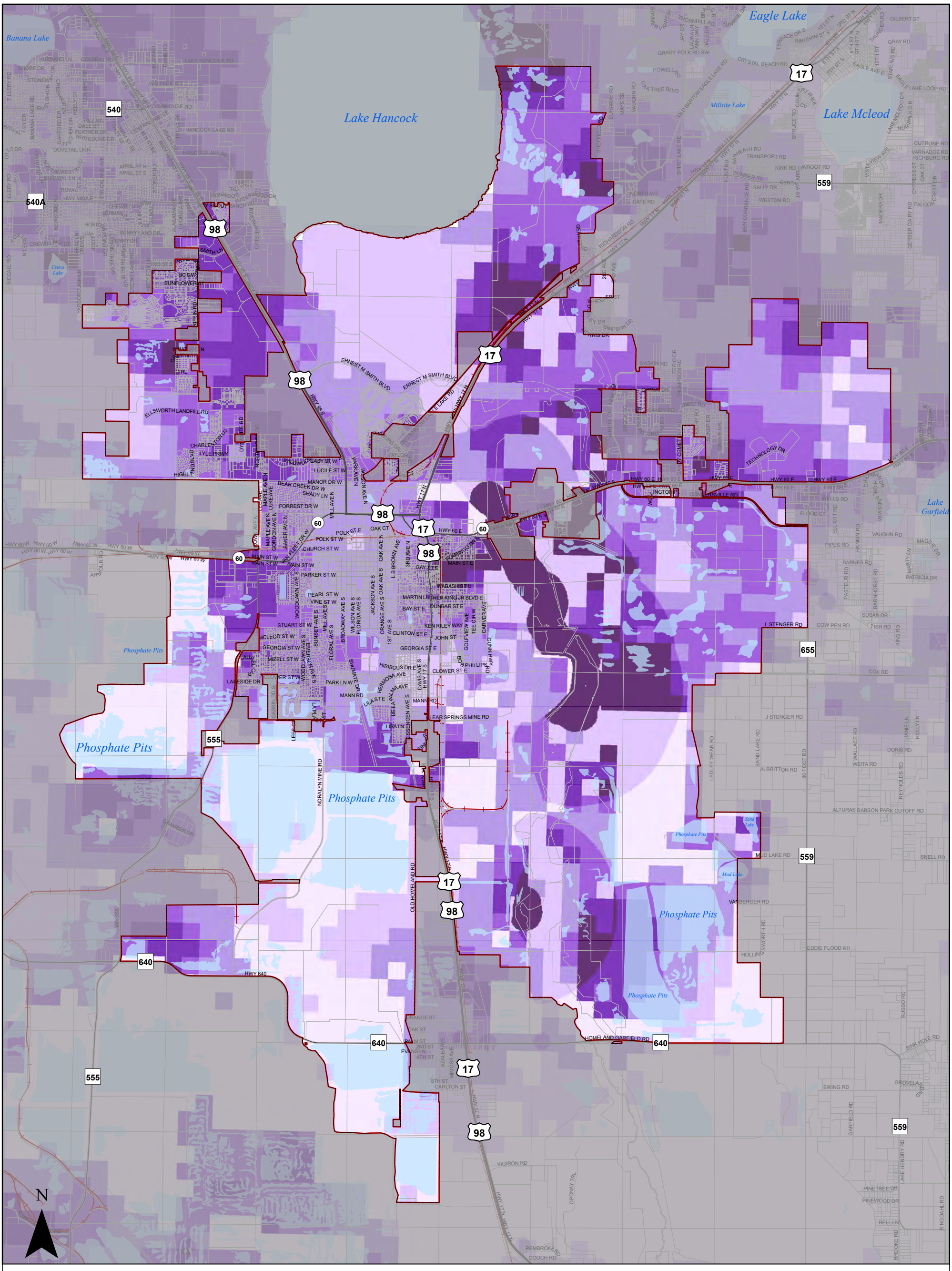
Date: 12/8/2025 | Document Path: D:\Projects\EARS2024\Bartow\2-Maps\Bartow EAR 2025\Bartow EAR 2025.aprx

CITY OF BARTOW
INF MAP 2 - AQUIFER RECHARGE AREAS



Legend

- Bartow City Boundary
- Parcels
- Water Bodies

Aquifer Recharge Areas

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

Miles

0 ½ 1 2

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

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

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Conservation Element

Overview

Conservation Element

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

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

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

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

CONSERVATION ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Throughout:	Remove all references to 9J-5 FAC as that has been repealed.
Throughout:	Remove outdated policy references.

CONSERVATION ELEMENT

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

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

INTRODUCTION

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

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

GOAL: IT SHALL BE A GOAL OF THE CITY OF BARTOW TO PROVIDE A QUALITY ENVIRONMENT WHICH IS COMPATIBLE WITH THE DEVELOPMENT OF THE CITY, AS WELL AS TO ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE CITY'S NATURAL RESOURCES FOR EXISTING AND FUTURE RESIDENTS. ~~[9J-5.013(2)(A)]~~

OBJECTIVE 1: PROTECTION OF AIR QUALITY

THE CITY OF BARTOW SHALL MEET OR EXCEED THE MINIMUM AIR QUALITY LEVELS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. ~~[9J-5.013(2)(B)1]~~

Measurable Targets: Comparison of base line air quality information from 1999 and maintenance of standards throughout the planning period.

Policy 1.1: The City, in cooperation with the Florida Department of Environmental Protection, will continue to ensure that air quality within the City's jurisdiction will meet the following standards, as adopted by the Florida Air and Water Pollution Control Act, Chapter 17-2, F.A.C., as amended from time to time:

Ozone	less than .125 parts per million
Carbon monoxide	less than 35 parts per million (hourly average)
Lead	less than 1.5 micrograms per cubic meter
Oxides of nitrogen	less than 100 micrograms per cubic meter
Sulfur dioxide	less than 1300 micrograms per cubic meter 3-hour average; less than 260 micrograms per cubic meter 24-hour average; less than 60 micrograms per cubic meter annual

	average
Particulates	less than 150 micrograms per cubic meter 24-hour average; less than 50 micrograms per cubic meter annual average

Policy 1.2: The City shall obtain ambient air quality information from agencies that maintain air quality monitoring stations in Polk County and neighboring municipalities ~~and establish conditions for the base year of 1999~~. Annually thereafter, comparisons to the base year shall be reported to the elected officials and actions recommended when air quality is found to be degraded from the baseline conditions.

OBJECTIVE 2: CONSERVATION AND PROTECTION OF WATER SOURCES

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

Policy 2.1: The City will continuously monitor the quality of groundwater at its potable water wells as a normal practice of treating and distributing the municipal water supply~~. [9J-5.013(2)(c)1]~~

Policy 2.2: The City shall continue to strive with all means available to comply with the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption and not exceed the City's adopted Level of Service standard of 150 gallons per day per capita. [40D-2, F.A.C.]

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

a) The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced as part of the City's building code and other appropriate permitting regulations. ~~[9J-5.011(2)(c)3], also~~ [553.14, F.S]

b) The City shall encourage the use of Florida-friendly landscaping techniques for all new development and redevelopment.

c) The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, waste water reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements. ~~[9J-5.013(2)(c)4]~~

d) The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly. ~~[9J-5.011(2)(c)3]~~

e) The City shall evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals. ~~The evaluations shall be presented to~~

~~the City Commission for consideration by March 1, 1999.~~

Policy 2.4: The City will restrict uses in the wellhead protection zone. When funds become available through the Southwest Florida Water Management District or another agency with jurisdiction, the City will request funding assistance to identify cones of influence for all of its wellheads~~,~~ and extend protection measures to those areas. ~~[9J-5.006(2)(c)1]~~

Policy 2.5: The City will meet at least annually with the SWFWMD, the Regional Planning Council, and Polk County to develop measures or programs to protect and conserve water sources. Decisions to be reached shall include: coordination of Land Development Regulations to ensure consistent and adequate protection; coordination of planning and development activities through reciprocal notification of proposed activities; coordination of planning areas; and agreement on utility service areas.

Policy 2.6: The City will participate with the Southwest Florida Water Management District during periods of drought, declared water shortages, or water shortage emergencies by adherence to the District's Water Shortage Plan~~,~~ and to the guidelines outlined by the District. A local water shortage plan shall be developed and coordinated with Polk County for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan. ~~[9J-5.013(2)(c)4]~~

Policy 2.7: Evaluate, and where reasonable and feasible, implement the pollutant loading targets established by the Charlotte Harbor National Estuary Management Plan for the Charlotte Harbor watershed.

Policy 2.8: The City of Bartow shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period for construction of public, private, and regional water supply facilities, which are identified as being necessary to serve existing and new development.

Policy 2.9: The "Clear Springs Sector Plan Area: Water Conservation and Demand Management Plan" contained within the City's adopted Water Supply Facilities Work Plan is hereby incorporated by reference as if fully set forth herein, and all development within the Clear Springs Sector Plan area shall comply with all requirements of such Plan.

OBJECTIVE 3: CONSERVATION AND APPROPRIATE USE OF MINERALS, SOILS, AND NATURAL VEGETATIVE COMMUNITIES

THE CITY OF BARTOW SHALL PROTECT, CONSERVE, AND GUIDE THE APPROPRIATE USE OF NATIVE VEGETATIVE COMMUNITIES AND MINERAL AND SOIL RESOURCES WITHIN ITS JURISDICTION. ~~[9J-5.013(2)(b)3]~~

Measurable Targets: Acres of land with native vegetative communities annexed, identified, and protected during the planning period.

Policy 3.1: The City shall designate on the Future Land Use Map as Conservation any native vegetative communities that are identified or annexed into the City limits; and shall classify them as "environmentally sensitive lands". Development shall be restricted and minimum setback criteria established and enforced.

Policy 3.2: The City shall designate on the Future Land Use Map as Agriculture any lands with soils determined to be appropriate for agricultural uses and shall promote the continuation of agricultural activities on lands that have a Polk County Greenbelt Exemption. Development shall be restricted to accessory agricultural use structures and one single-family residence per five acres.

Policy 3.3: When reviewing new development and redevelopment proposals, the City will refer to the guidelines of the Natural Resources Conservation Service of the U.S. Department of Agriculture~~,~~ to determine soil capability, suitability, and limitations.

Policy 3.4: The City, in coordination with Polk County, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission shall conserve, appropriately use and protect unique vegetative communities located jointly within the City and the county. ~~[9J-5.013(2)(c)8]~~

OBJECTIVE 4: CONSERVATION OF WILDLIFE HABITAT

THE CITY OF BARTOW WILL CONSERVE, APPROPRIATELY USE, AND PROTECT WILDLIFE HABITAT WITHIN ITS JURISDICTION, ESPECIALLY LAKE HABITAT WITHIN THE CITY LIMITS. ~~[9J-5.013(2)(b)4]~~

Measurable Targets: Acres of wildlife habitat annexed, identified and protected during the planning period; comparison of quality of City lakes annually throughout the planning period.

Policy 4.1: The City has designated the natural lakes within its jurisdiction as water resource amenities and wildlife habitat areas and declares them to be "environmentally sensitive lands". These lakes shall be mapped and classified as Conservation on the Future Land Use Map, with the ordinary high water line of each lake being the boundary line between the lake and its adjoining upland. The City will protect the lakes by setting and enforcing minimum setback requirements from the lakes in locations where reasonably appropriate and by regulating development activities within the setback area.

Policy 4.2: Setbacks to man-made lakes existing and proposed to be constructed as a development amenity and/or part of a surface water management system will be specified at the time of final plat or PUD approval. An Environmental Resource Permit shall be obtained prior to the construction of lakes, boat ramps, beaches, docks, and boardwalks. These facilities and the provision of access thereto, shall be provided and maintained in a manner consistent with applicable state regulations.

Policy 4.3: During the development review process, the City will utilize the services of the Florida Fish and Wildlife Conservation Commission (FFWCC) to identify and avoid adverse impacts on wildlife habitats by new development and redevelopment.

~~[9J-5.013(2)(c)3]~~

Policy 4.4: The City shall continue to enforce its Land Development Regulations to provide for the protection of wildlife and wildlife habitat within the City boundaries. Identified species of wildlife and their habitats shall be protected from activities that would adversely affect their survival~~,~~ or the survival of any endangered or threatened wildlife or species of special concern which may occur within the City. These protective measures may include, but are not limited to:

a) Requiring a developer to either restore disturbed wetlands to their original status or create new wetlands to mitigate the loss;

b) Requiring clustering of dwelling units away from sensitive ecological communities;

c) Discouraging the fragmentation of large vegetative community associations;

d) Requiring buffering of sensitive ecological areas; and

e) Providing for conservation easements. ~~[9J-5.013(2)(c)(5),(6)]~~

Policy 4.5: Promote the identification and protection of greenways, wildlife corridors, and significant habitat systems through the adoption and implementation of development incentives, acquisition programs, or other voluntary means.

OBJECTIVE 5: MANAGEMENT OF HAZARDOUS WASTES TO PROTECT NATURAL RESOURCES

THROUGHOUT THE PLANNING PERIOD, THE CITY OF BARTOW WILL TAKE ACTIONS TO ELIMINATE THE IMPROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES IN ORDER TO PROTECT NATURAL RESOURCES WITHIN ITS JURISDICTION. ~~[9J-5.013(2)(c)10]~~

Measurable Targets: Documented participation in hazardous waste recycling and disposal programs.

Policy 5.1: The City shall continue to participate in a program to require the periodic, environmentally safe disposal of household, commercial, and industrial hazardous wastes. The program may include, but not be limited to, the following measures:

a) Actively participate in the activities of the Local Emergency Planning Committee (LEPC) to develop emergency response plans to handle accidents involving hazardous waste;

b) Promote the recycling of hazardous wastes by publicizing lists of approved recyclers; and

c) Participate in the County's Amnesty Days to collect hazardous wastes in the City. ~~[9J-5.013(2)(c)10]~~

Policy 5.2: The City shall participate in programs that emphasize education, monitoring, inspections and proper disposal of small quantities of hazardous waste.

Policy 5.3: The City shall participate in programs that emphasize education, monitoring, inspections, and proper disposal of hazardous medical waste.

OBJECTIVE 6: PROTECTION AND CONSERVATION OF WETLANDS

THE CITY OF BARTOW WILL PROTECT AND CONSERVE WETLANDS AND THE NATURAL FUNCTION OF WETLANDS, AND SHALL DIRECT INCOMPATIBLE USES AWAY FROM WETLANDS. ~~[9J-5.013(3)]~~

Measurable Targets: Acres of land designated as flood plain, wetlands, or sensitive lands and protected from development or development impacts during the planning period.

Policy 6.1: The City will ensure that new and proposed development complies with all applicable wetland regulations of the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the Army Corps of Engineers. Site review will not proceed until all applicable permits are obtained.

Policy 6.2: The City will utilize the technical expertise and assistance of the Southwest Florida Water Management District when reviewing new developments and redevelopment projects adjoining the 100-year floodplain of the Peace River and its tributaries, Saddle Creek, Peace Creek, Bear Creek, or Lake Hancock.

Policy 6.3: Jurisdictional wetlands and 100-year floodplain areas within the City's jurisdiction are recognized as "environmentally sensitive lands." These areas that are 10 acres or more in size shall be designated Conservation or Recreation and Open Space on the Future Land Use Map. These areas less than 10 acres on any parcel do not need to be shown on the Future Land Use Map unless the area is part of a contiguous system, when combined, totals 10 acres or more in size. Areas less than 10 acres in size will be delineated at the time of development and are subject to the same protection standards and guidelines applicable to the wetland and floodplain areas shown on the Future Land Use Map. The hydrologic functions and habitat characteristics of jurisdictional wetlands and 100-year floodplain areas shall be protected through the enforcement of land development regulations, including zoning, site plan review, buffer zones, minimum setback requirements, regulation and prohibition of certain uses, and stormwater treatment regulations. The areas designated as Conservation or Recreation and Open Space pursuant to this policy and applicable policies in the Future Land Use Element shall serve as conceptual indicators of wetlands and/or 100-year floodplain areas. The precise delineation of these areas shall be determined through site-specific studies and field determinations which assess the extent of wetland and floodplain areas consistent with State and Federal permitting procedures. Alterations to jurisdictional wetlands and 100-year floodplain areas are regulated through the State and Federal permitting process. ~~[9J-5.013(2)(c)(1,9)&(3)(b)]~~

Policy 6.4: The hydrologic functions of the 100-year floodplain shall be protected.

Policy 6.5: The City will enforce its Land Development Regulations to eliminate expansion of nonconforming uses and ultimately eliminate nonconforming uses that threaten wetlands and the function of wetlands.

OBJECTIVE 7: INTEGRATED NETWORK OF OPEN SPACES AND NATURAL AREAS

THE CITY OF BARTOW WILL ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN AN INTERCONNECTED NETWORK OF OPEN SPACES, AND NATURAL AREAS.

Policy 7.1: The City will encourage the acquisition or conservation of an interconnected network of open spaces, and natural areas. The network will provide for:

a. Protection of natural resources and wildlife habitat;

b. Habitat corridors through linked open spaces;

c. Protection of historic and cultural resources;

d. Recreational opportunities;

e. Community health benefits;

f. Economic development opportunities; and

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

Policy 7.2: The City will coordinate with Polk County to establish a process for the maintenance and update of the Polk Green overlay as well as the development and implementation of policies to acquire, conserve, or construct an integrated network of open spaces and natural areas.

Policy 7.3: The City will coordinate with the county and municipalities within the county to coordinate future trails connecting Bartow to other parts of the County.

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Recreation and Open Space Element

Overview

Recreation and Open Space Element

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

Language

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

Comments

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

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

RECREATION AND OPEN SPACE ELEMENT

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

RECREATION AND OPEN SPACE ELEMENT

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

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

INTRODUCTION:

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

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

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

OBJECTIVE 1: ENSURE PUBLIC ACCESSIBILITY TO RECREATION FACILITIES

THE CITY OF BARTOW SHALL PROVIDE AND IMPROVE PUBLIC ACCESS TO RECREATION SITES AND FACILITIES WITHIN BARTOW THROUGH ONGOING MAINTENANCE OF CURRENT FACILITIES AND ACCESS POINTS.

