

An aerial photograph of a lush green vineyard with rows of grapevines stretching across rolling hills. In the background, a tall, slender, light-colored tower stands prominently against a clear blue sky. The overall scene is bright and sunny, suggesting a clear day.

L A K E W A L E S

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

lakewalesenvisioned.com



**A crossroads lies ahead.
Which way will we grow?**

LAKE WALES
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OLMSTED'S CITY IN 10, 25, AND 50 YEARS



LAKE WALES
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OLMSTED'S CITY IN 10, 25, AND 50 YEARS

LAKE WALES

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COLMSTED'S CITY IN 10, 25, AND 50 YEARS

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A family consisting of a man, a woman, and a young child are walking away from the camera on a paved path. The man is on the left, wearing a green t-shirt and blue jeans. The woman is in the middle, wearing a dark blue long-sleeved shirt and black leggings. The child is on the right, wearing a dark hoodie and plaid shorts. They are surrounded by large, mature trees with dense green foliage. In the background, a calm lake is visible, with a golf course and some buildings in the distance. The overall scene is peaceful and scenic.

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A nighttime photograph of a city street intersection. The scene is illuminated by streetlights, creating a warm glow. In the foreground, there is a utility box on a sidewalk. The middle ground shows a multi-lane road with white and red light trails from moving vehicles. In the background, there are traffic lights, some of which are red, and various commercial buildings, including one with a brightly lit sign. The overall atmosphere is that of a bustling city at night.

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LAKE WALES

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OLMSTED'S CITY IN 10, 25, AND 50 YEARS



COMMUNITY UPDATE

JULY 11, 2023

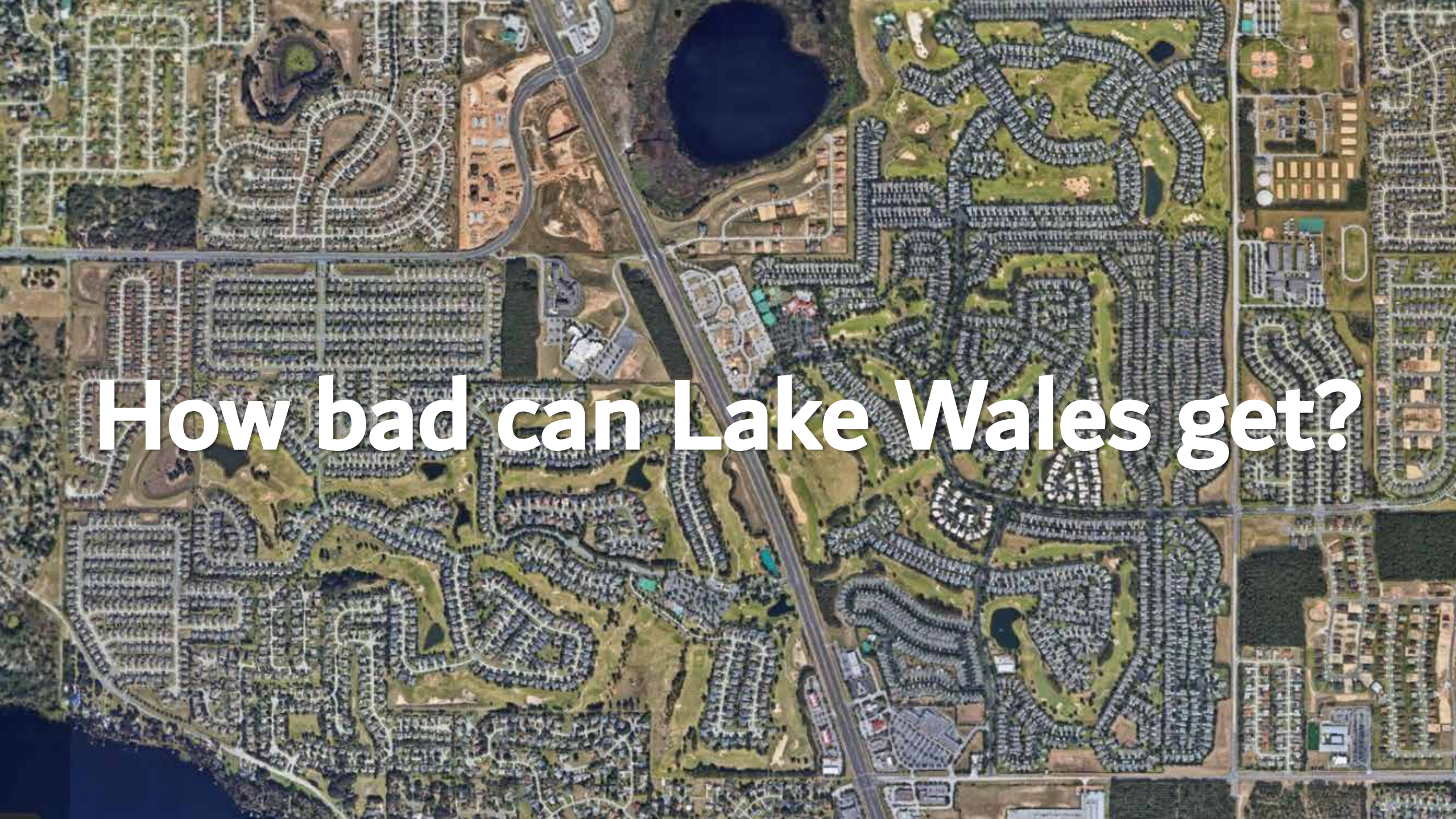
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LAKE WALES
AREA CHAMBER *of* COMMERCE & EDC

WELCOME

SKIP ALFORD, PRESIDENT
LAKE WALES AREA CHAMBER OF COMMERCE & EDC



How bad can Lake Wales get?

An aerial photograph of a residential development. A large, irregularly shaped lake is in the lower-left quadrant. Several smaller, interconnected ponds are scattered throughout the site, particularly in the upper and right portions. The development features a grid of streets, numerous houses, and some larger commercial-style buildings. The surrounding area is a mix of green fields and some industrial or utility structures.

How good can Lake Wales get?

LAKE WALES
ENVISIONED

An aerial photograph of a landscape featuring a large, irregularly shaped lake in the lower-left quadrant. The surrounding area is a mix of green fields, some with distinct patterns, and a residential or commercial development with buildings and roads. The text is overlaid in the center and lower-right portions of the image.

**big
bold
beautiful
within your capabilities**

LAKE WALES
ENVISIONED

PARTNERS & CO-SPONSORS



LAKE WALES
AREA CHAMBER of COMMERCE & EDC



Lake Wales
Heritage
An Olmsted Conservancy



Rollins
EST. 1885



LAKE WALES NEWS.NET

ACTIVE TOWNS



lakewalesenvisioned.com

TONIGHT:

- Introductions
- Background: Lake Wales Envisioned
- Draft Vision & Implementation Ideas
- **Open House / Discussion**

THE TEAM

DOVER, KOHL & PARTNERS
town planning

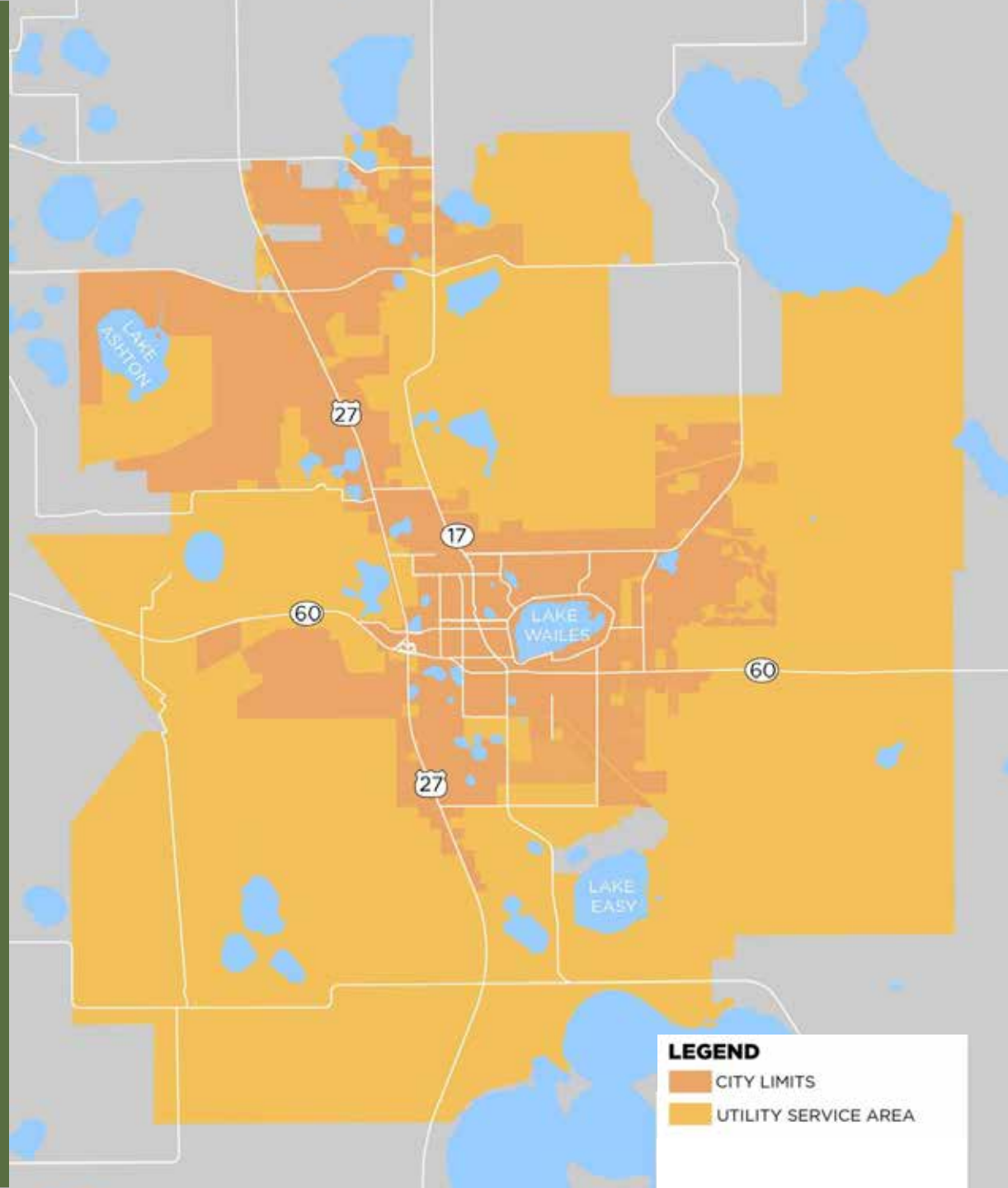
 **KITTELSON**
& ASSOCIATES



EXUM ASSOCIATES, INC.

**Inspire**
PLACEMAKING COLLECTIVE

STUDY AREA



THE “ASPIRATIONS”

LAKE WALES ENVISIONED INITIAL ASPIRATIONS

1. We will seek to assemble an enduring green network of open spaces and conservation lands.
2. We will partner with landowners, investors, and the community to encourage input, collaboration, and respect property rights.
3. We will make infill development and revitalization a priority.
4. We will emphasize economic prosperity by increasing property values through quality development.
5. We will facilitate employment opportunities by supporting a mix of land uses and industries.
6. We will seek to make traditional neighborhoods with walkable, connected streets that create a high-quality public realm the norm.
7. We will discourage conventional urban sprawl as defined in Florida Statutes Chapter 163.
8. We will grow a livable transportation network by implementing the Lake Wales Mobility Plan and including context-sensitive Complete Streets.

These initial aspirations reflect previous input gathered from community members, stakeholders, and public officials, and were adopted by resolution of the City Commission in January 2023. They will be reviewed, refined and further detailed with community feedback throughout the Lake Wales Envisioned process.

What do you think about the initial aspirations?



MARCH 20: KICK-OFF & BEST PRACTICES

View recordings: lakewalesenvisioned.com/resources



SESSION 1:
Livable
Community
Design

SESSION 2:
Community
Development
that Builds
Lasting Value

SESSION 3:
The Big Green
Network

CONTRIBUTIONS FROM OUR PARTNERS




DESIGN & HEALTH:
Better Neighborhoods = Healthier Lives

A conversation with
Professor Joanna Lombard

www.lakewalesenvisioned.com

 UNIVERSITY OF MIAMI


 LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS




OLMSTED ROOTS:
John Nolen, City Planner

A lecture by
Professor Bruce Stephenson, PhD

www.lakewalesenvisioned.com

 Rollins
EST. 1885

 LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS

Watch the videos: lakewalesenvisioned.com/resources

APRIL 14 - 20: CHARRETTE WEEK



APRIL 14 - 20: CHARRETTE WEEK



SOME OF WHAT WE HEARD:

OPEN SPACE - CONNECT - CONCENTRATE

PREFER OLINGTED GEOMETRY

- INFILL IS THE MAIN THEME

MAINTAIN SCENIC VIEWSHEDS

Character of Lake Wales

SOME OF WHAT WE HEARD:

"BLUEWAY" — Sapphire Necklace:
WE CAN ADD THE JEWEL

STREETS— SOME ARE OVER-WIDE
===== RACEWAYS

SLOW DOWN: TRAFFIC CALMING

STREET TREES, SIDEWALKS, PARKING

SOME OF WHAT WE HEARD:

CONNECT NEW DEVELOPMENTS— TRAILS
SIDEWALKS
NEIGHBORHOODS "LIKE SMALL TOWNS"—
INCL. WHAT THEY NEED (BANK ETC)

HIGHER DENSITY YES, BUT WITH HIGH STANDARDS
↑ CONGECION STRATEGY.



Lake Wales Envisioned: Work-in-Progress Revi...



Watch later




Share



LAKE WALES ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

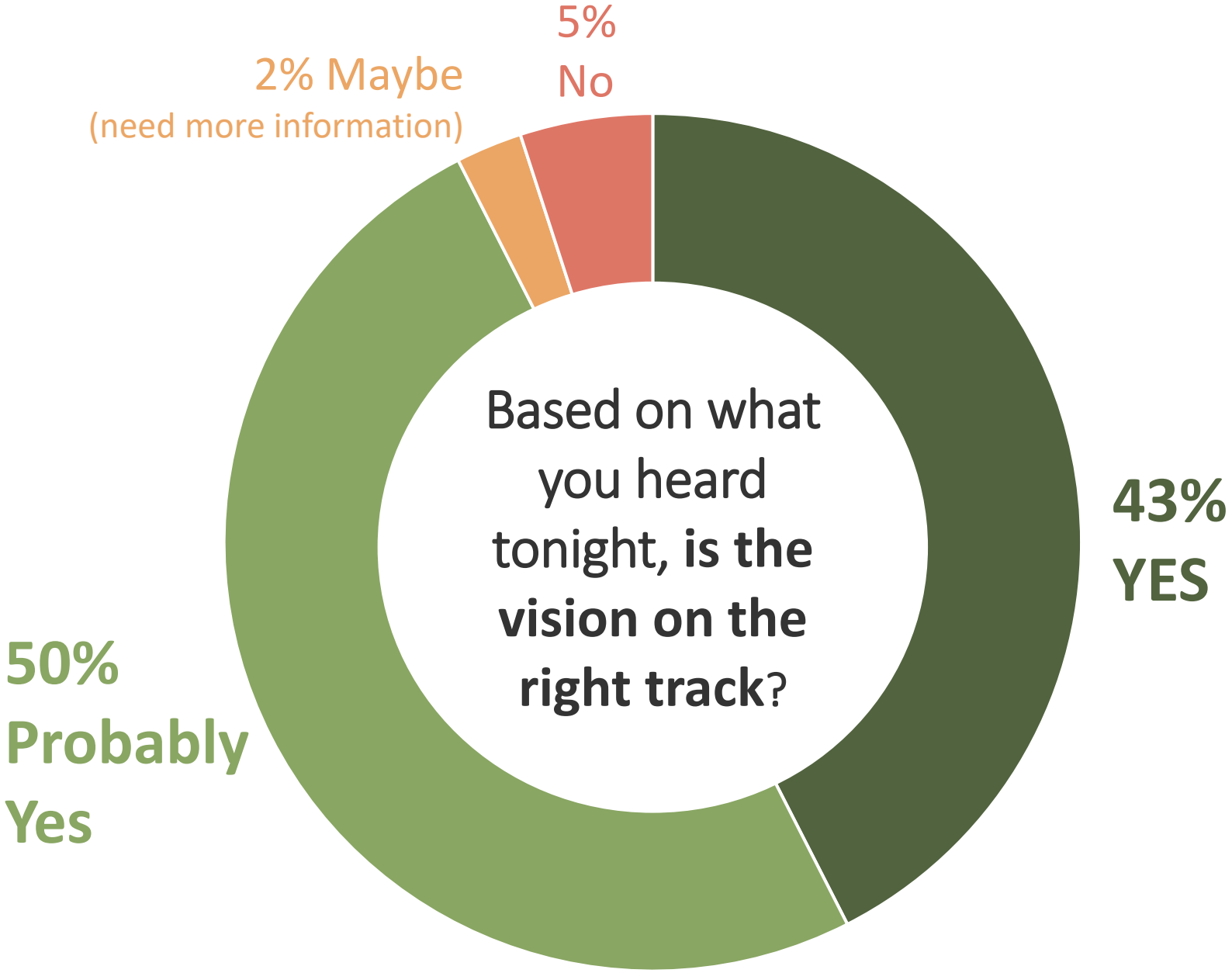
WORK-IN-PROGRESS REVIEW

Watch on  YouTube

4.20.2023

Watch the video: lakewalesenvisioned.com/resources

LIVE POLLING RESULTS



JUNE 2023: "DEEP DIVE" CONVERSATIONS

DK&P Deep Dive: Conservation / Environment

Watch later Share

DEEP DIVE:

Conservation / Environment

A conversation with
Dr. Jay Exum

www.lakewalesenvisioned.com

Watch on  YouTube

DK&P EXUM ASSOCIATES, INC.

 LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS

DEEP DIVE:

Complete Streets / Mobility

A conversation with
Wade Walker, P.E.

www.lakewalesenvisioned.com

 KITTELSON
& ASSOCIATES

 LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS

Watch the videos: lakewalesenvisioned.com/resources

ADDRESSES FOR HUMANS



ADDRESSES FOR HUMANS?



MEMORABLE PLACES



MEMORABLE PLACES?



