HIGHLANDS COUNTY
2050 Comprehensive Plan

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Special thanks to all of the Highlands County Commissioners, Planning and Zoning Commission members, administrative staff, agencies, residents, and stakeholders that helped in the preparation of this document.

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HIGHLANDS COUNTY
2050 COMPREHENSIVE PLAN

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INTRODUCTION:

Pursuant to Section 163.3177(6)(a), F.S, the following represents the Land Use Goals, Objectives, and Polices of Highlands County. 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 10-year short term planning horizon (2036) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

GOAL: ENSURE A HIGH QUALITY, DIVERSIFIED LIVING ENVIRONMENT THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES, DISCOURAGE URBAN SPRAWL, PROTECT ENVIRONMENTALLY SENSITIVE LANDS, AND PROVIDE GUIDANCE FOR THE LOCATION, TYPE, AND INTENSITY FOR NEW DEVELOPMENT, WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1: GROWTH MANAGEMENT STRATEGY

Development within the County shall be managed through the application of Comprehensive Plan Goals, Objectives, and Policies, including the implementation of the Land Development Regulations of Highlands County, for the planning period of 2026 to 2050.

Policy 1.1: General Growth Management Strategy

A. The Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector. The General Growth Management Strategy consists of the following:

1. Encourage compatible future growth, including infill, in the planning period of 2026 to 2050;

2. Allow and encourage compatible infill development wherever properties are already served by public infrastructure, but not utilized at the most suitable density and/or intensity or type of land use in relation to surrounding development;

3. Protect the existing Rural Village, and allow for Overlay Districts such as Sustainable Communities;

4. Use clustering, planned development, transfer of development rights, purchase of voluntary conservation easements, and density bonuses as the primary methods to preserve the open space characteristics of rural areas, whenever such lands are proposed for development;

5. Use environmental clearance reviews, clearinghouse development review procedures, coordination with other agencies, and land acquisition strategies (including fee purchase, easements, donations and other less than fee mechanisms) as the principal vehicles to protect natural resources;

6. Provide a basic recognition that commercial and personal services should be provided at existing Rural Village locations to serve rural populations; and

7. Provide a basic recognition that the land uses outside of urbanized areas are primarily agricultural activities or low-density rural development except in the Compact Urban Development Area of Sustainable Communities.

B. In general, the outward expansion of urban land uses from the municipal limits of Avon Park, Sebring, and Lake Placid shall connect to the existing and planned infrastructures and centralized services that support the communities, municipalities and many of the employment centers of Highlands County. In most instances, development decisions should recognize this as a fundamental principle of policies governing future development within Highlands County.

The County shall give preference to:

1. Opportunities for infill or redevelopment, where such opportunities exist;

2. The development of mixed-use sites;

3. In the long-term planning horizon, sites within a Sustainable Community Overlay District;

4. Development opportunities which provide permanent jobs and improve the County's revenue base;

5. Well planned development that meets the objectives and policies of this Comprehensive Plan, especially as regards for provision of:

   a. Central wastewater and potable water systems;

   b. Protection or mitigation of environmentally sensitive lands;

   c. On-site and off-site roadway improvements or traffic enhancements;

   d. Affordable priced housing, workforce housing and farm worker housing;

   e. The voluntary re-planning and modernization of older subdivisions;

   f. Land use patterns which reduce the potential for greenhouse gases;

   g. Transportation options; and

   h. Walkable communities promoting a healthy lifestyle.

C. Development impacts, timing, the availability and adequacy of infrastructure facilities, the installation of new infrastructure, the provision of new or the expansion of existing services by the public or private sectors, historic growth trends, and the limits of public budgets to provide services shall be considered as impacts of future development proposals. These considerations are particularly important whenever land use

amendments are evaluated for the most suitable density and/or intensity or type of land use.

D. Sprawl Guidelines: It is the goal of Highlands County to build on its historical development pattern as a given point of departure, and to mitigate the forces fostering urban sprawl. Urban sprawl is generally scattered, untimely or poorly planned urban development that occurs on the fringe of rural areas and has occasionally invaded lands important and most suitable for agriculture or environmental and natural resource protection. In order to effect this goal, the primary sprawl indicators that a proposed plan or plan amendment discourages will function as a sprawl litmus test. The determination of the presence of one or several of these indicators shall consist of an analysis of the proposed plan or plan amendment within the context of features and characteristics unique to the local community in order to determine whether the plan or plan amendment manifests these findings. For reference, the indicators are contained within the Technical Support Documents to the Comprehensive Plan.

E. Other Measures to Promote Growth Management

The following measures in addition to implementation of FLU Policy 1.2.A through FLU Policy 1.2.D. shall be undertaken by the County to encourage orderly growth, to promote compatible land use patterns, to maintain separation between urban and agricultural land use activities, and to avoid or minimize impacts to the County's environmental resources:

1. Implementation of Future Land Use Maps that express the development capacity and potential use of unincorporated lands in the form of an overall land use pattern for the County;

2. Implementation of planning guidelines and criteria for evaluating land use changes and establishment of a new growth management system that more appropriately addresses rural planning conditions, infrastructure enhancements, future development trends, and community values;

3. Implementation of Land Development Regulations which are consistent with the policies of this Comprehensive Plan;

4. Implementation of a Concurrency Management System to assure that all development and redevelopment adheres to the Level of Service Standards set forth in this Comprehensive Plan;

5. Protection of natural resources against the impacts of development through the establishment of environmental clearance procedures, mitigation procedures, and development standards;

6. Establishment of procedures and criteria to recognize vested rights;

7. Protection and maintenance of the natural and man-made environment and resources in a manner protective of the water supply;

8. Implementation of the Goals, Objectives, and Policies of the Comprehensive Plan to guide and manage growth;

9. Use of population projections, to guide public/private entities in planning for development, redevelopment, and service delivery; and

10. Use of specific area plans, subject matter plans, neighborhood improvement plans, Sustainable Community Master Plans, independent special districts, and applicable state and regional plans to guide the decision making process of the Planning and Zoning Commission and the Board of County Commissioners.

Policy 1.2: Land Use Categories, Densities, and Intensities

A. Official Future Land Use Map Established:

1. Land Use Categories shall be depicted on the Future Land Use Map series for all properties in the unincorporated area of Highlands County. This map series shall be part of the Future Land Use Element. Each land use map, of the map series, shall be consistent with the scale of the Zoning Atlas and at other scales as appropriate in order to facilitate cross referencing and identifying inconsistencies. Collectively, the land use maps shall constitute the official Future Land Use Map.

2. Each Future Land Use category shall be identified on each map by the designations established within this Comprehensive Plan.

3. A property's development potential and development order approvals shall be consistent with the Future Land Use Element as a whole and with other applicable goals, policies, and objectives of the Comprehensive Plan.

4. Urban land use designations are those land uses allowing for high density and intensity of development (4 du/ac or higher), not including the Agriculture land use, Conservation Management land use or Low Density residential land use.

B. As a means to allow aquifer recharge, the following maximum site coverage standards have been applied to the Land Use Categories described in Paragraph "D" below.

C. Nonresidential Land Use Categories: The intensity of nonresidential development shall recognize natural environmental constraints, traffic and access, the character of surrounding development, and the necessity of potable water and central wastewater installations as a prerequisite to development. The intensity to which a property may be developed for the nonresidential land uses described in Paragraph "D" below shall be governed by the indicated site coverage standards and floor area ratios (FAR). The County shall amend its Land Development Regulations to incorporate these standards and ratios.

D. Land Use Categories:

The following land use categories are hereby established for the purpose of managing future development and redevelopment activities:

- Agriculture (AG)
- Low Density Residential (RL)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Public/Quasi-Public Facility and Institutional Lands (P)
- Conservation/Management Lands (CM)
- Commercial (C)
- Commercial/Industrial Mixed Use (CI)
- Business Park Center (BPC)
- Industrial (I)
- Mixed Use (MU)
- Mixed Use Center (MUC)
- Vested Development
- Public Water Supply (PW)

1. Agriculture: (abbreviation = AG):

Agriculture is the predominant land use for the rural areas of Highlands County. This category encompasses those activities generally associated with rural settlements, active agriculture including biofuel feedstock and other resource-based activities, and recreation and open space.

a. Starting Density: 0.20 or less, units per acre, or one (1) dwelling for every five acres.

b. Maximum Density: 1 unit per 1 acre on the receiving parcel with a density transfer pursuant to a transfer of development rights or clustering; or,

1 unit per 2 acres on the receiving parcel when transfer of development rights or clustering is required onsite to protect natural resources on sending parcels as identified on the Conservation Overlay Map. Number of dwelling units transferred is determined by the land use designation of the sending parcel.

Other parcels less than 5 acres must be created under the following conditions:

1) Parcels created pursuant to the family homestead provisions of the Florida Statutes and the Land Development Regulations must:

   i. Have a minimum lot size of one acre;

   ii. Have direct access to a publicly maintained road; and,

   iii. Have at least one-half acre of upland which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element (NRE) Objective 3.