Measurable Targets: Survey for opinions of users as to the level of accessibility. Percent increase in signage for parks. Any improvement in accessibility during the planning period.

Policy 1.1: The City will provide bicycle racks at all City parks.

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

Policy 1.3: The City Parks and Recreation Department shall maintain designated safe walking routes to City parks and recreation areas.

Policy 1.4: The City will provide appropriate signage clearly indicating the location of City owned and maintained recreation sites.

Policy 1.5: The City shall maintain public access to the City's lakes and the Peace River.

Policy 1.6: Through the development approval process, the City will encourage new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the City's parks and recreation system including the Fort Fraser Trail.

OBJECTIVE 2: COORDINATION OF PUBLIC AND PRIVATE RESOURCES TO MEET RECREATION DEMANDS

THE CITY OF BARTOW SHALL IMPROVE RECREATION OPPORTUNITIES FOR THE CITIZENS OF BARTOW CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD.

Measurable Targets: Number of facilities with inter-local agreements in place. Increase in number of user days during the planning period.

Policy 2.1: The City shall attend and participate in meetings with the Polk Leisure Services Association (LSA) to develop a comprehensive Parks and Open Space Master Plan. The City will coordinate recreation programs and the use of facilities with surrounding municipalities and the County in order to maximize the recreation opportunities available to Bartow residents. This shall be accomplished through discussions with the County and nearby municipalities. The City shall also suggest that the use and provision of recreation facilities in the County annually be an agenda item at the monthly Polk County City Managers meetings.

Policy 2.2: The City will work with Polk County Parks and Recreation Division to coordinate the location and development of future county community and regional parks.

Policy 2.3: The City shall support continued public access to recreation facilities owned or maintained by the School Board.

OBJECTIVE 3: ENSURE ADEQUATE PROVISION OF RECREATION FACILITIES

THE CITY SHALL ENSURE CONSISTENCY WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR THE PROVISION OF FUTURE RECREATION FACILITIES.

Measurable Targets: Number of acres of recreation land increase and any other levels of service established for facilities.

Policy 3.1: The City of Bartow establishes a level of service standard for recreation land of 5.5 acres per 1,000 residents.

Policy 3.2: The City shall enforce Land Development Regulations that ensure that future development provides its fair share of recreation facilities, based on the established level of service standard.

Policy 3.3: The City's Department of Parks and Recreation shall periodically conduct surveys to determine the accessibility of existing recreation sites and facilities and types of additional facilities that may be needed.

Policy 3.4: The City will add recreation equipment to sites that need additional recreation facilities, based on service area needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.

Policy 3.5: The location of new recreation sites or facilities shall be prioritized, based on results of the Recreation Survey, and the location and extent of new residential development.

OBJECTIVE 4: PROVISION OF OPEN SPACE

THE CITY OF BARTOW SHALL ENSURE THE PROVISION OF ADEQUATE OPEN SPACE.

Measurable Targets: Any addition to base year acres of 113 permanently classified as Conservation or Open Space.

Policy 4.1: The City shall promote the use of open space for protection of natural vegetation and for landscaping, buffering, or greenbelts.

Policy 4.2: Passive recreation sites shall be designated as open space areas~~,~~ and indicated as Recreation on the City of Bartow Future Land Use Map.

Policy 4.3: The City shall work with Polk County, the Regional Planning Council, Florida Department of Environmental Protection, Southwest Florida Water Management District and IMC/Agrico to acquire and ensure public use of riparian lands along the Peace River.

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

Policy 4.5: The City shall work with Polk County and private landholders to develop a bicycle trail to Homeland Heritage Park and the IMC/Peace River Park south of the City between Bartow and Fort Meade.

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

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

CITY OF BARTOW
ROS MAP 1 - PARK AND RECREATION FACILITIES

#	NAME
1	MCLEOD MEMORIAL PARK
2	NYE JORDAN PARK
3	HAMILTON STREET PARK
4	POLK STREET PARK
5	RICHARD MANOR PARK
6	MARY HOLLAND PARK
7	COMMERCE PARK
8	BARTOW PARK
9	GAZEBO
10	FORT BLOUNT PARK
11	MOSAIC PARK
12	CARVER RECREATION CENTER & PARK
13	BARTOW GOLF COURSE
14	SUMMERLIN PARK
15	FORT FRASER TRAIL - BARTOW TRAILHEAD
16	E WABASH STREET PARK
17	MLK JR PARK

Legend

- Bartow City Boundary
- Parcels
- Water Bodies
- Park and Recreation Facilities
- Florida Greenway & Trails

Miles

0 ½ 1 2

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

City of Bartow
450 N Wilson Ave, Bartow, FL
(863) 534-0100
wwww.cityofbartow.net

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

Date: 12/8/2025 | Document Path: D:\Projects\EARS2024\Bartow\2-Maps\Bartow EAR 2025\Bartow EAR 2025.aprx

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Intergovernmental Coordination Element

Overview

Intergovernmental Coordination Element

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

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

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

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

INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

Introduction	New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a)
Throughout:	All Measurable Targets removed as they are not required and not included in other Elements.
Policy 6.2:	Language updated to add the Citrus Connection
Policy 6.8:	Policy added to address the City of Bartow's participation in the Local Hazard Mitigation Working Group.

INTERGOVERNMENTAL COORDINATION ELEMENT

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

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

INTRODUCTION

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

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

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

OBJECTIVE 1: COORDINATION WITH OTHER UNITS OF GOVERNMENT, AGENCIES, AND SPECIAL DISTRICTS

THE CITY OF BARTOW SHALL COORDINATE PLANNING EFFORTS WITH THE POLK COUNTY SCHOOL BOARD AND OTHER UNITS OF LOCAL GOVERNMENT THAT PROVIDE SERVICES, BUT DO NOT HAVE REGULATORY POWER OVER THE USE OF LAND, AND WITH THE COMPREHENSIVE OR POLICY PLANS OF NEARBY MUNICIPALITIES, POLK COUNTY, THE STATE OF FLORIDA, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), AND THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL, IN ORDER TO ENSURE CONSISTENCY BETWEEN PLANS AND TO PROVIDE FOR ADEQUATE PUBLIC FACILITIES.

Policy 1.1A: The City will continue to coordinate and periodically meet with the Polk County School Board with regard to the provision and availability of necessary utilities consistent with the location and construction of new educational facilities or improvements to existing facilities planned for the City.

Policy 1.1B: City staff shall continue to participate in the Planners Working Group as established in the Interlocal Agreement for Public School Facilities Planning to set direction, plan for the annual school summit, formulate recommendations and discuss issues related to the Public School Facilities Element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure sage access to school facilities.

Policy 1.1C: The City shall continue to notify the school board of all proposed residential development projects which are subject to school concurrency per the Interlocal Agreement for Public School Facility Planning.

Policy 1.2: Prior to the approval of any proposed development, rezoning, or other changes in land use classification affecting land use in an adjacent jurisdiction, that jurisdiction shall be notified in writing, and be provided the opportunity for review and comment.

Policy 1.3: The City will consider comments received from affected jurisdictions and the Polk County School Board during the approval process for development, rezoning, or other changes in land use classification for land contiguous to the affected jurisdiction.

Policy 1.4: The City shall request in writing that all adjacent local governments provide prior notice of proposed developments, rezoning, or other changes in land use that may affect land use or the provision of public facilities and services in areas near the City limits of Bartow, prior to any public meeting or hearing on an amendment.

Policy 1.5 The City shall provide a formal notification of any proposed comprehensive plans or plan amendments that could affect land use, including locally undesirable land uses, in an adjoining jurisdiction and the Polk County School Board by providing a detailed description of the proposed amendment and sending a map showing the location of the amendment. Where conflicts arise, the following guidelines and procedures shall be followed to resolve them.

a) City staff at the department head level will initially work with contemporary staff of other governmental entities in an informal manner to resolve conflicts. If conflicts cannot be resolved in this manner, the department head will confer with the City Manager to pursue resolution of the conflict with his or her counterpart.

b) Where the City has existing agreements with other governments or agencies that address the resolution of conflicts, the City will use the procedures set forth in those agreements. Where there is no existing agreement, the City Manager will, at the direction of the City Commission, form a committee of elected officials and staff to meet with a like body from the other government or agency to meet and pursue a resolution to the conflict.

c) If the process established in this policy fails to produce a resolution, the City Manager will request that the Central Florida Regional Planning Council's informal mediation process be used.

Policy 1.6: The City will continue to share demographics and other planning data, and meet periodically with representatives of local governments and the Polk County School Board to discuss issues and resolve potential conflicts.

Policy 1.7: Representatives of the City and Polk County shall periodically meet to discuss annexation issues. The City shall develop intermediate and long range annexation plans.

Policy 1.8: The City shall coordinate planning efforts with the Central Florida Regional Planning Council by considering comments received from the Regional Planning Council regarding the implementation of policies of the Strategic Regional Policy Plan (SRPP) that require intergovernmental coordination.

Policy 1.9: When appropriate, the City will utilize the informal mediation process established by the Central Florida Regional Planning Council to resolve disputes with other jurisdictions arising from planning or annexation activities.

Policy 1.10: The office of the City Manager shall be the clearinghouse for the provision of services and information regarding the City of Bartow Comprehensive Plan, ongoing development activities and the provision of public facilities and services within the City and extensions into unincorporated areas of Polk County.

Policy 1.11: The City shall coordinate planning efforts with the SWFWMD on a continuing basis to ensure consistency between the City's Comprehensive Plan and the adopted SWFWMD Regional Water Supply Plan.

Policy 1.12: The City shall continue coordination with Polk County and adjacent municipalities regarding cooperative water supply planning and joint-projects which may collectively conserve groundwater, enhance use of reclaimed water and explore opportunities for alternative sources of water. Coordination shall also include entities such as the Central Florida Water Initiative (CFWI), the Polk Regional Water Cooperative (PRWC) and the Heartland Water Alliance (HWA) which are parties reviewing and planning alternative water supply projects within Polk County.

OBJECTIVE 2: JOINT PLANNING AREAS

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

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

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

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

Policy 2.3: Bartow will continue to coordinate with the City of Lakeland to ensure that each has a copy of a map which delineates the utility service planning area for their community for the planning period. Annually thereafter, each municipality will discuss the potential need for reassessing utility service area lines, if relevant, and share any official service area map updates. Each municipality will also

provide any official utility service planning area map updates to Polk County in order to ensure coordination for County utility and land planning.

Policy 2.4: The City will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

OBJECTIVE 3: JOINT PROCESSES FOR POPULATION PROJECTIONS

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

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

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

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

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

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

OBJECTIVE 4: JOINT PROCESSES FOR SCHOOL SITING

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

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

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

Policy 4.2: At least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility, and where the proposed site is in or adjacent to the City of Bartow, the Polk County School Board shall notify the City of the location of the site. The City shall review the site as it relates to consistency with the *Bartow Comprehensive Plan*, Future Land Use Element, including a preliminary analysis of the potential impacts to public facilities. The City's review shall be given to the School Board within 45 days after receipt of their initial notification to the City.

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

Policy 4.3: The planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, in order to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The City will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

Policy 4.4: If the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the *Bartow Comprehensive Plan*, the City may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.

OBJECTIVE 5: JOINT PROCESSES FOR FACILITIES SUBJECT TO CONCURRENCY

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

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

Policy 5.1: City staff will coordinate annually, or more often as needed, with Polk County planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.

Policy 5.2: For the purpose of obtaining comments pertaining to development expected in the *Polk County Comprehensive Plan*, the City will notify Polk County planning staff of plans to adopt construction schedules within its Capital Improvements Element for water and sewer facilities in unincorporated areas within the City's service areas.

Policy 5.3: The City will coordinate, through the Polk Transportation Planning Organization (PTPO), the transportation needs of the City with the needs of Polk County and the Florida Department of Transportation (FDOT).

Policy 5.4: The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 5.5: The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems~~,~~ and levels of service.

Policy 5.6: The City will enter into an interlocal agreement with Polk County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

OBJECTIVE 6: JOINT PROCESSES FOR FACILITIES WITH REGIONAL SIGNIFICANCE

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES WITH REGIONAL SIGNIFICANCE.
Measurable Targets: Number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.

Policy 6.1: The City will continue to coordinate with the Polk County Board of County Commissioners' staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.

Policy 6.2: The City will coordinate with the PTPO, Lakeland Area Mass Transit (LAMTD), operating as the Citrus Connection, and the Polk Transit Authority for the provision of major transportation facilities and mass transit.

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

Policy 6.3: The City will forward notice of proposed Future Land Use Plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

Policy 6.4: The City will forward notice of proposed future land use plan policies that would affect any regional resource identified in the CFRPC's *Strategic Regional Policy Plan*.

Policy 6.5: The City will coordinate with the CFRPC to identify and protect Natural Resources of Regional Significance as identified in the CFRPC's *Strategic Regional Policy Plan*. The City will cooperate with Florida Department of Environmental

Protection (FDEP) and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps. The City will adopt goals and objectives for protection of the Peace River and its wetlands and floodplains, as recommended by the Charlotte Harbor National Estuary Program board, and continue to participate by attending advisory board meetings.

Policy 6.6: The City will coordinate with Polk Vision and regional visions, including MyRegion.org's How Shall We Grow – Growth Scenario, the Heartland 2060 Vision and One Bay, and participate as necessary to ensure that the City's interests are represented.

Policy 6.7: The City will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct an integrated network of open spaces and natural areas.

Policy 6.8: The City shall participate in the Polk County Local Hazard Mitigation Working Group (LMSWG), which facilitates Polk County's Local Mitigation Strategy (LMS) planning process, coordinating efforts between governmental units, commercial enterprises, and other stakeholders to reduce disaster risk.

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

OBJECTIVE 7: JOINT PROCESSES FOR PROBLEMATIC LAND USES

THE CITY WILL ESTABLISH, MAINTAIN, AND IMPROVE INTERGOVERNMENTAL COORDINATION OF DEVELOPMENT REVIEW ACTIVITIES, ESPECIALLY COLLABORATIVE PLANNING AND REVIEW OF LOCALLY UNWANTED LAND USE AND REGULATORY CONCERNS.

Measurable Targets: Number of plans reviewed and projects approved; number of meetings held; county-wide regulations adopted and City-wide regulations adopted.

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

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

OBJECTIVE 8: VOLUNTARY DISPUTE RESOLUTION PROCESSES

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

Measurable Targets: Number of voluntary dispute resolution processes

received. Number facilitated.

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

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

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

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

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Capital Improvements Element

Overview

Capital Improvement Element

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

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

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

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

CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS

Introduction	New section added to state the purpose of the Capital Improvements Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 2.3:	Level of Service for elementary, middle, and high school updated. This new letter “a.”. Subsequent items have been re-lettered.

CAPITAL IMPROVEMENTS ELEMENT

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

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

INTRODUCTION:

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

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

GOAL: IT SHALL BE A GOAL OF THE CITY OF BARTOW TO PROVIDE ITS CITIZENS WITH PUBLIC FACILITIES AND SERVICES IN A MANNER THAT IS BOTH TIMELY AND EFFICIENT.

OBJECTIVE 1: MEET EXISTING AND FUTURE NEEDS FOR CAPITAL IMPROVEMENTS

THE CAPITAL IMPROVEMENTS ELEMENT AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS SHALL GUIDE THE CITY IN THE APPROPRIATION OF CITY FUNDS AND PROCUREMENT OF OTHER FUNDS FOR THE CONSTRUCTION OF CAPITAL FACILITIES NECESSARY TO SERVE PROJECTED FUTURE GROWTH, CORRECT EXISTING DEFICIENCIES AND REPLACE OBSOLETE OR WORN-OUT FACILITIES.

Measurable Targets: Annual update and adoption of the 5-Year CIP; number of developments approved with availability of public facilities should be 100%.

Policy 1.1: The City Commission shall continue to evaluate and rank proposed capital improvements projects in the 5 Year Capital Improvements Program (CIP), which shall be updated annually as part of the budget process.

Policy 1.2: The City will continue to ensure that proposed capital improvements projects shall be ranked and evaluated according to the following criteria:

1) whether the proposed project will eliminate a public hazard;
2) whether the proposed project will eliminate capacity deficits;
3) local budget impacts;
4) locational needs based on projected growth patterns;
5) accommodation of new development or redevelopment;
6) financial feasibility; and
7) plans of state agencies or the Southwest Florida Water Management District.

Policy 1.3: Beginning with fiscal year 1991-92, the City of Bartow will integrate its planning and budgeting processes such that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the Comprehensive Plan.

OBJECTIVE 2: DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS

THE CITY OF BARTOW WILL COORDINATE LAND USE DECISIONS WITH ITS FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN ORDER TO MAINTAIN ESTABLISHED LEVEL OF SERVICE STANDARDS AND MEET EXISTING AND FUTURE FACILITY NEEDS.

Policy 2.1: Level of service standards shall be established for ensuring that adequate facility capacity will be provided for future development and for purposes of issuing development orders or development permits, pursuant to Section 163.3202(2)(g), Florida Statutes. The City shall establish a level of service standard for each public facility located within its city limits. Level of service standards shall be set for each individual facility or facility type and not on a system-wide basis.

Policy 2.2: As established in the various elements of the City of Bartow Comprehensive Plan, the City will use the following level of service standards in reviewing the impacts of new development and redevelopment.

Facility	Level of Service
Sanitary sewer	125 gallons per capita per day
Potable water	150 gallons per capita per day, per the SWUCA
Solid waste	8.00 pounds per person per day
Recreation and open space	5.5 acres per 1,000 residents

Roadways

Multi-modal district/Facility Type	*Highway Minimum Standard (1)*	*Transit Standard*
Transitioning / All facilities (2)	D	60 minute headway
TCCO (3) / All facilities	E	≤ 60 minute headway
NA / Principal Arterials (including SIS)	D	NA
NA / Minor Arterials	D	NA
NA / All other roadways	D	NA

(1) LOS measured for the peak hour/ peak direction using the average of the two highest peak hours.
(2) Transitioning areas refer to those regions providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses.
(3) TCCO: Transit Corridors and Centers Overlay. A TCCO supports higher density development in designated centers as well as conservation of rural agriculture by concentrating development within these centers.