DESIGN FOR NEIGHBORLINESS



DESIGN FOR COMMERCE



DESIGN FOR COMMERCE



DESIGN FOR COMMERCE



DESIGN FOR DAILY ACTIVITY



DESIGN FOR DAILY ACTIVITY





DESIGN FOR GREEN-NESS

Kenneth Garcia

DESIGN FOR VALUE



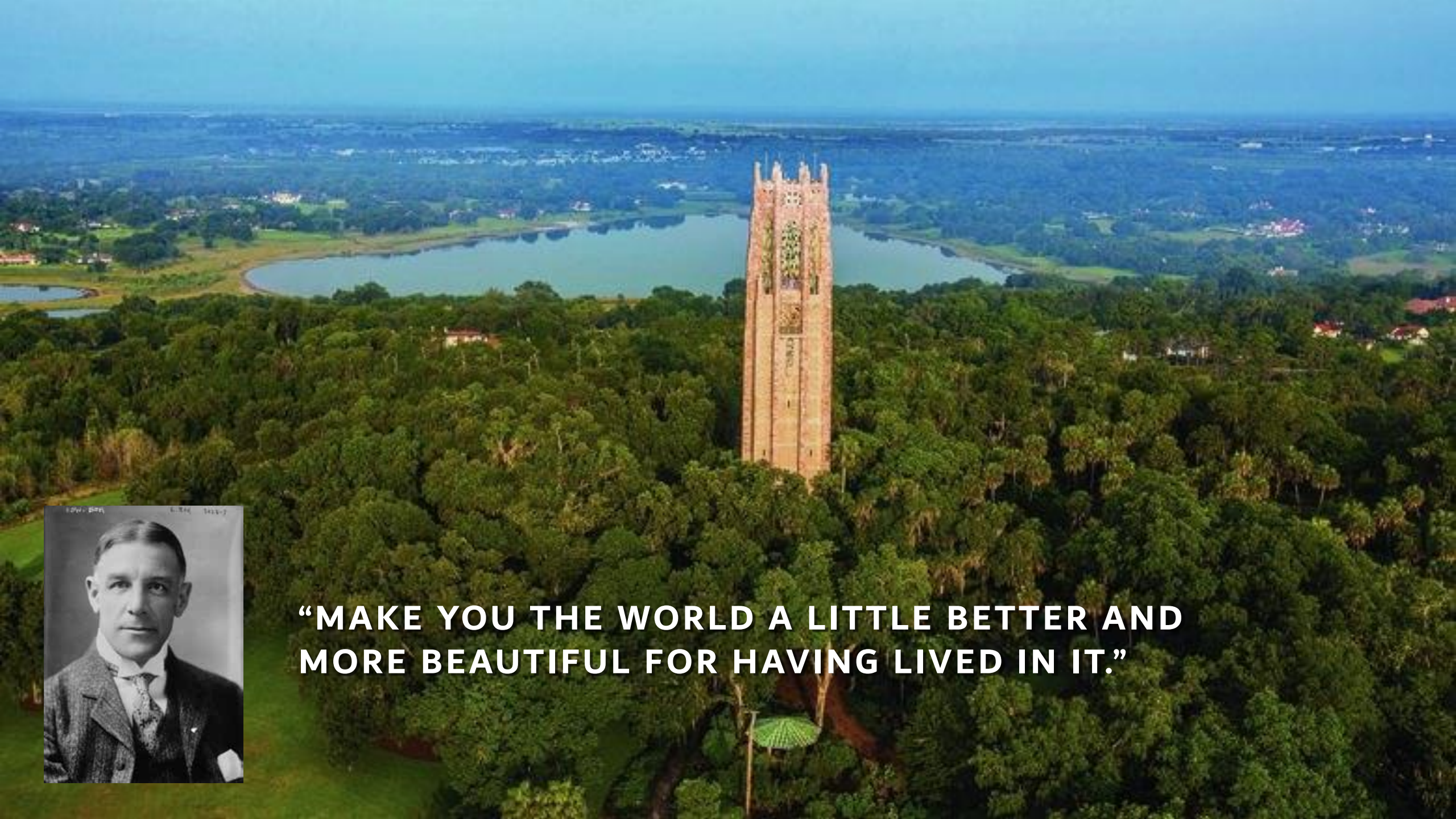


DRAFT VISION

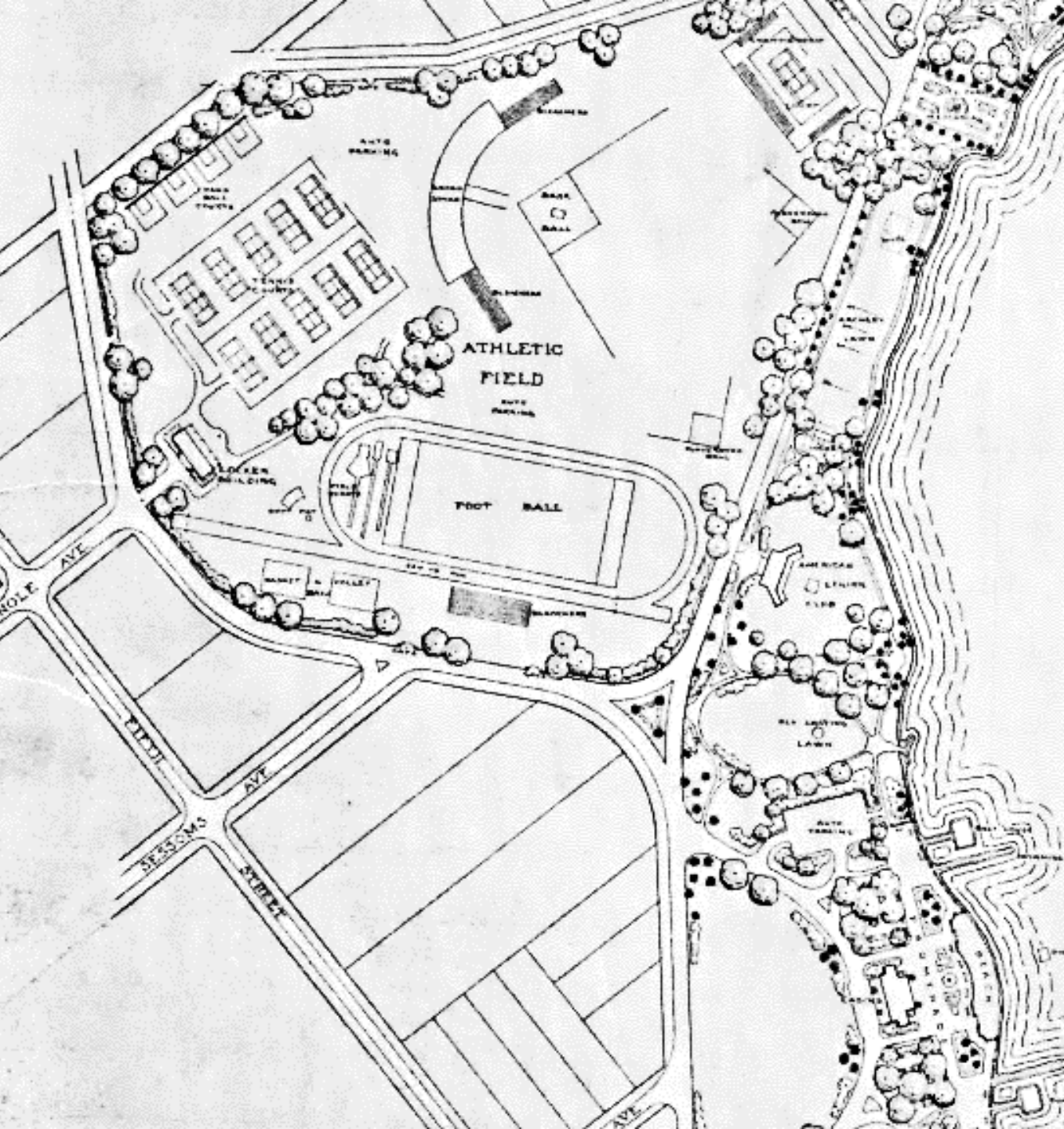
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WHAT IF...

we define the **Lake Wales
Way** for the 21st Century?



“MAKE YOU THE WORLD A LITTLE BETTER AND MORE BEAUTIFUL FOR HAVING LIVED IN IT.”



LAKE WALES PARK.

LAKE WALES - FLORIDA.

GENERAL PLAN FOR DEVELOPMENT.

SCALE. 1"=100'.





315







STATE COLLEGE

1853





LAKE WALES



Two-story house

Single-story house

Cottage style house

Two-story house

Two-story house

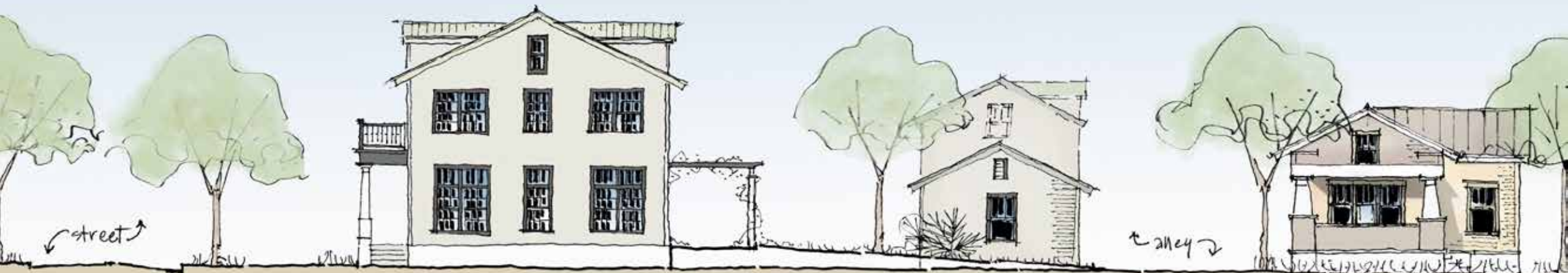
Two-story house

Two-story house

Apartment house

STREET ELEVATION





↔ street ↔

↔ alley ↔

Townhouse

Garage/Studio

Cottage Bungalow



Cottage Bungalow

Duplex

S.F. Residence

Live/Work

STREET ELEVATION





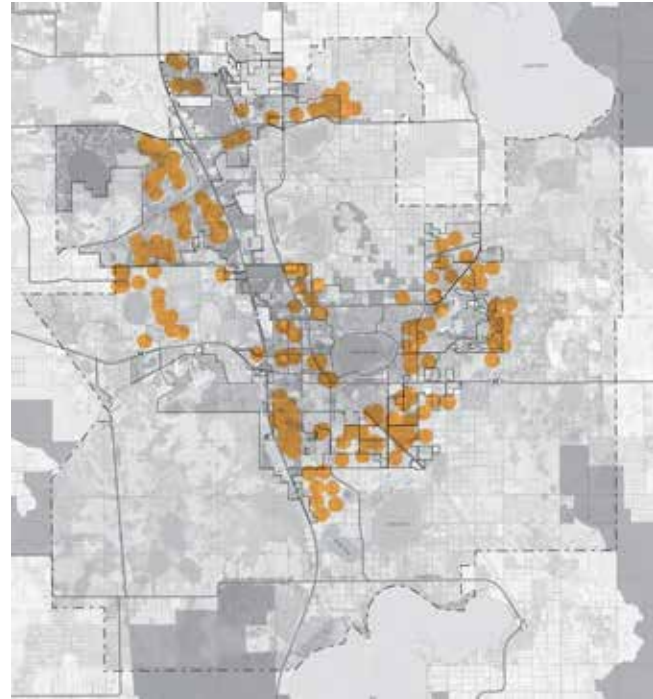
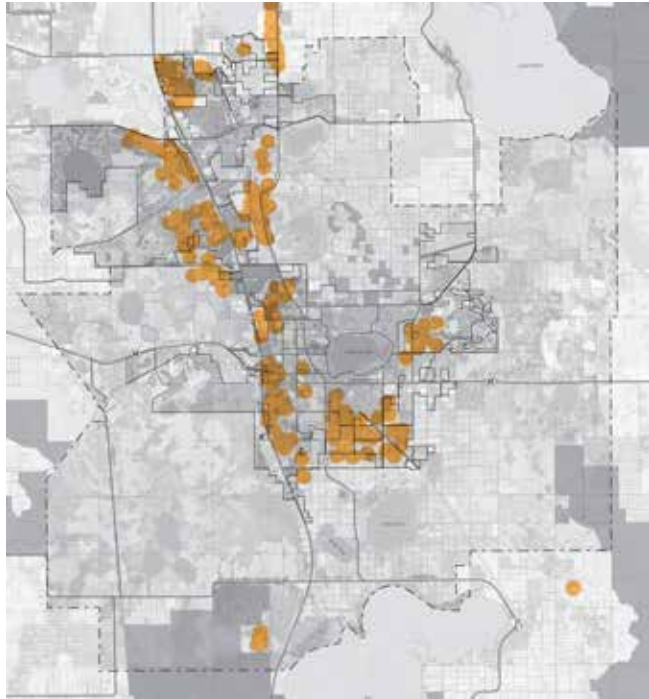
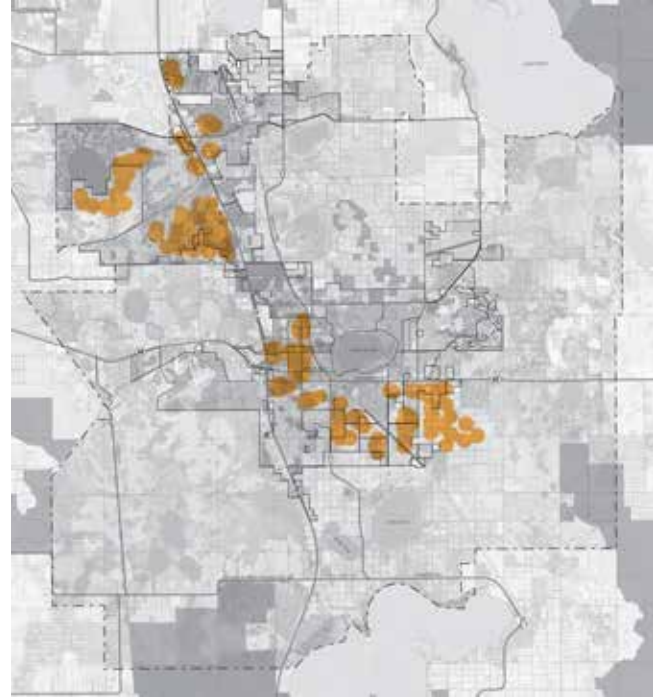
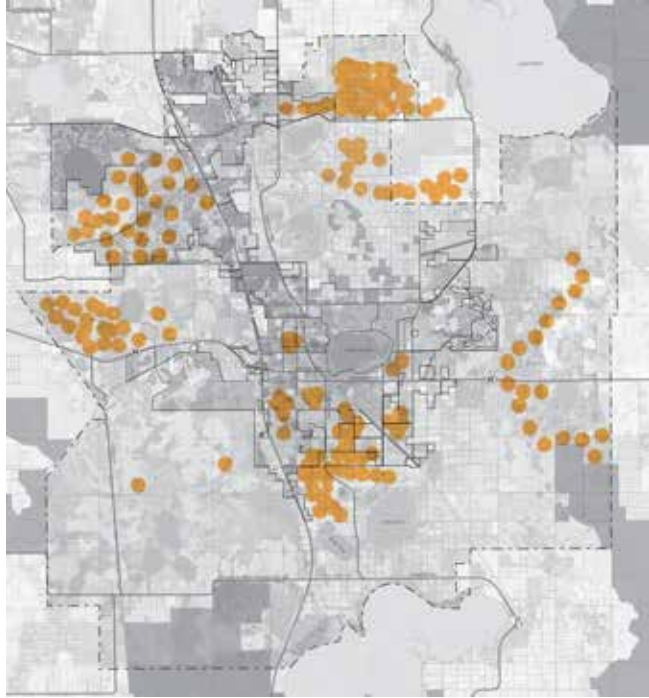
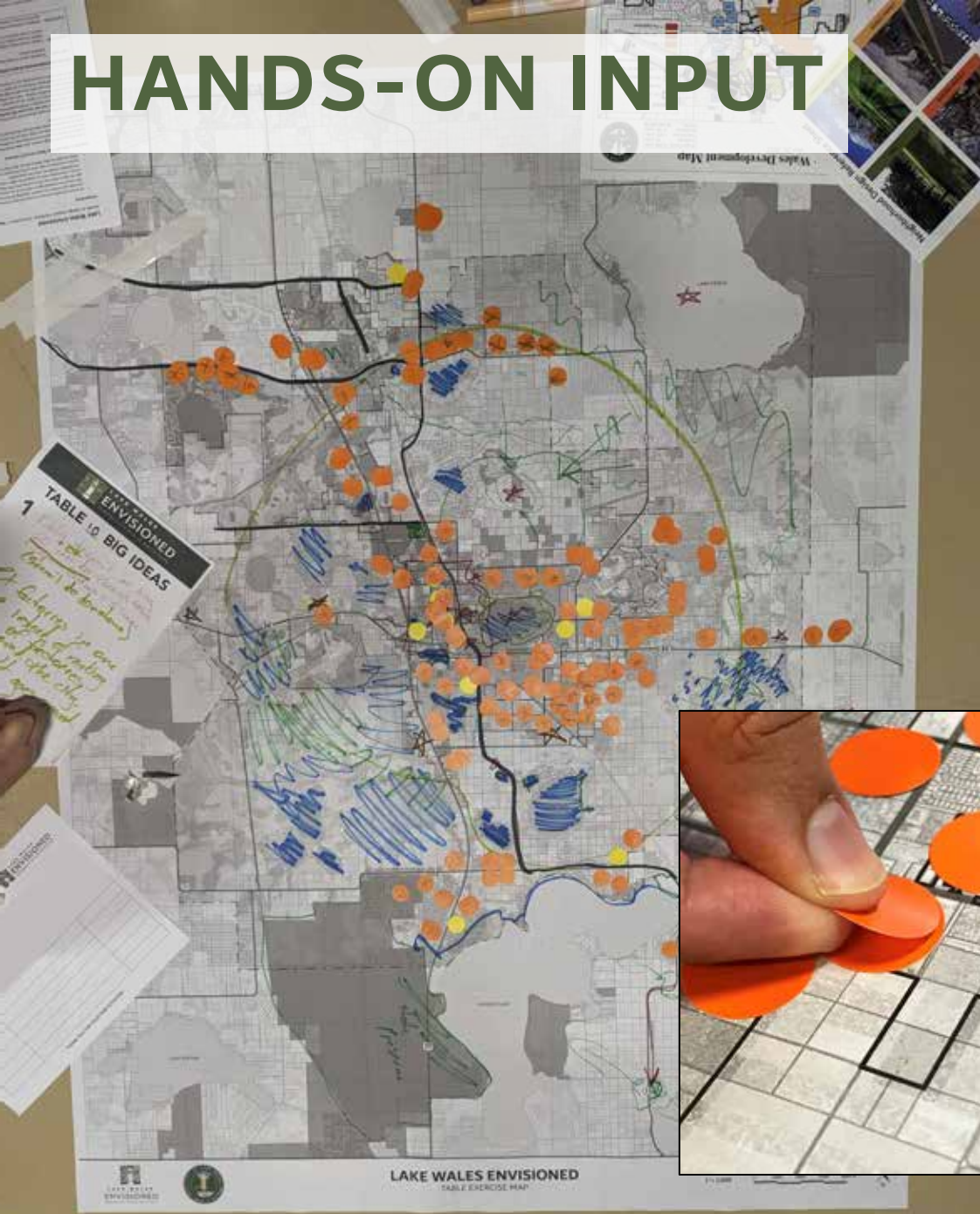
Live/Works

Estate Residence

Apartment House



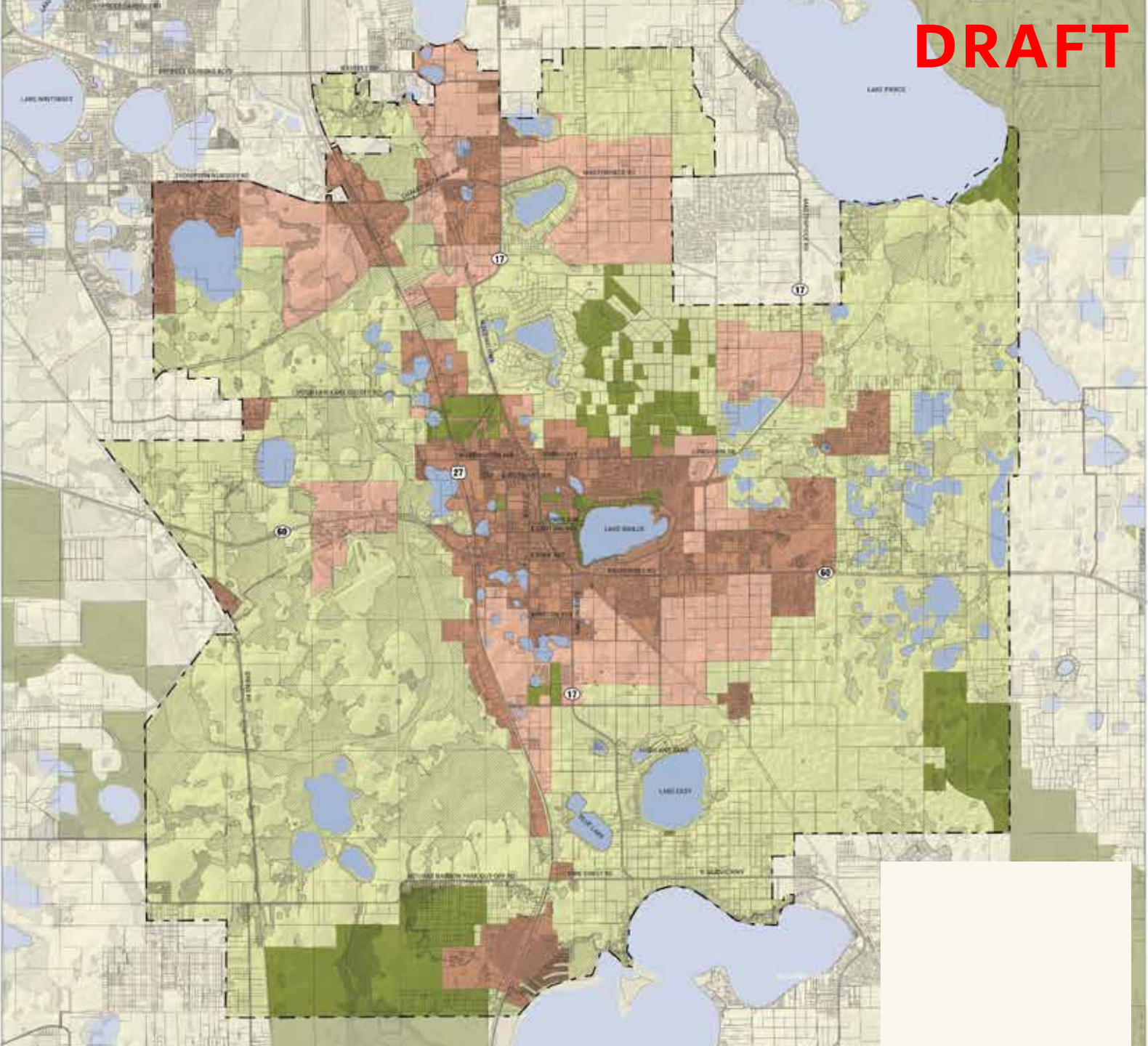
HANDS-ON INPUT



THE BIG PICTURE

Preservation & Infill Areas
Planned Growth Areas
Limited Growth Areas

-  Preservation & Infill Area
-  Planned Growth Area
-  Limited Growth Area
-  Existing Parks & Conservation Lands







WHAT IF...