2) Parcels other than that created under the family homestead provision at a density greater than one dwelling unit per five acres (less than 5 acres in size) pursuant to either clustering or transfer of development rights are subject to the following provisions:

   i. Individual lots shall have a minimum lot size of one acre, when resource protection pursuant to NRE Objective 3 is not involved. (Protected resources cannot be used as part of this minimum lot size computation);

   ii. Must achieve the purposes of FLUE Policy 3.3 and/or protect agriculture lands that are being used for farming or achieve the purposes of the land protection objectives of Natural Resource Element Objectives 3 and 4;

   iii. Must conform to all other requirements of the adopted Land Development Regulations (including platting requirements), Land Development Regulations, and Comprehensive Plan, as applicable to other agriculture properties;

   iv. Have direct access to a publicly maintained road;

   v. Have at least one-half (1/2) acre of land which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element Objectives 3 and 4. (Protected resources cannot be used as part of this minimum lot size computation);

vi. Must file a legal instrument that acknowledges the receipt and understanding of the provisions of F.S. 823.14, the Florida Right to Farm Act;

vii. Must provide a minimum fifty-foot buffer and building setback from any property line between an adjacent agriculture use and any non-agriculture use proposed on the property. This buffer shall be provided by the non-agriculture development;

viii. The undeveloped portion of such tracts that is the sending parcel, and is used to transfer development density to the receiving parcel, pursuant to the transfer provisions and requirements of the transfer of development rights ordinance, must be reserved in either an agriculture, open space or conservation easement. The use of the agriculture, recreation and open space, or conservation easement for other purposes shall require an equivalent transfer of density from another parcel and the recordation of an equivalent easement that meets identical purposes of FLUE Policy 3.3, including protection of agriculture lands that are being used for farming or achieve the purposes of the land protection objectives of Natural Resource Element Objectives 3 and 4; and,

ix. The sending parcel's density must be equal or less than the receiving parcel's density

3) Subdivision development for lots greater than 5 acres shall not be required to follow the clustering or transfer of development rights provisions stated above but shall be required to conform to the platting requirements of the adopted Land Development Regulations, and Comprehensive Plan, as applicable to other agriculture properties.

4) New subdivisions in the Agriculture land use category which create more than 20 lots are required to cluster. Such lots should have frontage on a publicly maintained road, and be reasonably accessible to other urban services.

c. Wetland and Flood Plain Density: A density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within the Agriculture land use category which is depicted on the Future Land Use Map series. Any legally created property that is only partially impacted by wetlands or flood plains is exempt from this provisions, as long

as development can be achieved on the property maintaining the required setbacks from lot lines and wetland resources and has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or flood plain area.

d. Additional Allowable Uses: Places of worship; emergency support services. Public schools (Elementary & Middle) consistent with Policy 1.5.1 of the Public School Facilities Element; to serve the rural population to the greatest extent possible collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum; and gallery.

e. Additional Uses which may be granted upon approval of an application Subject to Specific Criteria set forth in the Land Development Regulations: Other non-resource based uses such as cemeteries; agro-industrial research and education facilities (i.e. typically co-located with the agricultural or resource uses); telecommunication facilities; and self-contained temporary plants such as asphalt plants or pipe yards intended to serve a specific project for a limited period of time; solar based power generation facilities; and wastewater treatment plants, provided they meet the following: Power plants shall be allowed subject to the criteria below and consistent with the Power Plant Siting Act, Transmission Line Siting Act, Highlands County Comprehensive Plan, and the Highlands County Land Development Regulations.

Criteria for granting such approval of additional uses shall be based upon site specific evaluation of soil suitability, stormwater treatment, traffic, land use compatibility with surrounding properties, water supply including aquifer recharge, utility availability including water, wastewater and solid waste disposal and impact on natural resources and environmental systems.

1) The provision of the facilities and services is in conformity with the provisions of this and other elements of the 2050 Comprehensive Plan;

2) The use meets all local, State, and federal regulatory requirements and performance standards;

3) The location, type, scale, density/intensity, and design of the facilities are compatible with the overall character of the existing, as well as the proposed future development of the area;

4) Facilities and structures must be located and designed in such a manner as to protect the safety of individuals nearby

and to ensure that neighboring properties and structures are protected during the normal operation of these facilities and structures and in the event that the facilities or structures are damaged or destroyed; and

5) The use does not attract spin-off urban development or may not be a desirable activity in the urbanized area because of external impacts on adjacent lands.

f. Agritourism as an Additional Use: Any agricultural activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public to view or enjoy the farming activities for recreational, entertainment, or educational purposes, pursuant to Section 570.85, F.S.

2. Low Density Residential: (abbreviation = RL):

This land use classification requires large lots for single-family housing which is typical of estate subdivisions or ranchettes. This land use is primarily utilized as a means to define the transition to agrarian settlement patterns within the County, such as in Existing Rural Villages. It performs the function of an urban/rural threshold around the urban cores. Low Density Residential should be the primary land use option for the development of less accessible lands or less useable lands on the Lake Wales Ridge.

a. Starting Density: 1.00 units per acre.

b. Maximum Density: 3.00 units per acre.

c. Additional Allowable Uses: Public schools (Elementary & Middle); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.

3. Medium Density Residential: (abbreviation = RM):

The development pattern for this residential category begins with the traditional development density for single-family lots on unincorporated properties in the County. Generally subdivided into quarter-acre lots, which established the starting density this land use category constituted the primary residential environment for County residents comprising both site-built and mobile homes. Historic development patterns for this land use category favor commuter linkages from satellite subdivisions around municipalities and along arterial corridors. Housing service ranges from single-family detached neighborhoods to attached housing complexes, such as duplexes, which offer both ownership and rental opportunities. Vacant infill properties are prime candidates for this land use category. Future projects should emphasize a traditional preference for privacy, visual amenity, and low profile development: one and two story construction, ample separation between buildings, off-street parking, landscape treatments,

etc. The upper end of this density range, which includes the Mobile Home Park (max. 8 dus/ac), may be achieved where existing infrastructure, and paved roads exist to serve the development site or whenever special taxing districts are created to provide such infrastructure.

a. Starting Density: 4.00 units per acre.

b. Maximum Density: 8.00 units per acre

c. Additional Allowable Uses: Public schools (Elementary, Middle, & High); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.

d. Permitted Supporting Uses: include potable water and wastewater treatment plants.

4. High Density Residential: (abbreviation = RH):

Land use with the highest residential development potential. Historically, this has been the predominant residential density for mobile home and attached multiple-family housing projects, although small lot subdivisions are achievable at the low end of this density range.

Prime candidates for development at this density are infill properties situated in close proximity to municipal boundaries, shopping and employment centers, the intersections of paved arterial or collector roads, and similarly developed sites. In addition to these considerations, new development or redevelopment at the upper limits of this density range may be required to connect to an existing central wastewater system and potable water system which are available to the site, or provided on site as required supporting uses.

Because of their high profile in the urban fabric, High Density Residential projects should integrate landscape treatments and buffers, screened or covered on-site parking, properly controlled internal circulation and access/egress points, and amenity spaces/facilities into the site plan.

In order to assure that High Density Residential projects are compatible with the character of neighboring residential properties and respectful to the visual perspective of the street scape, design consideration should also be given to the scale of the project; building mass, heights, setbacks, and orientations; architectural style and material treatments; and signage.

a. Starting Density: 9.00 units per acre.

b. Maximum Density: 12.00 units per acre, except that *Assisted Living Facilities* shall be allowed a maximum of 30 units per acre and affordable or workforce housing shall be allowed a maximum density of 16 dwelling units per acre.

c. Maximum Intensity - Floor Area Ratio: Up to 0.70 FAR for office; Up to 0.80 for other commercial uses. Density and intensity shall be calculated separately.

d. Additional Allowable Uses: Public schools co-located with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.

e. Site Specific Criteria of Assisted Living Facilities: All ALF facilities must meet the following:

1) Be serviced by urban infrastructure such as centralized utilities and compact, walkable development;

2) Have access on or to a traffic collector or arterial road;

3) Have access to on-site or adjacent open space areas or to a County or Municipal Park or recreation area; and

4) Have central water and central wastewater.

5. Public/Quasi-Public Facility and Institutional Lands: (abbreviation = P):

This land use category encompasses all lands in public ownership that are used for public airports, recreation, athletic sports, stadiums, public schools, college & university campuses, military training and management, flood control, sanitary landfill, public potable water and public wastewater treatment plants, civic buildings, and government activities. Quasi-public uses in this category are properties held by: privately owned institutions for the beneficial use, recreation, education, assembly, or membership of the public, including private schools, places of worship-owned land that is used for other than regular worship services (such as retreats, camps, parochial schools), facilities of nonprofit fraternal organizations, cemeteries, hospitals, park facilities, and similar places accessible to the public; utility company, railroad, and airport facilities that include such uses as administrative headquarters, corporation storage and repair yards, power stations, electrical generating facilities, electrical and liquefied gas substations, primary transmission lines, communication towers, potable water and wastewater treatment plants, incinerators, and similar commercially operated facilities are included.