Policy 2.3: Public School Facilities: Consistent with the Interlocal Agreement for Public School Facilities, the uniform, district wide level of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. The LOS standards are set as follows:

~~Tiered Level of Service Standards~~

~~School Facility Type~~	~~Year~~	~~Year~~	~~Year~~	~~Year~~	~~Year~~
	~~2008-09~~	~~2009-10~~	~~2010-11~~	~~2011-12~~	~~2012-13~~
~~Elementary~~	~~122%~~	~~122%~~	~~115%~~	~~100%~~	~~100%~~
~~Middle~~	~~113%~~	~~113%~~	~~110%~~	~~100%~~	~~100%~~
~~High School~~	~~110%~~	~~110%~~	~~115%~~	~~100%~~	~~100%~~

~~Long Term Level of Service Standards~~

~~School Facility Type~~	~~Permanent Student Station Capacity~~
~~Elementary~~	~~100%~~
~~Middle~~	~~100%~~
~~High School~~	~~100%~~

a. Elementary, Magnet, and High School:
One hundred percent (100%) of permanent DOE FISH Capacity.

Comment: Level of Service for elementary, middle, and high school updated. This new letter "a.". Subsequent items have been re-lettered.

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

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

c) Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

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

Policy 2.4: The City of Bartow adopts by reference the School Board's 2009-2010 through 2013-14, Five-Year Facilities Work Program. The Work Program is approved annually by the School Board, and includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities and based on the adopted level of service standards for public schools. The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the 5-year period. Annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements. Annual updates by the School Board will be adopted by reference as the City annually updates its CIE and CIP.

Policy 2.5: Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

a. Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.

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

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

Policy 2.6: The City establishes a stormwater management level of service for existing development equal to a 3-year, 24-hour storm event. Stormwater will be handled by, and contained within existing stormwater management facilities.

Policy 2.7: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.

Policy 2.8: Development orders and permits will be granted only when required public facilities and services are operating at the established levels of service, or will be available concurrent with the impacts of the development. Such facilities and services may be provided in phases if development correspondingly occurs in phases; however, required service levels must be maintained at all times during the development process.

Policy 2.9: The City hereby adopts by reference, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation Five 5-Year Work Program, for the currently adopted year and subsequent updates thereafter, into the City's 5-Year Schedule of Capital Improvements.

Policy 2.10: The City shall not allow exceptions for developments of de minimis impact.

Policy 2.11: The City hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Bartow Comprehensive Plan. In implementing this Policy, the City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

OBJECTIVE 3: EQUITABLE DISTRIBUTION OF COSTS ASSOCIATED WITH FUTURE DEVELOPMENT

THE CITY OF BARTOW WILL PROVIDE, OR REQUIRE OTHERS TO PROVIDE, NEEDED PUBLIC FACILITIES AND SERVICES CONCURRENT WITH THE IMPACTS OF DEVELOPMENT.

Measurable targets: Impact fees collected, proportionate fair share paid for by developers to fund new public facilities.

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

Policy 3.2: The City shall impose as a requirement of land subdivision or land development, the dedication of land, or payment in lieu of dedication, or some other form of exaction, to retain easements for utilities and roadways.

OBJECTIVE 4: MANAGEMENT OF FISCAL RESOURCES CONSISTENT WITH COMPREHENSIVE PLAN

THE CITY OF BARTOW WILL ENSURE THE PROVISION OF NEEDED PUBLIC FACILITIES BASED ON LEVELS OF SERVICE ESTABLISHED IN THIS COMPREHENSIVE PLAN. THE CITY WILL MANAGE ITS FISCAL RESOURCES TO ENSURE THAT NEEDED CAPITAL IMPROVEMENTS ARE PROVIDED FOR DEVELOPMENT ORDERS ISSUED PRIOR TO THE ADOPTION OF THIS COMPREHENSIVE PLAN, AND FOR FUTURE DEVELOPMENT AND REDEVELOPMENT.

Measurable Targets: Annual adoption of a capital budget, number of times levels of service were compromised to accommodate new development.

Policy 4.1: The City will ensure that existing and future public and private capital facilities shall operate and provide services at the adopted level of service standards.

Policy 4.2: Debt service shall not exceed 20% of annually budgeted revenues.

Policy 4.3: A 5-year capital improvements plan has been incorporated into the annual City budget to ensure that reserve funds are available for future capital improvements.

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Public School Facilities Element

Overview

Public School Facilities Element

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

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

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

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

PUBLIC SCHOOL FACILITIES ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Public School Facilities Element Requirements.
Policy 2.1.1:	Language updated to reflect the implementation of the requirement.
Policy 2.2.2:	Level of Service for elementary, middle, and high school updated.

PUBLIC SCHOOL FACILITIES ELEMENT

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

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

INTRODUCTION:

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

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

GOAL 1: Coordinate with the Polk County School Board ("School Board") and other jurisdictions to ensure quality educational facilities and superior educational opportunities, which in turn encourage economic growth for individuals, families and communities in Bartow, surrounding communities and Polk County.

Objective 1.1: The **City of Bartow ("City")** shall implement the approved Inter-local Agreement for Public School Facility Planning (hereafter referred to as the Inter-local Agreement) as amended to maximize opportunities to share information.

Policy 1.1.1: The City shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Inter-local Agreement and to determine the need to revise these documents.

Policy 1.1.2: The Planners Working Group as established in the Inter-local Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1.1.1, formulate recommendations and discuss issues related to this element and the Inter-local Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

Policy 1.1.3: The City shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School

Board's student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Inter-local Agreement.

Policy 1.1.4: The City shall at least annually report on growth and development trends within its jurisdiction to the School Board. The City shall provide the information as specified in the Inter-local Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

Policy 1.1.5: Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Inter-local Agreement.

Policy 1.1.6: The City shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.

Policy 1.1.7: The City shall review the annually updated copy of the Polk County School Board's Five Year Program of Work and other reports from the School Board including a general educational facilities report with information outlined in the Inter-local Agreement.

Policy 1.1.8: The City shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of the Planning Commission.

Policy 1.1.9: The City will use the December 2007 version of the Polk County Schools Facility Element Data and Analysis to support its school element goals, objectives and policies.

Objective 1.2: Encourage partnerships that will ensure adequate educational facilities which in turn will encourage economic growth and provide for a trained and stable labor force, resulting in a higher quality of life.

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

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

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

Objective 1.3: The City shall establish new and review existing coordination mechanisms **relating to school facility planning that evaluate and address the comprehensive plan's** effects on adjacent local governments, the school board, and other units of local government providing services but not having regulatory authority over use of land and the State.

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

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

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

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

a. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five Year Program of Work of the School Board.

b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

d. Use of a unified data base including population (forecasts of student population), land use and facilities.

e. Assistance from Polk Leisure Services (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, if applicable, or other appropriate mechanisms as deemed necessary.

GOAL 2: The City will implement public school facilities concurrency uniformly with other local jurisdictions in order to ensure the availability of public school facilities consistent with an adopted level of service providing adequate school capacity and eliminating overcrowded conditions in existing and future schools.

Objective 2.1: Establish a minimum level of service for schools and consider school capacity within development impact reviews, e.g. for Planned Developments, re-zoning requests, site plans, DRIs, or where there are specific development plans proposed.

Policy 2.1.1: The City shall ~~establish~~ implement development plan review procedures with an effective

date of March 1, 2008, for all residential and mixed use development proposals in order to implement school concurrency.

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

Policy 2.1.2: The following shall serve as the long term target for permanent student station capacity (PSSC) at Polk County Schools based upon State Requirements for Educational Facilities (SREF):

- Elementary Schools: 100% of PSSC
- Middle Schools: 100% of PSSC
- High Schools: 100% of PSSC

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

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

a. Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.);

b. Retrofitting of existing structures;

c. New school construction;

d. Encouraging multi-story school facilities in an urban environment; and

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

Objective 2.2: Through its review of proposed development, the City shall ensure that the capacity of schools is sufficient to support students at the adopted level of service (LOS) standards within the period covered by the Five Year Program of Work. These standards shall be consistent with the Inter-local Agreement.

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

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

~~School Facility Type~~	~~2008-09~~	~~2009-10~~	~~2010-11~~	~~2011-12~~	~~2012-13~~
~~Elementary~~	~~122%~~	~~122%~~	~~115%~~	~~100%~~	~~100%~~
~~Middle~~	~~113%~~	~~113%~~	~~110%~~	~~100%~~	~~100%~~

~~High School~~	~~110%~~	~~110%~~	~~115%~~	~~100%~~	~~100%~~

a. Elementary, Magnet, and High School:
One hundred percent (100%) of permanent DOE FISH Capacity.

Comment: Level of Service for elementary, middle, and high school updated. This new letter "a.". Subsequent items have been re-lettered.

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

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

d. Special Facilities: Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

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

Policy 2.2.3: Where schools operate below its respective LOS standard its facility needs should be addressed in the School Board's Five Year Program of Work. Facility needs which cannot be addressed by the Five Year Program of Work would require a long-term concurrency management program to be adopted by the School Board

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

Objective 2.3: The City, in coordination with other jurisdictions and the School Board, shall establish School Concurrency Service Areas within which a determination is made of whether adequate school capacity is available based on the adopted level of service standards.

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

Policy 2.3.2: Concurrency Service Areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation

plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments' development approvals for the CSA and for contiguous CSAs.

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

Objective 2.4: In coordination with the School Board, the City will establish a process for implementation of school concurrency which includes capacity determinations and availability standards. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

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

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

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

Policy 2.4.4 The City shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

Policy 2.4.5: The City, in consultation with Polk County School Board staff, will develop and adopt land development regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Inter-local Agreement.

Policy 2.4.6(a): The City may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

Policy 2.4.6(b): School concurrency decisions should support and not be in conflict with the local goals and objectives of the comprehensive plan regarding growth management, as articulated in the other elements of the local comprehensive plan.

Policy 2.4.7: The City will issue a concurrency determination based on the School Board's concurrency

review findings and recommendations consistent with the Inter-local Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

Policy 2.4.8: The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;

b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area;

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan; or

d. The City has determined that the residential development is exempt or otherwise vested from the requirements of school concurrency.

Policy 2.4.9: In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

a. The project shall provide capacity enhancement(s) sufficient to meet its impact through school board approved mitigation; or,

b. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,

c. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or,

d. The project shall not be approved.

Policy 2.4.10: If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means.

Objective 2.5 The City shall allow for mitigation alternatives that are financially feasible and

will achieve and maintain the adopted level of service standard consistent **with the adopted School Board's financially feasible Five Year Program of** Work.

Policy 2.5.1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Program of Work and which will maintain adopted level of service standards.

a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and

b. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy 2.5.2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

Policy 2.5.3: Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Program of Work that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Program of Work in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Program of Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

Policy 2.5.4: The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

Policy 2.5.5: As provided in the Inter-local Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

Objective 2.6: The City, in coordination with the School Board and other jurisdictions, shall ensure existing deficiencies and future needs are addressed consistent with

the adopted level of service standards for public schools.

Policy 2.6.1: The City, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 2.6.2: The City hereby incorporates by reference the School Board's financially feasible Five Year Program of Work

Policy 2.6.3: Where feasible, the City shall work with developers and others to investigate the feasibility of new or alternative funding sources for additional public schools.

GOAL 3: Partner with the School Board and other jurisdictions to promote schools as focal points of existing and future neighborhoods through siting for new schools, redevelopment of existing school facilities, and co-location and shared use of facilities and services.

Objective 3.1: The City, in collaboration with the School Board and other jurisdictions, shall provide for the location and expansion of existing schools in a coordinated manner ensuring the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and compatible and consistent with the Comprehensive Plan.

Policy 3.1.1: The City will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Inter-local Agreement.

Policy 3.1.2: The City will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Inter-local Agreement.

Policy 3.1.3: The City shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and, that such sites, are compatible and consistent with the Comprehensive Plan.

Policy 3.1.4: The City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all future land use plan categories, except industrial, recreation and open space or preservation type land uses designating environmentally sensitive areas. The City shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

Policy 3.1.5: The City will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 3.1.6: The City shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.

Policy 3.1.7: The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Service Areas for utility services and expansions.

Policy 3.1.8: The City shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary.

Policy 3.1.9: The City shall participate in the School Site Selection process following the terms and limitations established in the Inter-local Agreement.

Policy 3.1.10: The City shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Inter-local Agreement and applicable Florida Statutes.

Policy 3.1.11: The City shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:

a. Consideration of school siting during the completion of area wide studies; and/or

b. Developer contribution towards the provision of school facilities.

Objective 3.2: Enhance community and neighborhood design through effective school educational facility design, school siting standards, compatibility with surrounding land uses, schools as focal points for community planning, and making schools a central component, geographically or otherwise, to neighborhood-level planning.

Policy 3.2.1: Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

Policy 3.2.2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

Policy 3.2.3: Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

Policy 3.2.4: Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School

Board.

Policy 3.2.5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

Policy 3.2.6: In cooperation with the School Board, and where necessary, develop and adopt design standards for school bus stops and turnarounds in new developments.

Policy 3.2.7: Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.

Policy 3.2.8: The City shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, and providing pedestrian, bicycle and other connectivity to the surrounding residential community.

Policy 3.2.9: Reduce capital expenditures for the City and the School Board via cost-effective design criteria and shared facilities.

Objective 3.3: Plan for the expansion and/or rehabilitation of existing school facilities to maintain and improve neighborhoods and communities.

Policy 3.3.1: Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, the City shall request that school board staff, local school-based faculty, and advisory councils coordinate with City staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

Policy 3.3.2: Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in pursuing grant funding to enhance access and intermodal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

Objective 3.4: Implement provisions of the Inter-local Agreement by coordinating the location of educational facilities and the co-location of other public facilities.

Policy 3.4.1: The City will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

Policy 3.4.2: Encourage the location of parks, recreation and community or civic facilities in new and

existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Inter-local Agreement that will benefit existing neighborhoods or redevelopment efforts.

Policy 3.4.3: Where financially feasible, the City will provide funding within its Capital Improvements Element to allow for identified and potential co-location projects.

Objective 3.5: Strengthen existing neighborhoods and enhance community and neighborhood design through the co-location and joint use of educational facilities.

Policy 3.5.1: The City, in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

Policy 3.5.2: The City and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.

Policy 3.5.3: Continue to exercise joint use agreements between the School Board, the City, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.

Policy 3.5.4: Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.

Policy 3.5.5: Each year upon adoption of the School Board's Five Year Program of Work, and as coordinated by Polk County and the School Board, the City will participate in meetings of relevant agencies to discuss planning and budgeting for possible co-located facilities. This coordination may include staff from the affected local government's planning, parks and recreation, library, law enforcement, civic groups, and other agencies as necessary. The coordination will focus upon financially feasible co-location opportunities which may exist prior to commencement of school construction.

Policy 3.5.6: Encourage the business community, developers, and other private organizations to coordinate with the City and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

GOAL 4: Maintain and enhance intergovernmental coordination and joint planning efforts with the School Board and other jurisdictions to ensure public infrastructure and other necessary services are available in a multi-jurisdictional environment for public school facilities.

Objective 4.1: Integrate land use and school facility planning in Bartow through a series of

planning, coordination, and implementation activities which ensure capital facilities and infrastructure necessary for school facilities are available to public schools.

Policy 4.1.1: Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

Policy 4.1.2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

Policy 4.1.3: Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

Policy 4.1.4: The City, in conjunction with the School District, Polk County, and the municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:

a. The determination of evacuation zones, evacuation routes, and shelter locations;

b. The design and use of public schools as emergency shelters; and

c. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Objective 4.2: Support School Board programs to effectively and efficiently manage existing capital and operational funds and resources.

Policy 4.2.1: The City shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

Policy 4.2.2: Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.

Policy 4.2.3: Support the School Board and encourage the State Legislature to allow flexibility in state, local and private sector participation in capital and operational funding of public school facilities.

Policy 4.2.4: Give priority in scheduling City programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).

Policy 4.2.5: Coordinate with the School Board to ensure the appropriate methodology (i.e. student generation rates) is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.

Policy 4.2.6: Consider joint funding for expanding appropriate school facilities to function as community service centers.

Policy 4.2.7: Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. Creative solutions may include combining mitigation needs of several developments, creating or enhancing co-location opportunities, and/or conversion of structures to a school setting as long as they meet State Requirements for Educational Standards (SREF).

Policy 4.2.8: The City in consultation with the School Board on a case-by-case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees or other innovative means to encourage developers to contribute to the provision of school facilities by:

a. Donating school site(s);
b. Preserving or selling sites at pre-development prices;
c. Constructing new facilities or renovating existing facilities; and
d. Providing access to public transit.

Policy 4.2.9: Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.

Policy 4.2.10: The City shall identify infrastructure projects within the City's Capital Improvement Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

GOAL 5: Monitoring, evaluation, and implementation

Objective 5.1: The City shall implement the objectives and policies of the Public School Facilities Element in coordination with the School Board and other local governments.

Policy 5.1.1: The City Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in the City Comprehensive Plan.