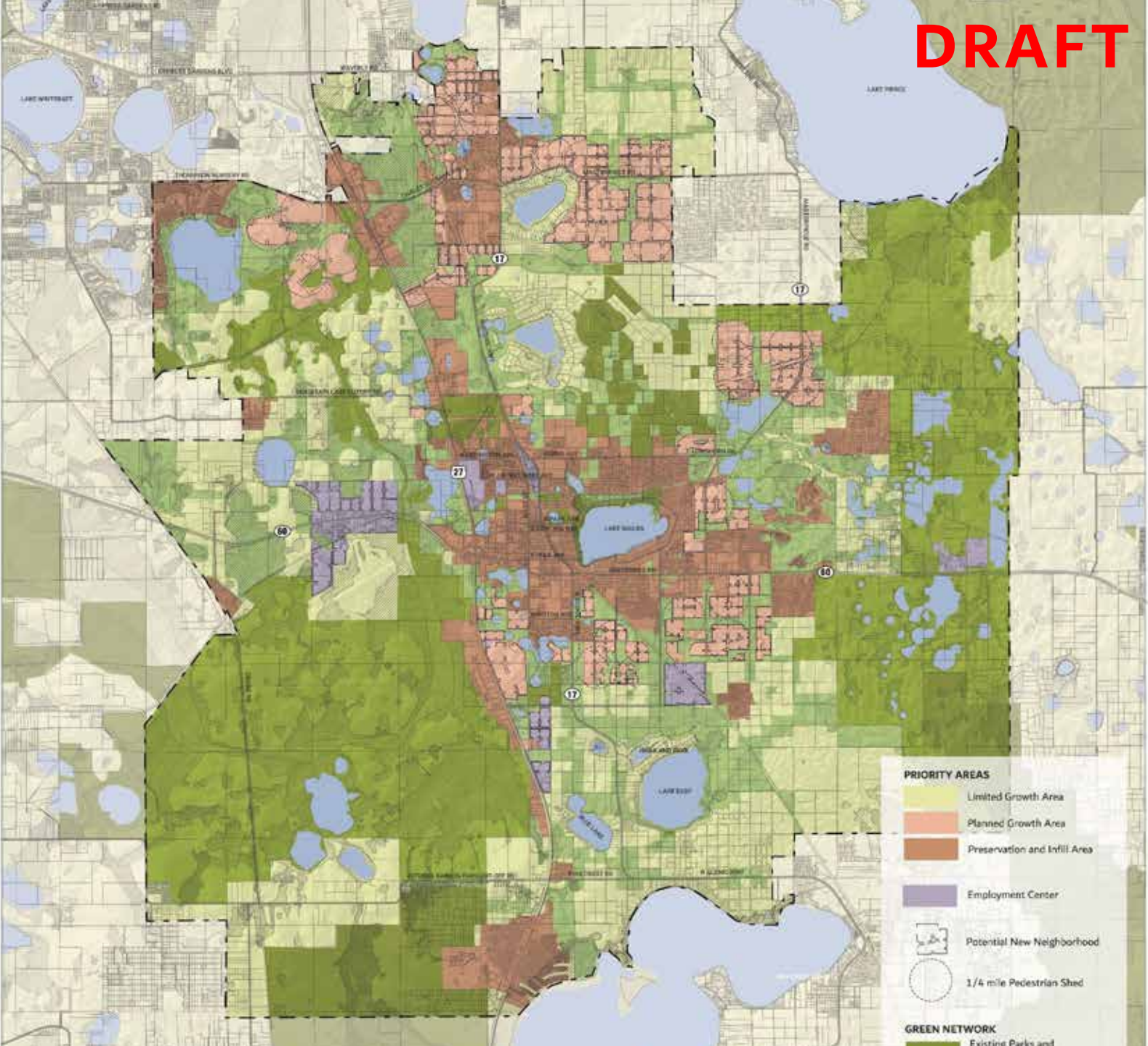
Lake Wales is surrounded by
and woven within an Olmsted-
worthy **Green Network?**

WHAT IF?

Illustrative Vision Map





DRAFT

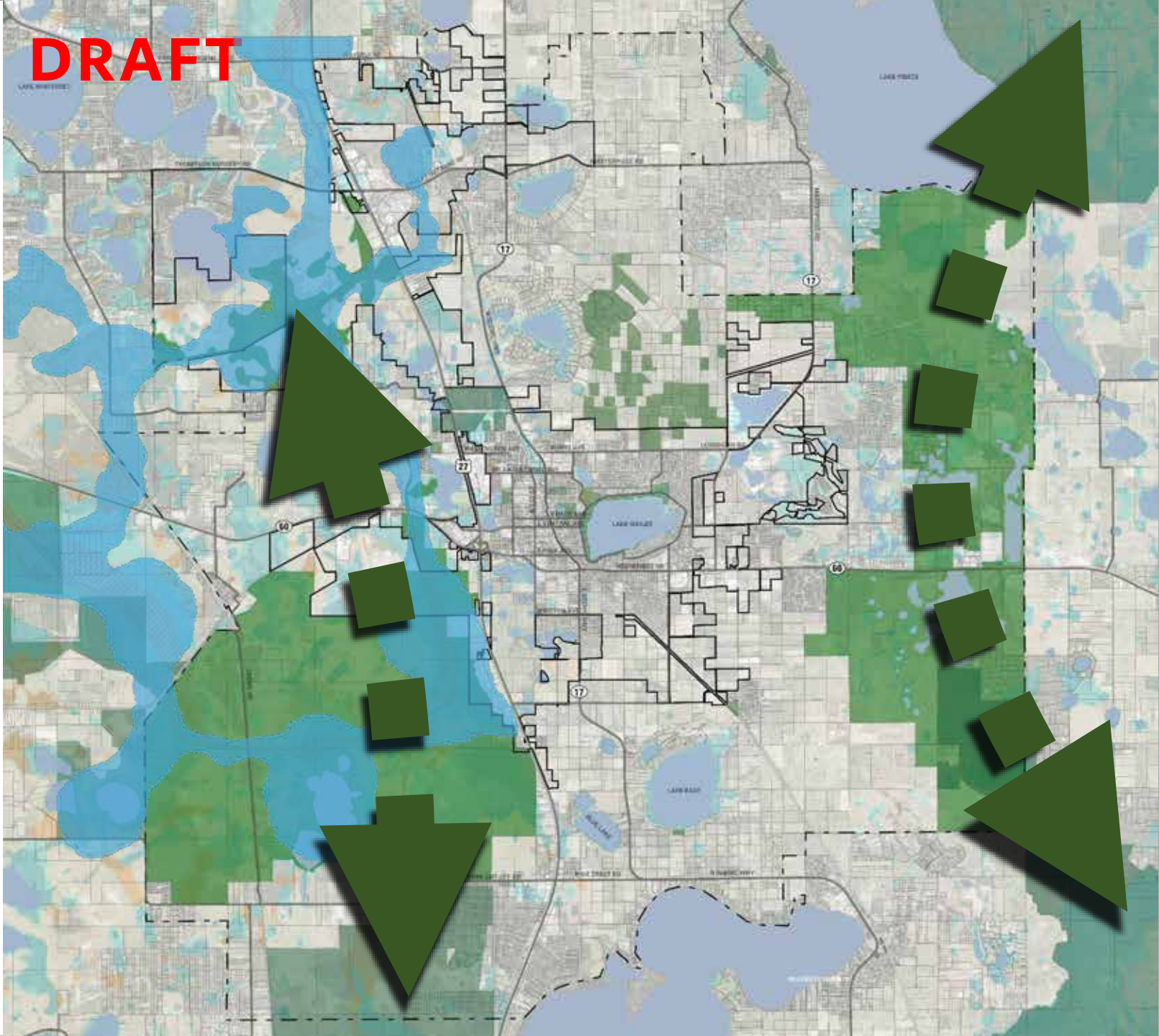
- Preservation & Infill Area
- Planned Growth Area
- Limited Growth Area
- Employment Center
- Existing Parks & Conservation Lands
- Big Green Network
- Neighborhood Green Network

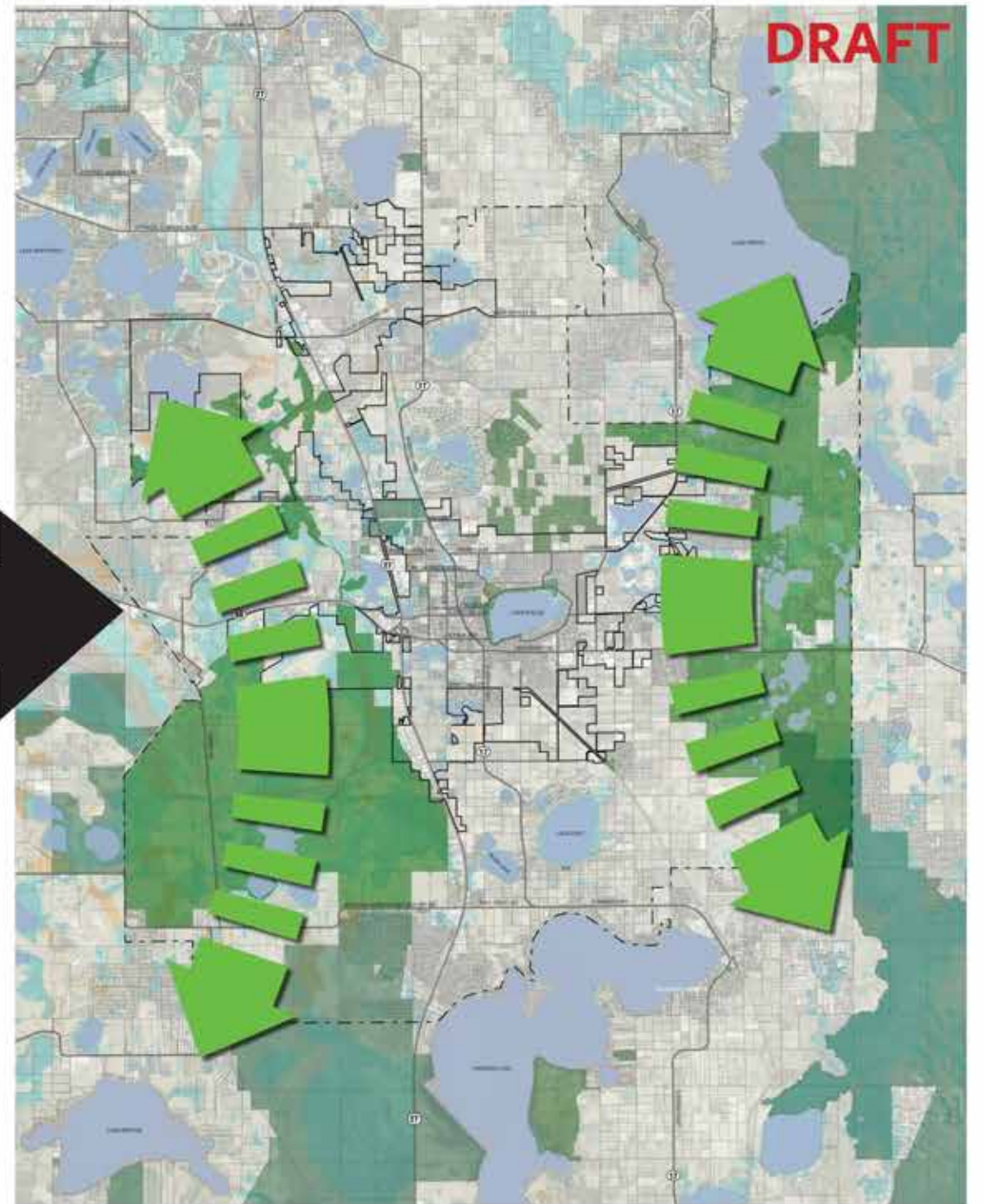


BIG GREEN NETWORK

The Big Green Network of Lake Wales

-  Waterbodies
-  Existing Conservation Areas
-  Potential "Big Green Network"
-  Winter Haven's Sapphire Necklace



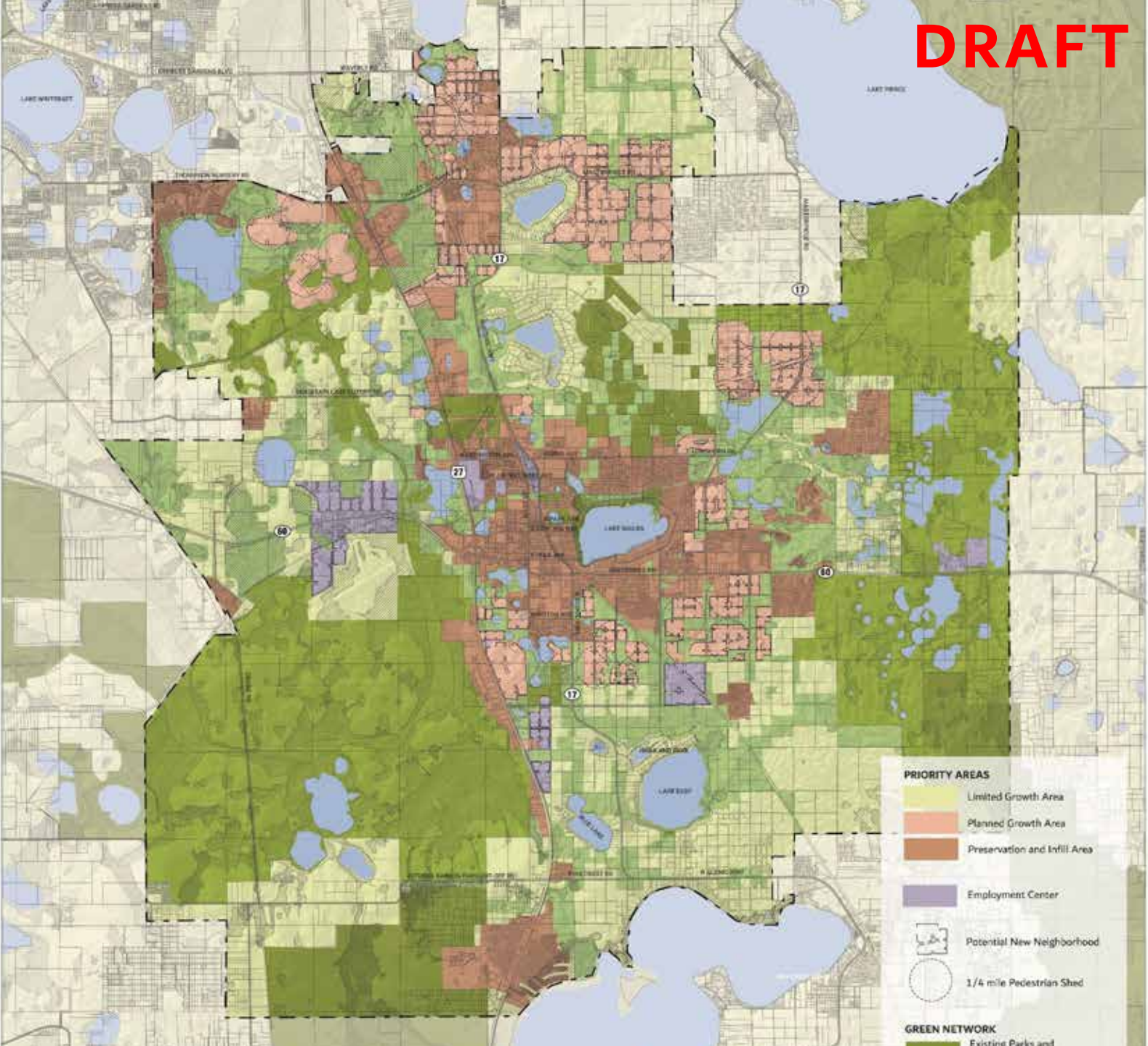


WHAT IF?

Illustrative Vision Map

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- Preservation & Infill Area
- Planned Growth Area
- Limited Growth Area
- Employment Center
- Existing Parks & Conservation Lands
- Big Green Network
- Neighborhood Green Network

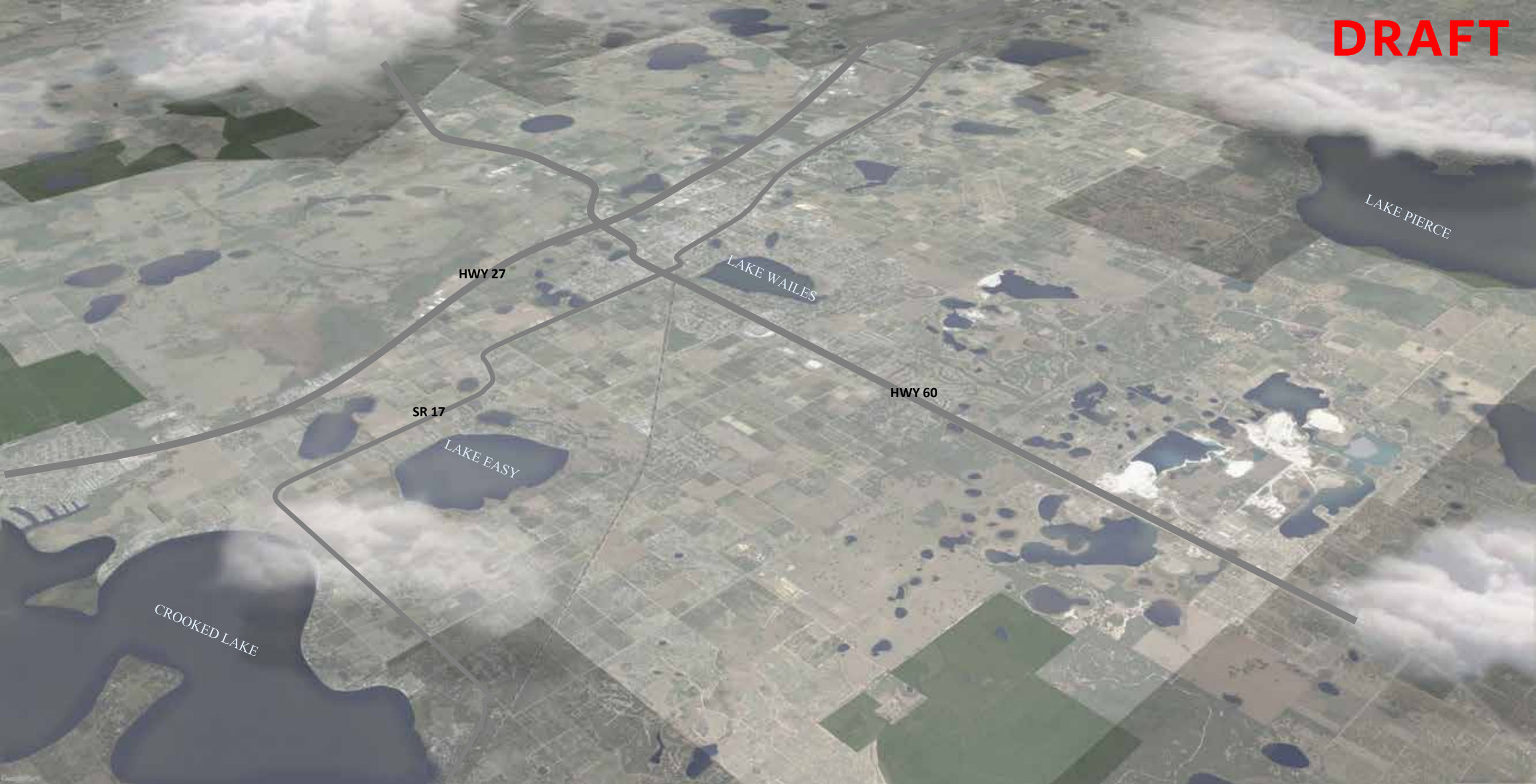




NEIGHBORHOOD GREEN NETWORK

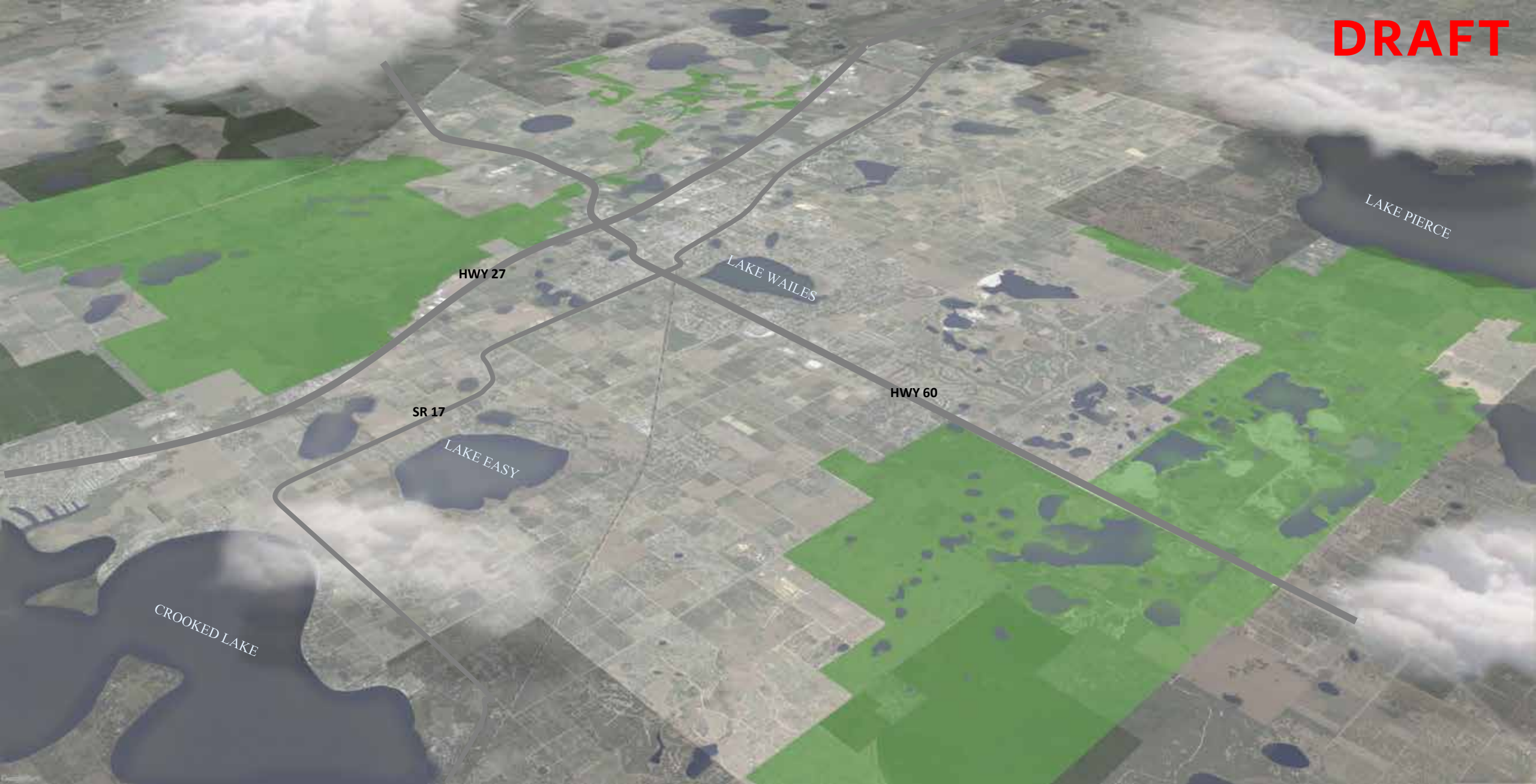
Bring the Green Network into the City with scrub and sandhill restoration, street trees, lush trails and greenways, parks used for stormwater treatment and backyard habitats