Airport related uses allowed include all uses normally accessory to an airport in addition to commercial uses, industrial uses and parks of commerce approved by the Board of County Commissioners.

a. Development Capacity: permanent residential uses between 1 unit/acre and 0.1 unit/acre (depending upon the development capacity of surrounding land uses), plus facilities and improvements necessary for the intended use or activity.

b. Maximum Intensity - Floor Area Ratio: Up to 1.00 FAR.

6. Conservation/Management Lands: (abbreviation = CM):

This land use category includes all public or private-nonprofit organization lands that have been obtained (including acquisition, conservation easements, donations and other less than fee mechanisms) for environmental research, preservation, conservation, mitigation or education purposes. Examples include Florida Forever sites, open space easements, flood and water management lands, native preserves, natural park land, environmental research stations, wildlife management areas, and incidental accessory improvements directly related to these uses and for access improvements, such as boat-ramps, to recreational waters and equestrian camping facilities associated with established or planned trail systems such as the Florida National Scenic Trail, a part of which is along the Kissimmee River, connecting the Chain of Lakes with Lake Okeechobee. The Conceptual Plan Line (See Administrative Section III) will show proposed Florida Forever sites, Water Management District purchases of environmentally sensitive land, the Kissimmee River Restoration project, proposed County purchases, or Save Our River purchases.

a. Development Capacity: 1 unit/80 acres, plus facilities and improvements necessary for the intended conservation use or activity.

b. Maximum Intensity: Floor Area Ratio: Up to 0.15 FAR.

c. Maximum Impervious Surface: Limited to that which is necessary to support the intended conservation or management use or activity.

d. Additional Uses: Campgrounds, in association with trails, trailheads and hiking stations for accessing recreation facilities such as boat ramps and equestrian camping facilities, supported by on-site parking facilities, are permitted uses when part of a management plan by a public agency and single family residential uses in vested subdivisions.

7. Commercial: (abbreviation = C)

Retail business operations which serve as convenience shopping or personal service destinations for nearby residential neighborhoods. Generally, such uses should locate at the intersection of arterial/collector roads or at the center of large scale subdivisions. Examples include dry cleaning outlets, convenience stores, salons and barber shops, pharmacies, small retail shops, branch banks, small dry goods or hardware stores, antique shops, service stations, and similar types of use.

Businesses serving a county-wide or regional market area which provide a variety of trade goods and commodities at retail and wholesale levels. These commercial uses are usually dependent upon highway or arterial intersection locations. Community serving commercial businesses may develop in combination with neighborhood commercial businesses. Examples are large department stores,

auto dealerships and repair garages, strip shopping centers, motels, larger restaurants, corporate headquarters, and other retail complexes. Shopping centers and malls over 5 acres in size must be developed under PD zoning.

Business operations that provide administrative, personal, or professional services to the general public or to other businesses. As a general rule, such uses are not associated with on-site activities common to stock and trade commercial operations, such as the retail sale and display of commodities or fair trade items. Under this heading are assisted living facilities (ALF), offices or studios for doctors, veterinarians, stock brokerages, real estate agencies, attorneys, engineers, architects, accountants, artists, postal services, financial consultants, travel agencies, and similar non-intensive, single purpose businesses. Commercial uses of a special nature range in character from rural to urban and represent a principal growth factor for the recreation/tourist economy of Highlands County. Commercial recreation businesses and resort recreation facilities which are established for seasonal populations and temporary occupancy should be the primary focus for special commercial use. Because of the specific location, factors related to recreation sport and certain commercial attractions, a special commercial uses should generally be located in proximity to Rural Villages or along a rural highway or close to the recreational feature it serves. Examples of this would be a specialized single purpose commercial use such as a fish camp resort, amusement park, outdoor farmers market, horse racing track, equestrian resort, marina, archery and gun club, golf driving ranges, or a sports complex.

a. Maximum Intensity - Floor Area Ratio: Up to 0.70 FAR for office; Up to 0.80 for other commercial uses.

b. Density as described in Future Land Use Policy 1.2.D.4, provided that the residential FAR does not exceed the commercial FAR, does not exceed 50% of the property, and is located behind or above the commercial use.

8. Commercial/Industrial Mixed Use: (abbreviation = CI):

This mixed land use category is intended to permit a limited amount of low traffic, light industrial land uses in combination with highway dependent businesses and heavy commercial operations. Examples are mini warehouses, small scale inside assembly operations, retail sales in association with citrus operations, industrial offices, outside storage facilities which are screened and landscaped, and similar uses. The commercial use is the primary use in this land use category; the industrial mixed use is an optional secondary use. An industrial use shall always be subordinate to the commercial use in site area, floor area, and traffic generation. Mixed uses must be developed in accordance with PD zoning regulations and employ buffers.

a. Mixed Use Ratio: Up to 40% of gross site area for the secondary industrial use.

b. Maximum Intensity - Floor Area Ratio: Up to 0.80 FAR.

9. **Business Park Center: (abbreviation = BPC):**

The Business Park Center (BPC) category is intended to provide for the placement of establishments to accommodate employment centers including logistics center, light-assembly, manufacturing, warehousing, distribution, showroom, and local and non-local office needs. The BPC is intended for land use activities conducted entirely within enclosed structures with the exception of loading and unloading.

The BPC is not intended for general retail uses or commercial offices but for major employment centers. Limited retail uses shall be allowed in the category where such uses are related to or supportive of the primary employers and businesses already located or under development within a BPC.

Business Park Centers shall be encouraged to locate around the infrastructure and centralized services which support many of the employment centers of Highlands County or within Sustainable Communities of the County. Business Park Centers may be located in other areas contingent upon provision of adequate facilities and services.

No more than 10% of the total land area of the Business Park Center category may be utilized for supportive commercial uses such as office supply, limited restaurant uses, and day care centers. Mixed uses within a BPC shall be subject to a master plan. Retail and hotel uses shall be subject to a high degree of interconnectivity for vehicle and pedestrian access within the BPC. No residential uses shall be permitted the BPC.

Hotel uses shall be an allowed use within a Business Park, and not limited to the 10 % retail component. Retail and hotel uses shall be designed with internal connectivity for vehicular and pedestrian access within the business park.

a. Maximum Intensity - Floor Area Ratio: Up to .50 FAR for non-commercial uses.

10. Industrial: (abbreviation = I):

This category generally covers land use activities which involve converting or processing raw materials; the manufacture, assembly, production, or repair of durable goods; wholesale commerce; warehousing or storage operations; distribution and shipment of cargo; and, corporate functions in association with industrial operations.

Industrial activities involving corporate offices and light industrial operations (such as small warehouses, assembly operations, distribution and shipping facilities, and like uses) shall be encouraged to locate around the infrastructure and centralized services which support many of the employment centers of Highlands County or within Sustainable Communities of the County.

Industrial uses that directly support agricultural operations (such as fertilizer plants, farm equipment repair, milk pasteurization plants) or that pose a significant nuisance from noise and odor (such as slaughter houses, juice plants, animal transport stock yards, sludge processing plants) may locate on lands depicted as Agriculture, subject to the Land Use Permit requirements of the Agriculture zoning district.

Industrial uses that are a potential endangerment to public health and safety (such as chemical plants, incinerators, waste processing facilities, the manufacture and storage of explosives, electrical generation stations and natural gas sub-stations) shall be required in all cases to locate in isolated areas, away from population centers, and generally in the rural areas of the County.

a. Maximum Intensity - Floor Area Ratio: Up to 1.00 FAR.

11. Existing Designation Category: (abbreviation = E):

The Existing Designation Category applies to those areas, uses of land, or uses of buildings that currently exist and are scattered around the County in a pattern that does not conform to the applicable sections of the Florida Statutes that prohibit sprawl or leapfrog development. These areas, uses of land, or uses of buildings were previously approved when such approvals conformed to applicable state laws and when the prohibitions against sprawl and leapfrog development did not exist. Such categories are to be considered legal designations under all applicable Highlands County growth management laws but are not allowed to expand or increase beyond the boundaries previously approved by Highlands County. All uses, uses of land and uses of buildings within these designations must meet all applicable Highlands County growth management regulations now in effect or in effect at some future date.

12. Mixed Use: (abbreviation = MU):

This category shall apply to developments that are not singular in their uses but comprised of multiple or mixed uses which require specific or selected land use districts in order to implement them. Fundamental structural elements within the Mixed Use category should be present such as compact development, mixed uses, provision for multiple modes of transportation and responsive to the environmental and cultural attributes of the development site or community. The implementing districts that may be used are the TND: Traditional Neighborhood Development district, PD: Planned Development district, and any other mixed use patterns evolving out of new urbanism practices that integrates individual land uses of differing densities and intensities. This category shall include approved Developments of Regional Impact" (DRI); approved "Florida Quality Developments" (FQD); and, Projects with a "Binding Letter of Interpretation of Vested Rights Status" (BL) from either the former Florida Department of Community Affairs or the former Florida Department of Economic Opportunity and now known as the Florida Department of Commerce.

a. Development Capacity: Development includes approved development orders and Development Agreements in the project portfolios on file at the Planning Department.

13. Multi Use Center (abbreviation = MUC):

The Multi Use Center (MUC) Future Land Use category is intended to provide a balanced mix of residential and non-residential uses including residences, shops, work places, parks, and other urban uses. The MUC should functionally and physically integrate a mix of commercial (office and retail), industrial, if desirable, residential (including affordable housing), recreational, and public or semipublic uses.