Policy 5.1.2: The City shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

Policy 5.1.3: The City shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

Policy 5.1.4: The City shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

Policy 5.1.5: The City shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

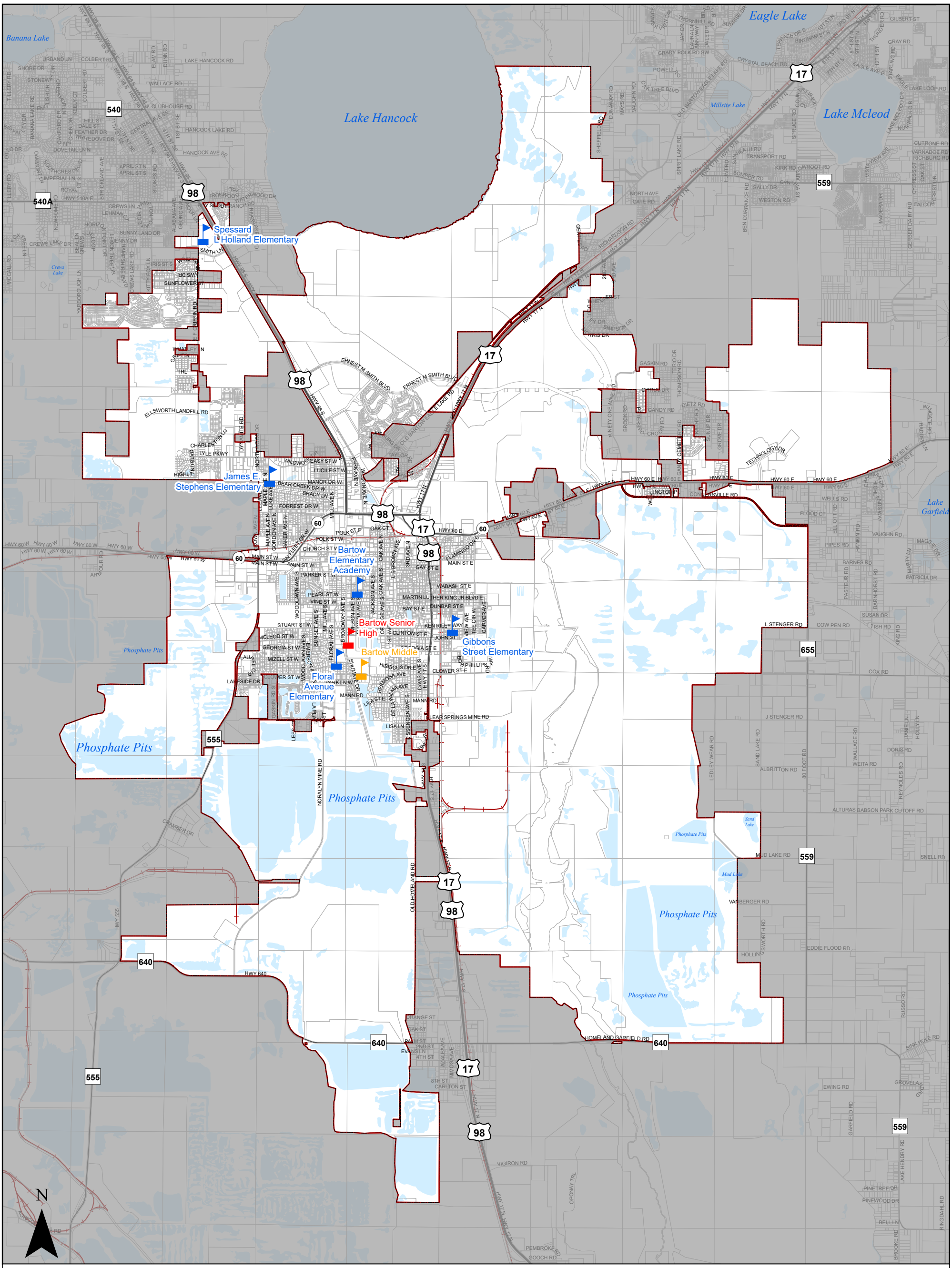
Policy 5.1.6: The City shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

Policy 5.1.7: The City shall determine from the School Board the inventories required by the Public School Facilities Element.

Policy 5.1.8: The City shall continue to enforce existing regulations where specified within the Public School Facilities Element.

Policy 5.1.9: Any conflicts related to issues covered by the Public School Facilities Element and Inter-local Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

CITY OF BARTOW
PSFE MAP 1 - PUBLIC SCHOOLS FACILITIES



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

City of Bartow
450 N Wilson Ave, Bartow, FL
(863) 534-0100
wwww.cityofbartow.net

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

Date: 12/8/2025 | Document Path: D:\Projects\EARS2024\Bartow\2-Maps\Bartow EAR 2025\Bartow EAR 2025.aprx

City of Bartow

Comprehensive Plan Update

DRAFT
EAR-Based Amendments

Property Right Element

Overview

Property Rights Element

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

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

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

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

PROPERTY RIGHTS ELEMENT AMENDMENTS

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

PROPERTY RIGHTS ELEMENT

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

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

INTRODUCTION:

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

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

GOAL: CONSISTENT WITH SECTION 163.3177(6) AND SECTION 163.3161(10), FLORIDA STATUTES, THE CITY OF BARTOW SHALL CONSIDER THE FOLLOWING PRIVATE PROPERTY RIGHTS IN LOCAL DECISION MAKING.

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

OBJECTIVE 1: PROTECT PRIVATE PROPERTY RIGHTS IN BARTOW FLORIDA.

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

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

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

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

ITEM NO. 11.a

CITY OF BARTOW
CITY COMMISSION REGULAR MEETING
MONDAY, JUNE 1, 2026, AT 6:00 P.M. (EST)
OR AS SOON THEREAFTER AS POSSIBLE
BARTOW CITY HALL – COMMISSION CHAMBERS
450 N. WILSON AVE, BARTOW, FL 33830

MINUTES

The City Commission of the City of Bartow met at a Regular Meeting on June 1, 2026, at 6:00 p.m. at the Bartow City Hall, Commission Chambers, 450 N. Wilson Avenue, Bartow, FL 33830. Notice of this meeting was posted at City Hall, Bartow Public Library, and on the City's website www.cityofbartow.net and Facebook page on May 28, 2026.

1. **CALL TO ORDER**

   Vice Mayor Simpson called the meeting to order at 6:00 p.m.

   City Clerk Poole called the roll; attendance was as follows:

   Commissioners Present: Commissioner Gary Ball, Commissioner Trish Pfeiffer, Vice Mayor Laura Simpson and Mayor Tanya Tucker.

   Commissioners Absent: Leo E. Longworth

   Staff Members Present: City Manager Mike Herr, City Attorney Sean Parker, Deputy City Manager Peter Lear, PRCA Director Jason Hargrove, Fire Chief Jay Robinson, Police Chief Stephen Walker, Communications Director Laurie Hayes, Asst. City Manager John Hall, Asst. City Manager Tray Towles, Asst. Electric Director Tony McDuffie, Public Works Director Billy Groover, Ofc. Duane Paul, Director of Community Affairs & Special Projects Pam Sams, Deputy Fire Chief Byron Moore, Deputy Fire Chief James Schaill, Water Plant Manager Tony Martinez, Wastewater Plant Manager Wiley Pratt, CRA Director Howard Smith, PRCA Recreation Specialist Brittany Saum, Communications Intern Nathan Cunningham, Digital Creative Technician Henry Clagett, IT Director Frank Canovaca, City Clerk Jacqueline Poole.

2. **INVOCATION**

   Pastor Rob Sowell, Word of Life Christian Center gave invocation.

3. **PLEDGE OF ALLEGIANCE**

   The Pledge of Allegiance to the Flag of the United States of America was recited.

4. **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

a. **Issuance of proclamation recognizing June 19, 2026, as Juneteenth Day. Being accepted by Juneteenth Empowerment Committee Co-Chairpersons Zelma Harris and Jamie Gaskins.**

City Attorney Parker read the proclamation in its entirety.

Mayor Tucker presented the proclamation.

Members of the Juneteenth Empowerment Committee accepted the proclamation.

Co-Chairperson Harris addressed the Commission, describing the planned events, including a free, family-friendly celebration on June 6, 2026, from 12:00 PM to 5:00 PM at Over the Branch Park, featuring food vendors, live entertainment, a live band, dancers, a Congo drummer, and scholarship presentations by the Class of 1985 and the Bartow Deacon and Steward Alliance. She also announced a Juneteenth Luncheon on June 19, 2026, at 11:00 AM at the Bartow Civic Center, where the Divine 9 organizations and other community partners would be spotlighted for their initiatives and service. Tickets for the luncheon are $20.

The Committee presented special recognition to city staff member Jacki Poole who had been instrumental in guiding the organization from its beginnings. Co-Chairperson Gaskins read a formal certificate of appreciation on behalf of the Bartow Juneteenth Community Empowerment Organization.

Commissioner Pfeiffer acknowledged the addition of restroom facilities at the event venue as a milestone this year.

b. **Lakeland Area Mass Transit (Citrus Connection) Update of Ridership Data and Information – Erin Killebrew, Director of External Affairs.**

Erin Killebrew-Kinlaw, Director of External Affairs for Citrus Connection, presented an update on ridership data and transit services within the City of Bartow. She noted that Bartow is served by five fixed routes, with the Polk County Courthouse serving as the primary transfer point. She reviewed ridership figures for recent fiscal years and outlined the funding structure, noting that Bartow is only charged for service within its city limits, with the balance funded by federal, state, and county sources. She explained that the Federal Transit Administration's (FTA) price per revenue mile has increased from approximately $6.00 to $10.80 over recent years, but that municipal contributions had not been adjusted in four years. Rather than moving to a new cost-sharing percentage, which would represent a dramatic increase, Citrus Connection is asking municipalities to increase their contributions by 4% per year over two years. For Bartow, the current contribution of approximately $114,000 would increase to approximately $119,000 in the next fiscal year and $123,000 the year after.

Commissioner Pfeiffer raised concerns about whether transit service would be classified as a core service in the context of potential property tax reform and associated budget cuts, noting the difficult fiscal environment the city is navigating. She also raised two additional issues: first, the status of bus passes for the Police Department to distribute to homeless or transient individuals, and second, the problem of inmates being released from the county jail, located in Bartow, at all hours of the night with no means of transportation, creating public safety concerns.

Ms. Killebrew-Kinlaw clarified that CRA Executive Director Howard Smith had previously coordinated approximately 130 bus passes distributed through the Police Department and Neighborhood Services, including at the jail at time of release. She further noted that Citrus Connection had finalized a pro bono pilot pass program with the Sheriff's Office and Clerk of Courts, expected to launch the following month. She acknowledged that the bus system does not operate after 8:05 PM, which limits its usefulness for late-night releases, and she committed to following up with the Bartow Police Department to explore options.

Vice Mayor Pfeiffer recounted an incident in which a released inmate was struck and killed while walking home on US 17 in the middle of the night, underscoring the urgency of the issue.

5. **GENERAL PUBLIC COMMENT**

At this time, the Commission received comments from the public regarding matters not appearing on this agenda.

City Attorney Parker reminded all speakers addressing the City Commission that while making comments during any time set aside for public comments or public hearings to refrain from making any personal attacks, derogatory comments, commenting on any items in litigation or under investigation, or any other matters that do not fall within the purview of the City Commission. Public speakers are limited to three minutes. Yielding of time is not customary during public comments. General public comment is the public's chance to speak and be heard and is not a time typically for questions and answers. Refer to the agenda to seek the appropriate time to make comments. Speaker cards are located on the tables to the left of the room and with the City Clerk. Fill out the speaker card and give it to the clerk when you come to the podium. Before you begin your remarks, state your name and address for the record.

Vice Mayor Simpson opened the public comment period.

Gerald J. Cochran, 1615 North St., Bartow. Mr. Cochran addressed the Commission regarding attorney fees paid by the city. He expressed curiosity about the overall cost of legal representation for the city and requested detailed information on the expenses incurred across its various departments. He highlighted that these legal costs are covered by public funds, which are sourced through taxes and

utilities. He conveyed an interest in promoting greater transparency concerning how public money is being utilized for legal services.

With no further comments, Vice Mayor Simpson closed the public comment period.

6. CITY ANNOUNCEMENTS

Commissioner Pfeiffer acknowledged PRCA Director Hargrove for the new landscaping at the Civic Center parking lot, and Public Works Director Groover for ongoing paving work throughout the city. She encouraged city staff in public-facing roles to remain positive in the face of public criticism.

Commissioner Pfeiffer also shared a pre-recorded graduation message from Mayor Tucker that had been prepared for Bartow High School, Summerlin Academy, and IB graduates. She noted the Mayor's dedication, mentioning that Mayor Tucker did a great job despite taking 56 takes to perfect the recording.

City Manager Herr announced that the application deadline for nonprofit and community partner funding requests for fiscal year 2026–27 is June 5 at 5:00 PM. Presentation materials are due June 17 at 5:00 PM. A special City Commission meeting to hear presentations and give funding direction is scheduled for June 25. Community partners will present at 9:00 a.m., followed by nonprofit presentations at 10:30 a.m.

City Manager Herr also announced two upcoming Parks and Recreation Master Plan community meetings: June 2 at Carver Recreation Center (6:00–7:00 PM) and June 3 at the Polk Street Community Center (6:00–7:00 PM), with an online input option available on the city's website.

Vice Mayor Simpson announced an upcoming legislative wrap-up event hosted by the Chamber of Commerce on July 17 at 7:30 AM at the Civic Center, with Senator Allbritton, Representative Kincart Johnson, and Representative Kennedy confirmed to attend.

City Manager Herr recognized William Lloyd Harris for his work on the article "Bartow Jazz Train" in the Polk County Historical Association newsletter, noting that Bartow was mentioned in the article celebrating the legacy of the once-prominent jazz venue "The Blue Room" and expressing interest in potentially reviving that legacy in the community.

7. REPORT OF CHARTER OFFICERS

a. CITY MANAGER COMMUNICATIONS

City Manager Herr noted tonight quarterly reports from the Fire and Police departments would be given for the first time. He invited feedback from the Commission on the format.

1. **Community Redevelopment Agency Small Business Development – Howard Smith, CRA Executive Director**

CRA Director Smith presented the Phase 2 Small Business Development Initiative. He outlined the CRA's strategic framework, grounded in a three-year work plan tied to the updated redevelopment plan, and emphasized that addressing commercial vacancy and blight requires supporting the small business ecosystem. He described partnerships with Bartow EDC, Chamber of Commerce, and Main Street Bartow as central to the effort. He reported that two Phase 1 programs, a communications incentive (branding support) and an interior refresh incentive, would launch July 1, 2026. Two community information meetings are scheduled: June 16 at 6:30 PM at the Polk Community Center, and June 18 at 6:30 PM at Liberty Link. For Phase 2.

Director Smith proposed contracting with the Black Business Investment Fund (BBIF), a 39-year-old nonprofit and certified Community Development Financial Institution (CDFI) that is also an SBA vendor. BBIF would provide on-site services at the CRA's Innovation Center (currently under construction) including access to SBA loan programs (7(a) and 504), business planning, management support, legal guidance, workforce recruitment strategies, and financial literacy education. The cost of the service contract is up to $50,000. Director Smith noted that a representative from BBIF gave a well-received presentation at the prior CRA board meeting and would be invited to present to the full Commission once a contract is executed.

Director Smith said to inform program development, the CRA launched a business needs survey approximately one week prior to the meeting. With 45 respondents, preliminary data showed that 44% own or operate a business, 20% are planning to start one, and 62% operate within the CRA district. The top challenges reported were attracting customers, marketing, access to capital, and hiring/retaining staff. The top requested form for CRA assistance was business planning and strategy, followed by storefront improvements and marketing support.

Director Smith also announced the inaugural "Million Cups" event scheduled for the following day, featuring two sessions (8:30 AM and 5:30 PM) with a panel including representatives from Bartow EDC, SouthState Bank, a marketing consultant, and a business attorney. Local businesses, including Bankers Brew and Unfiltered Cold Brew, would provide refreshments.

Vice Mayor Simpson and Commissioner Pfeiffer both expressed enthusiasm for the initiative, with Commissioner Pfeiffer noting that the BBIF presentation at the CRA meeting was particularly strong and that this service should be available to all Bartow businesses, not just those within the CRA district.

City Manager Herr asked what the process was for the questions for the survey.

Director Smith stated the questions were developed in collaboration with the city's marketing consultant. The survey is expected to remain open for approximately 30 days.

2. **Discuss meeting date for deciding governance of the Bartow Community Redevelopment Agency**

City Manager Herr raised the need to schedule a meeting to discuss governance of the Bartow CRA board. He asked commissioners whether they preferred a session before a regular meeting or a standalone evening meeting.

City Attorney Parker noted that Florida law requires written notice to other taxing authorities via registered mail at least 15 days before a governance decision meeting and indicated he would need adequate lead time to comply. He also relayed that Commissioner Longworth, who was participating remotely, preferred an evening time to allow broader public attendance.

Following discussion, the Commission agreed to hold the meeting on June 25, 2026, at 5:30 PM.

City Manager Herr directed the City Attorney to prepare the required notices and asked CRA Director Smith to notify the CRA board members of the date, time, and location.

3. **Hurricane Preparedness Messaging – Jay Robinson, Fire Chief**

Chief Robinson delivered a comprehensive presentation on hurricane preparedness, marking the first day of the 2026 Atlantic hurricane season. He noted that climatological projections suggest a slower season due to the presence of El Niño but cautioned that it only takes one hurricane to cause devastation, referencing the 2004 season when Bartow faced three hurricanes: Charley, Frances, and Jeanne.

Chief Robinson outlined the city's emergency concept of operations, emphasizing that life safety is the primary focus, followed by incident stabilization, property conservation, and recovery efforts. He described a coordinated all-hands-on-deck approach across city departments. The dispatch center plays a critical role in coordinating the initial "windshield survey" alongside fire and police departments, evaluating areas where responses are most needed. The code enforcement team takes charge of damage assessment, relaying real-time information to Polk County Emergency Operations Center, which then communicates with the State's EOC, expediting the reimbursement process with FEMA. The Public Works

department, along with water and wastewater crews, initiate efforts to clear primary routes and maintain the city's extensive 200-plus miles of water and sewer lines. The electric department works to restore power across the city, addressing issues along the many miles of lines.

Chief Robinson highlighted several readiness improvements, including the near-completion of the SWFMD-funded stationary generator program for lift stations (13 of 15 installed; 2 remaining), and the development of "pre-scripted missions" with Polk County for requesting resources like the Tiger Dam flood barrier before a storm makes landfall. He communicated the importance of thorough documentation for successful FEMA reimbursement, citing ongoing efforts to secure reimbursements for previous disasters. He remarked on a statistic he had heard regarding disaster recovery while Florida aims to close disaster recovery files within 8 years, historical averages show a lengthy 20-year period. The Chief expressed support for legislative action to expedite this timeline, underscoring the fiscal strain such delays place on municipalities.