DRAFT



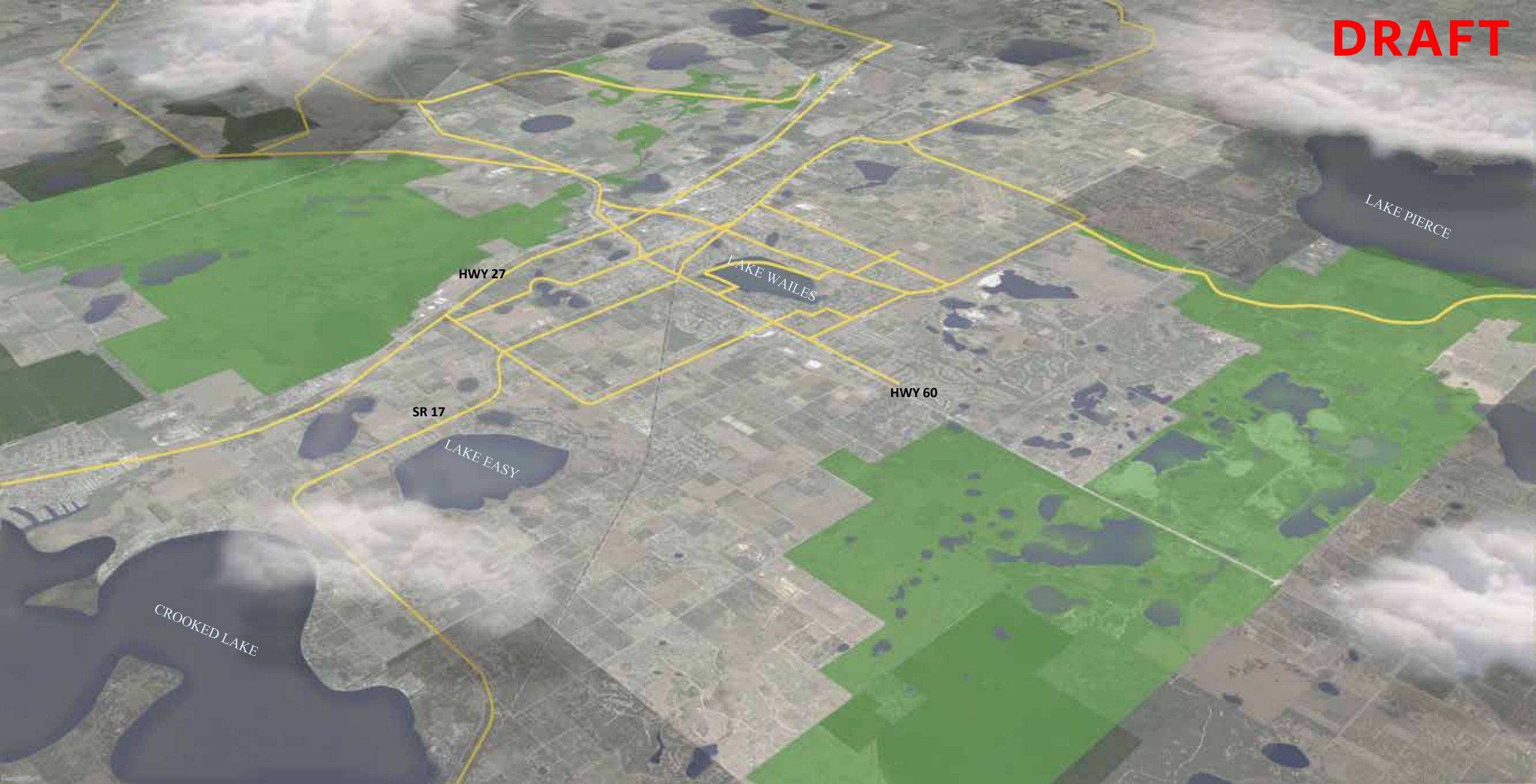
Big Green + Neighborhood Green Networks

DRAFT



Big Green + Neighborhood Green Networks

DRAFT



Big Green + Neighborhood Green Networks

DRAFT



Big Green + Neighborhood Green Networks

DRAFT



HWY 27

LAKE WAILES

LAKE PIERCE

SR 17

LAKE EASY

HWY 60

CROOKED LAKE

Big Green + Neighborhood Green Networks

DRAFT



Big Green + Neighborhood Green Networks

DRAFT






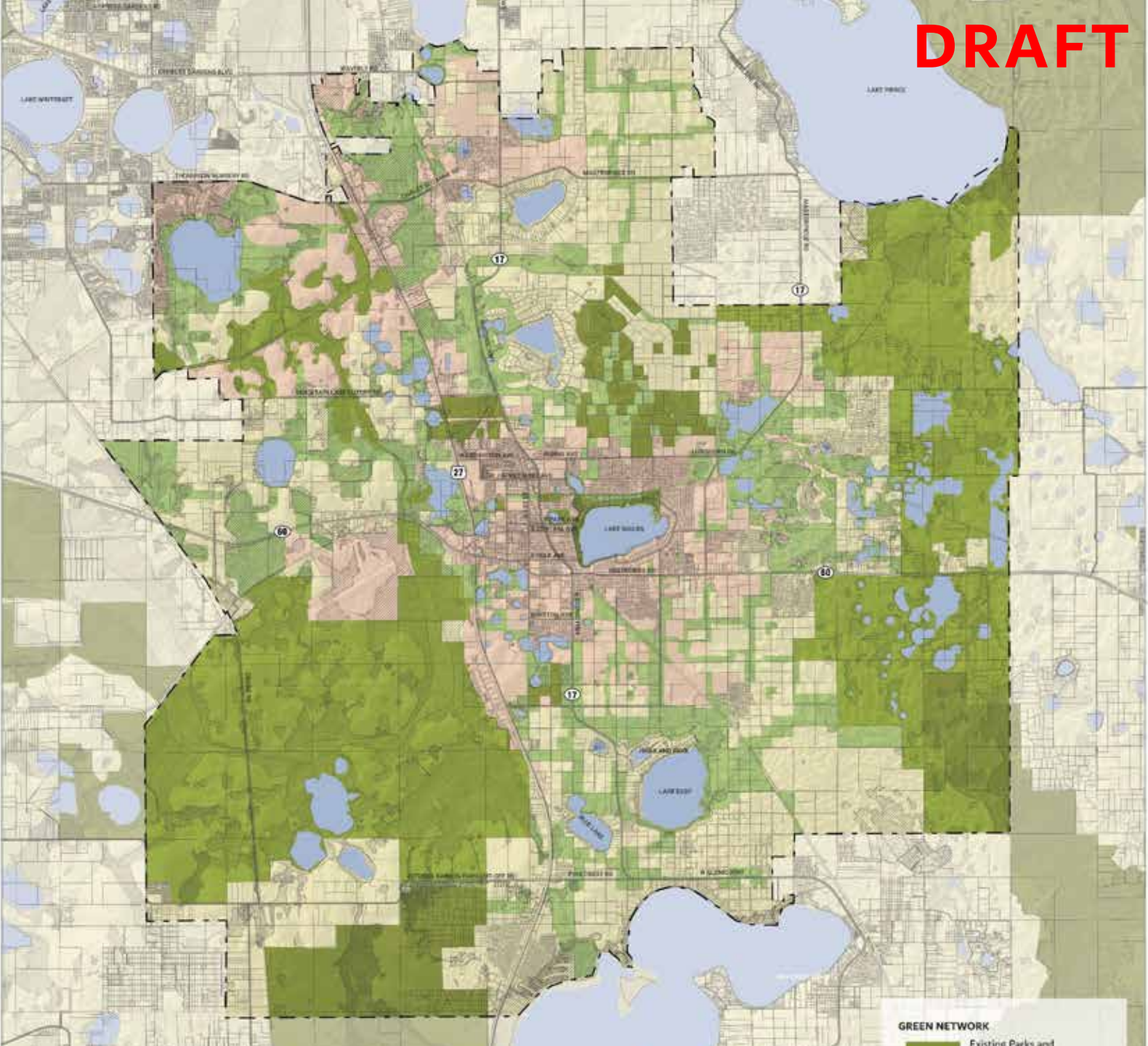
Big Green + Neighborhood Green Networks

WHAT IF?

Green Networks

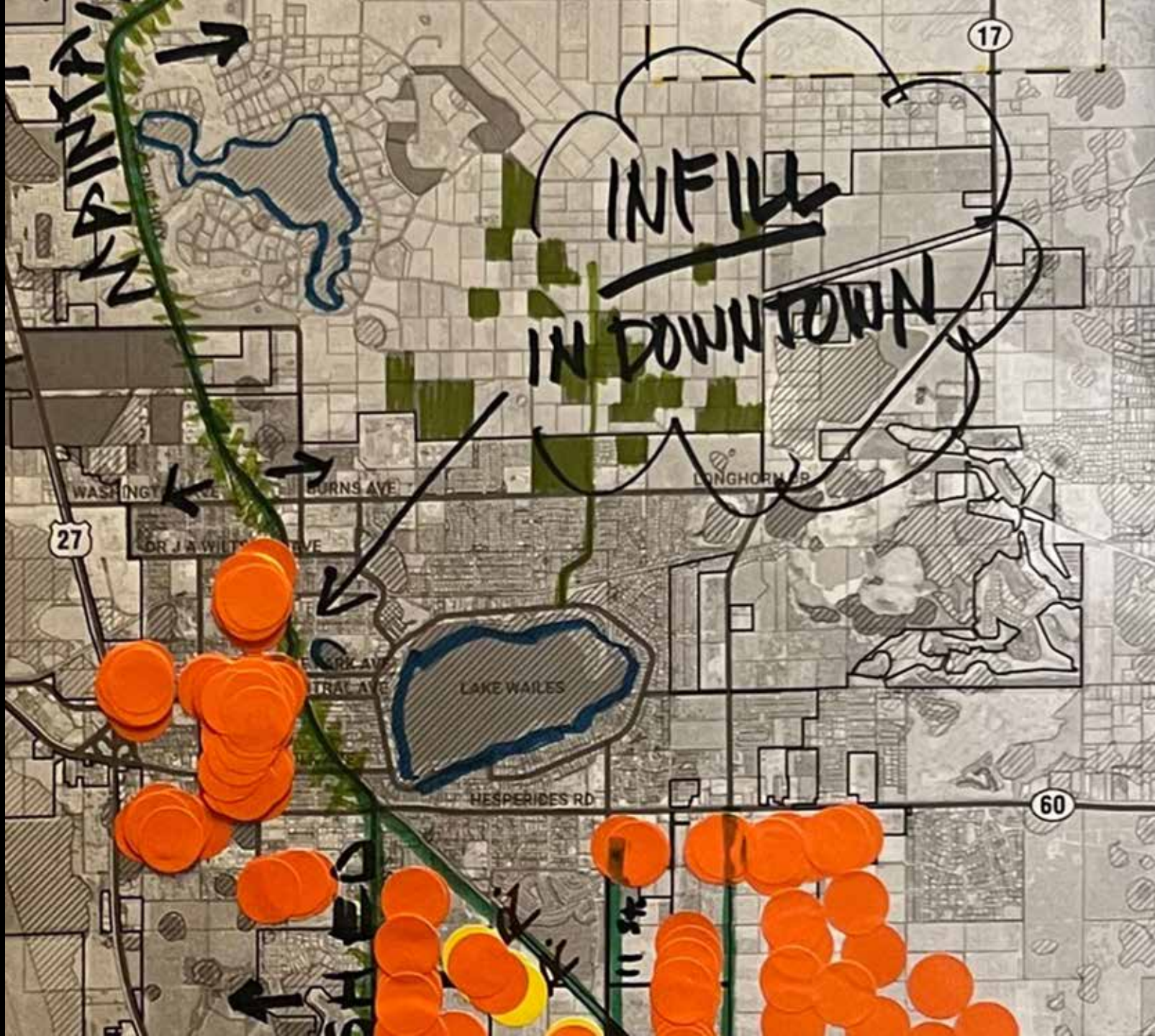
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-  Existing Parks & Conservation Lands
-  Big Green Network
-  Neighborhood Green Network



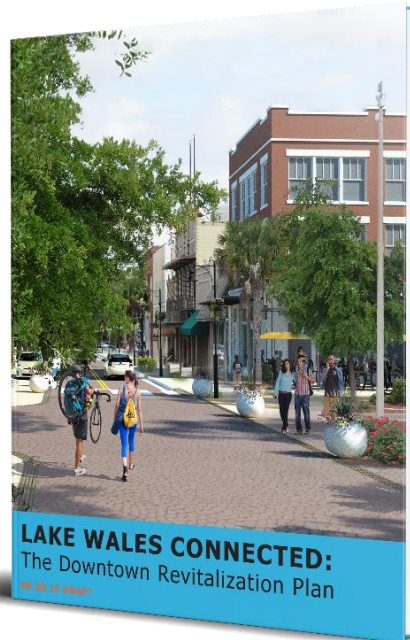
WHAT IF...

we really prioritize **preservation**
and infill in the heart of town?



PRESERVATION

- Continue to implement **LAKE WALES CONNECTED**
- Pursue Certified Local Government status
- Expand National Landmark Historic District



EAGLE RIDGE MALL

17A

21



EXISTING CONDITIONS

OPTIONS: INITIAL SEED OF WALKABILITY

DRAFT



17A

21

OPTIONS: INITIAL SEED OF WALKABILITY

DRAFT

17A

21



OPTIONS: INITIAL SEED OF WALKABILITY

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OPTIONS: INITIAL SEED OF WALKABILITY

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OPTIONS: INITIAL SEED OF WALKABILITY

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OPTIONS: INITIAL SEED OF WALKABILITY

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GROWING MORE COMPLETE OVER TIME

DRAFT

17A

21



GROWING MORE COMPLETE OVER TIME

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GROWING MORE COMPLETE OVER TIME

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GROWING MORE COMPLETE OVER TIME

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GROWING MORE COMPLETE OVER TIME

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GROWING MORE COMPLETE OVER TIME

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BUILDING FRONTS FORM A WALKABLE NETWORK

17A

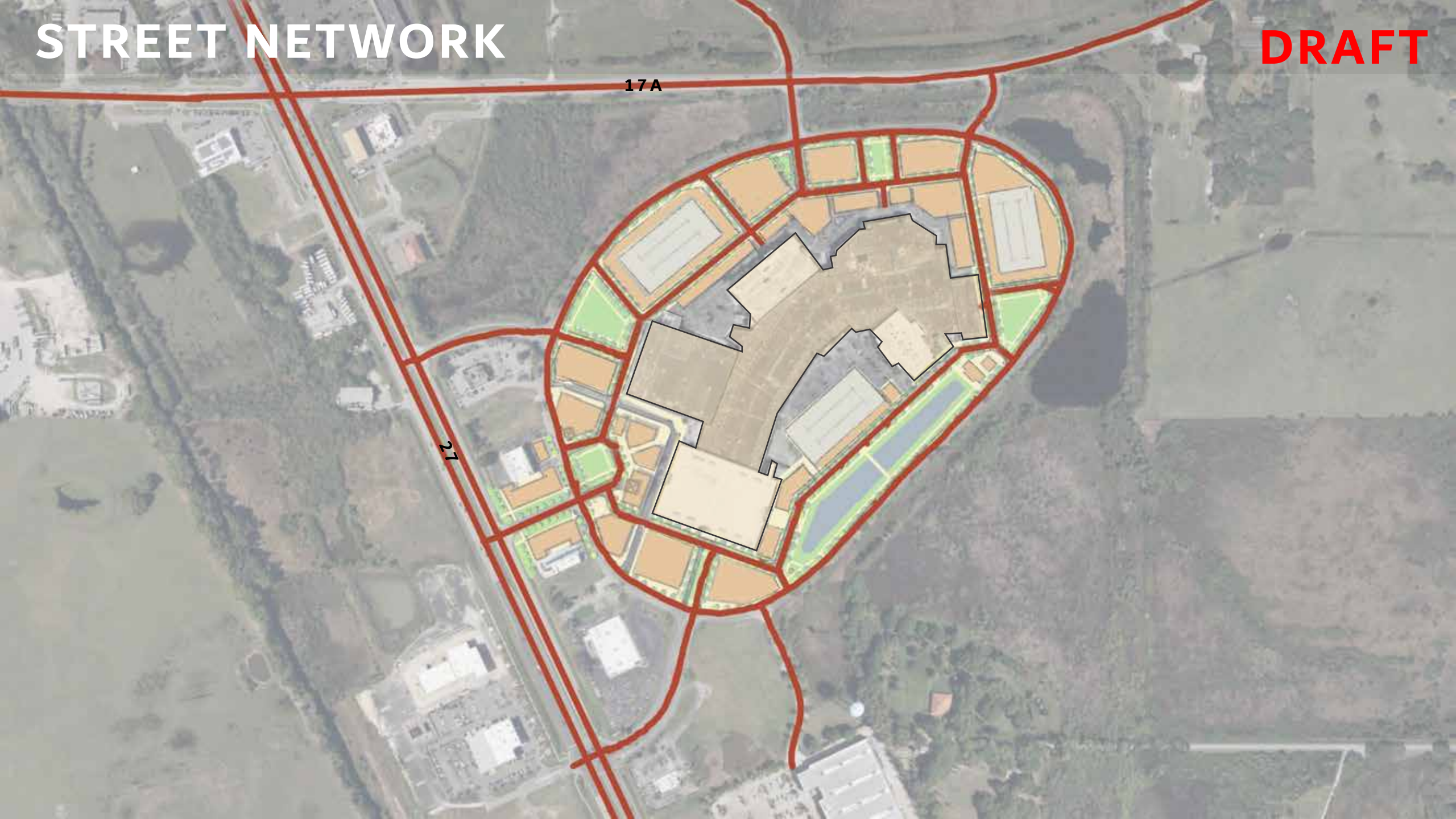
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DRAFT

STREET NETWORK

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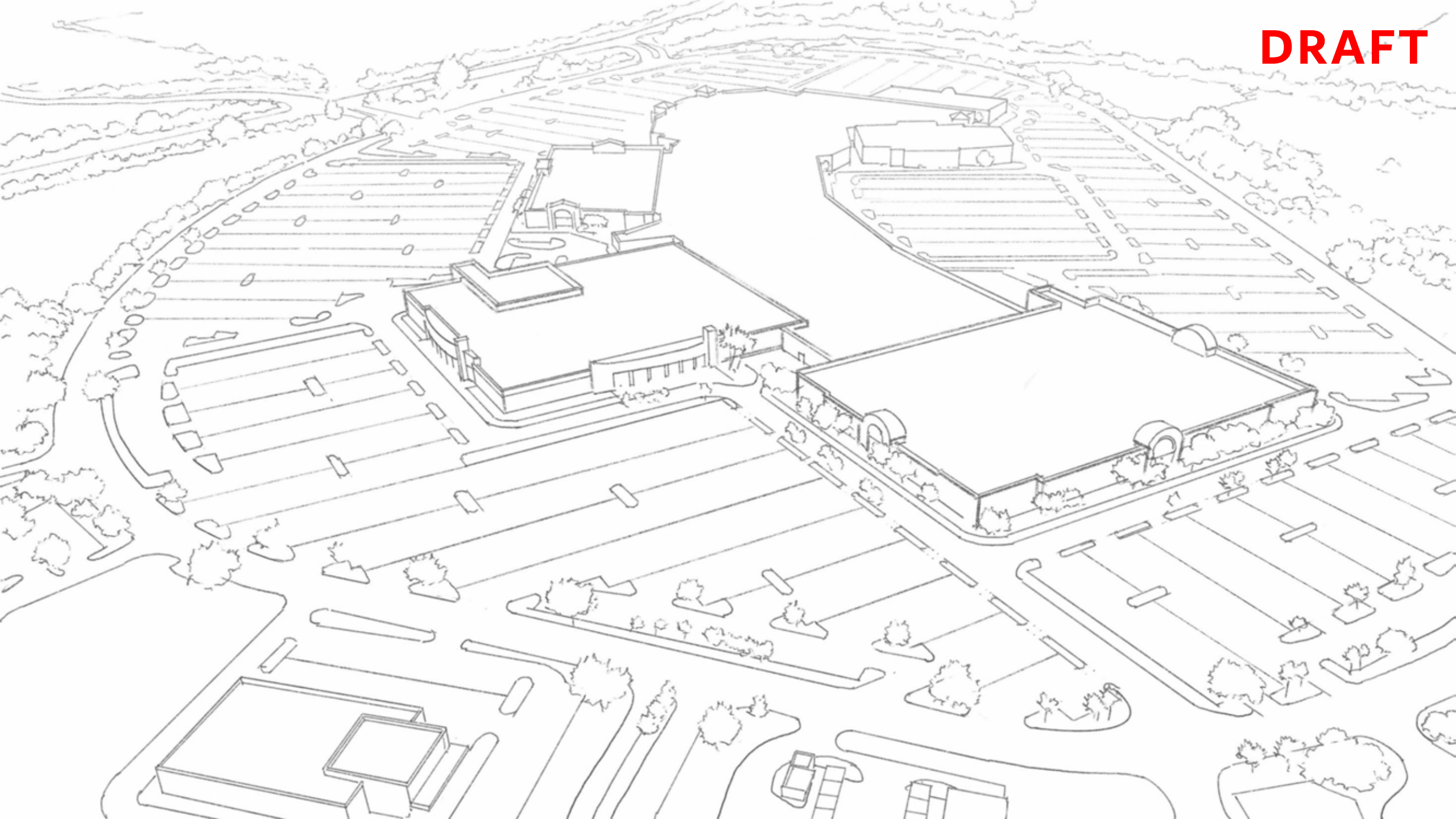
21