The mix of land uses within the MUC should produce a high internal capture of daily trips. To accomplish this, the MUC should be designed with a high degree of interconnectivity for vehicle and pedestrian access.

The MUC shall be subject to a master plan. In order to achieve a balanced mix of uses, the land uses should be provided within the following ranges:

a. Residential: Up to 80% of acreage

b. Retail/Office/Light Industrial: Up to 80% of acreage

c. Recreation/Open Space/Public/Civic Space: At least 10% of project

d. Maximum Density:

Multi-Family: 20 dwelling units per acre

Single Family: 5 dwelling units per acre

e. Maximum Intensity - Floor Area Ratio: 1.0 FAR

14. Vested Development

a. The Vested Development Category applies to subdivisions or developments that have received vested status by either Highlands County through the appropriate Administrative Section of the adopted Comprehensive Plan or by the State of Florida through the Binding Letter process or Development of Regional Impact process.

b. The developments or subdivisions covered by this category include the developments or subdivisions shown in the table entitled “List of Vested Developments” in the Technical Support Section of the adopted Comprehensive Plan. Property or land in this category shall be considered consistent with the Vested Category when the zoning is single family residential. All property included in this category shall have as their basic

vested property right the development of a single family detached dwelling on at least a lot size of a quarter acre or 10,000 square feet.

c. This vesting does not waive requirements for all applicable County, Regional WMD, State or Federal permits.

15. Public Water Supply: (abbreviation = PW)

This category includes all lands allowing the development of potable water facilities. It is the intent of this district to:

a. Attain consistency between the PW, Public Water Supply zoning district and the Public Water Supply Land Use Classification, as required by Chapter 163 of the Florida Statutes;

b. Maintain and protect the natural and man-made environment and resources in a manner protective of the water supply;

c. Ensure the availability of adequate dependable sources of good quality water for domestic; residential, commercial, and industrial use, as required by Chapter 163 of the Florida Statutes;

d. Protect both quantity and quality of groundwater supply and to protect groundwater supplies from potential contamination; and

e. Safeguard the health, safety, and welfare of the citizens of Highlands County.

1) Permitted Uses: Only uses functionally related to the water supply system; open space; passive recreation, parks with no structures or impervious surfaces except for fencing; active recreation activities with no vehicles; structures or imperious surfaces; and, ballfields or playfields.

2) Permitted accessory structures: Only structures accessory to the permitted principal uses are allowed.

3) Prohibited Uses: Uses not functionally related to a water supply system or to the other uses cited in a. above. No parking areas, structures, or impervious surfaces, except for those shown as permitted or accessory shall be allowed.

4) Minimum Lot Requirements: As defined by the Highlands County Land Development Regulations.

5) Requirements: An Environmental Clearance Report (ECR) is required pursuant to NRE Policy 3.3.E., and all requirements of Objective 6 of the Natural Resource Element must be satisfied.

6) Density and Intensity: No commercial, industrial, or residential density or intensity are allowed except for FAR and impervious surface that is directly related to public water supply.

7) Applicability: This land use category and its implementing zoning district shall apply to only those potable water facilities that have a PW land use designation before March 3, 2020.

E. Nonconformities: The County shall allow all land use activities made nonconforming by the Comprehensive Plan to continue as nonconforming uses to the extent allowed by County Land Development Regulations governing nonconformance. Without exception, no expansion or reestablishment of a nonconforming use shall be allowed beyond that permitted in the County's Land Development Regulations or vesting order.

The guiding principles for preparing the County's land development regulation on nonconformance are expressed below:

1. Nonconforming uses may continue and, under certain conditions, may be expanded, restored, altered, or improved in conformity with character of surrounding uses, for public health and safety, to abate public nuisances or eyesores, to allow the beneficial enjoyment of property in keeping with similar uses or activities allowed to other properties, or to achieve the purposes and intent of Comprehensive Plan policy. Any expansion of nonconforming uses must otherwise be consistent with the provisions of this Plan.

2. Nonconforming structures or uses must have been existing prior to the adoption date of this Comprehensive Plan policy.

3. No future action by County government shall create additional nonconformance or a nonconforming situation.

4. If the nonconforming use is discontinued for a certain period of time prescribed by County regulations, subsequent use or development of the property shall be made to conform to the current zoning district regulation for that property.

F. Density and/or Intensity in Wetlands: For the purposes of implementing this policy, a density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within any Agricultural or Residential land use category which is depicted on the Future Land Use Map (FLUM).

For non-agricultural or non-residential uses, 25 percent (25 %) of the FAR for a delineated jurisdictional wetland or flood plain area in any Commercial, Commercial/Industrial Mixed Use and Industrial land use categories depicted on the FLUM shall be assigned, unless a mitigation option is selected from NRE Policy 3.16.

In the event a property owner wishes to transfer development rights (TDR) from off of the delineated jurisdictional wetland or flood plain, it may be granted only at the starting density of the Agriculture or Residential land use category in which the delineated wetland and flood plain are located.

(Example: *Agriculture*; 1 dwelling unit for every 5 acres may be transferred; *Low Density Residential*; 1 dwelling unit for every 1 acre may be transferred).

1. Owners of property that are lots of record, in a district in which dwellings are permitted, may erect a single family residential dwelling and customary accessory buildings pursuant to NRE Policy 3.5 and to the provisions of the Land Development Regulations.

2. Any legally created property that is only partially impacted by wetlands or flood plains is exempt from this provision, as long as development can be achieved on the property maintaining the required setbacks from lot lines and wetland resources, and in the Agricultural land use category, has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or floodplain area. In other Residential land use categories, a minimum contiguous area for development that is not impacted by the delineated jurisdictional wetland or flood plain will be pursuant to the development capacity for that category.

Policy 1.3: Recognition of the Existing Rural Village, and Specific Neighborhoods

A. Definition of Rural Village, Rural Neighborhood and Suburban Neighborhood:

Locales to be designated for Rural Village, or Specific Neighborhood overlay categories are existing communities identified on the Future Land Use Map series. These are places where some higher density residential and neighborhood commercial uses may be established through either buildout of existing developments or Future Land Use amendments. These higher density developments should be complimentary to existing neighborhoods.

The Rural Village includes:

Rural Village of Lorida

The Rural Village and Specific Neighborhood designations recognize existing and emerging neighborhoods in rural areas of the county. These areas have been identified on the Future Land Use Map.

The General purpose statements and Planning guidelines expressed in Paragraphs B, C, D, E, and F below are intended to guide future development of these areas. The designated Rural Village is Lorida.

1. Rural Village: The rural village is a small community, usually of historical significance developed over a number of generations and possessing a cultural cohesiveness and place identity. Generally, one or more ~~churches~~ places of worship have been established and a central facility is available for social events as well as a common open space for outdoor recreation activities. The village is innately residential in function, but possessing the attributes for mixed uses inasmuch as the early settlement was around a number of commercial/service activities accommodating local residents, local agricultural needs and the

traveling public. Currently, the village has become the focus for people preferring to live in a tranquil rural environment, on a larger lot and/or to maintain animals for recreation or consumption. Usually the core of the village is structured by an earlier platted subdivision of small lots from which an accretion of larger lots have occurred over the years that have split from adjacent larger parent parcels resulting in density decreasing outward from the center of the village and affording a variety of housing types.

The village will accommodate a diversified population of young families and retired couples requiring public and personal services coupled with attendant commercial/retail facilities. This diversity will generate local employment opportunities and lessen the dependency of the village on the incorporated communities for this requirement. Another factor of significance is the lessening of job and shopping related vehicular trips on the inter-community highways as these needs are partially met internally.

Public facilities such as a central potable water system and a central wastewater system would be considered future up-grades from existing individual private potable water wells and on-site wastewater treatment and disposal systems. Whether central systems are initiated by a utility provider that services the unincorporated County or a private developer to accommodate a specific scale of development; or, a combination of both the said utility provider and the developer installing the systems through a development agreement, such systems are encouraged by the Comprehensive Plan Infrastructure Policies 1.5, 2.1 & 6.5.

Light industrial uses would be appropriate within the sphere of influence of the village, inasmuch as the comparative advantage in location places the village within centralized positions favorable for serving the agri-business community. The locale identified and designated as a Rural Village overlay category is LORIDA.

2. Specific Neighborhoods: These are the typical large residential developments, created by land development entrepreneurs and characterized by aggressive promotional sales techniques that reach beyond national boundaries. The initial improvements were oriented toward the recreational benefits available within the development for the potential investor, such as an 18-hole golf course, club house, swimming pool, and tennis courts. The essential product of these developments was the single family lot for the second home or retirement home buyer. Higher density products were offered such as duplex, villa and small unit condominiums. Commercial facilities were programmed into the overall development plans. These developments were repetitious in street and lot layout, seemingly ignoring the various site characteristics which would normally influence street alignments and lot configurations. The development patterns for these neighborhoods have been established by their respective Plans and all future development will be build-out of these Plans as they were platted.