Chief Robinson advised residents to prepare personal emergency supplies for at least 72 hours of self-sufficiency and directed them to utilize resources available at floridadisaster.org for disaster planning. He confirmed that Bartow's four designated shelters have not changed, including the Polk County Specialty Care Unit and other local schools, with activation determined by Polk County.

Chief Robinson stated that he had distributed a letter to key policymakers, including Congresswoman Laura Lee, Congressman Franklin, and State Attorney General Ashley Moody, outlining concerns about FEMA's reorganization and the impact on smaller communities like Bartow.

City Manager Herr highlighted the intersection between local preparedness and state-wide fiscal policy, expressing that reduced reserves from potential property tax cuts directly threaten the city's ability to front recovery costs while they await lengthy FEMA reimbursements.

Chief Robinson closed his presentation with a nod to city resilience and the collective need to approach disaster preparedness with simplicity, clarity, and flexibility.

4. **Quarterly Report – Jay Robinson, Fire Chief**

Chief Robinson explained his report is a little longer because this was his first time preparing it and he felt it was important to include some background on items that happened earlier than the current quarter and hopes it will give a clearer picture in the direction they are going.

Personnel Changes: The department's leadership team collectively brings over 230 years of experience, including Deputy Chiefs Byron Moore with 30 years and Jimmy Schaill with 27 years of service. The department promotes leadership development, with recent promotions of Deputy Chief Schaill and four new drivers: Jared Brunson, Trevor Moyer, Dalton Drinkwater, and Aiden Parrow. Since 2023, nine new firefighters have joined the department. Unfortunately, the department recently lost a respected team member who left to work on ambulances, highlighting the challenge of keeping skilled personnel amid increasing demands. The department aims to support existing staff and foster the development of newer team members. It seeks to ensure that staff are equipped to handle the increasing demand for emergency services while maintaining a good work-life balance.

Infrastructure Improvements: The downtown headquarters experienced significant enhancements, such as the restoration of operational bay doors, a remodel of the kitchen thanks to a generous donation from Ideal Cabinetry, and plumbing system improvements to resolve sewer gas issues. Parks team contributed with new landscaping, enhancing the station's appearance. Station 2 opened in October 2025 on the city’s south side to address a longstanding need recommended by ISO in 1962; it has significantly improved services to the east and south Bartow areas. A new joint station with the county is slated for construction, with groundbreaking expected in July. This joint station will further optimize response times, especially to the northern city areas which have experienced response times of 10-15 minutes.

Equipment and Funding: Chief Robinson praised Fleet Manager Mensing and his team for ensuring all apparatus remain operational. Challenges persist, as two engines were out of service the previous weekend, emphasizing the reliance on external appropriations and proactive planning. The department anticipates a new Engine 1, with a second engine and ladder truck projected to join the fleet in the coming months. Since 2023, they have secured approximately $7.4 million in appropriations for projects, including the acquisition of new vehicles and the planning of a new headquarters station. There is also an ongoing grant application for Staffing for Adequate Fire and Emergency Response (SAFER), backed by external grant writing consultants, following two prior unsuccessful attempts. This funding is critical to maintaining public safety, especially considering the increasing demand for services, where staff struggle to balance heavy call volumes with training and other responsibilities.

Service Demand Increases: Chief Robinson reported a considerable 23% increase in call volumes from last year and a 36% increase since 2023. The department anticipates a total of approximately 5,000 calls by the year’s end. He expressed concern about the long-term impact on staff health and morale but remains committed to monitoring demand and maintaining the impressive average emergency response time of 5 minutes and 46 seconds, a decrease from the historical eight-minute average, and a change attributed to Station

2's opening. The department places a strong emphasis on emergency response efficiency and strives to strike a delicate balance between community needs and the well-being of its personnel while diligently preparing for future increases in service demands. Additional resources and continued investment in staff will be central to meeting these challenges while ensuring the safety and well-being of Bartow's residents.

5. **Quarterly Report – Stephen Walker, Police Chief**

Chief Walker presented the department's quarterly report covering January through March 2026.

Property Crimes: Slightly elevated compared to the same period in the prior year, with an anticipated seasonal increase expected over the summer. Heat map analysis showed the highest concentration of property crime incidents at Walmart, with RaceTrac also appearing prominently. Most incidents involved shoplifting and gas drive-offs.

Violent Crime: Bartow continues to see low levels of violent crime. Overall crime was down 42% in 2025 compared to 2024. For the current reporting period, there were 15 violent crime incidents compared to 17 in the same quarter of the prior year. The department recorded one homicide in the quarter; an arrest was made in collaboration with the Sheriff's Office within 23 hours. Azalea Gardens was noted as a recurring hotspot for shots-fired calls.

Traffic: Traffic stops are slightly down, largely due to staffing constraints related to officers in field training. Red light camera data showed 6,519 notices of violation being issued during the quarter. Van Fleet and Broadway intersection remains the highest-volume camera location. Chief Walker noted the department is evaluating whether to remove or relocate underperforming cameras and mentioned that data on the red-light camera financial performance is available through the city's online dashboard.

Deputy City Manager Peter Lear clarified that the program generates approximately $720,000 in revenue against approximately $636,000 in costs, noting it is not designed to be a major revenue source and that compliance is expected to reduce revenues over time.

Chief Walker cautioned against relying on red light camera revenue as a budget line item, noting pending legal challenges in South Florida.

Calls for Service: The department received 5,866 calls for service in the quarter. Priority 1 (emergency) response time averaged 5 minutes and 22 seconds from first ring to on-scene arrival, improved from 5 minutes and 52 seconds in 2025. Non-emergency average response time was 13 minutes and 37 seconds, slightly elevated due to increasing traffic.

Staffing: The department is authorized for 47 sworn positions, with 41 currently filled or in process. Three officers would begin the academy the following week, one officer was sworn in on June 1, and two additional candidates are in process. On the civilian side, a new dispatcher was recently hired, a crime analyst position and an Axon administrator position are in recruitment, and a new crime scene technician was recently added.

Community Engagement: Chief Walker highlighted numerous community engagement activities such as the LB Brown Festival, MLK Parade, Friday Fests, Peace Officers' Memorial Day, school lockdown drill assistance, and a Park, Walk and Talk program that logged 359 citizen contacts during the quarter. Regarding the CRA neighborhood officer (Officer Paul), the department provided specific call and engagement data for that district.

Projects and Initiatives: Notable initiatives include the launch of an AI-assisted translation feature on body-worn cameras, a new drone program, installation of initial cameras for the THESIS video intelligence program, the Citizen Advisory Board, a mock CFA accreditation assessment (full assessment scheduled for July), and a partial building remodel approximately 70% complete.

Use of Force and Complaints: There were 8 use-of-force incidents in the quarter, all found to be justified. Citizen complaints numbered 2, all found to be unfounded following body camera review. Chief Walker noted that body camera footage has dramatically accelerated the complaint resolution process and reduced unsubstantiated allegations.

Commissioner Pfeiffer requested that quarterly reports be posted on the city website and shared via social media.

Chief Walker confirmed this was the plan and noted that some metrics are already visible through the city's online dashboard.

6. **Communications Update – Laurie Hayes, Communications Director**

Director Hayes provided an update on the city's communications program, highlighting two new staff additions:

Nathan Cunningham began serving as a communications intern on May 18 through a grant from the Florida City and County Management Association. He is pursuing a master's degree in public administration at USF and will work part-time through mid-August, supporting internal department communications.

Henry Clagett joined as the city's new Digital Creative Technician, transitioning from a role with the Police Department where he produced social media content and assisted with recruitment.

Digital Creative Technician Clagett addressed the Commission, expressing enthusiasm for telling Bartow's stories across all departments and aligning the city's public profile with its status as the county seat and capital city.

Commissioner Pfeiffer encouraged Mr. Clagett to develop a podcast from the CRA's Innovation Center when it opens.

Director Hayes noted that the city has seen significant media activity, with three outlets covering the decision to pause the aquatic center project considering rising costs and potential property tax reform, and Spectrum Bay News 9 covering the parks and recreation master plan process. She highlighted a social media post about two city electric crew members who helped a stranded motorist change a tire, which generated over 65,000 views and more than 5,500 engagements. Those crew members were personally acknowledged by Senator Moody during her visit to Bartow. Director Hayes also announced the launch of a city Instagram account and a new Fourth of July event page.

A video produced by Digital Creative Technician Clagett was shown. It featured Solid Waste Manager Davis and Administrative Asst. Guzman visiting a local elementary school to demonstrate recycling. The video was well-received by those in attendance. Director Hayes noted it will be posted to the city website and YouTube channel in addition to Facebook.

7. **4th of July Presentation – Brittany Saum, PRCA Recreation Specialist**

PRCA Director Hargrove introduced Recreation Specialist Brittany Saum, who is overseeing the Fourth of July celebration.

Specialist Saum presented the event details. The celebration will take place July 4 at the Civic Center area from 5:00 PM to 10:00 PM, featuring four live bands: Charlie Imes, Andrew Luv & the Franchise Players, (who have performed at Disney Springs), and Bartow's own Eli Mosley, who will close the evening leading into fireworks at approximately 9:20 PM. Additional entertainment includes a kids zone with Tony the Balloon Guy, Red River Pony Parties (petting zoo), caricature artists, face painters and glitter tattoo artists from Shimmer and Shine, and inflatables including a rock wall and bounce houses from Fly High Inflatables. Food trucks and vendors confirmed include PJ's BBQ, Kona Ice, Hy-Tech Cuisine, Angels Empanadas and the Oreo Lady, additional vendors in discussion. Sponsors acknowledged include Thunder Chrysler Dodge Jeep Ram, Bartow Awards and Gifts, and Mosaic.

Director Hargrove noted that Commissioners are invited to speak on stage at 8:00 PM before the Eli Mosley set. He also reminded attendees that the Bartow Adult Band performs at 2:00 PM at the Bartow Civic Center the same day. He noted that new seating has replaced the old chairs at all city

recreation centers, eliminating the need for attendees to bring their own cushions.

8. **City Leadership and Faith-Based Community Luncheon – Pam Sams, Director of Community Affairs & Special Projects**

Director Sams presented a proposal for a new City Leadership and Faith-Based Community Luncheon Initiative. The program is designed to create a regular, proactive forum, initially quarterly, where city leadership and local faith leaders can build relationships, share resources, and address community needs before they become crises. She described the initiative as rooted in the belief that meaningful conversations happen around a shared table, and that blending local government leadership with ministers and community leaders is a powerful way to build trust and strengthen neighborhoods. The first session will focus on hurricane preparedness, with city staff sharing information on available resources and listening to the needs of congregations that serve as community anchors.

Vice Mayor Simpson expressed excitement about having both city leaders and faith leaders in one room to discuss resources and preparedness. She emphasized the importance of having such dialogues before crises occur, allowing congregations to have the necessary resources and knowing who to contact in case of emergency.

City Manager Herr expressed strong support for the initiative, noting that as the city faces financial pressures from potential property tax reform, the faith community will be an essential partner in serving residents. He emphasized that churches, schools, and neighborhood residents form the backbone of Bartow's neighborhoods and that establishing these relationships ahead of any crisis is essential.

Director Sams indicated she would confirm the date and time with the Commission later in the week. The June 25 date was identified as already heavily scheduled, prompting a note to avoid overbooking.

b. **CITY ATTORNEY COMMUNICATIONS**

City Attorney Parker addressed the public comment made by Mr. Cochran regarding attorney fees, indicating he would prepare an updated written response consistent with a prior response letter dated April 3, 2025.

City Attorney Parker briefly noted that a mediation session related to the pending Emily litigation is scheduled for June 10, and that the city will participate in good faith. He committed to reporting back to the Commission following the session and providing advance notice if a shade meeting is required.

City Attorney Parker reported that staff in his office had been monitoring legislative proceedings regarding the property tax legislation throughout the day. He indicated, without certainty, that some amendments may have softened the provisions regarding restrictions on how local governments can spend property tax revenue. He advised the Commission to wait for final summaries before drawing conclusions.

c. **LEGISLATIVE UPDATES – Discuss Status of Appropriations**

City Manager Herr summarized a memorandum prepared by Deputy City Manager Lear outlining the fiscal impact of the proposed homestead exemption increases to $250,000 (and potentially $500,000) on the city's ad valorem revenues.

Deputy City Manager Lear provided specific figures: at the $250,000 exemption level, the city would lose approximately $2.5 million in ad valorem revenue annually, representing approximately 28.1% of total ad valorem collections including the CRA. He noted that the proposed trust fund to offset this loss is currently planned to be funded by state reserves rather than a recurring revenue source, which he characterized as a deeply unreliable foundation. He further noted that the current proposal restricts how remaining ad valorem revenue can be spent, limiting it to public safety, EMS, infrastructure, education, debt, and pension obligations, effectively converting an unrestricted revenue source into a restricted one and removing local control over how those dollars are used. He also highlighted two additional provisions: a new five-year waiting period before new homebuyers could qualify for homestead exemptions, and a cap on annual assessed value increases for commercial property at 5% rather than the prior 10%.

Commissioner Pfeiffer described her experience monitoring both chambers' proceedings and noted that multiple senators criticized the pace and design of the legislation, with one characterizing it as "Frankensteining" a bill together without adequate deliberation. She reported that nine proposed amendments in the Senate all failed. She shared that she had written two letters on behalf of the city, one requesting consideration of a carve-out for county seats, noting the unique burden of tax-exempt government properties, and one discussing alternative revenue mechanisms such as fire assessment fees and payment-in-lieu-of-taxes arrangements.

City Manager Herr connected these fiscal concerns directly to hurricane preparedness, noting that reduced reserves threaten the city's ability to front disaster recovery costs while waiting years for FEMA reimbursement.

On the status of the city's specific appropriations requests, City Manager Herr noted the city is awaiting the Governor's review of the budget and the possibility of line-item vetoes.

8. **AGENDA MODIFICATION / APPROVAL**

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to approve agenda as presented.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

9. **PUBLIC COMMENT ON AGENDA ITEMS**

At this time, the Commission received comments from the public regarding matters appearing on this agenda, not otherwise scheduled for a separate public hearing.

Vice Mayor Simpson opened the public hearing.

With no comments, Vice Mayor Simpson closed the public comment period.

10. **HEARINGS – FIRST AND SECOND READINGS AND PUBLIC HEARINGS**

a. **Public Hearing - RESOLUTION NO. 26-4264-R – A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET OF THE CITY OF BARTOW.**

City Attorney Parker read the resolution by title only:

"A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET OF THE CITY OF BARTOW."

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to adopt Resolution No. 26-4264-R, a resolution amending the Fiscal Year 2025-2026 Annual Budget of the City of Bartow.

Deputy City Manager Lear presented the budget amendment, which included several components: addition of a Senior Planner position for the remainder of the fiscal year (approximately $32,000 from the general fund) to address the vacancy created by the Planning Director's retirement; appropriation of approximately $565,000 from restricted library reserves for the Library Story Trail project; a cost-neutral appropriation of $1.3 million received from the county for road repaving; approximately $300,000 for Wilson Avenue upgrades from the impact fee fund; and $1 million each from water and wastewater impact fee funds to cover utility line relocations required by FDOT project activity.

City Manager Herr clarified that the Senior Planner position is separate from and does not replace the Planning Director, for which recruitment is already underway. The intent is to build a two-person planning team capable of serving applicants and providing collaborative analysis.

Vice Mayor Simpson opened the public hearing.

With no comments, Vice Mayor Simpson closed the public hearing.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

b. **Public hearing and final reading of Ordinance No. 2026-03 - AN ORDINANCE RELATING TO THE CITY OF BARTOW'S ANTI-LITTER ORDINANCE; AMENDING CERTAIN SECTIONS OF CHAPTER 38 OF THE CODE OF ORDINANCES OF THE CITY OF BARTOW; SPECIFICALLY UPDATING SECTIONS DEALING WITH DEFINITIONS AND THE CLEANLINESS OF THE EXTERIOR OF COMMERCIAL BUSINESS SPACES; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney Parker read the ordinance by title only:

"AN ORDINANCE RELATING TO THE CITY OF BARTOW'S ANTI-LITTER ORDINANCE; AMENDING CERTAIN SECTIONS OF CHAPTER 38 OF THE CODE OF ORDINANCES OF THE CITY OF BARTOW; SPECIFICALLY UPDATING SECTIONS DEALING WITH DEFINITIONS AND THE CLEANLINESS OF THE EXTERIOR OF COMMERCIAL BUSINESS SPACES; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE."

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to adopt on final reading Ordinance No. 2026-03, an ordinance relating to the City of Bartow's Anti-Litter Ordinance; amending certain Sections of Chapter 38 of the Code of Ordinances of the City of Bartow; specifically updating sections dealing with definitions and the cleanliness of the exterior of commercial business spaces; repealing ordinances in conflict; providing for severability; providing for codification; providing for the administrative correction of scrivener's errors; providing for an effective date

Asst. City Manager Towles summarized the Anti-Litter Ordinance amendment, which updates Chapter 38 of the Code of Ordinances to require commercial establishments within the city to maintain clean exterior premises during and after business hours. He noted that a warning and outreach period will precede enforcement, including presentations to the Chamber of Commerce's Government Affairs Committee and direct outreach to major commercial tenants such as Walmart, Lowe's, and Publix. Enforcement would primarily be handled by newly hired Solid Waste Investigator Aaron Wilson, who also serves as the city's stormwater investigator.

In response to questions from Vice Mayor Simpson, Asst. City Manager Towles confirmed that code enforcement can target either the property owner or individual business tenants depending on the circumstances, and that a citation program is available for specific violators. He described a common enforcement challenge involving non-local property owners who repeatedly come into compliance within the notice window, avoiding repeat-offender status. He noted that once a property enters repeat-offender status, the cure period is reduced to zero days. He acknowledged significant improvement in retention pond conditions since implementation of prior policies.

Vice Mayor Simpson opened the public hearing.