GROWING MORE COMPLETE OVER TIME

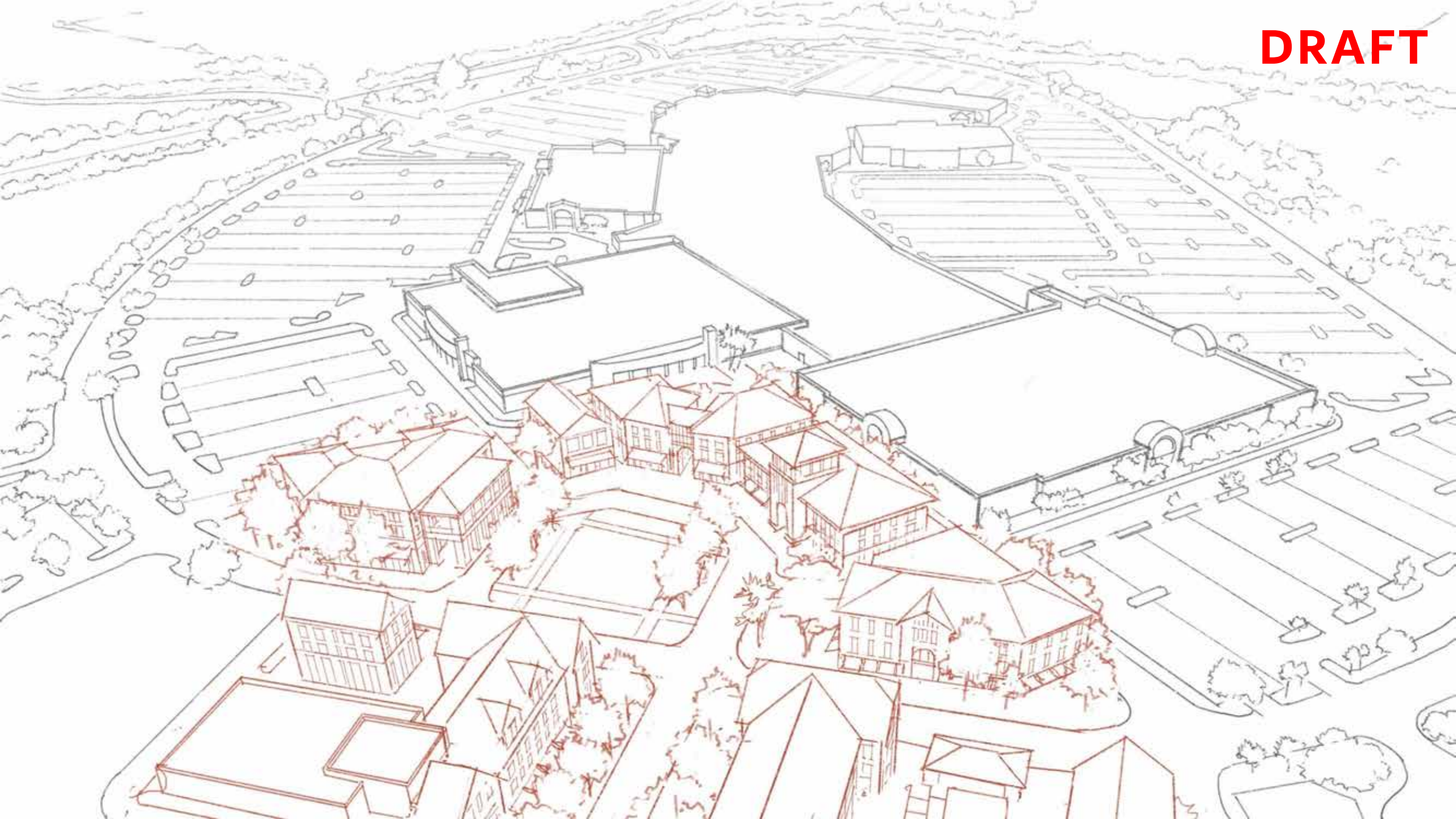
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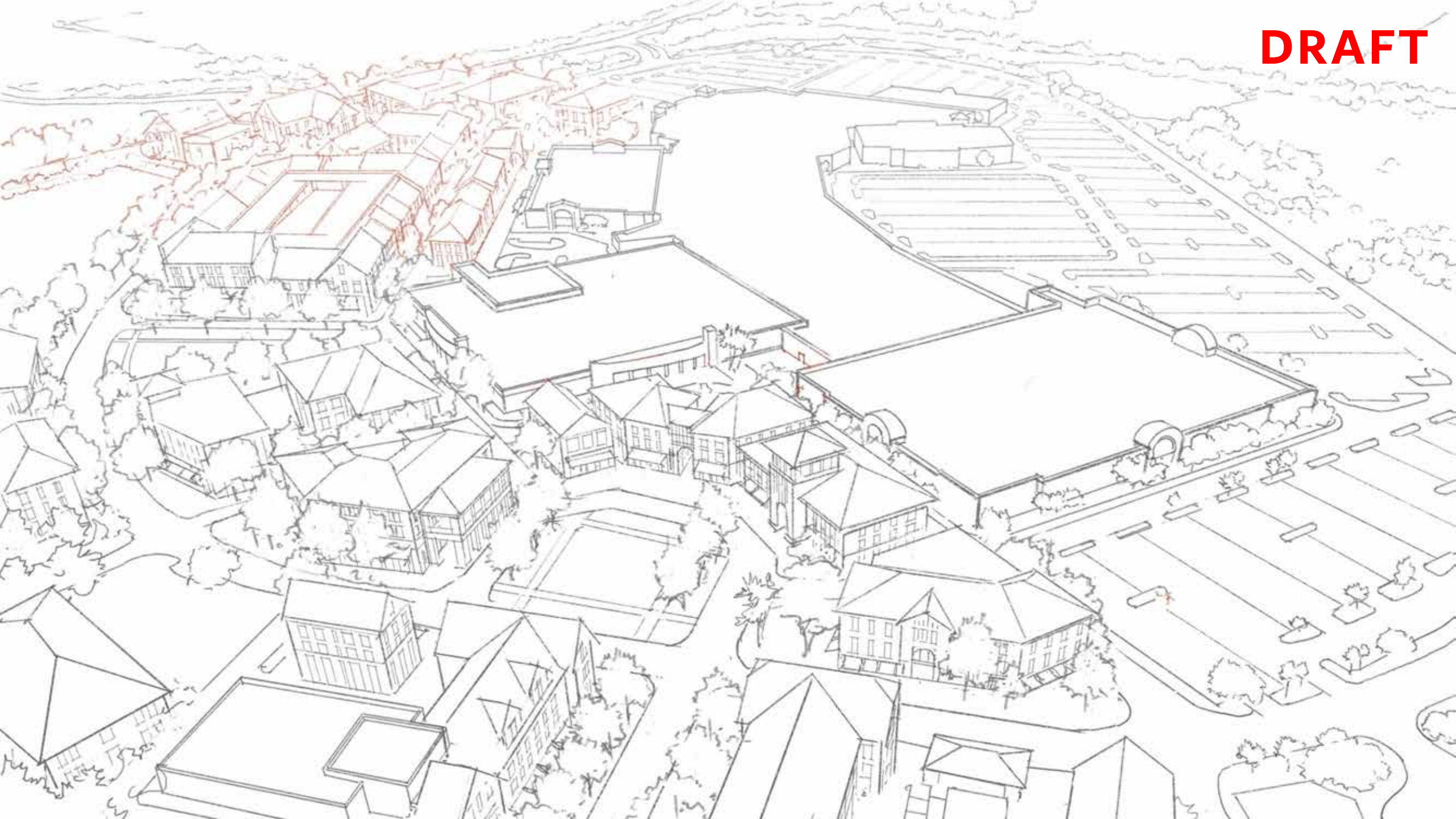
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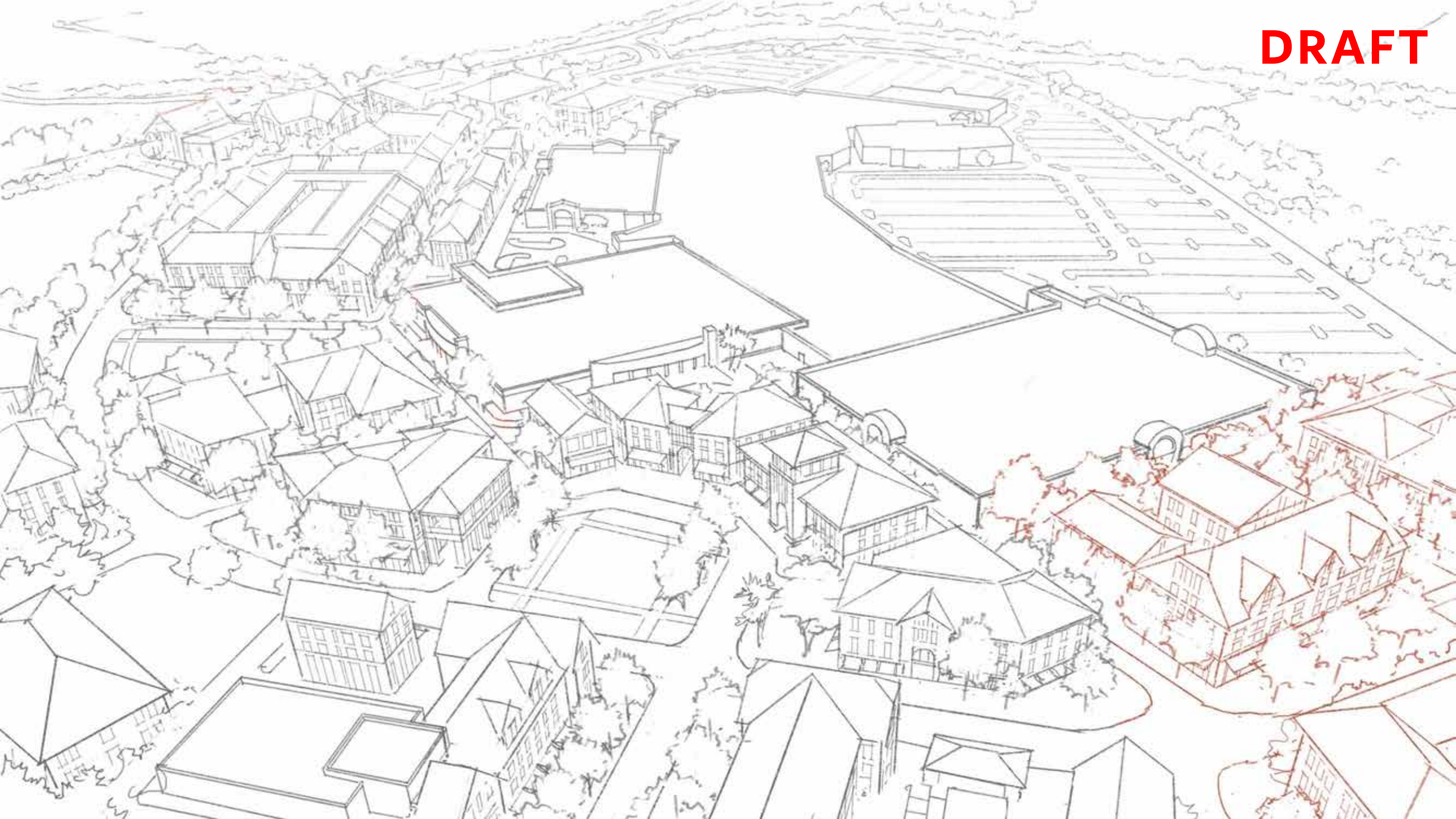
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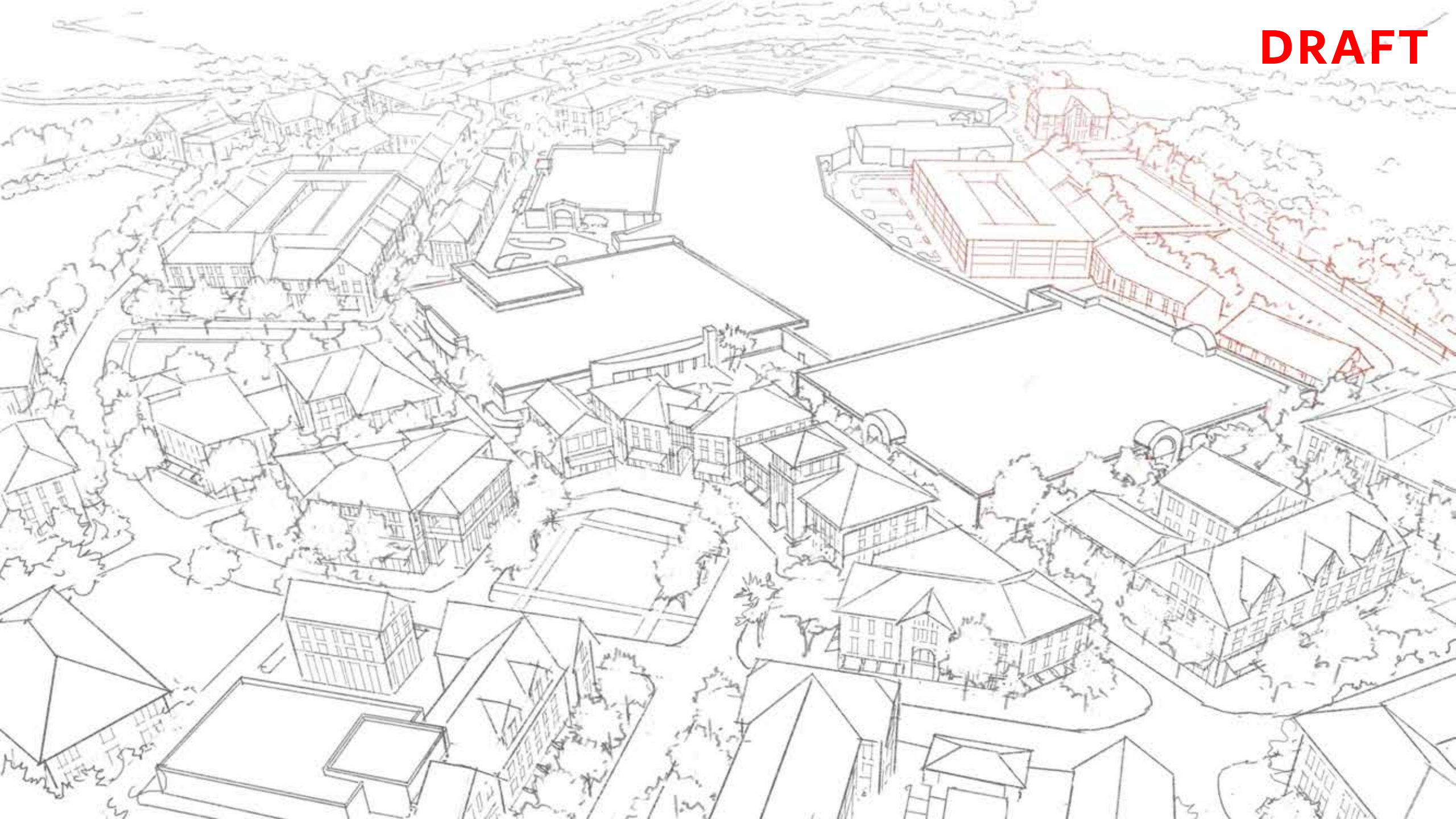
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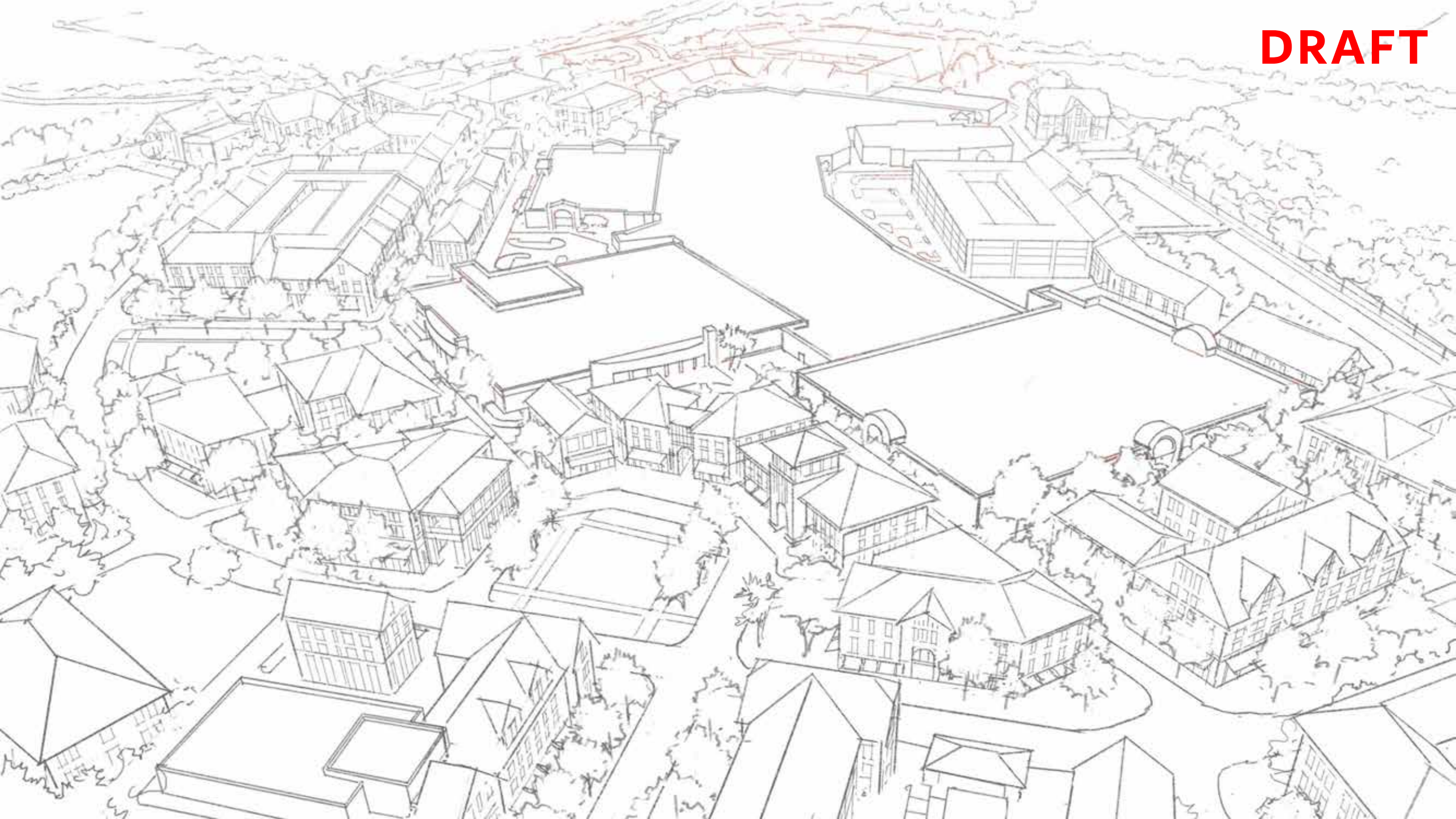
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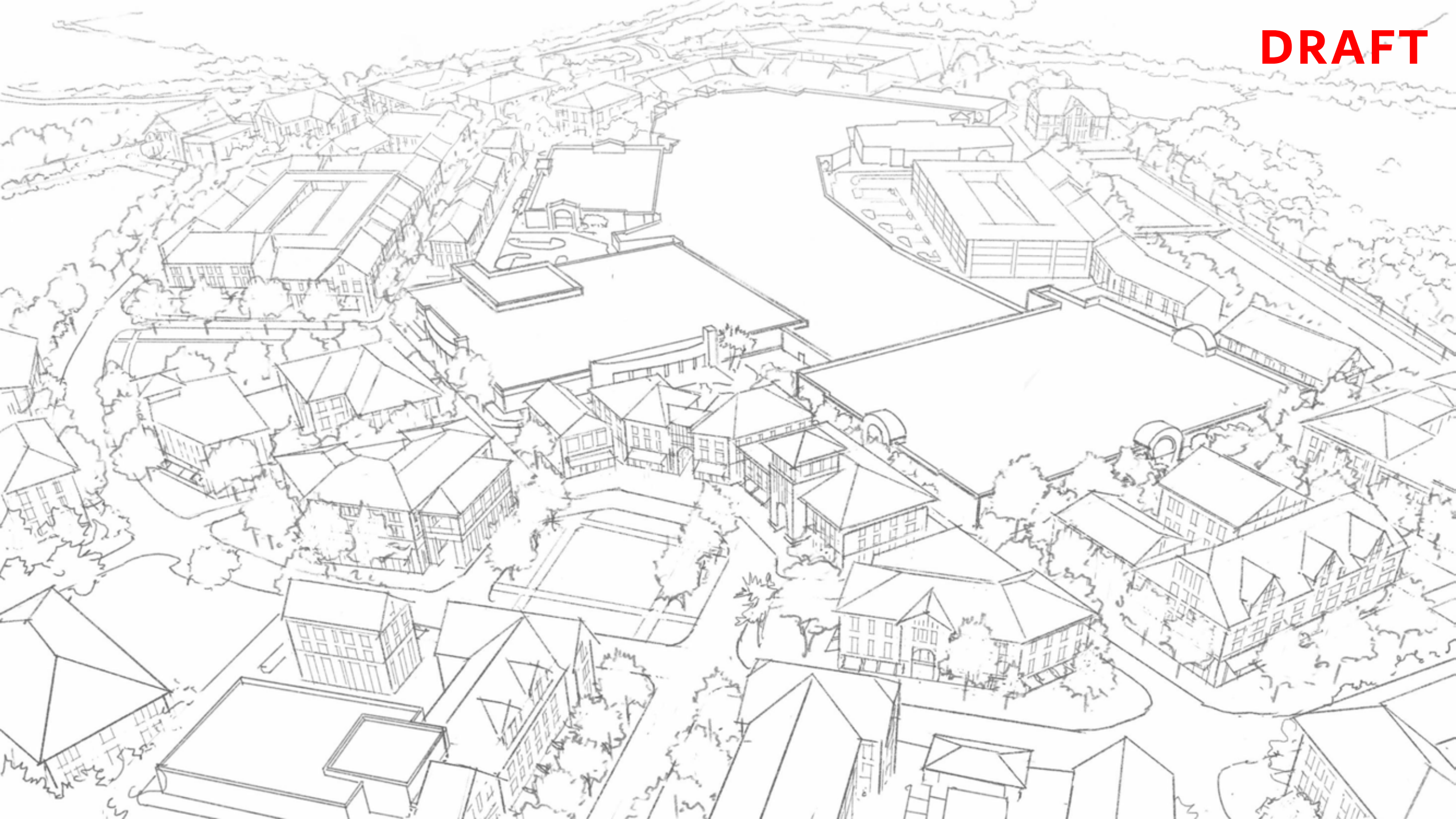
DRAFT



DRAFT



DRAFT



HEALTH DISTRICT ON HWY 60

DRAFT



State Rd 60

11th Street S

EXISTING CONDITIONS

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF?