Water and wastewater facilities are, in part, provided through initial investor-owned systems within these developments. However, these facilities will require up-grading and expanding as new development phases are initiated. Sufficient development has occurred within each of these specific neighborhoods to establish place identity for the residents in relation to the incorporated community to which they are adjacent.

B. Land uses within the Rural Village and Specific Neighborhoods shall be designated with the appropriate land use category.

C. Approval of New Land Uses within the Existing Rural Village or Specific Neighborhood Overlay Category: New development or new land uses within the Rural Village, or Specific Neighborhood are required to obtain both Plan amendments and, where applicable, consistency rezones. Optimal physical standards structuring the spatial characteristics of the multiple center categories mentioned above are as follows:

1. Rural Village:

Approximate population: 400 to 2400 persons

Approximate dwelling units: 200 to 1200 D.U.

Density: Less than or equal to 1 D.U. per acre without central water system.

Less than or equal to 2 D.U. per acre with central water system.

Equal to or greater than 2 D.U. per acre up to 4 D.U. per acre with central water and wastewater systems and 50% of site in natural open space.

Village Green (Park): 200 S.F. per D.U. (4 acre minimum, centrally located, and where applicable, adjacent to a school site)

2. Specific Neighborhood:

Approximate area: Limits of the existing approved subdivisions.

Approximate population: Correlated with existing platted lot build-out (average persons per household (PPH) in 1990 US Census was 2.28; est. PPH in 2020 is 2.02).

Approximate dwelling units: Limit of platted lots within the planned subdivisions.

Density: Established by the existing vesting order or applicable vesting policies applied to the subdivision.

Neighborhood Green (Park): 200 S.F. per D.U. (4 acre minimum, spatially equally centered within the neighborhood, or if applicable, adjacent to any subsequently located school within the planned neighborhood).

D. Future Commercial Development Consistent with Need and Compatible to Existing and Future Uses: Compatible commercial development shall be allowed in appropriate locations throughout the County including the Rural Villages and Specific Neighborhoods.

The subsequent location of all new commercial uses shall, when possible, relate directly to established commercial uses and/or planned commercial centers consistent with the character of the surrounding noncommercial development. The focus of the commercial development should be to support the needs of residents and visitors as well as agricultural activities and to provide the consumer with goods and personal services which are generally unavailable in the community.

Commercial uses shall, when possible, be located, in proximity to arterial road intersections or where a pattern of existing commercial uses has already been established.

Small-scale commercial infill proposals are appropriate when the use will reinforce an existing land use pattern or in a land use pattern that is evolving into a center of business activity.

Small shopping centers, typical of strip development where off-street parking separates the shops from the street, shall be discouraged and the neo-traditional view of village and town centers shall be reinforced. In other words, commercial/retail facilities offering a variety of consumer goods and services, when appropriately located and designed placing the parking to the rear of the shops and accessed off of side streets, shall be consistent with the scale of the community.

The following criteria shall be used when approving commercial, business or office uses.

1. The proposed commercial site is within 1/8 mile of the intersection of roads depicted on the Future Traffic Circulation Maps as Major Collector or higher or is adjacent to an existing commercial use having frontage along an arterial road or highway;

2. The proposed commercial site will assure compatible development in scale with the surrounding uses and will not create or promote the expansion of a nuisance, hazard, or eyesore;

3. The gross floor area does not exceed a cumulative cap of 52 square feet per dwelling unit within the immediate rural or specific community. However, in the event to insure the efficacy of the proposed project because of economies of scale, the additional gross floor area is not to exceed the cumulative commercial gross floor area total representing 125% of the existing dwelling units in the community; and

4. The development approval provides conditions to assure that the proposed site will be compatible with the character of surrounding community.

E. Future Residential Development: Additional compatible residential development shall be allowed throughout the County to accommodate projected growth and to implement the desired General Growth Strategy.

Compatibility through appropriate site and building design measures, such as the use of landscape buffers, setbacks, appropriate massing, height, and architectural design shall be considered to determine compatibility.

In the existing Rural Village and the Specific Neighborhoods a limited amount of higher residential densities shall be appropriate to promote affordable housing with a variety in rental and ownership housing in these areas at all income levels.

Criteria for evaluating residential land use proposals are:

1. *Requirements for Rural Villages and Specific Neighborhoods*: Densities shall not be higher than 1 dwelling unit per gross acre, unless a public water and/or wastewater system will serve the project site. In the latter instance, density may be allowed up to a maximum of 2 dwelling units per gross acre.

   Clustered development, which devotes at least 30% of site acreage to natural open space and landscaped buffers, may be allowed. Gross densities may be allowed to exceed 2 dwelling units per acre if 50% of the proposed site is devoted to natural open space and landscaped buffers, but not to exceed 4 dwelling units per gross acre when both public water and wastewater systems are available.

   Whenever the proposed residential site contains, or is adjacent to, agriculturally zoned land, surface water bodies or listed natural environmental resources, development shall be set back the prescribed distance established in the appropriate Land Development Regulations, from the identified boundaries of these features.

2. *Re-platting subdivisions*: Planning alternatives for the larger existing specific neighborhoods shall encourage re-platting to spatially achieve environmentally sensitive lot configurations, cluster developments, open space easements and the provision for central wastewater and water service and cost-effective deployment of other infrastructures.

3. *Other criteria for approval of higher density residential uses:* The following findings shall be made when approving land use approvals for higher density residential projects:

   a. The proposed residential site will assure that clustered development or transfers of development rights, if used, are in accordance with all applicable Land Development Regulations; and

   b. The amendment provides conditions to assure that development of the proposed site will be compatible with the character of surrounding established uses and will not create or promote the expansion of a nuisance, hazard or eyesore;

Policy 1.4: New Land Fill Site

The County shall continue to operate a landfill site providing compatibility with adjacent land uses and having a capacity to accommodate all the solid waste needs of the County. Should a new landfill site become necessary, the County shall work to properly locate such a site while considering effects on the natural environment.

Policy 1.5: Proper Siting of Utility Distribution

A. Utility distribution lines shall be permitted in all of the land use classifications in accordance with County Land Development Regulations. The design of such facilities shall be subject to the approval of the County Engineer.

B. Utility primary transmission lines and appurtenant installations shall be located in existing transmission line easements away from arterial rights-of-way where feasible and where all State and local requirements can be met.

C. The County shall continue to implement the Land Development Regulations to include provisions for the location of primary electric transmission lines, natural gas transmission lines, substation facilities and other technologies. These regulations shall address affected utility lines or facilities locating within 500 feet of a residential zoning district. The required Utility Use Permit for any lines or facilities having a capacity above the stated threshold shall be approved by the Board of County Commissioners.

D. The County shall continue to implement a process for local review and comment to the appropriate agency for power plant siting and transmission corridor projects (gas and power) proposed to be located in the County.

Policy 1.6: Right to Farm

The County shall continue to implement the “Right to Farm Act” pursuant to Florida Statute 823.14. In support of the purpose of the Right to farm Act, agricultural lands shall be protected from encroachment by urban uses through:

A. Requirements for open space buffers pursuant to Future Land Use Policy 4.4;

B. Clustering in rural areas pursuant to Future Land Use Policy 4.3; and,

C. The ability to transfer non-agricultural development rights from agricultural lands to other lands appropriately situated for new development pursuant to the General Growth Management Strategy.

Policy 1.7: Public Schools

The County shall facilitate the adequate and efficient provision of public schools by:

A. Encouraging public schools for consideration in appropriate locations for suitable Future Land Use categories. The land use categories in which schools are an allowable use and the appropriate location criteria to guide the collocation of other public facilities such

as community centers, parks, and libraries, to the extent possible, adjacent to existing school sites shall include Agriculture (to serve the rural population to the greatest extent possible), Low Density Residential, Medium Density Residential, High Density Residential, and Public/Quasi-Public Facility, and Institutional Lands categories. Land Development Regulations (LDRs) shall address conditions including, but not limited to the following:

1. Proximity to major overhead high voltage transmission lines;

2. Proximity to major gas transmission lines;

3. Proximity to water and wastewater treatment plants;

4. Proximity to known landfills;

5. Location within one-hundred-year floodplain unless compensating storage is provided on site;

6. Proximity to high congestion or impact areas such as limited access highway interchanges, active railway crossings, heavy access used by emergency vehicles and traffic arteries or interchanges with four or more lanes in any one direction (including turn lanes);

7. Or any site prohibited by law for use as a public school.

Within the confines of the LDRs, any disagreement shall be first resolved by staff and if not resolved at that level shall be resolved by joint meeting of the Board of County Commissioners and the Highlands County School Board.

B. Addressing public school facilities pursuant to the provisions of Sections 163.3161(4), 163.3164(38), and 163.3180, Florida Statutes.

C. Cooperating with the School Board in its efforts on school planning, site selections and construction; and coordinating with the School Board in development approval pursuant to Chapter 1013, Florida Statutes.