With no comments, Vice Mayor Simpson closed the public hearing.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

c. **Public hearing and final reading of Ordinance No 2026-04 – AN ORDINANCE OF THE CITY OF BARTOW, FLORIDA, RELATING TO ELECTIONS AND THE TERMS OF OFFICE OF CITY COMMISSIONERS; AMENDING SECTION 34-2 OF THE CODE OF ORDINANCES; ESTABLISHING DATES FOR THE QUALIFYING PERIOD FOR THE ELECTION OF CITY COMMISSIONERS; EXTENDING THE CURRENT TERMS OF OFFICE OF SITTING COMMISSIONERS TO CORRESPOND WITH RECENT AMENDMENTS TO THE CITY CHARTER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney Parker read the ordinance by title only:

"AN ORDINANCE OF THE CITY OF BARTOW, FLORIDA, RELATING TO ELECTIONS AND THE TERMS OF OFFICE OF CITY COMMISSIONERS; AMENDING SECTION 34-2 OF THE CODE OF ORDINANCES; ESTABLISHING DATES FOR THE QUALIFYING PERIOD FOR THE ELECTION OF CITY COMMISSIONERS; EXTENDING THE CURRENT TERMS OF OFFICE OF SITTING COMMISSIONERS TO CORRESPOND WITH RECENT AMENDMENTS TO THE CITY CHARTER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE."

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to adopt on final reading Ordinance No. 2026-04, an ordinance of the City of Bartow, Florida, relating to elections and the terms of office of City Commissioners; amending Section 34-2 of the Code of Ordinances; establishing dates for the qualifying period for the election of City Commissioners; extending the current terms of office of sitting commissioners to correspond with recent amendments to the City Charter; providing for severability; providing for codification; providing for the administrative correction of scrivener's errors; providing for an effective date.

City Attorney Parker explained that this ordinance is a technical follow-up to the charter amendments approved by voters in the April 2026 election. It establishes qualifying period dates for City Commissioner elections and extends the current terms of sitting commissioners to align with the new election cycle. Specifically, Mayor Tucker's and Vice Mayor Simpson's terms would be extended to January 3, 2028, while Commissioner Pfeiffer's, Commissioner Ball's, and Commissioner Longworth's terms would extend to January 2030. The changes place elections in November of every other odd-numbered year, with the annual Commission reorganization occurring at the first meeting in January. Qualifying would shift to September rather than the prior February window.

Vice Mayor Simpson opened the public hearing.

With no comments, Vice Mayor Simpson closed the public hearing.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

11. **CONSENT AGENDA**

a. **Approval of May 18, 2026, City Commission Regular Meeting minutes.**

b. **Approval of City Commissioner absence(s) for May 18, 2026, excusal(s): Commissioner Leo E. Longworth**

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to approve Consent Agenda as presented.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

12. **OTHER COMMISSION BUSINESS**

a. **OLD BUSINESS – NONE**

b. **NEW BUSINESS**

1. **Consideration and approval to execute the Mural Agreement and Funding Memorandum.**

City Attorney Parker explained that the agreements with artists to paint murals on city-owned buildings, specifically the downtown restroom facility and the Over the Branch Park facility should properly be executed with the City rather than the CRA, even though CRA funds are providing the payment. This ensures that warranties for the artwork run in favor of the City and that the City has contractual standing to enforce those warranties if needed. The CRA board had already approved the accompanying funding memorandum, as required by the existing interlocal agreement between the City and the CRA.

Commissioner Pfeiffer raised a concern about the level of detail in the conceptual mural designs, noting that the block surface texture of the buildings would make it difficult to achieve a crisp rendering of fine details, particularly facial features. She also noted that one of the downtown designs depicted a courthouse that is not Bartow's. She requested that the final designs be revisited before any painting begins.

City Attorney Parker agreed, committing to following up with CRA Director Smith to ensure the Commission has an opportunity to review and provide input on final designs before paint is applied.

Commissioner Ball specified that final designs should come back to the Commission before work proceeds.

The two components were approved separately.

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to approve the Mural Agreement with the artists.

VOTE TO THE MOTION WAS AS FOLLOWS:
AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to approve the Funding Memorandum with the CRA.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried

2. **Consideration and approval of contract to acquire the building at 195 South Broadway Ave., Bartow, FL.**

City Attorney Parker stated the proposed purchase & sale agreement is for property located at 195 S. Broadway Ave., the former Department of Juvenile Justice (DJJ) offices. The purchase price is $1,550,000. He noted that a November 2024 appraisal, conducted when the building was in a post-hurricane damaged condition, valued the property at approximately $1.4 million, and that compounding annual appreciation of 8.83% (2025) and an anticipated 4% (2026) would bring the current market value above the purchase price. A comparable property across the street, smaller and with less parking, recently sold for $1.8 million. The contract provides for a 60-day due diligence period and a closing no later than 30 days after due diligence concludes. The sellers have already executed the contract; city approval would constitute execution and start the clock.

Deputy City Manager Lear explained the funding: the city had previously budgeted $3.2 million in capital funds to renovate City Hall, which would have yielded approximately 4,000 square feet of additional space but with a year-long displacement. By purchasing 195 S. Broadway, the city acquires approximately 12,000 square feet for less than half the cost of the renovation, with the building described as largely move-in ready. Funding comes from the building fund ($800,000) and the city facilities impact fee fund (approximately $2.25 million available after prior commitments). The acquisition is projected to save approximately $66,000 per year on lease payments currently paid for housing the CRA, Human Resources, and Communications staff.

Asst. City Manager Hall provided additional details on the building: it features 63 office spaces, a large central room suitable for use as both a training room and emergency operations center (EOC), adequate parking with room for four additional spaces, and has been fully renovated inside. Planned improvements include construction of a break room, additional women's restrooms, exterior pressure washing, replacement of awnings, and possible repainting. He noted the IT department has already evaluated the EOC configuration. Initial occupancy is estimated at approximately 35–36 employees, with ample room for growth.

Commissioners expressed enthusiasm for the acquisition, citing its role as a downtown anchor for additional foot traffic to nearby businesses, the city's ability to retain the property as a long-term asset, and the minimal commercial street frontage it removes from the market.

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to approve the contract to acquire property and building located at 195 S. Broadway Ave., Bartow, FL.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried

13. **RESOLUTIONS**

a. **RESOLUTION NO. 26-4265-R – A RESOLUTION OF THE CITY OF BARTOW, FLORIDA, RELATING TO EAST MAIN STREET RAILROAD CROSSING SIGNAL SAFETY IMPROVEMENTS; AUTHORIZING CITY STAFF TO ENTER INTO A TRI-PARTY AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CSX TRANSPORTATION, INC., FOR THE INSTALLATION, OPERATION, AND MAINTENANCE SERVICES RELATED TO THE GRADE CROSSING TRAFFIC CONTROL SIGNALS AND/OR OTHER DEVICES AS PART OF THE EAST MAIN STREET RAILROAD CROSSING SIGNAL SAFETY IMPROVEMENTS; FINANCIAL PROJECT NO.: 451353-1-57-01; PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney Parker read the resolution by title only:

“A RESOLUTION OF THE CITY OF BARTOW, FLORIDA, RELATING TO EAST MAIN STREET RAILROAD CROSSING SIGNAL SAFETY IMPROVEMENTS; AUTHORIZING CITY STAFF TO ENTER INTO A TRI-PARTY AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CSX TRANSPORTATION, INC., FOR THE INSTALLATION, OPERATION, AND MAINTENANCE SERVICES RELATED TO THE GRADE CROSSING TRAFFIC

CONTROL SIGNALS AND/OR OTHER DEVICES AS PART OF THE EAST MAIN STREET RAILROAD CROSSING SIGNAL SAFETY IMPROVEMENTS; FINANCIAL PROJECT NO.: 451353-1-57-01; PROVIDING FOR AN EFFECTIVE DATE."

MOTION was made by Commissioner Ball, seconded by Commissioner Pfeiffer to adopt Resolution No. 26-4265-R, a resolution of the City of Bartow, Florida, relating to East Main Street Railroad Crossing Signal Safety Improvements; authorizing city staff to enter into a Tri-Party agreement with the Florida Department of Transportation and CSX Transportation, Inc., for the installation, operation, and maintenance services related to the grade crossing traffic control signals and/or other devices as part of the East Main Street Railroad Crossing Signal Safety Improvements; Financial Project No.: 451353-1-57-01; providing for an effective date.

City Attorney Parker explained that this resolution authorizes a tri-party agreement with the Florida Department of Transportation (FDOT) and CSX Transportation for signal safety upgrades at the East Main Street railroad crossing near the golf course and Flamingo area. The project primarily involves FDOT and CSX installing updated, brighter, louder, and safer grade crossing traffic control signals. The city's role under the tri-party agreement is to share long-term maintenance costs for the road approaches, which was characterized as minimal. The resolution was described as procedurally necessary whenever the city enters into a formal agreement with FDOT.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Pfeiffer, Simpson, Tucker
NAY: None

Motion carried.

14. COMMISSIONER COMMENTS

a. GARY BALL

Commissioner Ball noted several upcoming ribbon cuttings and events: a ribbon for 27th State Signs & Gifts on June 2, a ribbon cutting for Platinum Insurance on June 3 and Fun Thursday on June 4 at the Watson Clinic Lakeland-Highlands facility.

b. LEO E. LONGWORTH

Commissioner Longworth was absent.

c. TRISH PFEIFFER

Commissioner Pfeiffer noted the upcoming Ridge League Dinner Meeting on June 11. She thanked commended Vice Mayor Simpson for chairing the meeting.

d. **LAURA SIMPSON**

Vice Mayor Simpson had no additional comments.

e. **TANYA TUCKER**

Mayor Tucker had no comments.

15. **ADJOURNMENT**

With no further business to discuss, Vice Mayor Simpson adjourned the Regular Meeting at 9:39 p.m.

_____
Mayor Tanya Tucker

ATTEST:

_____
City Clerk Jacqueline Poole

(City Seal)

ITEM NO. 11.b

CITY OF BARTOW, FLORIDA

TO: City of Bartow Commission

THROUGH: Mike Herr, City Manager

FROM: Jacqueline Poole, City Clerk

DATE: June 15, 2025

SUBJECT: Approval to Allow a Professional Fireworks Display for the July 4, 2026 Celebration

SUMMARY

This item requests that the City Commission suspend Section 42-92 of the City Code of Ordinances to allow a professional fireworks display during the annual Fourth of July celebration.

BACKGROUND

Section 42-92 of the City Code prohibits the display of fireworks as specifically outlined in that section. Each year, the City Commission has suspended that provision pursuant to Section 42-93 to permit the City of Bartow to host a professional July 4 fireworks display at Mosaic Park. A copy of Sections 42-92 and 42-93 of the City Code of Ordinances is attached.

STAFF ANALYSIS

Under Section 42-93 of the City Code, the City Commission has the authority to suspend the prohibition on fireworks in order to provide for a community celebration and professional fireworks display in observance of the Fourth of July. This is a long-standing City of Bartow tradition, now in its 45th year. Prior to 2025, the event was organized and planned by the Volunteer July 4th Committee.

RECOMMENDATION

Staff recommends that the Commission approve the request.

NEXT STEPS

None

ATTACHMENTS

City Code Section 42-93

DIVISION 2. – FIREWORKS

- **Sec. 42-91. - Sale prohibited.**

It shall be unlawful for any person to sell, trade or give away within the city any firecrackers, rockets, torpedoes, Roman candles, fire wheels, flares or other appliances intended or suitable for pyrotechnic display, or any other explosive or fire producing articles commonly known as fireworks.

(Code 1955, § 17-15; Ord. No. 2011-18, § 2(Exh. B), 10-3-11)

State Law reference— Sale of fireworks, F.S. ch. 791.

- **Sec. 42-92. - Use prohibited.**

It shall be unlawful for any person to fire, shoot, light or discharge, or to aid or abet any other person to fire, shoot, light or discharge, within the city any firecrackers, rockets, torpedoes, Roman candles, fire wheels, flares or other appliances intended or suitable for pyrotechnic display, or any other explosive or fire producing articles commonly known as fireworks.

(Code 1955, § 17-16; Ord. No. 2011-18, § 2(Exh. B), 10-3-11)

- **Sec. 42-93. - City commission authorized to permit.**

The city commission is hereby authorized to suspend the operation of sections 42-91 and 42-92 upon special occasions for periods not longer than two days.

(Code 1955, § 17-17)

CITY OF BARTOW, FLORIDA

TO: City Commission

FROM: Jacqueline Poole, City Clerk

DATE: June 15, 2026

SUBJECT: Request to appoint Jennifer Collins to the Citizens' Advisory Committee.

SUMMARY

The request is for the Commission to consider appointing Jennifer Collins to fill a vacancy on the Citizen's Advisory Committee. The vacancy was created by the resignation of Committee Member Ana Rivera. The term will expire September 2028. Recommendation is being made by Commissioner Pfeiffer.

BACKGROUND

The Citizens Advisory Committee was formed to meet the requirement of the Community Development Block Grant program to provide citizen input for use of these funds. The grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low-or-moderate income, particularly residents of predominantly low-and-moderate income neighborhoods, slum or blighted areas, areas not meeting ADA compliance and areas in which the grantee proposes to use CDBG funds. The plan must: 1) provide citizens with reasonable and timely access to local meetings, information, and records related to the grantee's proposed and actual use of funds; 2) provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance; 3) provide for timely written answers to written complaints and grievances.

The Citizens Advisory Committee consists of nine (9) members who have staggered three-year terms. The Committee meets annually at the call of the chairman in the Commission Chambers of City Hall. The members of the Committee do not have to file an annual Statement of Financial Interest. There is no special education or training to hold a position on this board.

STAFF ANALYSIS

On April 11, 2025 the City Clerk's Office received Committee Member Rivera's resignation. During May 5, 2025 Regular Meeting consensus was that all Commissioners would work to bring recommendations to fill the vacancy. On May 18, 2026, through Commissioner Pfieffer an application was submitted by Jennifer Collins. A copy of the application is attached to this staff report. By approving the appointment helps ensure that a quorum can be made at its next meeting. The vacancy has been posted to the bulletin board at City Hall, Bartow Public Library, advertised in the Polk Sun and Lakeland Sun Newspapers, on the City's Facebook page and website.

RECOMMENDATION

That the Commission approve the appointment.

NEXT STEPS

City Clerk's Office notifies applicant of appointment, mails the new board member a board handbook, a copy of the Florida Commission on Ethics Guide to the Sunshine Amendment, a copy of the Code of Ethics for Public Officers and contact information for the board administrator.

The Board Administrator and City Attorney will conduct an orientation session with the board member to review Sunshine Law and public records requirements, as well as the members' roles, duties, and responsibilities on the board.

ATTACHMENTS

- Applicant for Jennifer Collins
- Resignation email of Ana Rivera

Send by Email Print

For office use only

RECEIVED BY
MAY 18 2026
BARTOW CITY CLERK'S OFFICE

CITY OF BARTOW BOARDS AND COMMITTEES

APPLICATION

Thank you for your interest in serving on a Bartow board or committee!

Before You Begin.
Please read this form carefully. Fully complete all sections. Applications remain active for one year from submittal date.

Return completed application to:
City Clerk's Office, Bartow City Hall, 450 N. Wilson Avenue, Bartow, Florida 33830; or FAX to: 863-534-0409; or email to: jpoole.clerks@cityofbartow.net

Choice of Board or Committee.
Please review the attached descriptions & qualifications for the board or committee that interested in joining.

List the name of the board/committee for which you are applying
Note: that you may only belong to one board or committee at a time.
Citizens' Advisory Committee

Contact Information: Please print legibly.
Note: this application, and all information you provide, may be viewed by the public upon request.

Jennifer Collins				
Name		Business/Organization Name (if applicable)		
2670 Red Egret Dr		Bartow	FL	33830
Mailing Address		City	State	Zip
863-604-1432		Jennifer-marie_1151@yahoo.com		
Home Phone Number	Cell Phone Number	Email Address		

Why are you interested in serving as a member of your selected board or committee?

I am interested in serving because I care about Bartow's growth, quality of life, and long-term success. I would like to contribute thoughtful support that reflects the needs of local residents.

Briefly describe prior board or committee service and/or special qualifications:

Nearly 8 years of experience in project coordination, documentation management, financial tracking & municipal coordination.

Section 760.80, Florida Statutes, requires certain reporting of minority representation on statutorily created boards to be filed on an annual basis. Please complete the following:

Race: ☐ Native American ☐ African American ☐ Hispanic ☐ Asian ☒ Caucasian ☐ Other

Gender: ☐ Male ☒ Female Physically Disabled: ☐ Yes ☒ No

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, please explain:

☒ **I do hereby acknowledge the following:**

1. This application, when complete and filed with the Office of the City Clerk, is a Public Record under Chapter 119, Florida Statutes, and is open to public inspection.
2. I am responsible for keeping the information on this form current and that any changes or updates will be provided to the Office of the City Clerk
3. I consent to filing the Statement of Financial Interests (FORM 1) if required for this board/committee.
4. If appointed, I acknowledge that it is my obligation and duty to comply with the following:
   a. Code of Ethics for Public Officials (F.S. Chapter 112, Part III)
   b. Florida Sunshine Law (F.S. Chapter 286)
   c. Florida Statutes www.flsenate.gov/Laws/Statutes/
5. I understand the responsibilities associated with being a board or committee member, and I will have adequate time to serve on the board or committee I have selected.

Bartow Residency. Bartow residency is a requirement for Bartow boards and committees.

☒ I attest that I reside within the incorporated limits of Bartow.

Home Address: 2670 Red Egret Drive, Bartow FL 33830

Home Address is required and will be used to verify Bartow residency

Truth and Accuracy.

I certify that the information contained on this form is true and accurate to the best of my knowledge.

Signature

5/16/2016

Date

Important Public Records Information. Please note that the city receives requests from the public to review documents, such as this form, provided to the city and the city is obligated to release these public records, including all information contained on the form, upon request. Please call the City Clerk at 863-534-0100, if you have questions or concerns about the disclosure of specific information.