DRAFT



State Rd 60

11th Street S

WHAT IF...

we designate **planned growth areas** for new, complete neighborhoods?

THE 'NEIGHBORHOOD UNIT'



Five Basic Features:

- Center & Edge
- Limited Size
- Mix of Land Uses & Housing Types
- Connected Web of Walkable Streets
- Special Sites for Civic Purposes

WHAT IF?

DRAFT



PLANT

LAKE WAILES / HIGHLAND PARK GREENBELT

PASSION PLAY RD

HUNT BROS RD

ORCHARD HILL (REDESIGNED)

SCENIC HWY

HWY 27

HEALTH DISTRICT

DRUID HILLS

GROVE AVE

STEEPLE CHASE (REDESIGNED)

RIDGE MANOR

HWY 60

LAKE WAILES

PARK AVENUE

CRYSTAL LAKE PARK

FIRST ST

DOWNTOWN

WHAT IF?

DRAFT

PLANT

LAKE WALES / HIGHLAND PARK GREENBELT

ORCHARD HILL (REDESIGNED)

PASSION PLAY RD

SCENIC HWY

HUNT BROS RD



DRAFT



DRAFT



DRAFT



2

DRAFT



3

DRAFT

Neighborhood

Open Space Components

3



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3

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4

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5

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6



WHAT IF?

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WHAT IF?

DRAFT



WHAT IF?

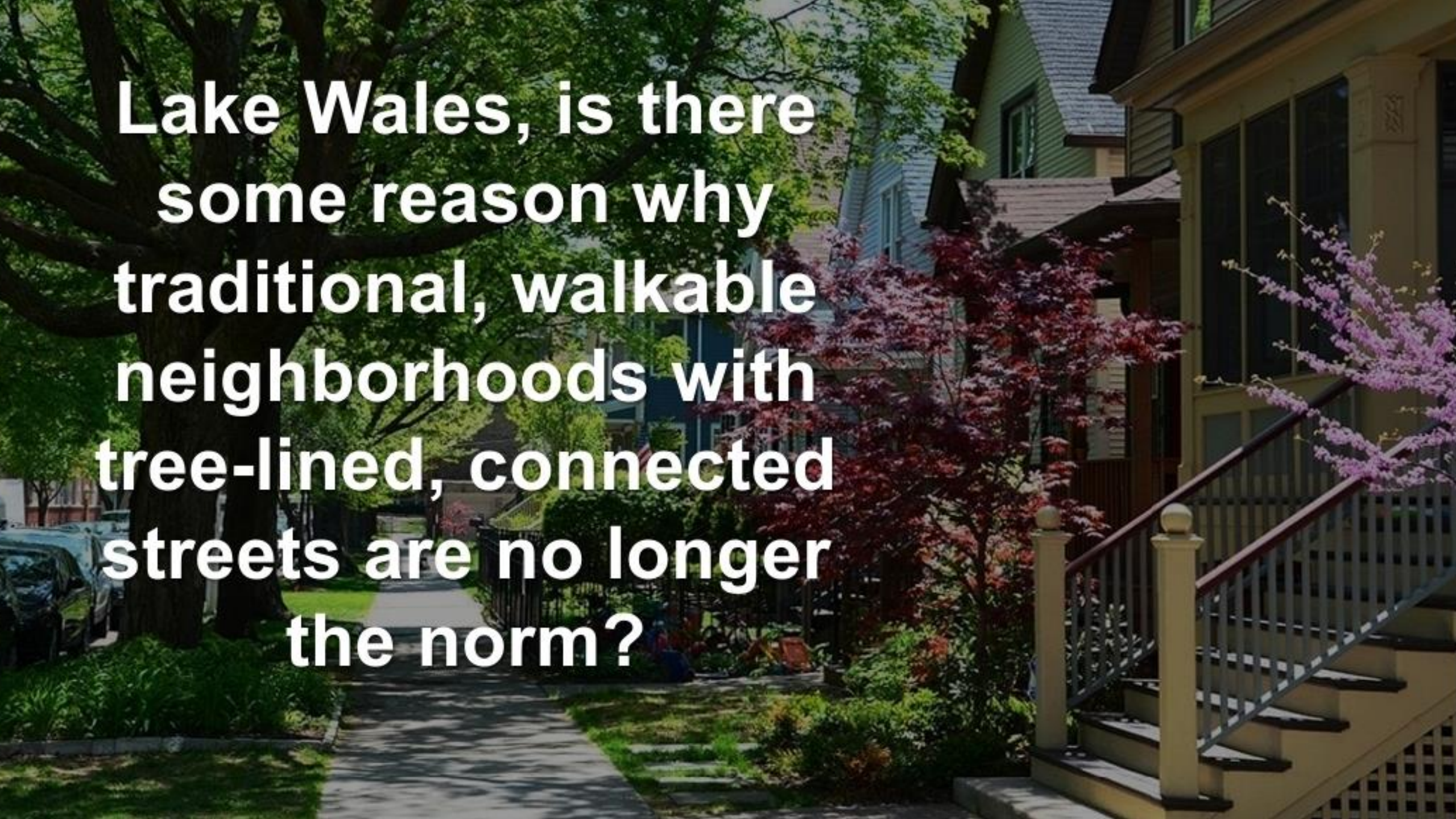
DRAFT



WHAT IF?

DRAFT



A photograph of a residential street scene. In the foreground, a concrete sidewalk leads from the bottom center towards the background. To the left of the sidewalk, there are large, mature trees with dense green foliage. To the right, there are houses with light-colored siding and dark roofs. A prominent feature is a set of stairs leading up to a porch on the right, with a wooden railing and a small tree with pink blossoms. The overall atmosphere is bright and sunny, suggesting a pleasant neighborhood.

**Lake Wales, is there
some reason why
traditional, walkable
neighborhoods with
tree-lined, connected
streets are no longer
the norm?**



1009

COMPARE:

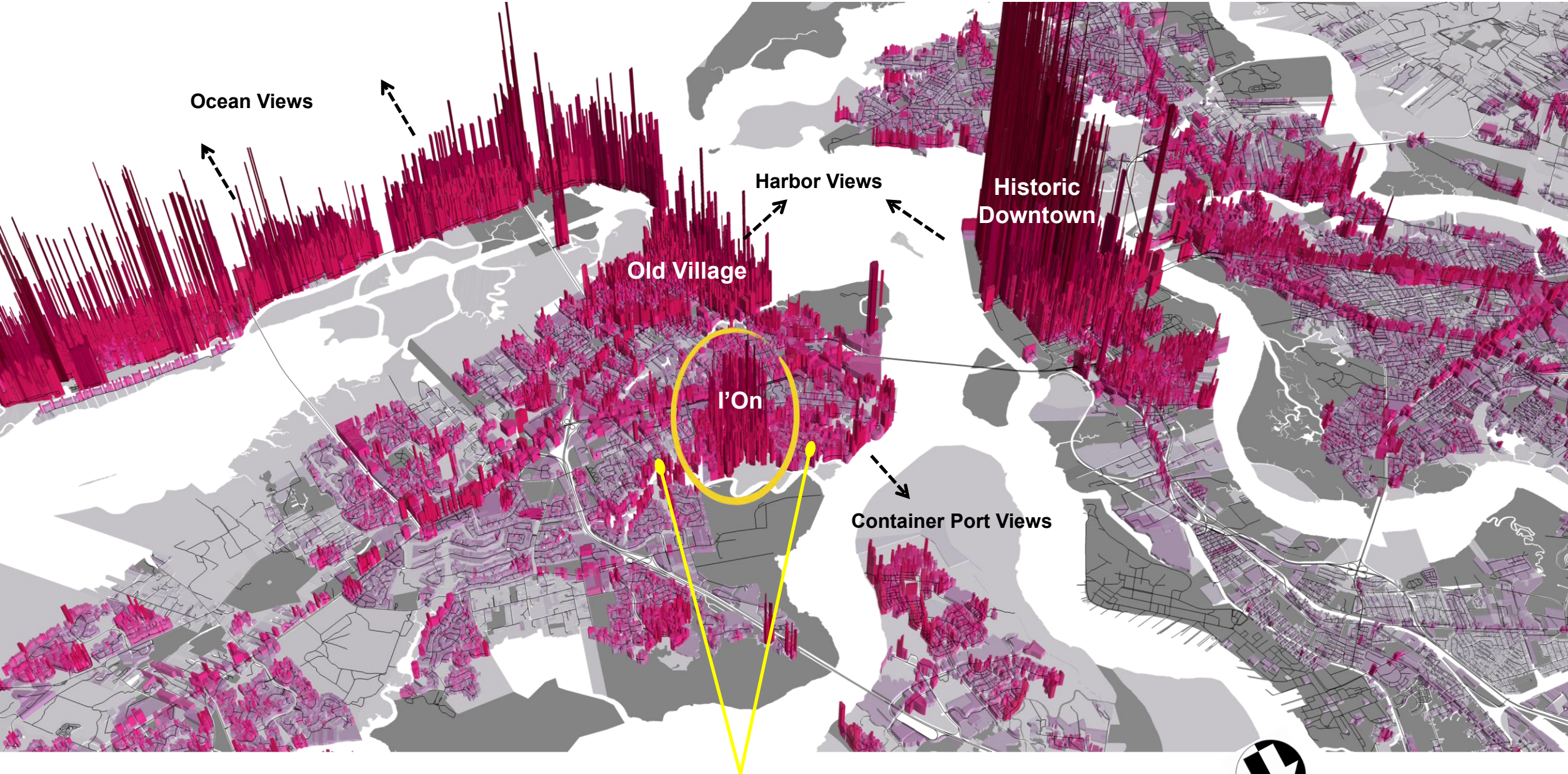
- ✓ LAND USE
- ✓ DENSITY
- ✓ LOT SIZE
- ✓ PARKING
- ✓ HOUSE SIZE

COMPARE:

- ✓ LAND USE
- ✓ DENSITY
- ✓ LOT SIZE
- ✓ PARKING
- ✓ HOUSE SIZE



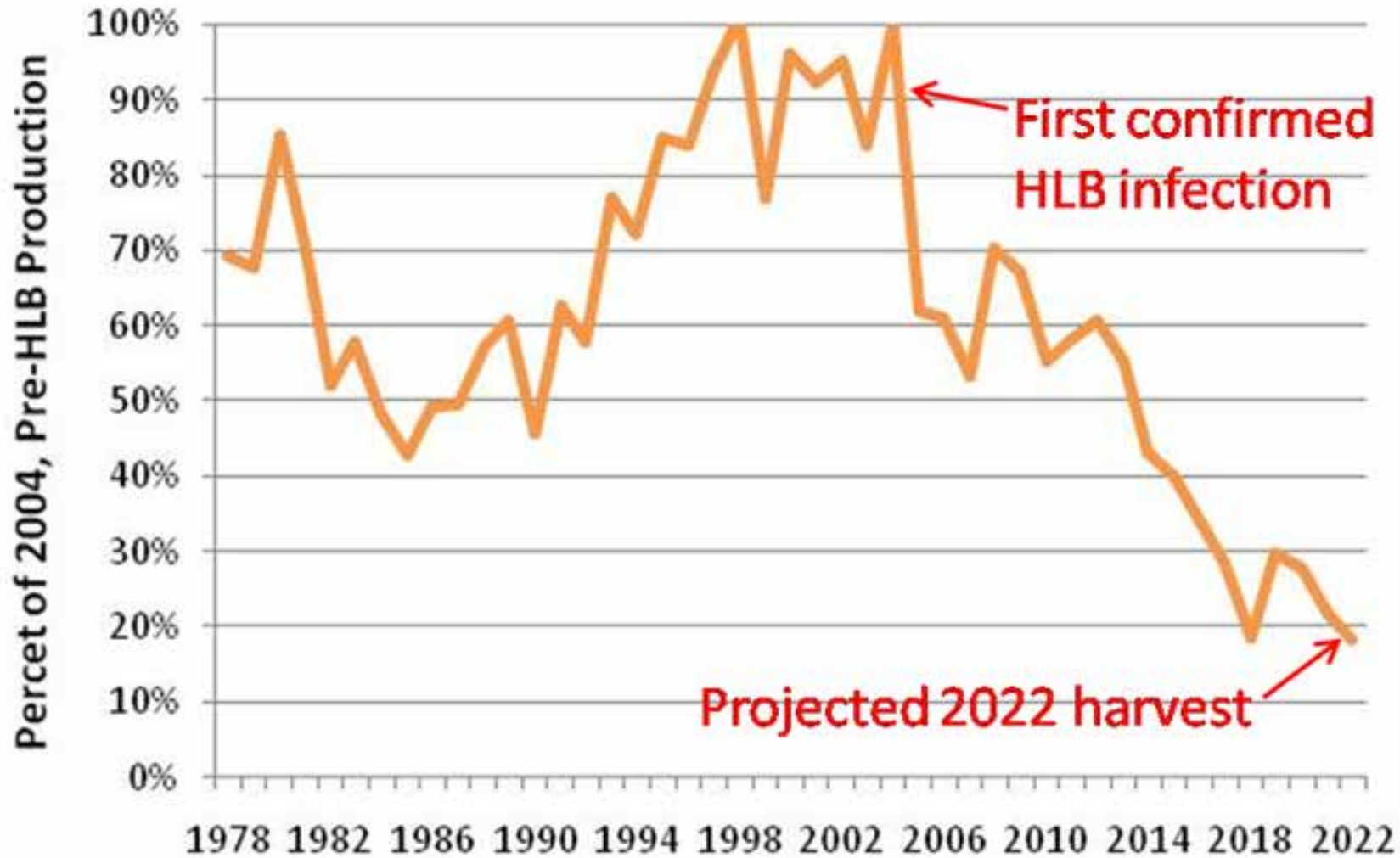
PROPERTY TAX PER ACRE

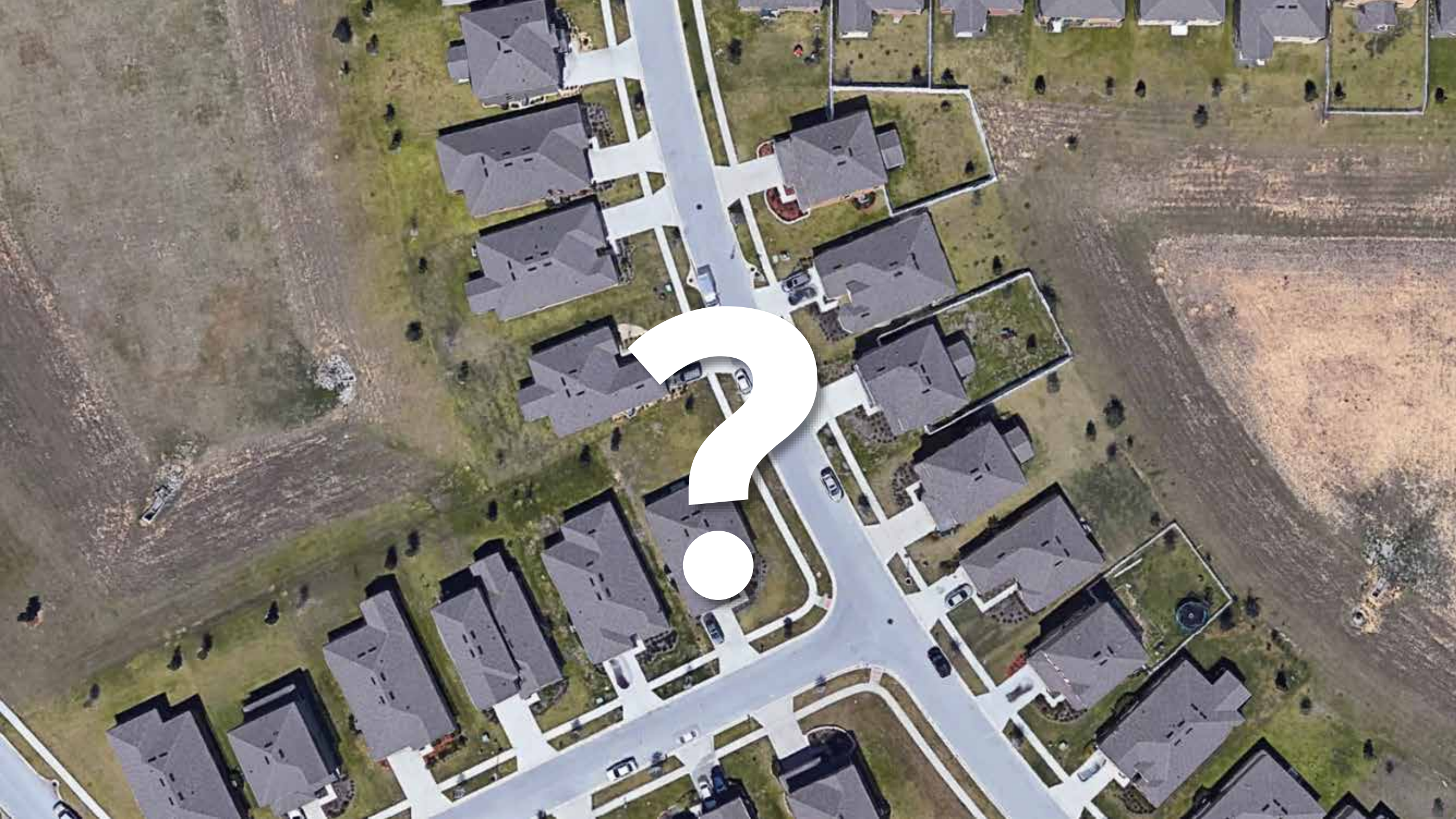


Comparable Subdivisions



Utilized Florida Orange Production











THE WALL STREET JOURNAL.

Developers Discover Old Values Can Bring Astonishing Returns

By CHRISTINA BINKLEY

Staff Reporter of THE WALL STREET JOURNAL
BEAUFORT, S.C.—Like many famous historic districts, this Lowcountry town's 19th-century core is full of pricey real estate.

A three-bedroom clapboard home with vintage plumbing and creaky stairs sells for upward of \$300,000—nearly three times the area's median home value. It took a century for prices to rise to those they don't build 'em like that anymore levels.

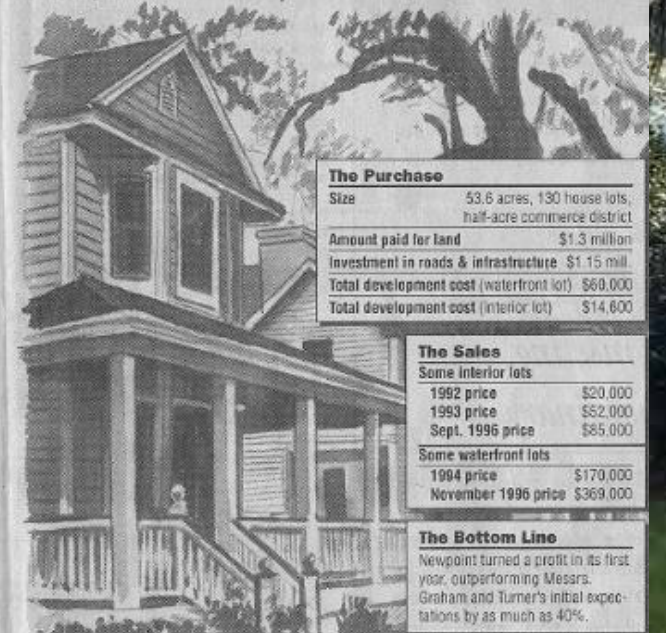
But the town's pricey old homes are being eclipsed by some newcomers. A few miles away, developers Vince Graham and Bob Turner are building a New Age twin to old Beaufort called Newport. Like many "new urban" developments around Florida and the Southeast, the meticulously designed town recalls neighborhoods of yore, with walkable, tree-lined streets and public parks. Homes, packed tightly together to encourage community, have sprawling porches just right for an evening chat.

And as the developments sprout around the region, the builders have created something else: a windfall for themselves, with undeveloped lots bringing historic-district prices.

Consider the empty riverfront lot in Newport that sold two weeks ago for \$369,000. Mr. Graham figures the land, which he held for five years, cost him \$60,000, including buying the property and putting in roads and utilities. The annual

Cashing In on 'New Urbanism'

How developers Vince Graham and Bob Turner created Newport, S.C.



The Purchase

Size	53.6 acres, 130 house lots, half-acre commerce district
Amount paid for land	\$1.3 million
Investment in roads & infrastructure	\$1.15 mill.
Total development cost (waterfront lot)	\$60,000
Total development cost (interior lot)	\$14,600

The Sales

Some interior lots	
1992 price	\$20,000
1993 price	\$52,000
Sept. 1996 price	\$85,000
Some waterfront lots	
1994 price	\$170,000
November 1996 price	\$369,000

The Bottom Line

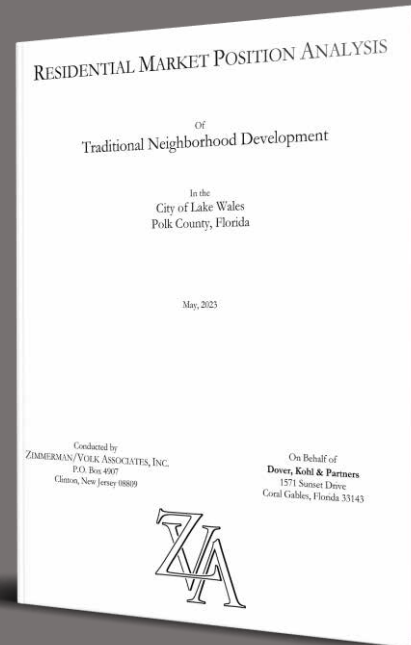
Newport turned a profit in its first year, outperforming Messrs. Graham and Turner's initial expectations by as much as 40%.