D. Subject to the specific circumstances and program requirements established by the School Board, the minimum public school site areas are:

1. Elementary School - 20 acres.

2. Middle School - 40 acres.

3. High School - 60 acres.

E. Location criteria subject to site-specific circumstances determined by the School Board include:

1. Consideration of issues cited in A. above;

2. Minimize average home-to-school travel distances by locating elementary and middle schools as close as practical to existing and planned residential neighborhoods;

3. Direct access to elementary and middle schools should be, at a minimum, off a collector road that does not direct traffic to and from the school through the residential neighborhood;

4. Avoid locating elementary and middle schools adjacent to railroad rights-of-way or within the path of flight approaches to any airport;

5. Consistent for elementary, middle, and high schools, properties adjacent to or within the range of existing and potential land use and users producing ambient noise, odor, or other disturbances that would likely interfere with educational programs should be avoided;

6. Grant priority status to those potential future sites, possessing the above attributes, that are within the service areas of centralized water, wastewater and fire protection consistent with the Infrastructure Element Policy 5.1;

7. Seek to co-locate public facilities such as parks, libraries, and community centers with schools to the extent possible.

F. Land use planning coordination with the School Board includes:

1. The School Board shall be represented by its designee, on the County's Predevelopment Conference Committee (PCC) and the Development Review Committee (DRC) which reviews all development order requests set by the chairman's agenda;

2. As a member of the PCC and DRC, the School Board's designated representative shall receive communications, staff reports, relevant data and information pertaining to Comprehensive Plan implementation and County-wide development activity;

3. The School Board may use either the PCC or the DRC or others to convey to the County its planning and programming proposals pertaining to §1013.33, F.S., coordination of planning with local bodies; and,

4. The County may use either the PCC or the DRC as one of the several avenues it may use to implement Intergovernmental Coordination Element Policy 3.1: Public Schools.

G. Maintaining, for public review, a listing of capacity-deficient public schools and the School Board's Educational Plant Survey and Capital Financial Strategy.

Policy 1.8: Location Criteria for Industrial Parks and Parks of Commerce

The County shall encourage the location and clustering of major commercial and industrial activities to enhance the comparative advantage of these uses to develop in Highlands County over areas outside the County. Location criteria, subject to site-specific circumstances, determined by tested experience within the industry nation-wide shall include;

A. Uniform slope, stable soils, non-flood area. If the environmental problems exist pursuant to NRE Objective 3, the opportunity to mitigate should be available.

B. Adjacent vacant lands available for potential future expansion. (i.e., earmarked site not surrounded by urban development)

C. The location will not have negative impact on the adjacent community if industrial processes produce smoke, noise, vibrations, ambient light, etc.

D. Effect upon the community or natural environment, if the site has extensive natural vegetative cover that will be required to be removed to accommodate the industry.

E. Have in place or preparation being made to put in place, water, wastewater, power and gas with sufficient capacity to accommodate the potential demands of the industry.

F. Sufficiently served by fire, police and refuse collection.

G. Utility easements crossing the site do not negatively impact lot layout or other factors on this list.

H. Sites of sufficient size, 100 acres or larger, preferably capable of expansion to at least 300 acres.

I. Sites within the industrial subdivision or park should range in size from 2 acres to 5 acres in relatively simple shapes (preferably square) capable of being combined to create parcels of 25 to 50 acres or more if needed.

J. All access to the sites should be fully improved, preferably arterials or major collectors, with the industrial sites having direct access.

K. Each site sufficiently designed or configured to accommodate at least 2 separate access points, employees by car and truck entrances for loading and unloading. A third preferable access would be rail depending upon the industry's requirements.

L. Performance standards should be in place informing the industry of its responsibility to conduct an orderly and acceptable operation that will reflect a positive image for the community, which includes on site landscape considerations.

M. Compact Urban Development Areas within Sustainable Communities.

OBJECTIVE 2: PURPOSE AND INTENT OF THE FUTURE LAND USE MAP

A. The primary intent of the Future Land Use Map is to guide future development to those locations where the servicing requirements and impacts of urbanization can be efficiently and cost effectively managed.

The intended effect is to establish a direction and order for future development within unincorporated Highlands County by discouraging those activities and actions which have promoted urban sprawl in the past.

Development of lands situated in the rural areas of the County will only be allowed in accordance with the policies of this Comprehensive Plan.

B. The Future Land Use Map shall serve as a graphic expression of growth management policies directed at achieving the following purposes:

1. Establish a rational, defensible basis for decisions regarding public or private investments in new infrastructure and in upgrading existing infrastructure;

2. Provide a sufficient inventory of land that can be made available for urban uses in order to accommodate anticipated growth;

3. Balance environmental impacts with human needs;

4. Encourage growth patterns which foster traditional neighborhood values and resources;

5. Reduce the cost of publicly funded infrastructure by encouraging more compact growth patterns;

6. Avoid burdening the existing tax base with the costs of future growth;

7. Reduce uncertainty in private sector investment decision making;

8. Create the possibility for interconnected centralized water systems and interconnected wastewater systems; and

9. Encourage compact growth in support of alternate transportation modes and redevelopment to reduce greenhouse gases.

Policy 2.1: Infill

A. Consistent with the policies of this Plan to promote development opportunities within the County, priority shall be given to infilling existing urbanized areas. However, this development should not be at the expense of existing environmentally sensitive natural resources on any parcels considered for infill development. Therefore***,*** in order to encourage the utilization of existing infrastructure, to ensure that quality environmental resources are integrated into any development program, and, to provide for the orderly development of isolated parcels within the urbanized areas of the County, the following

guidelines shall be used to determine if a land use amendment and/or rezoning proposal may be considered as infill development:

1. The infill property must be proposed under one development plan;

2. The infill development must be compatible with the prevailing land use densities or intensities of use on adjacent developed properties;

3. The infill site must share a common property line or in close proximity with developed properties;

4. The infill development must 1) be served by an existing public road -or- 2) guarantee construction of a public road built to County specifications prior to issuance of a Final Development Order;

5. The infill development must meet the concurrency requirements of Future Land Use Policy 5.1 in particular and be consistent with other applicable policies of this Comprehensive Plan;

6. The infill development must be proposed as a Cluster Development whenever the infill site contains natural resources specified under Natural Resources Policies 3.2A and 3.3B; and,

7. The infill development is within 1/4 mile of central urban services, such as water and wastewater and/or immediately adjacent to an incorporated community where these services may be acquired.

B. Where necessary to execute infill development plans, an amendment to the Future Land Use Map and a Consistency Rezone shall be required. As part of the infill processing application, the applicant shall submit a land use suitability analysis describing how the proposed project is compatible with adjacent land uses and satisfies Comprehensive Plan policies pertaining to any natural resources if they exist.

C. For purposes of implementing this policy, infill shall be considered new development and must satisfy all concurrency requirements.

Policy 2.2: Inclusion of Existing and Vested Developments, Sites, Parcels, and Uses on the Future Land Use Map with the Appropriate Category

A. It is the intent of Highlands County to guide and manage future growth and development. It is also the intent to discourage sprawl and leapfrog development. It is Highlands County's policy to recognize the full range of property rights for individual property owners. Full and complete mapping of parcels, lots and subdivisions that are individually owned and are classified as lots of record is appropriate for management of growth and development in these areas.

B. All existing or vested developments, sites, parcels and uses have been mapped on the Future Land Use Map. The most appropriate category was used to map both the existing and vested developments, sites, parcels and uses.

OBJECTIVE 3: PLATTED LANDS STRATEGY

A Platted Lands Strategy is provided that respects entitlements and addresses allocation during the planning horizon.

Policy 3.1: Platted Lands Strategy

The County will encourage the reduction of lots without central water and wastewater services through the following measures:

A. Assembly and de-platting of lots by private interests for re-platting and re-development or other purposes;

B. Public acquisition of platted lands for preservation, restoration, recreation, habitat for listed species, or outdoor education using public funds as appropriate and available;

C. Selective acquisition of individual lots by the County for use in property assembly, lot swaps, or transfers of density units where such action facilitates a public need, such as the provision of infrastructure or urban services.

Policy 3.1.1: The County may apply for State, Federal, or other sources for funding to assist in resolving the problems associated with platted lots without central water and wastewater services including acquisition of such lands. Funding sources may include Florida Forever, Florida Communities Trust, Southwest Florida Water Management District, South Florida Water Management District and various other public or private programs.

Policy 3.1.2: The County will encourage private enterprise to work towards the reduction of platted lots without central water and wastewater services through participation in State land acquisition programs such as Florida Forever, Florida Communities Trust, Southwest Florida Water Management District, the South Florida Water Management District, and various other programs.

Policy 3.2: The County shall allow the transfer of development rights where the development rights of property may be severed in perpetuity and transferred to locations which are more appropriate for urban development. Sending zones would be platted lots of record without central water and wastewater services or areas outside the CUDA of a Sustainable Community. Receiving zones are areas within the urbanized areas of the County or within the CUDA of a Sustainable Community.

Policy 3.3: The County may apply the Conservation Management Lands Future Land Use designation and equivalent zoning district to areas within subdivisions that have over 50 percent public ownership, thus reducing development potential to one unit per 80 acres. However, platted lands are vested and retain their development rights.

OBJECTIVE 4: LAND DEVELOPMENT REGULATIONS AND PROJECT REVIEWS

As the Comprehensive Plan is amended, the County shall revise affected Land Development Regulations.