Jacki Poole

Subject: Resignation as Chairperson

From: PRHCCPC President <prhccpc@gmail.com>
Sent: Thursday, April 10, 2025 12:18 PM
To: Donna Donaldson <dclark.clerks@cityofbartow.net>
Subject: [EXTERNAL]Resignation as Chairperson

This Message Is From an External Sender
This message came from outside your organization.

To whom it may concern,

As of April 11th I Ana I Rivera have to resign from the Chairpersons post on The Citizens Advisory Committee due to leaving the city of Bartow.

Thank you for the opportunity to serve the city and it's citizens.

Yours Sincerely,

Ana Rivera
President / Founder
PR/Hispanic Chamber of Commerce of Polk County
863-838-2084
www.theprhccpc.com

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CITY OF BARTOW, FLORIDA

TO: Mayor and City Commissioners

FROM Jacki Poole, City Clerk

DATE: June 15, 2026

SUBJECT: Appointment of Commissioner Appointed Board Trustee to the Municipal Police Officers' Pension Trust Fund Board of Trustees

SUMMARY

The request is for the Commission to consider appointing Eric Wells to fill a vacancy on the Citizen's Advisory Committee. Municipal Police Officers' Pension Trust Fund Board of Trustees. The term will expire December 2027. Recommendation is being made by Commissioner Pfeiffer.

BACKGROUND

The Municipal Police Officers' Pension Trust Fund Board of Trustees was re-established by Ordinance No. 1607 on April 19, 2003, to be administered under the provisions of Florida Statutes Chapter 185. The Board meets at least quarterly each year. ***The Board consists of five members, two (2) members of whom, unless otherwise prohibited by law, must be legal residents of the municipality and must be appointed by the governing body of the municipality***, two (2) members of whom must be full-time police officers as defined in Chapter 185, F.S., who are elected by a majority of the active police officers who are members of such plan and one (1) member (the fifth member) shall be chosen by a majority of the previous four members as provided herein, and such person's name shall be submitted to the governing body of the municipality. Upon receipt of the fifth person's name, the governing body of the municipality shall, as a ministerial duty, appoint such person to the board of trustees. Each member shall serve as trustee for a period of 4 years, unless sooner replaced by the governing body at whose pleasure he or she serves or he or she leaves the employment of the municipality as a police officer, whereupon a successor shall be chosen in the same manner as an original appointment. There is no special education or training to hold a position on this board. Members are required to file an annual Statement of Financial Interest and are encouraged to attend training sessions as they become available.

STAFF ANALYSIS

On May 8, 2025, the Plan Administrator notified the City Clerk's Office of Trustee Marvin Pittman's resignation, which created an additional vacancy on board. The following day, on May 9, 2025, the City Clerk notified the Commissioners by email of the resignation and the resulting vacancy. The vacancy was publicly posted on the bulletin boards at City Hall and the Bartow Public Library, in the Polk Sun and Lakeland Sun newspapers, on Facebook, on the City's website, and through the City's communications email list.

Commissioner Pfeiffer had previously submitted two recommendations for this board; however, both were rejected because the applicants did not reside within the city limits. After Mr. Wells contacted the City Clerk's Office to inquire about current vacancies, the Office received his application and forwarded it to Commissioner Pfeiffer to consider for recommendation.

RECOMMENDATION

That the Commission approve the appointment.

NEXT STEPS

1. Upon approval the City Clerk's Office notifies applicant and plan administrator of appointment and updates board roster.

ATTACHMENTS

- Board application for Eric Wells
- Resignation email from Plan Administrator for Marvin Pittman sent to Commissioners

Send by Email Print

For office use only

RECEIVED BY
JUN 05 2025
BARTOW CITY CLERK'S OFFICE

CITY OF BARTOW BOARDS AND COMMITTEES

APPLICATION

Thank you for your interest in serving on a Bartow board or committee!

Before You Begin.
Please read this form carefully. Fully complete all sections. Applications remain active for one year from submittal date.

Return completed application to:
City Clerk's Office, Bartow City Hall, 450 N. Wilson Avenue, Bartow, Florida 33830; or FAX to: 863-534-0409; or email to: jpoole.clerks@cityofbartow.net

Choice of Board or Committee.
Please review the attached descriptions & qualifications for the board or committee that interested in joining.

List the name of the board/committee for which you are applying
Note: that you may only belong to one board or committee at a time.
Municipal Police Officers' Board of Trustees

Contact Information: Please print legibly.
Note: this application, and all information you provide, may be viewed by the public upon request.

Name		Business/Organization Name (if applicable)		
Eric L. Wells		Roofing Consultant / Sales Director		
Mailing Address		**City**	**State**	**Zip**
3207 Swan Song Ct		Bartow	FL	33830
Home Phone Number	**Cell Phone Number**	**Email Address**		
863-370-8195	863-370-8195	ericlwells71@gmail.com		

Why are you interested in serving as a member of your selected board or committee?

I would like to serve my community and believe that this would be a great way to do that.

Briefly describe prior board or committee service and/or special qualifications:

I serve on and have served on several non-profit boards. I have also served as a manager / administrator for several non-profit and for profit organizations.

Section 760.80, Florida Statutes, requires certain reporting of minority representation on statutorily created boards to be filed on an annual basis. Please complete the following:

Race: ☐ Native American ☐ African American ☐ Hispanic ☐ Asian ☒ Caucasian ☐ Other

Gender: ☒ Male ☐ Female Physically Disabled: ☐ Yes ☒ No

Have you ever been convicted of a crime? ☐ Yes ☒ No
If yes, please explain:

☒ **I do hereby acknowledge the following:**

1. This application, when complete and filed with the Office of the City Clerk, is a Public Record under Chapter 119, Florida Statutes, and is open to public inspection.
2. I am responsible for keeping the information on this form current and that any changes or updates will be provided to the Office of the City Clerk
3. I consent to filing the Statement of Financial Interests (FORM 1) if required for this board/committee.
4. If appointed, I acknowledge that it is my obligation and duty to comply with the following:
   a. Code of Ethics for Public Officials (F.S. Chapter 112, Part III)
   b. Florida Sunshine Law (F.S. Chapter 286)
   c. Florida Statutes www.flsenate.gov/Laws/Statutes/
5. I understand the responsibilities associated with being a board or committee member, and I will have adequate time to serve on the board or committee I have selected.

Bartow Residency. Bartow residency is a requirement for Bartow boards and committees.

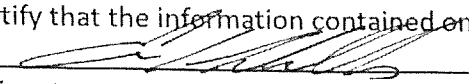
☒ I attest that I reside within the incorporated limits of Bartow.

Home Address: 3207 Swan Song Ct. Bartow, FL 33830

Home Address is required and will be used to verify Bartow residency

Truth and Accuracy.

I certify that the information contained on this form is true and accurate to the best of my knowledge.



Signature

6/4/2026

Date

Important Public Records Information. Please note that the city receives requests from the public to review documents, such as this form, provided to the city and the city is obligated to release these public records, including all information contained on the form, upon request. Please call the City Clerk at 863-534-0100, if you have questions or concerns about the disclosure of specific information.

Jacki Poole

From: Jacki Poole
Sent: Friday, May 9, 2025 8:36 AM
Subject: re Bartow Police, Trustee Seats

Importance: High

Good morning Commissioners,

See below. We have another vacancy on the Municipal Police Officers' Board of Trustees. Please let me know if you have anyone that can serve on this board, they only meet quarterly.

Jacki Poole, MMC | City Clerk | City of Bartow
450 N. Wilson Avenue | Ph. 863-534-0100 ext. 1254 | Fax 863-534-0409
P.O. Box 1069 | Bartow, FL 33831-1069 | jpoole.clerks@cityofbartow.net

The Mission of the Bartow City Government is to promote a high quality of life by providing effective municipal services in a customer friendly and financially responsible manner.

Please note: Florida has a very broad public records law. Written communications to or from the City of Bartow regarding business constitute public records and are available to the public and media upon request unless the information is subject to a specific statutory exemption. Therefore, your e-mail address and message may be subject to public disclosure.

From: Siera Feketa <Siera.Feketa@foster-foster.com>
Sent: Thursday, May 8, 2025 5:09 PM
To: Jacki Poole <jpoole.clerks@cityofbartow.net>
Subject: [EXTERNAL]Bartow Police, Trustee Seats

This Message Is From an External Sender
This message came from outside your organization.

Jacki,

Marvin Pittman just resigned from the pension board. We are really struggling to get quorums here. Can you place this on a future council agenda to have two trustees appointed now?

Thank you,
Siera

Siera Feketa, MBA, *Plan Administrator*

Cape Coral Office Naperville Office

2503 Del Prado Blvd. S.
Suite 502
Cape Coral, FL 33904

184 Shuman Blvd.
Suite 305
Naperville, IL 60563

239.333.4TPA (4872) | **239.333.0177** | **www.foster-foster.com**

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ITEM NO. 12.b.1

CRA Executive Director Staff Report 2026
Redevelopment Plan
CRA Review Date: January 28, 2026

GENERAL INFORMATION

Request: Discussion regarding the mural artist selection process by the City of Bartow's Community Redevelopment Agency, CRA.

REQUESTED ACTION:

Discussion regarding the mural artist selection process, artist qualifications and background, and review of the selected mural renderings for the Downtown Restroom and the Over the Branch Park.

Background:
As part of the Bartow Community Redevelopment Agency's ongoing efforts to enhance public spaces, promote community identity, and support public art initiatives within the CRA District, the Agency issued a Call for Artists seeking qualified muralists to develop and install public art murals at designated locations within the redevelopment area.

The mural project is intended to create visually engaging artwork that reflects Bartow's history, culture, community character, and sense of place while contributing to the overall beautification and activation of public spaces.

Following the solicitation period, staff received submissions from qualified artists for consideration. The purpose of this agenda item is to provide the Board with an overview of the artist selection process, artist qualifications, and proposed mural concepts for discussion and feedback.

ARTIST SELECTION PROCESS

The artist selection process included the following steps:

- Issuance of a Call for Artists- outlining project goals, site information, and submission requirements.
- Public distribution of solicitation through various art, cultural, and community networks- locally and in the central region of FL.
- Receipt and review of artist submissions, including qualifications, references, portfolio samples, and concepts for public spaces.
- Committee evaluation of submissions based on established criteria, including:
    - Artistic quality and creativity
    - Experience with large-scale mural projects- Minimum of five years
    - Ability to complete projects within established timelines- professional experiences
    - Demonstrated success with community-based public art

The Community Committee and Staff reviewed all submissions and identified three artists whose qualifications and proposed concepts best align with the project's objectives.

ARTIST BACKGROUND AND QUALIFICATIONS:

Staff will provide an overview of the selected artist(s), including:

- Professional experience and artistic background
- Previous public art and mural installations
- Portfolio examples demonstrating artistic style and technical capabilities
- References and project history
- Ability to successfully manage and complete the project scope

The selected portfolio reflects experience in creating high-quality public art installations that contribute to placemaking, community identity, and neighborhood revitalization.

MURAL DESIGN REVIEW

The Park and Recreation and CRA Board along with the City Commissioners were presented with the proposed mural concepts for review and based on feedback minor changes to the previous rendering were made with two of the selected three artist rendering moving forward for final approval by the CRA Board. The presentation included:

- Concept renderings and artwork illustrations
- Design themes and artistic inspiration
- Connection to Bartow's history, culture, and community character
- Color palette and visual elements
- Site-specific considerations
- Long-term maintenance and durability considerations

Board members and City Commissioners had the opportunity to provide feedback regarding the proposed designs, artistic themes, and project direction.

AVAILABILITY OF FUNDS

Funding for the mural project has been allocated within the CRA budget under Public Art and Placemaking initiatives. The approved project budget for the mural installation is approximately $34,000.

ARTIST SELECTION

The Vitale Brothers' renderings were selected for both locations. Their extensive experience in public art, community engagement, and large-scale mural installations makes them exceptionally qualified to deliver a mural project. Their portfolio of work demonstrates a consistent ability to create visually impactful artwork that enhances public spaces while fostering community pride and identity.

Staff believe the Vitale Brothers possess the artistic expertise, technical capabilities, and project management experience necessary to successfully complete the proposed mural project.

RECOMMENDATION

This item is presented for discussion and Board feedback regarding the artist selection process, artist qualifications, and proposed mural concepts.

BARTOW
MAIN ST

BARTOW
3
10

ITEM NO. 12 (b) (2)

CITY OF BARTOW, FLORIDA

TO: Honorable Mayor and City Commissioners, City of Bartow City Commission

THROUGH: Mike Herr, City Manager

FROM: Sean R. Parker, City Attorney

DATE: June 15, 2026

SUBJECT: **Declaration of 1527 Gay Street, Bartow, Florida 33830 as surplus real property and establishing the terms and conditions for the disposition of the same.**

SUMMARY AND BACKGROUND

The City of Bartow owns real property throughout the City limits of Bartow, and beyond. Much of such property is used for municipal purposes such as City offices and other buildings, the provision of vital public safety, services and other infrastructure needs. From time to time, the City also ends up in an ownership position of additional properties that can be considered surplus and be subject to disposition in accordance with City code and Florida law. One such parcel of real property is identified as 1527 East Gay Street, located just to the West of the Bartow Municipal Golf Course, the main CSX rail line and 10th Avenue.

Recently, the City has received specific inquiries about the possible availability of the Gay Street property, as well as other real property owned by the City, both at public meetings and through communications with City of Bartow staff. Key members of the City staff, along with the City Attorney, have assembled a list of potential properties that could be declared as surplus by the City, and disposed of as the Commission sees fit pursuant to its codes on the same. The Gay Street property is ripe for disposal, and others will be brought to the Commission at a subsequent meeting for further consideration.

STAFF ANALYSIS

1527 East Gay Street has gone through a fairly common evolution in property ownership that is often seen in just about every community. Title records go back as far as 1923, and the property was owned by the Early family for many decades. The property clearly had a home located on it for many years, and it was likely demolished due to age or otherwise removed at some point well before 2007 (the oldest available aerial on the Polk Property Appraiser's website). Upon the death of the last owner of record, the property went through a probate process in the late 1980's and ended up in a fractional ownership situation with 17 family members owning varying percentages of the property. This is not at all uncommon and often results in situations where the taxes don't get padi and the property falls into neglect.

In 2001, the property went through a Tax Deed process and there were no competitive bids for the property at that time. In such situations, the property ends up in ownership by Polk County and winds up on a "Lands Available" list. after a period of time on that list, and pursuant to Florida law, when a property is located within the city limits of a municipality, the County is required to convey ownership to the City. In this case, the County conveyed ownership to the City of Bartow in 2005, and it has remained in City ownership ever since that time.

Section 2-356 of the City of Bartow Code of Ordinances sets forth the process and procedures for disposing of surplus real property owned by the City. This section was updated in 2016 to give the City a variety of options and to streamline the process. One of the options available to the City, and the one preferred in this instance, is to simply put the property out for bids and to set the terms and conditions for sale of the same to the highest bidder. While the City reserves the right to rejects all bids if it deems them to be too low, in this instance, the most likely outcome will be a reasonable price for the vacant lot and the parcel can be conveyed to a new owner, and presumably a new home or other residential structure can be built on the site.

The lot is 60 feet wide and 140 feet deep. Sale of the property will be "as-is" and it will be up to the new owner to work with the City to determine all of the details of potential redevelopment of the site i.e., compliance with all setbacks, access to utilities, status of payment of any connection fees or impact fees, etc.

The City can also dictate any and all terms of disposition – such as the "as-is" status, closing within a period of time after the selection of the highest bidder (typically 30 days), payment of all closing costs (such as having the Buyer pay all such fees and costs), etc.

In this instance, the City Attorney intends to work closely with the Purchasing Department to utilize an "invitation to bid" format for providing proper notices and details to potentially interested parties, setting forth ethe terms and conditions of sale, process for receiving and opening bids, etc. Periodic reports will be made to the City Commission along the way, including a final update when the property is fully closed and ownership has been transferred to the new purchaser.

According to all utility departments, there are no significant portions of infrastructure running through the property and there is no apparent municipal purpose for it either.

FISCAL IMPACT

The City has no expenses tied up with the property from an acquisition standpoint (as it was received from Polk County as detailed above). The City has presumably maintained the property over the years so there are most certainly costs out there for mowing and routine upkeep during the last 20 years. Otherwise, it's a low-cost piece of real property, but there are certainly costs associated with maintaining on the City's insured property inventory, and there are certainly unnecessary risks associated with continuing to maintain it.

The property is valued by the Polk County Property Appraiser at just under $4,000, and the Commission may require a minimum bid in that amount if it so desires. At the end of the process, upon receipt of the net sale price to the highest bidder, that amount will be a net positive to the City's funds, as appropriate allocated by the Finance Department. Further, once the property is redeveloped into a modern home or other residential use, it will put a valuable asset back on the tax rolls, provide a wonderful new living opportunity to a future purchaser and another customer for the City's services.

RECOMMENDATION

The City Attorney recommends that the City Commission declare 1527 East Gay Street to be surplus real property and to set forth the terms and conditions for the disposition of the same. A sample notice is included with this agenda item, and the City Attorney recommends that the Commission offer the property for sale to the highest bidder, with a minimum bid of $4,000, that the sale be "as-is" and that the Buyer pay all costs and fees associated with closing. If there are any other particular terms and conditions that the Commission desires, it may declare those at the time of declaration of surplus.