THE MARKET

For Traditional Neighborhoods in Lake Wales



Todd Zimmerman
Zimmerman/Volk Associates



lakewalesenvisioned.com




ZIMMERMAN/VOLK ASSOCIATES
Residential Market Analysis Across the Urban-to-Rural Transect




LAKE WALES
ENVISIONED
OLMSTED'S CITY IN 10, 25, AND 50 YEARS

WHAT IF...

new and existing streets are
designed as **great streets?**



**Quick, your gut reaction:
Don't you think Burns Avenue
could be less of an oven?
Safer? Better looking?**



“Imagine Burns Avenue setting the stage for Bok Tower so the two aren’t polar opposites...”

BURNS AVE – EXISTING

WHAT IF?

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BURNS AVE

TREES, SIDE WALKS, PARKING

On Accessibility Investigate



75' R.O.W. (LIKE BURNS AVE)

(BUCK MOORE RD)

- Accommodate EV (clean energy options)
- Roundabouts
- Too many "highways"

TABLE 5



BURNS AVE – EXISTING

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BURNS AVE – WHAT IF

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BURNS AVE – EXISTING

DRAFT



BURNS AVE - WHAT IF



BURNS AVE – EXISTING

WHAT IF?

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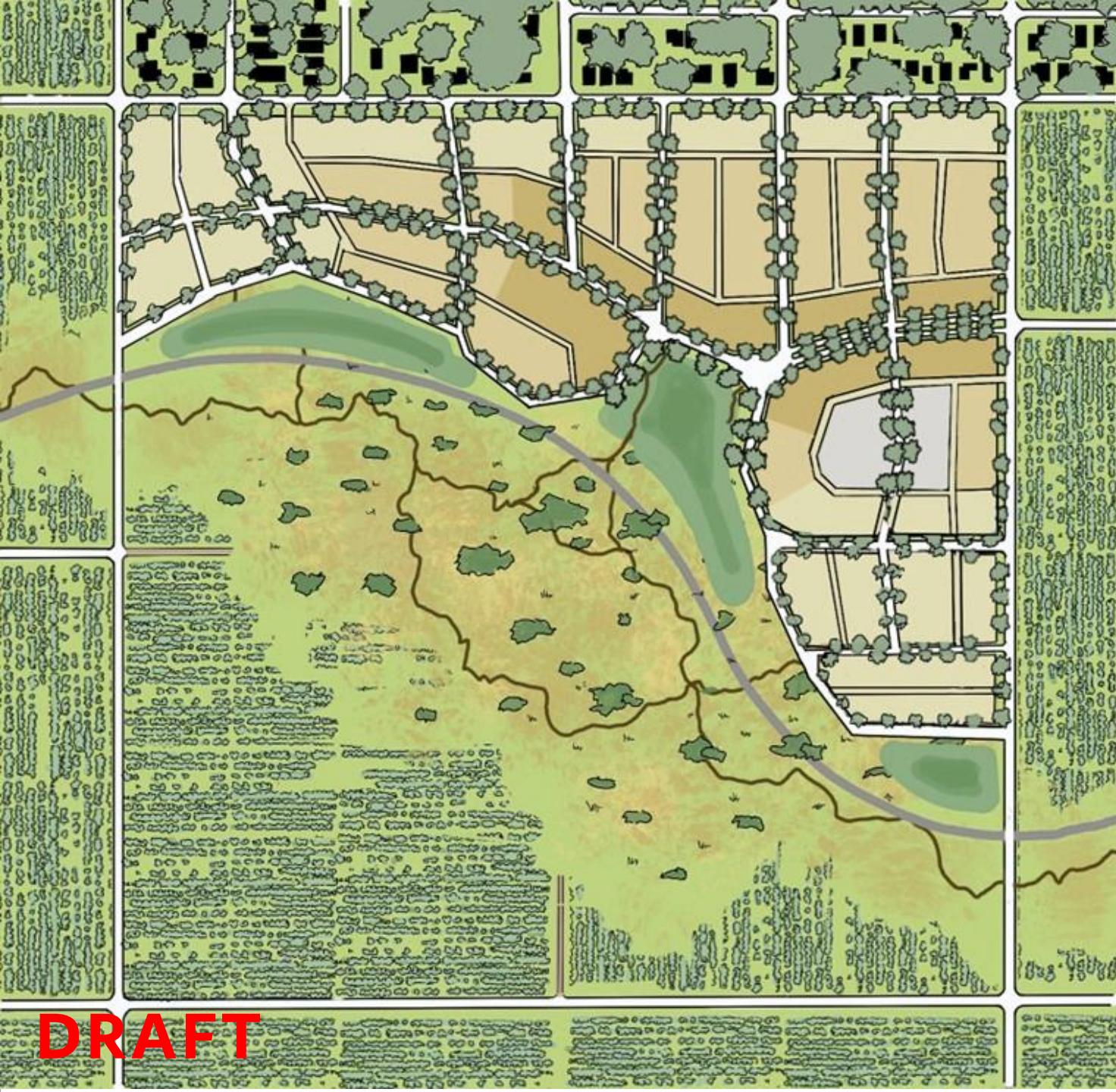
BURNS AVE AT TOWER BLVD



FROM "LAKE WALES CONNECTED"

WHAT IF...

we designate **limited growth areas**
that allow clustered villages with
large-scale open space?



CONSERVATION VILLAGE

Celebrated and restored
landscape

Continuous parkway

Cohesive neighborhoods

Comfortable shady and
walkable neighborhood
streets

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NEIGHBORHOODS



CONSERVATION VILLAGES OR HAMLETS

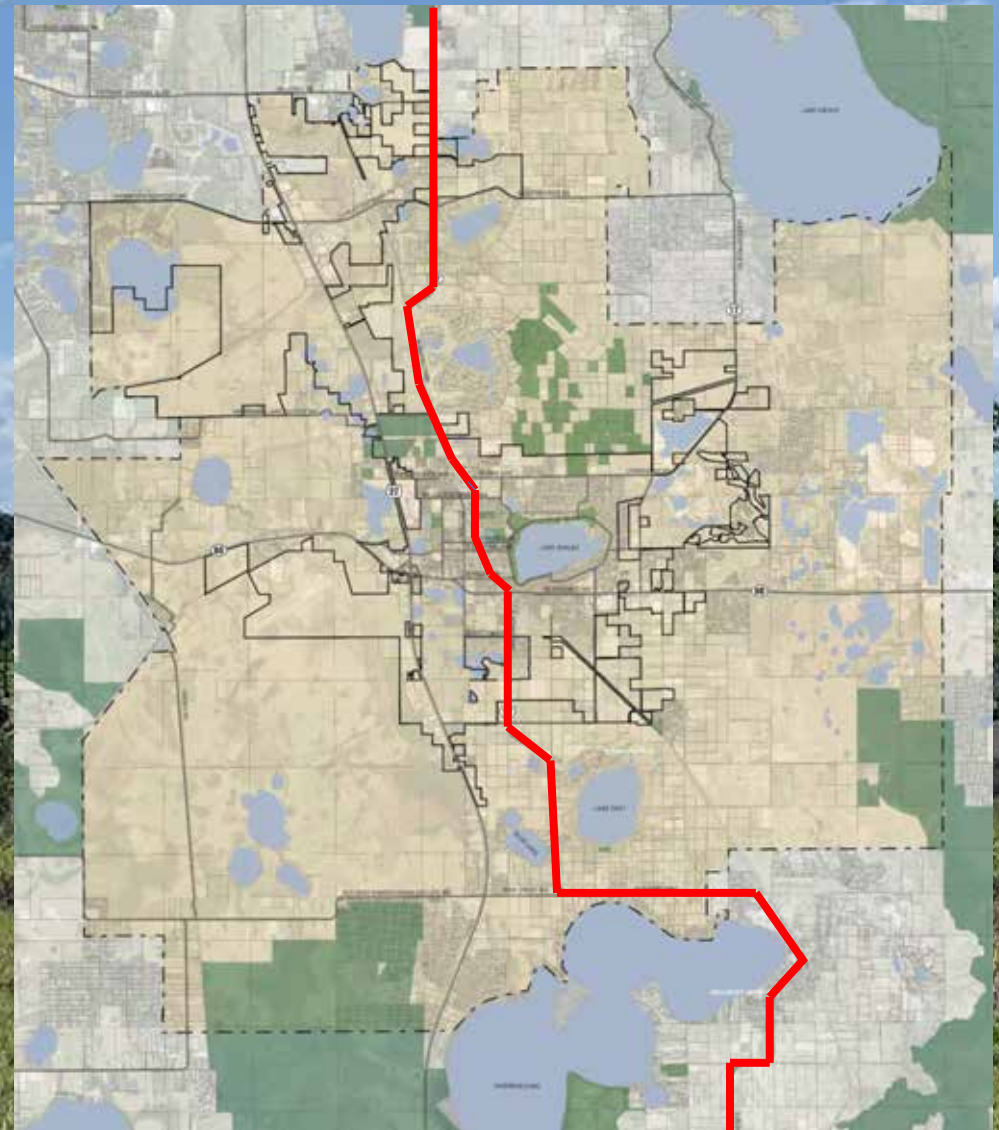


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SCENIC HIGHWAY - PROTECT THE VIEWSHED



SCENIC HIGHWAY - PROTECT THE VIEWSHED



SCENIC HIGHWAY - PROTECT THE VIEWSHED





BUT...

how can the vision be realized?

ECONOMY

GREEN

NEIGHBORHOODS

MOBILITY

ACTION STEPS

ECONOMY action steps

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
E1	Identify new sites for industry to attract new businesses and				
E2	Provide job incubators / train				
E3	Invest in technology				
E4	Provide a variety of housing				
E5	Concentrate on employee quality workers				
E6	Promote the vision				

GREEN action steps

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
G1	Pursue "Big Green Network" conservation Tools include: - Fee Simple Acquisition - Conservation Easements (including Sentinel Land - Agricultural Protection (wetlands, listed species) - Tax Breaks (Agriculture as a Land Use in the C - Partnerships to acquire relict scrub parcels in t - Mitigation and Conservation Banks and Gopher - Comprehensive Policy Guidance (Future Land U - Land Development Regulations (Transfer of De - COLLABORATION AND PARTNERSHIPS				
G2	Pursue parks/trails improvements in "Big Green Network"				
G3	Restore habitat and native landscape conservation lands				
G4	Update parks and recreation plan with and accommodate anticipated growth				
G5	Pursue "Green Building" approaches Adopt incentives and Florida Friendly Landscaping from NWF and others				

NEIGHBORHOOD action steps

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
N1	Promote historic preservation and establish investment in "Preservation and Infill Areas" Pursue Certified Local Government and Historic Preservation downtown historic district boundary; Expand permit streamlining approvals for infill in identified areas according				
N2	Create and adopt traditional neighborhood that will streamline approval for development Planned Growth Areas: - Applies to new development > 30 acres - 20% open space required - Mix of uses and building types required - Includes form-based building standards - Walkable street network required Walkable Street Network requirements include: maximum alleyways for lots less than 50' wide; face streets and public - Potential incentives: more permitted uses/building typ				
N3	Update zoning and comprehensive plan Zoning updates include: - Add rural zoning designation - Add TND ordinance - Revise PDP and MSP ordinances to incorporate additional quality-control standards and improved procedures - Incorporate FDOT's context classifications				
N4	Pursue Joint Planning Agreement with FDOT				

MOBILITY action steps

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
M1	Adopt Complete Street design standards for new or improved streets	X			City of Lake Wales / Polk County / FDOT
M2	Pursue Complete Street improvements for identified non-state streets Includes Thompson Nursery/Chalet Susanne and Masterpiece Road; Mountain Lake Cutoff Road; Buck Moore/Hunt Brothers Road; 11th Street South		X	X	City of Lake Wales / Polk County / Private Sector (frontage)
M3	Design and construct Burns Avenue redesign Includes road diet, separated bike lanes, spot medians, lighting, canopy landscape, roundabout at Tower Road		X		City of Lake Wales / Polk County
M4	Implement speed management/landscape and pedestrian enhancements on SR 60 and US 27	X	X		FDOT / City of Lake Wales
M5	Implement SR 17 / Scenic Highway Enhancement and Trail		X	X	FDOT / City of Lake Wales / Polk County / Nearby Municipalities
M6	Pursue Lake Wales Transit Circulator Initial Route: Immediate Timeframe Expansions: Mid- to Long-Term Timeframe	X	X	X	City of Lake Wales / FTA

ECONOMY action steps

**INITIAL
DRAFT**

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
E1	Identify new sites for industry; update zoning and other City policy to attract new businesses and users	X			City of Lake Wales / Chamber of Commerce & EDC
E2	Provide job incubators / training programs	X			City of Lake Wales / Non-Profits / Private Sector
E3	Invest in technology	X	X	X	City of Lake Wales / Private Sector
E4	Provide a variety of housing to attract employees and industry	X	X	X	City of Lake Wales / CRA / Private Sector
E5	Concentrate on employee quality of life; promote Lake Wales for remote workers	X			City of Lake Wales / Chamber of Commerce & EDC
E6	Promote the vision	X	X	X	City of Lake Wales / Main Street / Chamber of Commerce & EDC

GREEN action steps

**INITIAL
DRAFT**

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
G1	<p>Pursue “Big Green Network” conservation and land protection strategy</p> <p>Tools include:</p> <ul style="list-style-type: none"> • Fee Simple Acquisition • Conservation Easements (including Sentinel Landscapes) • Agricultural Easements • Regulatory Protection (wetlands, listed species) • Tax Breaks (Agriculture as a Land Use in the City) • Partnerships to acquire relict scrub parcels in the Municipal Service Area • Mitigation and Conservation Banks and Gopher Tortoise Recipient Sites • Comprehensive Policy Guidance (Future Land Use, Urban Service Boundary/Rural Areas) • Land Development Regulations (Transfer of Development Rights, Development Form) • COLLABORATION AND PARTNERSHIPS 	X	X	X	City of Lake Wales / Polk County / Nearby Municipalities / Non-Profits / Local and State Agencies / Private Sector
G2	Pursue parks/trails improvements identified in the “Neighborhood Green Network”	X	X	X	City of Lake Wales / Polk County / Nearby Municipalities / Private Sector
G3	Restore habitat and native landscaping along trail networks leading to conservation lands	X	X	X	City of Lake Wales / Polk County / Non-Profits
G4	Update parks and recreation plan with a focus on connecting open spaces and accomodating anticipated growth	X			City of Lake Wales
G5	<p>Pursue “Green Building” approaches</p> <p>Adopt incentives and Florida Friendly Landscaping certification; encourage backyard habitat progams from NWF and others</p>	X			City of Lake Wales

NEIGHBORHOOD action steps

**INITIAL
DRAFT**

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
N1	<p>Promote historic preservation and establish incentives for infill / new investment in "Preservation and Infill Area"</p> <p>Pursue Certified Local Government and Historic Preservation Ordinance; Expand downtown historic district boundary; Expand permitted uses/building types, remove barriers and streamline approvals for infill in identified areas according to community vision</p>	X			City of Lake Wales / Main Street
N2	<p>Create and adopt traditional neighborhood development (TND) ordinance that will streamline approval for development that meets the code</p> <p>Planned Growth Area:</p> <ul style="list-style-type: none"> • Applies to new development > 30 acres • 20% open space required • Mix of uses and building types required • Includes form-based building standards • Walkable street network required <p>Limited Growth Area:</p> <ul style="list-style-type: none"> • Applies to new development > 15 acres • 60% open space required (clustered development) • Mix of uses and building types encouraged • Includes form-based building standards • Walkable street network required <p>• Walkable Street Network requirements include: maximum block size; connectivity (no cul-de-sac); alleys for lots less than 50' wide; face streets and public spaces with buildings fronts</p> <p>• Potential incentives: more permitted uses/building types/density; reduced fees; streamline approvals</p>	X			City of Lake Wales
N3	<p>Update zoning and comprehensive plan to fit the vision</p> <p>Zoning updates include:</p> <ul style="list-style-type: none"> • Add rural zoning designation • Add TND ordinance • Revise PDP and MDP ordinances to incorporate additional quality-control standards and improved procedures • Incorporate FDOT's context classifications <p>Comprehensive Plan updates include:</p> <ul style="list-style-type: none"> • Fix inconsistencies (such as Low Density Residential designation for annexed parcels) • Add maps (and related new policy) designating Preservation and Infill, Planned Growth, and Limited Growth Areas; Big Green Network Target Areas; and Employment Opportunity Sites 	X			City of Lake Wales
N4	<p>Pursue Joint Planning Agreement with Polk County</p>	X			City of Lake Wales / Polk County

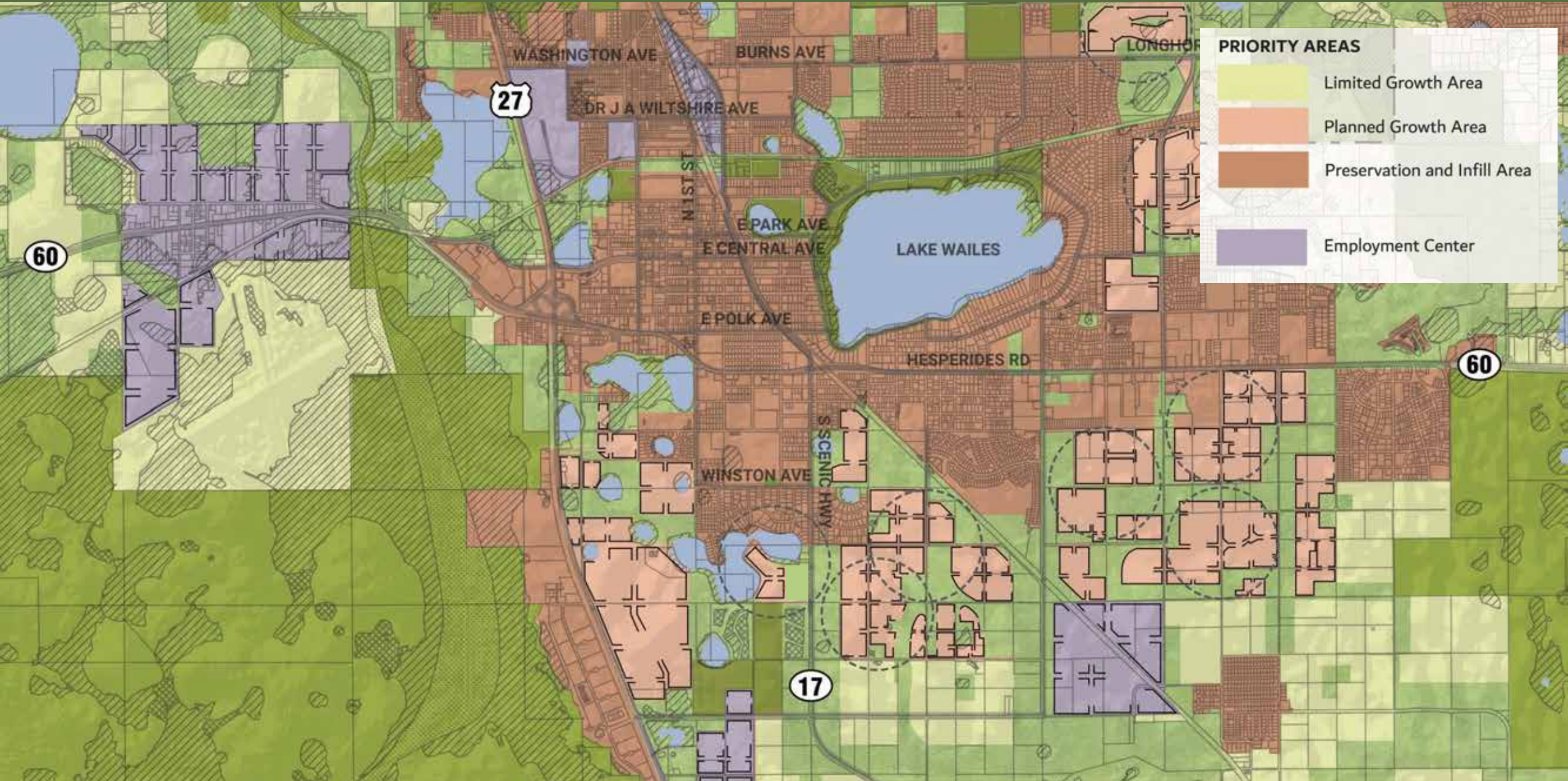
MOBILITY action steps

**INITIAL
DRAFT**

Action #	Description	Timeframe			Responsible Party & Partners
		Immediate (year 1-3)	Mid-Term (year 4-6)	Long-Term (year 7+)	
M1	Adopt Complete Street design standards for new or improved streets	X			City of Lake Wales / Polk County / FDOT
M2	Pursue Complete Street improvements for identified non-state streets Includes Thompson Nursery/Chalet Suzanne and Masterpiece Road; Mountain Lake Cutoff Road; Buck Moore/Hunt Brothers Road; 11th Street South		X	X	City of Lake Wales / Polk County / Private Sector (frontage)
M3	Design and construct Burns Avenue redesign Includes road diet, separated bike lanes, spot medians, lighting, canopy landscape, roundabout at Tower Road		X		City of Lake Wales / Polk County
M4	Implement speed management/landscape and pedestrian enhancements on SR 60 and US 27	X	X		FDOT / City of Lake Wales
M5	Implement SR 17 / Scenic Highway Enhancement and Trail		X		FDOT / City of Lake Wales / Polk County / Nearby Municipalities
M6	Pursue Lake Wales Transit Circulator Initial Route: Immediate Timeframe Expansions: Mid- to Long-Term Timeframe	X	X	X	City of Lake Wales / FTA