A. Ensure the compatibility of adjacent land use activities through the application of zoning and subdivision regulations and by the coordination of these functions during development order reviews;

B. Provide for safe and healthful living environments for all income levels and household types through zoning regulations, development standards, and building codes;

C. Assure that roads, services, and infrastructure are in place to serve new development and redevelopment concurrent with the impacts of such development through the application of concurrency review;

D. Protect natural resources, establish setback requirements for natural features and attributes, and create urban landscapes through appropriate zoning, subdivision, landscape, and engineering design standards;

E. Regulate the subdivision of land and land clearing in accordance with the Comprehensive Plan;

F. Establish design controls and development standards for signage, flood prone areas, infrastructure, parking and loading, and other required improvements to land; and,

G. Promote the efficient use of land as a revenue base for the County's agricultural sector, residential neighborhoods, commercial activity, industrial enterprise, and public facilities by the implementation of zoning and subdivision regulations which are consistent with the Comprehensive Plan.

Policy 4.1: Prerequisites for Commercial and Industrial Development

A. Upon adoption, final development orders for commercial or industrial projects shall require the provision of a central wastewater system, a potable water supply, and solid/hazardous waste containment facilities at the site. Such installations shall be operable and shall have obtained required permits prior to the issuance of the County's Certificate of Occupancy for the project.

B. The County shall review and, where necessary, revise its Land Development Regulations to provide adequate standards for commercial and industrial use permits and/or other Land Development Regulations.

Policy 4.2: Special Measures for Agricultural Lands

A. As part of the program to implement the Comprehensive Plan, the County shall consider other land uses or development options for agricultural land owners, especially as it concerns properties made nonconforming by the 5-acre minimum lot size requirement of the Agricultural land use category. The issues to be considered are the following:

1. The right to rebuild agricultural residences and structures in the event of their destruction in accordance with the County's nonconforming regulations and building codes;

2. The provision of safe and healthful farm worker housing in accordance with Housing Element objectives and policies; and,

3. Other uses or measures that are consistent with the Comprehensive Plan.

B. The County shall continue to administer Land Development Regulations allowing Family Homesteads pursuant to 163.3179 of Florida Statutes.

Policy 4.3: Cluster/PD Development/TDRs

A. The County shall institute policies and Land Development Regulations and other regulations including clustering, planned developments (PDs), conservation easements and transfer of development rights to achieve the land protection objectives of the Natural Resource Element and the objective of protecting farmland included in the Future Land Use Element.

Cluster PDs, transfer of development rights, and other procedures will allow higher net densities where deemed appropriate for the protection of agricultural activities, the separation of urban and rural uses, the limitation of urban sprawl, the promotion of well-planned rural development, and the protection of natural resources (such as wetlands or scrub). As a general rule, PD developments in the rural areas of the County should cluster density to 50% or less of the PD project's total site area.

B. The development controls and standards to be considered in the Land Development Regulations, and other regulations mentioned in Policy 4.3A. above, include:

1. Establishment of an overall master plan development review process to guide project execution through phased development and to assure a project development concept which reflects the area's rural character;

2. Provisions for transition zones to buffer development clusters within the project, to avoid important natural features, and to serve as greenbelt design thresholds in the translation of rural development to agricultural or natural open space;

3. Substitution of the project area's gross density yield for a net density yield on proposed buildable site areas, so as to promote greenbelt design concepts and encourage clustered development arrangements;

4. Transfer of density from an agriculturally zoned property, a wetland, or a protected natural resource area to another site, provided that:

a. The total density at the developed site does not exceed the top end of the residential land use range designated for that site;

b. Development occurs in accordance with PD zoning district regulations; and,

c. A Transfer of Development Rights Easement in favor of the County is placed over the property from which density was transferred; a Transfer of Development Rights Ledger shall be kept by the Zoning Supervisor and appropriate notation on the zoning atlas that shall be made by the Zoning Supervisor; plus notations on the Future Land Use Map shall be made by the Planning Supervisor that documents the Transfer of Development Rights and which prohibits resubdivision of the property until additional development rights are restored to that property through a Plan amendment or through the acquisition of Development Rights transferred from another property.

5. Establishment of an agricultural, open space, or habitat conservation easement and a Transfer of Development Rights Ledger that shall be kept by the Zoning Supervisor and appropriate notation on the zoning atlas shall be made by the Zoning Supervisor; plus notation on the Future Land Use Map shall be made by the Planning Supervisor that documents the Transfer of Development Rights over those site areas from which density was swapped into the buildable cluster areas on the same property; and,

6. Possible satisfaction of natural resource mitigation by the dedication of open space or by the provision of easements for open space, habitat, or other conservation purposes.

Policy 4.4: Buffering Standards

The County shall continue to administer provisions in its Land Development Regulations which require:

A. New commercial and industrial development to provide buffering from adjacent residential and other lower intensity land uses (such as public parks and agricultural enterprises, etc.).

B. New residential development to provide buffering from adjacent non-residential land uses (such as public parks, commercial, industrial, airports, agricultural enterprises, etc.).

Policy 4.5: Flood Elevation Design Requirements

Development orders and permits for new development or redevelopment shall be issued for construction in floodplain areas only if the development meets the building elevations identified in the Flood Insurance Rate Maps (FIRM). Prior to the issuance of a final development order, the County shall continue to require 100-year storm event data for a project's proposed finished floor elevations (based on the flood elevations identified on the Flood Insurance Rate Maps). Additionally, the County shall require mitigation of displaced flood waters through project design or through on-site or off-site ponding areas.

Policy 4.6: Public Schools LDRs

The County and School Board shall continue to coordinate and cooperate regarding: the location of future schools, school citing criteria, acceptable sites for school locations (purchasing, leasing and dedication), student transportation issues related to new residential development (bus stops, sidewalks and walking students), and residential development approvals.

A. Implementation shall be achieved by:

1. Seeking to provide consistency with relevant School Board Policies and procedures; and,

2. Providing specific coordination and cooperation mechanisms.

Policy 4.7: Flood and Hurricane Hazard Use Mitigation/Planning

The County shall continue to update its Comprehensive Emergency Management Plan, which includes shelter assistance assignments and the Local Hazard Mitigation Strategy as required.

Policy 4.8: General Incentives

Highlands County shall encourage and promote development meeting the highest standards for community design by implementing corresponding incentives in the Land Development Regulations. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment. These incentives may include, but will not be limited to:

A. Increased densities and intensities within Overlay Districts;

B. Increased densities and smaller lot size requirements for affordable or workforce housing; and

C. Additional units and smaller lot size requirements under a Transfer of Development Rights Program.

Policy 4.9: Redevelopment Strategies

Highlands County shall establish strategies and incentives within the Land Development Regulations to facilitate the redevelopment of sites with mixed uses and pedestrian-oriented features.

OBJECTIVE 5: CONCURRENCY CLEARANCE

The County shall continue to administer its Land Development Regulations and Concurrency Management System so that development orders or permits for new development or redevelopment shall be issued only if public facilities and services necessary to meet the County's adopted Level of Service Standards are available

concurrent with the impacts of the development, or the development order or permit is specifically conditioned on the availability of the facilities and services necessary to serve the proposed development. Final development orders will not be revoked on the basis of future concurrency requirements if the project has met concurrency requirements at the time the final development order was approved.

Policy 5.1: Development Order Findings for Concurrency

A. For purposes of determining whether public facilities and services meet the County's adopted level of service standards and prior to the issuance of a development order or permit, the County shall make the following findings:

   1. That the development meets or exceeds the level of service standards established under;

   2. Infrastructure Policies 12.3 and 12.6 regarding the quantity and quality of storm water run-off;

   3. Infrastructure Policy 6.2 regarding potable water supply; and

   4. Infrastructure Policy 2.1.A regarding central wastewater treatment.

B. That traffic generation attributable to the development will not reduce the level of service for roadway below that which is established by Transportation Policy 8.2;

C. That the development will provide on-site parking capacity and landscaping commensurate with the requirements of County Land Development Regulations;

D. That affected utility companies have confirmed the availability of electric, natural gas (optional), and phone service to the development site in the capacity sufficient enough to serve the entire project;

E. That there are adequate recreation areas provided by the development to maintain a County-wide Level of Service standard;

F. That there is adequate County landfill capacity consistent with the adopted Level of Service Standard for solid waste disposal attributable to the development;

G. Final development orders for all development shall require that private wastewater systems connect to a publicly owned wastewater system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development; and

H. If Infrastructure Policy 6.9 does not apply to a proposed development, the final development order for the affected development shall require that the project's private water system connect to a publicly owned water system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development.

OBJECTIVE 6: PROTECT GROUNDWATER RESOURCES

The County shall continue to undertake measures to protect groundwater and designated aquifer recharge areas from contamination and depletion.

Policy 6.1: Measures to Protect Potable Water and Aquifers

Consistent with the policies of the Comprehensive Plan, the County shall implement measures for the protection of potable water and aquifers from contamination and depletion by restricting or prohibiting certain land use activities according to the applicable objectives and policies expressed in the Future Land Use Element; the Natural Resource Element; the Infrastructure (Central Wastewater, Potable Water, Solid Waste and Drainage) Element; and, Land Development Regulations adopted pursuant thereto.