ATTACHMENTS

Parcel Details from Polk County Property Appraiser
Copy of 2005 "County Deed" from Polk County
Copy of 2001 Tax Deed
Copies of late 1980's Probate Orders from Estate of Carrie Early
Proposed Draft Notice of Surplus Real Property

Parcel Details: 25-30-05-383500-000390

Owners *Recently purchased this property? Click here.*

BARTOW CITY OF 100%

Mailing Address *(Address Change form)*

PO BOX 1069
BARTOW FL 33831-1069

Physical Street Address *Why postal city and municipality? Click here.*

1527 GAY ST

Postal City and Zip

BARTOW FL 33830

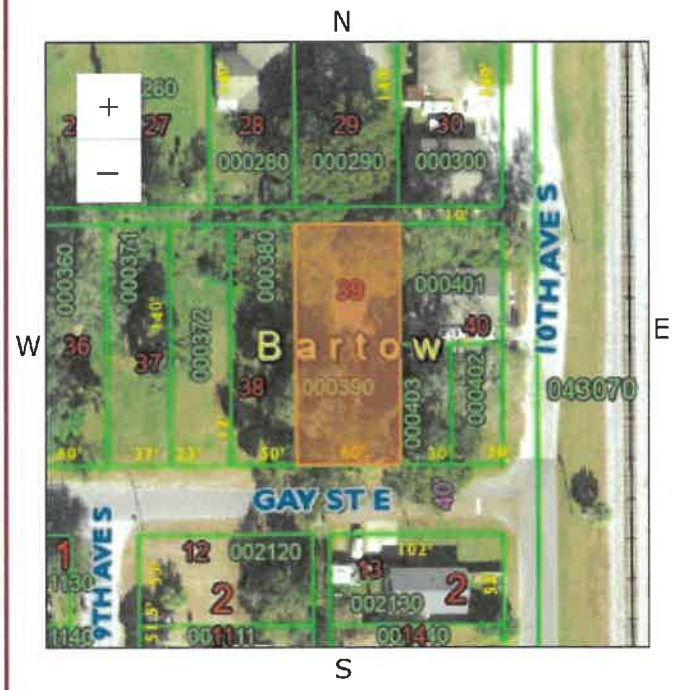
Parcel Information

Municipality	**BARTOW (Code: 90310)**
Neighborhood	**6666.40** Search Recent Sales in this Neighborhood
Subdivision	**MARQUIS T L 1ST ADD PB 1 PG 25A**
Property (DOR) Use Code	**Vacant Municipal - vac land or misc impr of some value (Code: 8089)**
Acreage	**0.19**
Community Redevelopment Area	**City of Bartow CRA - Area I (Code: 321)**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 253005

HTML (opens in new tab)
Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
6468/0066	10/2005	M	V	BARTOW CITY OF	$100
4868/1428	12/2001	T	V	POLK COUNTY	$100

2630/1395	05/1988	M	I	$100
	12/1923	W	E	$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first $25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
⊞ 027		027-LOCAL GOVT MUNICIPAL-FS196.199(1)(C)	100%		2006	BARTOW CITY OF		$3,779
Total Exemption Value (County)								**$3,779**

PERMITS

Please contact the appropriate permit issuing agency to obtain information. This property is located in the **BARTOW** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* COMMERCIAL/INDUSTRIAL	N	SQUARE FOOT	0	0	8,398.00

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Friday, June 12, 2026 at 2:10:56 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.

Value Summary (2025)

Desc	Value
LAND VALUE	$3,779
BUILDING VALUE	$0
EXTRA FEATURES VALUE	$0
JUST MARKET VALUE	$3,779
AG CLASSIFIED LAND VALUE	$0
AGRICULTURE CLASSIFICATION SAVINGS	$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	$0
ASSESSED VALUE	$3,779
EXEMPTION VALUE (COUNTY)	$3,779
TAXABLE VALUE (COUNTY)	$0

*This property contains a Non Homestead Cap with a differential of $0.

Values by District (2025)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY	$3,779	$3,779	$3,779	$25.07	$0	6.634800	$0.00

NERS							
POLK COUNTY SCHOOL BOARD - STATE	$3,779	$3,779	$3,779	$11.50	$0	3.042000	$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	$3,779	$3,779	$3,779	$8.50	$0	2.248000	$0.00
CITY OF BARTOW	$3,779	$3,779	$3,779	$23.08	$0	6.108000	$0.00
SOUTHWEST FLA WATER MGMT DIST	$3,779	$3,779	$3,779	$0.69	$0	0.183100	$0.00
				Tax Savings:	**$68.84**	**Total Taxes:**	**$0.00**

Taxes

Desc	**Last Year (2024)**	**2025 Final**
Taxing District	BARTOW/SWFWMD (Code: 90310)	BARTOW/SWFWMD (Code: 90310)
Millage Rate	18.2297	18.2159
Ad Valorem Assessments	$0.00	$0.00
Non-Ad Valorem Assessments	$0.00	$0.00
Total Taxes	**$0.00**	**$0.00**

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use"Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

DESCRIPTION	**2024**	**2023**	**2022**	**2021**
LAND VALUE	$3,779.00	$3,779.00	$3,779.00	$3,779.00
BUILDING VALUE	$0.00	$0.00	$0.00	$0.00
EXTRA FEATURES VALUE	$0.00	$0.00	$0.00	$0.00
JUST MARKET VALUE	$3,779.00	$3,779.00	$3,779.00	$3,779.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	$0.00	$0.00	$0.00	$0.00
ASSESSED VALUE	$3,779.00	$3,779.00	$3,779.00	$3,779.00
EXEMPTION VALUE (COUNTY)	$3,779.00	$3,779.00	$3,779.00	$3,779.00
TAXABLE VALUE (COUNTY)	$0.00	$0.00	$0.00	$0.00

DISCLAIMER:
The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or

INSTR # 2005265009
BK 06468 PGS 0066-0067 PG(s)2
RECORDED 10/31/2005 03:03:46 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
RECORDED BY T Tierney

RETURN TO POLK COUNTY ENGINEERING DEPARTMENT

This instrument prepared under
The direction of:
Linda L. McKinley, Esquire
Polk County Attorney's Office
P. O. Box 9005, Drawer AT01
Bartow, Florida 33831-9005
Telephone: (863) 534-6437
By: Steven R. Logan /mwe

COUNTY DEED

THIS DEED, made this 26th day of October, 2005, by **POLK COUNTY**, a political subdivision of the State of Florida, grantor, to City of Bartow, a Municipal Corporation, grantee, whose address is: Post Office Box 1069, Bartow, Florida 33831.

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00, to it in hand paid by the grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the following described land lying and being in Polk County, Florida, to wit:

SEE ATTACHMENT "A"

THIS CONVEYANCE is made subject to restrictions, reservations, and easements of record.

IN WITNESS WHEREOF, said grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

ATTEST:
Richard M. Weiss
Clerk of the Board

By: Linda L. Wade
Deputy Clerk

(Seal)

GRANTOR:
Board of County Commissioners
Polk County, Florida

By: H. Paul Senft
H. Paul Senft, Vice-Chairman

Approved for Recording

Director of Engineering

ATTACHMENT "A"

MILLERS MANOR, PLAT BOOK 42, PAGE 45, BLOCK A, BEGIN 77 FT EAST OF THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 29, RANGE 25 EAST FOR POINT OF BEGINNING, RUN SOUTH 144.43 FEET, EAST 2 FEET, NORTH 144.43 FEET, WEST 2 FEET TO POINT OF BEGINNING & BEGIN 83.82 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK A, RUN NORTH 60 FEET, EAST 2 FEET, SOUTH 60 FEET, WEST 2 FEET TO POINT OF BEGINNING. (TAX ID # 312925-363400-001071).

AND

LEE ADDITION, DEED BOOK 47, PAGE 202, LOT 22, THE EAST 45 FEET. (TAX ID # 053025-382000-000222).

AND

T L MARQUIS 1ST ADDITION, PLAT BOOK 1, PAGE 25A, LOT 39. (TAX ID # 053025-383500-000390).

AND

M E JAMES ADDITION, PLAT BOOK 3, PAGE 52, BLOCK 1, LOT 17, LESS THE NORTH 20 FEET AND LESS RIGHT-OF-WAY FOR SR 17. (TAX ID # 053025-384500-001170).

AND

THE WEST 12 FEET OF BEGIN 125 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼, RUN SOUTH 90.82 FEET, EAST 90.25 FEET, NORTH 90.82 FEET, WEST TO BEGINNING. (TAX ID # 063025-000000-014300).

AND

WALDONS ADDITION, PLAT BOOK 32, PAGE 8, LOT 37, THE NORTH 39.51 FEET. (TAX ID # 063025-389500-000371).

AND

W F BRITTS SUBDIVISION, PLAT BOOK 1, PAGE 8, LOT 77. (TAX ID # 063025-392500-000770).

AND

SOUTH FLORIDA RAILROAD ADDITION, PLAT BOOK 1, PAGE 27, TIER 7, BLOCK 1, LOT 6, THE NORTH 40 FEET OF THE EAST 90 FEET. (TAX ID # 083025-414500-071062).

Tax Deed File No. 1994-1159
Property Id: 05-30-25-383500-000390

TAX DEED

STATE OF FLORIDA
COUNTY OF POLK

The following Tax Sale Certificate Numbered 7930 issued on 31st day of May, 1991 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land: such land was on the 08th day of December, 1994 offered for sale as required by law for cash to the highest bidder. No bids having been offered, the lands, pursuant to Florida Statutes 197.502 (7) were entered on the "Lands Available for Taxes" list and were offered for purchase to the County Commissioners in and for Polk County in the State of Florida exclusively for a period of ninety days. The property not having been purchased by the County Commissioners during that ninety day period has been available for purchase by any person or governmental unit for the past seven (7) years. Title to the property described below is being transferred to Polk County, the Grantee, by virtue of the escheatment provisions of Florida Statutes 197.502 (8).

NOW, on this 08th day of December, 2001 , in the County of Polk, State of Florida, in consideration of the sum of (0) no Dollars, being the amount pursuant to the Law of Florida, does hereby transfer to :
Polk County, a political subdivision
P. O. Box 988, Bartow, Florida 33831
the following lands situated in the County and State and described as follows:
MARQUIS T L 1ST ADD PB 1 PG 25A LOT 39

INSTR # 2001212984
OR BK 04868 PG 1428
RECORDED 12/10/2001 12:13 PM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DEPUTY CLERK R Peacock

Section 05, Township 30, Range 25

Subject to Liens pursuant to 197.552 Florida Statutes

Witness:
Mary Ann Petrovich
Rebecca L. Stoff

Richard M. Weiss
RICHARD M. WEISS, CLERK of COURTS
Facsimile Signature as Authorized
by Florida Statute Section 116.34

CIRCUIT COURT CLERK SUM CURIQUE POLK COUNTY FLORIDA

STATE OF FLORIDA
COUNTY OF POLK

On this 08th day of December, 2001 before me _____ personally appeared RICHARD M. WEISS , Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be of his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

MARY ANN PETROVICH
Notary Public, State of Florida
My comm. expires Oct. 10, 2004
Comm. No. CC956263

This instrument prepared by:

Mary Ann Petrovich, Deputy Clerk
RICHARD M. WEISS, CLERK CIRCUIT COURT
P. O. Box 9000, Drawer CC-8
Bartow, Florida 33831

Mary Ann Petrovich
Mary Ann Petrovich, NOTARY PUBLIC

2630 1395
PAGE

1988 MAY 12 AM 8:24

048112

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION

IN RE THE ESTATE OF)
CARRIE EARLY,) File No.: 82CP-627
Deceased.)

ORDER AUTHORIZING SALE OF REAL PROPERTY

THIS CAUSE coming on for hearing on the petition for order authorizing sale of Lillie P. Gaither, as Personal Representative of the Estate of Carrie Early, and the Court finding that it would be in the best interest of the estate for the property to be sold, it is therefore

ORDERED AND ADJUDGED that the Personal Representative of the Estate of Carrie Early, is authorized to sell the below described property for the sum of $15,000:

Lot 39, T. L. Marquis First Addition to the Town of Bartow, as shown on plat thereof recorded in Plat Book 1, Page 25, public records of Polk County, Florida.

DONE AND ORDERED in Chambers at Bartow, Polk County, Florida this 6th day of May, A.D., 1988.

JOHN H. DEWELL
Circuit Court Judge

FILED FOR RECORD

MAY 6 1988

E.D. "BUD" DIXON
CLERK CIRCUIT COURT
POLK COUNTY, FLORIDA
PROBATE DIVISION
RETURN TO PROBATE DEPARTMENT

Conformed Copies Furnished To:

JOHN F. LAURENT, P.A.
JOHN F. LAURENT, ESQUIRE
Post Office Box 1018
Bartow, Florida 33830-1018

SARAH PONDER
908 West Street
Valdosta, Georgia 31601

GEORGE POWELL
1601 Alder Court, Northeast
Atlanta, Georgia 30317

L. C. POWELL
1601 Alder Court, Northeast
Atlanta, Georgia 30317

CARRIE LAWRENCE
2259 Alpha Drive
Decatur, Georgia 30032

RUBY PERKINS
2801 29th Street
Tampa, Florida 33605

JEANETTE BROWN
2259 Alpha Drive
Decatur, Georgia 30032

WILLIE FORREST
2330 Gibbons Street
Bartow, Florida 33830

MARGARET WILLIAMS
2118 Chestnut
Tampa, Florida 33607

MARY CHESTER
2113 Gray Street
Tampa, Florida 33607

KATHLEEN HANDY
258 Methodist
New Port, New Jersey 08345

ADA MAE MURPHY
27 Sheaffer Avenue
Cedarville, New Jersey 08311

ELOISE STALLINGS
RD 7, Wood Ruff Road
Bridgeton, New Jersey 08302

ROBERT FORREST
Adress Unknown

MAYOLA JENNINGS
436 West 160th Street
Apartment 52
New York, New York 10032

FILED, RECORDED, AND
RECORD VERIFIED
E. D. "Bud" DIXON, Clk. Cir. Ct.
POLK COUNTY, FLA.
BY [signature] D.C.

1989 MAR 23 PM 2:59

031119

POLK OFF.REC. PAGE 1994 2724

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed on March 21st, 1989, between Lillie P. Gaither, as Personal Representative of the Estate of Carrie Early, deceased, Party of the First Part, and Sarah Ponder as a 1/4 interest; George Powell as to a 1/16 interest; L. C. Powell as to a 1/16 interest; Carrie Lawrence as to a 1/16 interest; Ruby Perkins as to a 1/32 interest; Jeanette Brown as to a 1/32 interest; Margaret Williams as to 1/48 interest; Mary Chester as to a 1/48 interest; Kathleen Handy as to a 1/24 interest; Ada Mae Murphy as to a 1/24 interest; Eloise Stallings a to a 1/24 interest; Robert Forrest as to a 1/24 interest; Mayola Jennings as to a 1/4 interest, Alma L. Wardell as to a 1/120 interest; Willie Lee Forest, Jr. as to as 1/120 interest; Robert E. Forest as to a 1/120 interest; Mary Harrell as to a 1/120 interest; and Vickie Johnson as to a 1/120 interest whose address is: c/o 2330 Gibbons Street, Bartow, Florida 33830, Parties of the Second Part:

W I T N E S S E T H:

The Party of the First Part, in consideration of the premises and the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys, and confirms to the Parties of the Second Part, their heirs and assigns forever, the real property in Polk County, Florida, described as:

Lot 39, T. L. Marquis First Addition to the Town of Bartow, as shown on plat thereof recorded in Plat Book 1, Page 25, public records of Polk County, Florida.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, limitations, and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for the year 1989 and subsequent years.

NOTE: No opinion of title requested of and none given by preparer.

TOGETHER with all and singular tenements, herediments, and appurtenances belonging or in anywise appertaining to that real property.

THIS INSTRUMENT PREPARED BY: JOHN F. LAURENT, P.A.
JOHN F. LAURENT, ESQUIRE
(Office Box)

.55

Documentary Tax Pd. $ .55
Intangible Tax Pd. $
E.D. "Bud" Dixon, Clerk, Polk Co.
By: _____ Deputy Clerk

2.50

2724 1995
POLK OFF. REC. PAGE

TO HAVE AND TO HOLD the same to the Parties of the Second Part, their heirs and assigns in fee simple forever.

AND THE Party of the First Part does covenant to and with the Parties of the Second Part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance complies with the laws of Florida in all respects.

IN WITNESS WHEREOF, the Party of the First Part, as Personal Representative of the Estate of Carrie Early, has set her hand and seal on the day and year first above shown.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Betty Faulk

Yolanda Williams

Two witnesses as to Lillie P. Gaither

"X" Lillie P. Gaither
LILLIE P. GAITHER, as Personal Representative of the Estate of Carrie Early

STATE OF GEORGIA

COUNTY OF LOWNDES

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take ackowledgments, personally appeared Lillie P. Gaither, as Personal Representative of the Estate of Carrie Early, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me by the execution of same.

WITNESS my hand and seal in the County and State last aforesaid this 21st day of March, A.D., 1989.

Cynthia Kelly
Notary Public
~~State of Florida at Large~~

(Affix Notarial Seal)

My Commission Expires: Notary Public, Lowndes County, Georgia My Commission Expires Feb. 12, 1993

DEPT15 25.00
DEPT91 1.50
DEPT51 0.55
9027 #
TTLAMT 27.05
CHECKS 26.50
CASH 0.55
CHANGE 0.00
4161A

FILED, RECORDED AND
RECORD VERIFIED
E. D. "Bud" DIXON, Clk. Cir. Ct.
POLK COUNTY, FLA.
BY D.C.

03/23/89

PUBLIC NOTICE OF SURPLUS REAL PROPERTY

INVITATION FOR BIDS
1527 Gay Street, Bartow, Florida 33830
Polk County Parcel ID# - 25-30-05-383500-000390

NOTICE IS HEREBY GIVEN that the City of Bartow will received sealed bids until **(Date TBD)** for the purchase of surplus real property located at 1527 Gay Street, Bartow, Florida 33380.

Brief Description: On June 15, 2026, the City Commission of the City of Bartow declared surplus for the purpose of sale through and Invitation for Bids, certain real property located at 1527 Gay Street, Bartow, Florida 33830, and set forth the terms and conditions for the same. A copy of the legal description of the subject property is attached to this Notice as Exhibit A.

Bids must be in accordance with the provisions, specifications and instructions set forth in ITB **(## TBD)** and will be received by the Purchasing Department until the above-noted time, when they will be publicly acknowledged and accepted.

ITB packets, and any attachments are available through the City of Bartow Purchasing Department.

Please read all terms and conditions of the ITB package and submit the bid for the subject property in accordance with the instructions.

CITY OF BARTOW, FLORIDA

By_____
Sean R. Parker, City Attorney