ECONOMY

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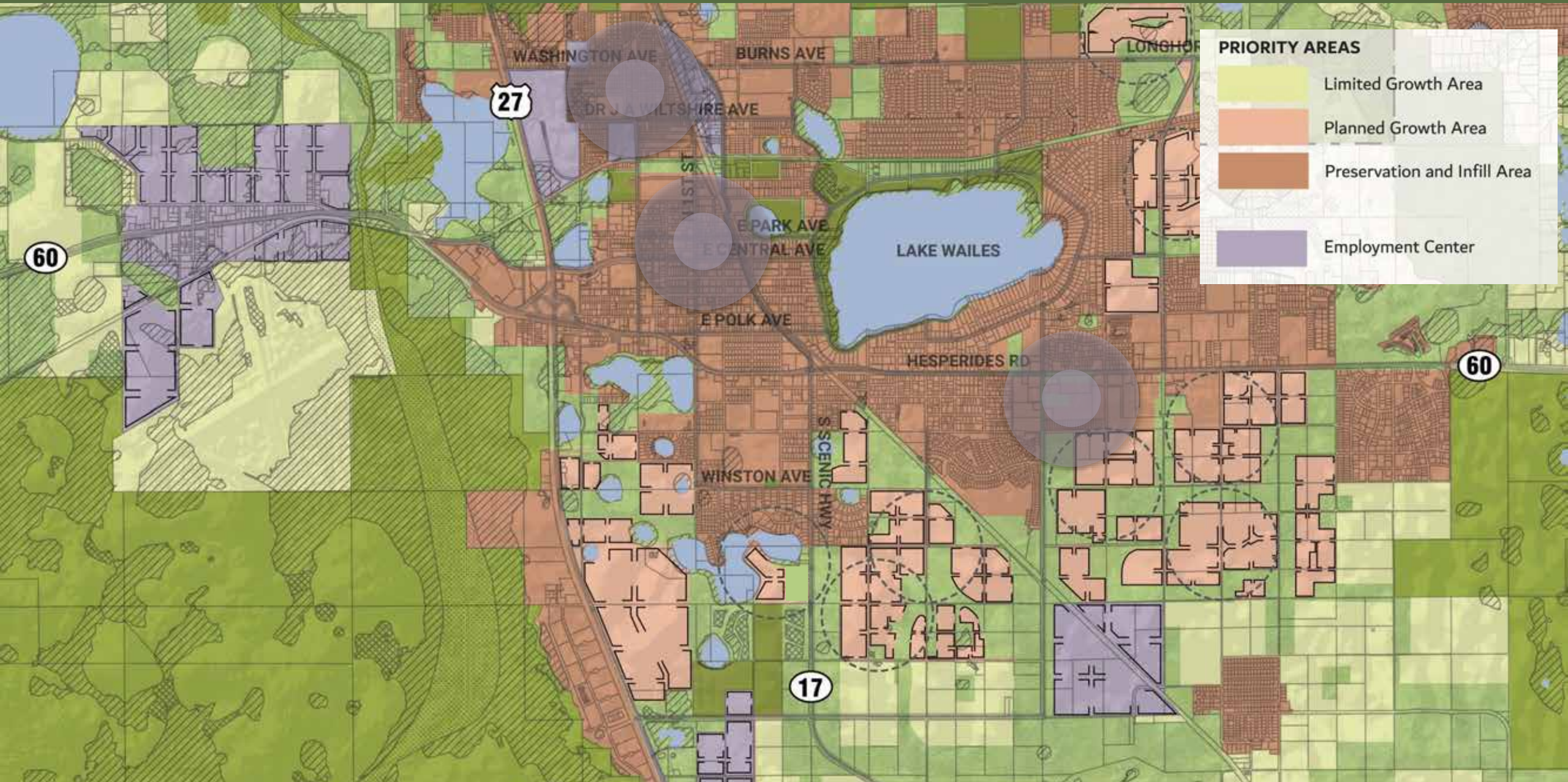


PRIORITY AREAS

- Limited Growth Area
- Planned Growth Area
- Preservation and Infill Area
- Employment Center

ECONOMY

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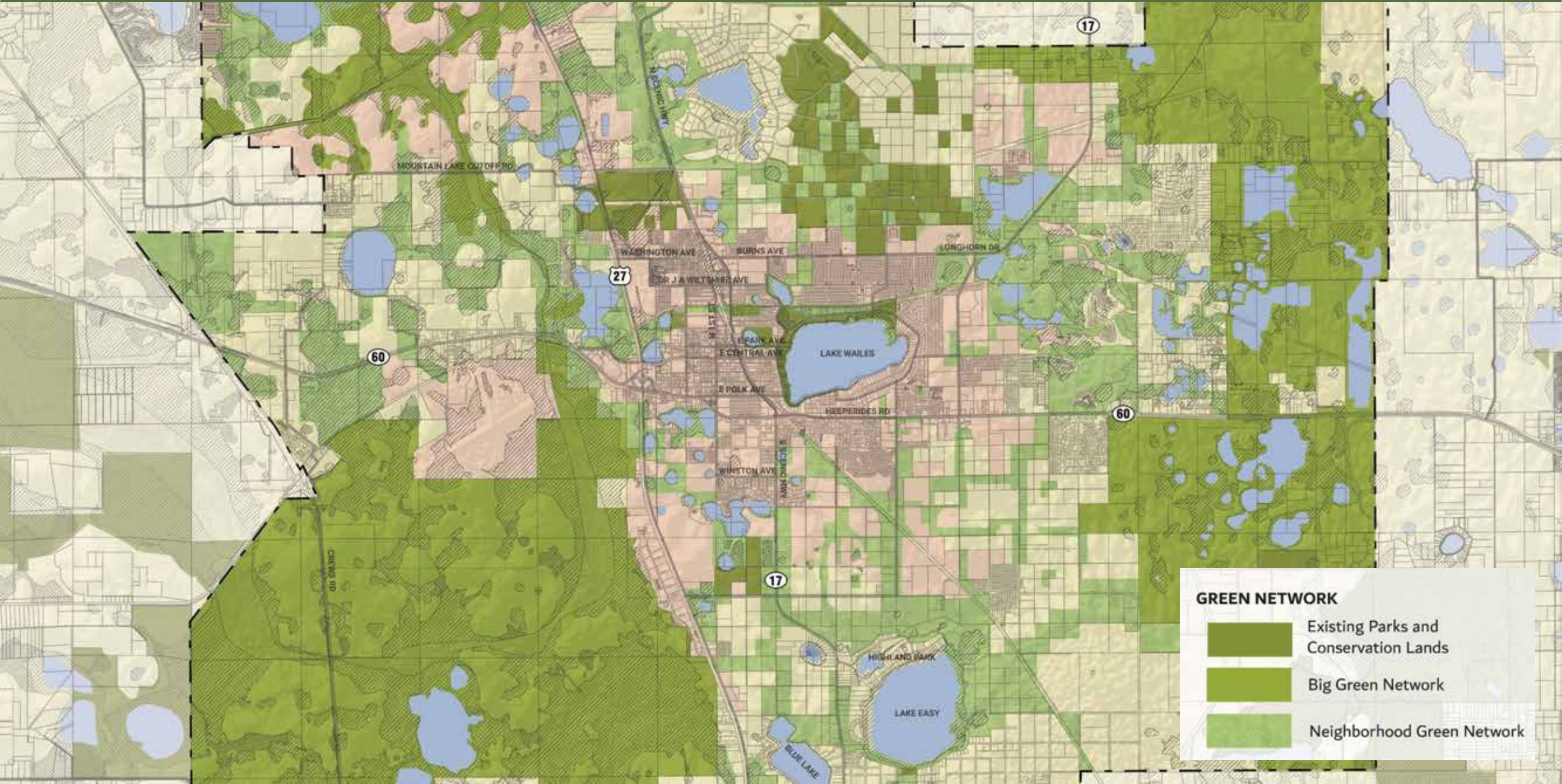


PRIORITY AREAS

	Limited Growth Area
	Planned Growth Area
	Preservation and Infill Area
	Employment Center

GREEN NETWORK

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TOOLS FOR CONSERVATION LAND PROTECTION

- Fee Simple Acquisition
- Conservation Easements (including Sentinel Landscapes)
- Agricultural Easements
- Regulatory Protection (wetlands, listed species)
- Tax Breaks (Agriculture as a Land Use in the City)

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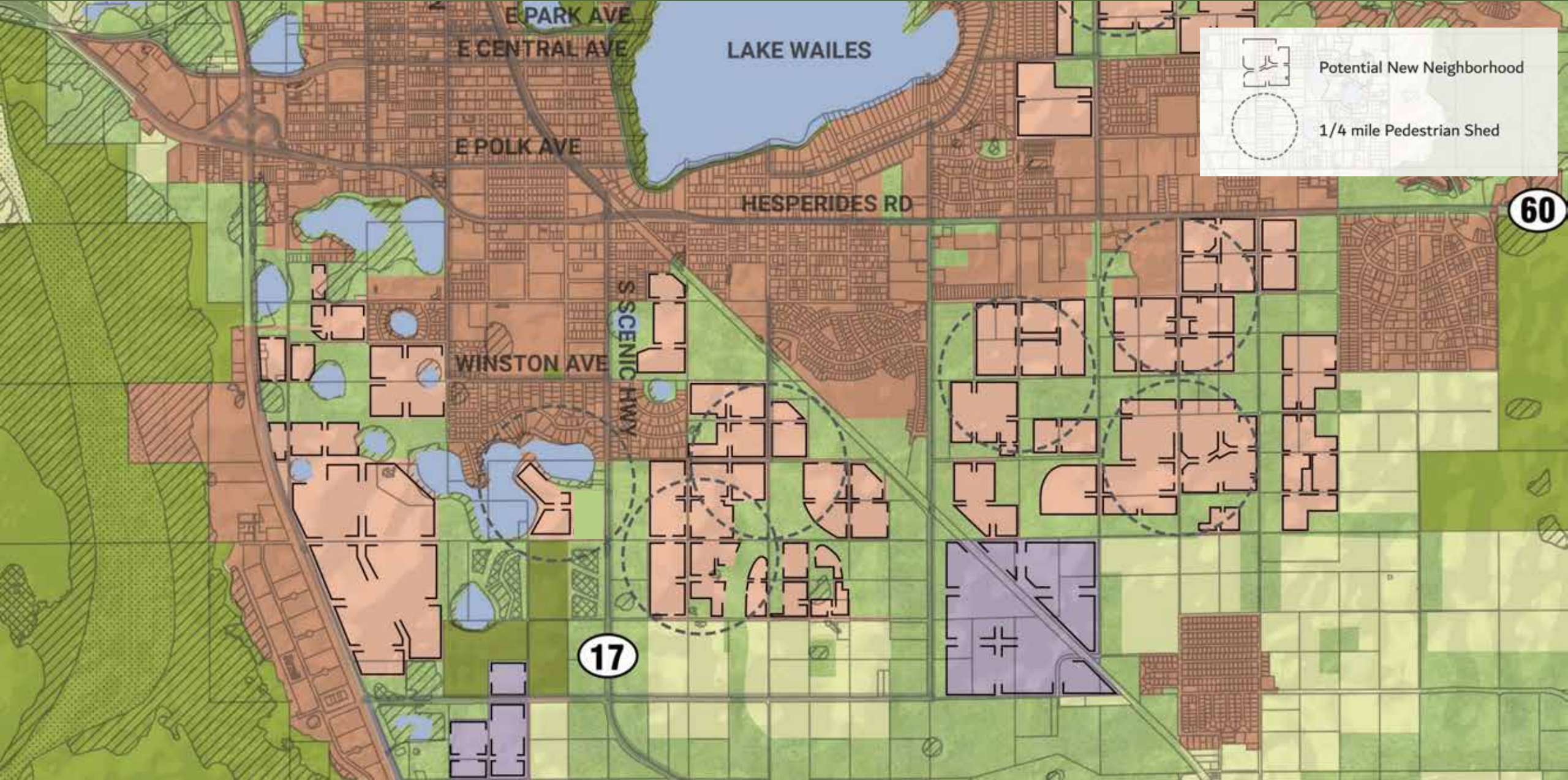
TOOLS FOR CONSERVATION LAND PROTECTION

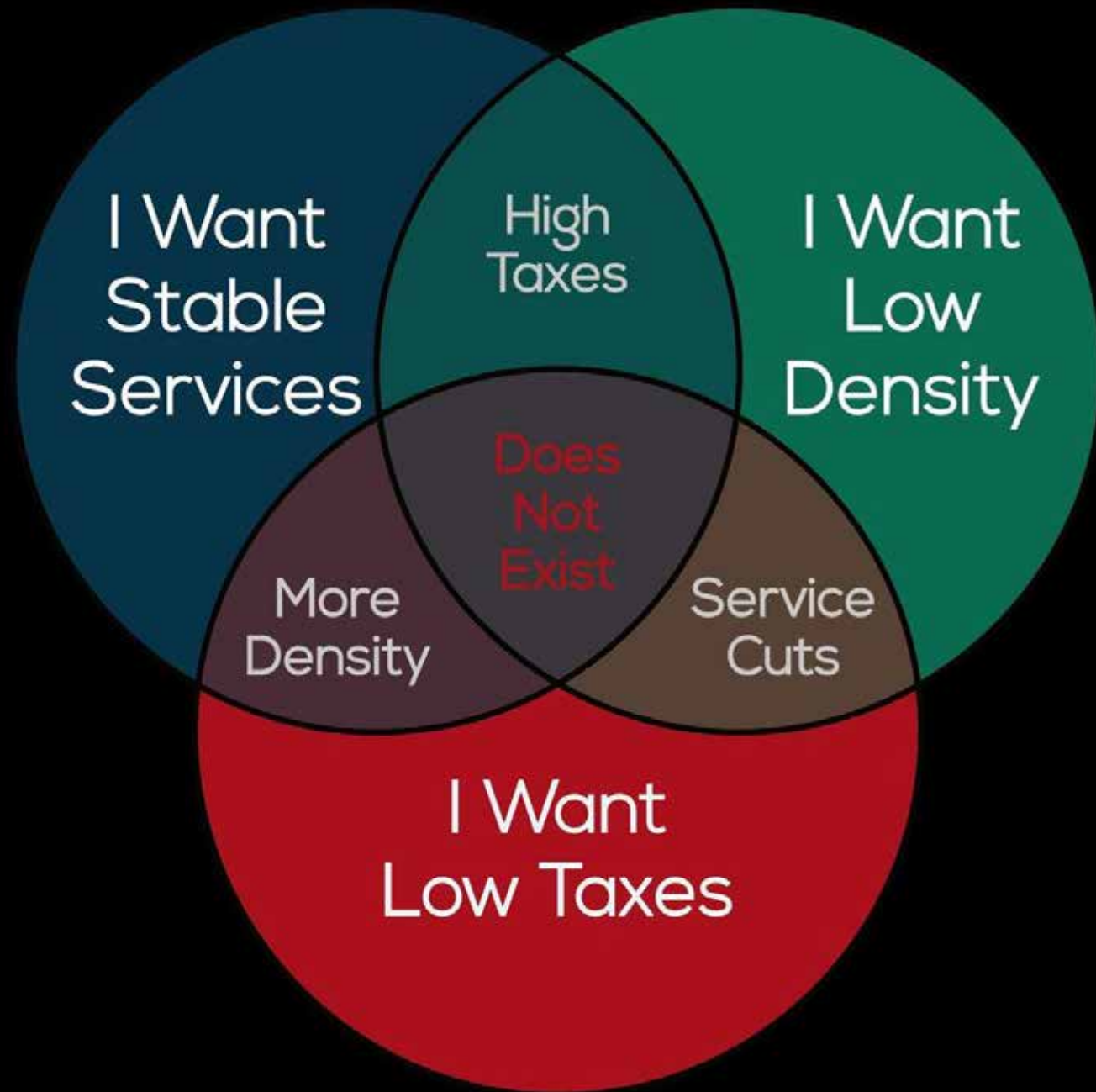
- Partnerships to acquire relict scrub parcels in the Municipal Service Area
- Mitigation and Conservation Banks and Gopher Tortoise Recipient Sites
- Comprehensive Policy Guidance (Future Land Use, Urban Service Boundary/Rural Areas)
- Land Development Regulations (Transfer of Development Rights, Development Form)
- **COLLABORATION AND PARTNERSHIPS**

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NEIGHBORHOODS

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TND ORDINANCE

- New standards shape the design of neighborhoods and conservation villages.
STARTER IDEAS:

Planned Growth Area	Limited Growth Area
Applies to new neighborhoods > 30 acres	Applies to new conservation village or hamlet > 15 acres
20% Open Space Required	60% Open Space Required
Mix of uses and building types REQUIRED	Mix of uses and building types ENCOURAGED
Includes form-based building standards	
Requires walkable street network	
Potential Incentives: more permitted uses / building types / density; reduced fees; streamline approvals	



TND ORDINANCE

Draft Table Of Contents

Section 1: Administration

Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

TND ORDINANCE

Draft Table Of Contents


Section 1: Administration

Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

- 
- Applicability
 - Definitions
 - Approval Procedures

TND ORDINANCE

Draft Table Of Contents


Section 1: Administration

Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

- 
- Mix of Uses / Building Types
 - Required Open Space
 - Permitted Density

TND ORDINANCE

Draft Table Of Contents

Section 1: Administration

Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

- Building Placement
(setbacks, build-to location)
- Building Height

TND ORDINANCE

Draft Table Of Contents

Section 1: Administration

Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

- Block Size
- Connectivity
- Alley Requirements
- Parking Requirements
- Basic Building Design
(no blank walls, orient
fronts to the street, etc.)

TND ORDINANCE

Draft Table Of Contents

Section 1: Administration

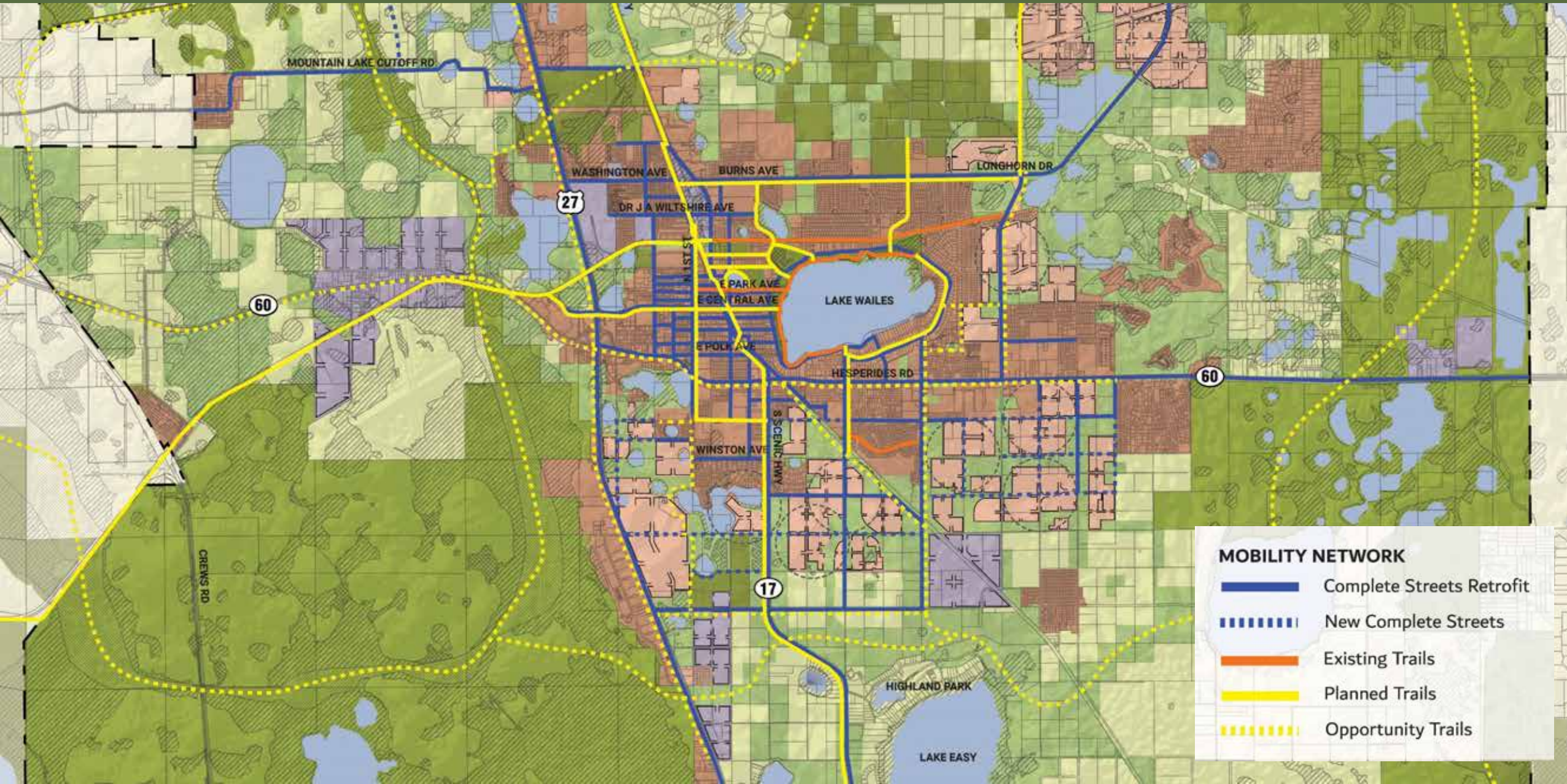
Section 2: Neighborhood / Village Standards

Section 3: Building Form Standards

Section 4: Walkable Design Standards

Section 5: Street & Open Space Standards

- Design of Streets
(street trees, lane width,
sidewalks, bike facilities)
- Design of Trails
- Design of Usable
Open Spaces



MOBILITY NETWORK

-  Complete Streets Retrofit
-  New Complete Streets
-  Existing Trails
-  Planned Trails
-  Opportunity Trails



MOBILITY IMPROVEMENTS **FUNDING SOURCES**

- City Multimodal Transportation Impact Fee or CIP
- Federal Grants (Reconnecting Communities, Safe Streets 4 All, RAISE)
- FDOT Resurfacing, Restoration and Rehabilitation (RRR) project budgets
- Polk County CIP
- Trails: Federal Lands Access Program (FLAP) and SUNTrail

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NEXT STEPS:

- Review information / send your questions and feedback:

lakewalesenvisioned.com

- Refined Plan / Report: **September 2023**



L A K E W A L E S

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

THANK YOU!

PARTNERS & CO-SPONSORS



LAKE WALES
AREA CHAMBER of COMMERCE & EDC



Lake Wales
Heritage
An Olmsted Conservancy



Rollins
EST. 1885



LAKE WALES NEWS.NET

ACTIVE TOWNS



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