Policy 6.2: Map Well and Groundwater Information on Future Land Use Map Conservation Overlay

As information becomes available and by coordinating with the two Water Management Districts (WMDs), the County will develop water resource protection strategies and criteria utilizing the WMD's mapping pertaining to ground water recharge areas. The County shall keep current in its Future Land Use Map series FLU Map 10-Highlands County Public Water Supply Map: the location of public potable water wells which meet the provisions of Infrastructure Policies 6.6 and 7.1, 7.2 and 7.3: and public well-fields, designating them as Public Water Supply.

Delineated areas of groundwater contamination shall be mapped on the Conservation Overlay Map series, as that information becomes available.

Policy 6.3: Water Supply Plan Updates

Highlands County hereby adopts by reference the Highlands County 10-Year Water Supply Facilities Work Plan (WSFWP) Update 2022-2032 dated August 2, 2022. The County shall coordinate with the staff of the South Florida and Southwest Florida Water Management Districts related to the Regional Water Supply Plans are updated. Any changes that occur within 5 years of the WSFWP shall be included in the Capital Improvements Plan update, if applicable, to ensure consistency between both the Water Management Districts and the Capital Improvements Element.

OBJECTIVE 7: PROTECT CULTURAL RESOURCES

The County shall undertake measures to prevent loss of its Cultural Resources.

Policy 7.1: Measures to Protect Cultural Resources

The County shall continue to implement measures to identify, preserve, and protect cultural resources according to the applicable objectives and policies expressed here and in the Natural

Resources Element. The term "Cultural Resources" shall encompass archaeological and historic sites, artifacts, or structures.

Policy 7.2: LDRs and Conservation Overlay Map Information for Archaeological and Historical Resources

A. The County shall continue to implement LDRs, pertaining to archaeological sites listed in the Florida Master Site File and mapped on the Archaeological Sensitive Area Map of the Conservation Overlay Map series for the purpose of identifying and protecting significant archaeological finds from any land use activity which has the potential to degrade or destroy such resources.

B. The Archaeological Sensitive Area Map generally depicts the location of known archaeological sites and serves as the mechanism to trigger site specific investigations during project or permit reviews on ways to protect the resource.

C. Through further survey and research the County has acquired an Archaeological Site Location Predictive Model with attendant Probability Maps which shall be implemented by ordinance. Whenever evidence of a previously unknown site is discovered, Environmental Clearance shall be required pursuant to NRE Policy 3.3.A, by means of a preliminary Archaeological Reconnaissance Survey (ARS).

D. Historic sites and structures shall be mapped, as identified through previous surveys; and, Land Development Regulations shall be prepared providing private owners directions and incentives to sustain and/or preserve the historic significance attributed to these sites and structures from land use activity having the potential to devalue or destroy such resources.

Note: Refer to Objective 1, of the Natural Resources Element and HSG Policies 7.1 & 7.2 for additional policy direction or requirements.

OBJECTIVE 8: KISSIMMEE RIVER

The County shall continue to coordinate with the Kissimmee River Resource Planning and Management Committee and any other governmental agencies in the restoration of the Kissimmee River.

Policy 8.1: Special Measures for Kissimmee River Flood Plain

The County shall, continue to implement measures for water quality, flood control protection, habitat conservation, and cultural resource protection within the Kissimmee River's 100-year flood plain.

The County shall review all land use changes that are proposed adjacent to restoration projects regarding the re-alignment of the river for impacts. In addition, proposed land use changes within the floodplain to the south of the restoration area shall be reviewed for impacts.

The County shall also consider adding the appropriate management measures from the Phase II Technical Plan for the Okeechobee Construction Project to the Floodplain Protection Controls of the Land Development Regulations.

Policy 8.2: Consistency with Kissimmee River Plan

The County shall ensure that proposed land use activities within the Kissimmee River's 100-year flood plain are in compliance with the stated goals of the applicable Resource Management Plan.

OBJECTIVE 9: PROTECT NATURAL RESOURCES

Conserve, protect, or preserve natural resources, as depicted on the Conservation Overlay Map Series in accordance with all Comprehensive Plan policies.

Policy 9.1: Measures to Assess Impacts on Natural Resources

A. The County shall, continue to implement the environmental clearance measures of Natural Resource Policies 3.1, 3.2, and 3.3 to ascertain the appropriate level of restriction on land use activities and the adequate level of performance that is necessary to avoid or mitigate impacts to natural resources.

Such measures shall be applied through the project or permit review process in accordance with the policy framework of this Comprehensive Plan.

Basic measures for implementing this policy include the following:

1. Environmental clearance procedures to assess development impacts on natural resources in order to determine the kind of protection needed;

2. Land development regulations and standards which require certain performance whenever natural resources are encountered;

3. Clearing house procedures to solicit input from jurisdictional agencies prior to the issuance of County development orders or permits;

4. Delineation of natural resources on the Conservation Overlay Map, including continual updates as new information becomes available; and,

5. Public acquisition of environmentally sensitive lands.

Policy 9.2: Natural Resources of Regional Significance, Identified and Mapped by the State, are to be used as an Adjunct and Reference to the Conservation Overlay Map Series

Lands that are recognized by the State (187.201(9)(a), F.S.) and by the Central Florida Regional Planning Council (Regional Goal 1.6 & 1.8) as Natural Resources of Regional Significance (NRRS) using data from the Florida Natural Areas Inventory (FNAI), and mapped

as Natural Systems and Planning and Management Areas. (NSPMA), are to be used as an adjunct to the Conservation Overlay Map Series for planning reference only (186.803, F.S.). These maps are not to be adopted as part of the Future Land Use Map (FLUM) series.

All projects reviewed by NRAC, through the EIR process, shall be evaluated to determine what general impacts, if any, are made upon these lands identified by the State. However, environmental clearance for all applicable projects will be predicated on NRE Policy 3.3, and associated Land Development Regulations. The respective state and federal agencies, having vested interest and over-sight on lands identified on the NSPMA maps, shall express their approval of any project by virtue of the permits they grant. Pursuant to NRE Policy 3.3, these permits shall be recognized as part of the environmental clearance process.

OBJECTIVE 10: MILITARY BASE ENCROACHMENT

The County shall protect military installations as important economic resources by ensuring that future development will not negatively impact current and long-term viable use of the airfield, will promote health and welfare by restricting incompatible land uses and allow compatible land uses within such areas.

Policy 10.1: Military Airport Zones (MAZ):

Land Development Regulations shall be adopted to implement the findings of a Joint Land Use Study (JLUS). Upon completion of the Joint Land Use Study (JLUS), the County shall adopt amendments for the following:

A. The County shall establish Military Airport Zones (MAZ) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.

B. For Avon Park Air Force Range, the MAZ boundaries shall encompass the Military Operating Area (MOA) and any Air Installation Compatible Use Zones (AICUZ) or Range Air Installation Compatible Use Zones (RAICUZ) and noise zones adopted by the military installation.

C. MAZ boundaries shall appear on the Future Land Use Map Series.

Policy 10.2: Future Land Use Map Amendments and Re-Zonings:

A. The County shall review Comprehensive Plan amendments for compatibility with the Air Installation Compatible Use Zone and the Joint Land Use Study. The Highlands County Board of County Commissioners may deny a petition for a Comprehensive Plan amendment if determined that such amendment is incompatible with a MOA, AICUZ, RAICUZ or the Joint Land Use Study (JLUS).

B. Agricultural Land Uses are preferred within all MAZs.

C. Within all other MAZs, Future Land Use Map amendments and rezonings that would allow for increased gross residential densities shall conform to the findings of the JLUS and AICUZ.

D. When a proposed rezoning is necessary in order to amend a zoning designation for a parcel that is inconsistent with the zoning of adjacent properties, such rezoning shall not adversely affect military operations. It is the intent of this policy that those exceptions be rare.

Policy 10.3: Environmentally Sensitive Lands, Conservation, and Agriculture Uses Adjacent to Military Airfields:

Conservation and agriculture uses adjacent to military airfields provide a buffer between the airfield and incompatible development; therefore, the County shall, whenever feasible, support efforts to purchase conservation lands, conservation easements, or agriculture easements, and shall encourage the establishment of conservation or agriculture easements as part of development plans.

Policy 10.4: Establishment of a Land Acquisition Program:

The County shall consider adoption of a land acquisition program along with the establishment of a fund to reduce encroachment, protect environmentally sensitive land, and preserve agricultural areas of the County.

Policy 10.5: Compatible Commercial and Industrial Uses:

The County shall condition the location of compatible commercial and industrial uses adjacent to or within MAZ boundaries at locations where roads, water, and wastewater are available and such uses will be consistent with the findings of a JLUS and Air Installation Compatible Use Zones (AICUZ).

Policy 10.6: Research and New Tools:

The County shall explore the use of tools, such as Transfer of Development Rights (TDR), to promote compatibility with the military aviation facilities and to preserve and protect the public health, safety, and welfare.

Policy 10.7: Intergovernmental Coordination:

A. The County shall further protect the current and long-term viability of military installations and airports through effective coordination and communication with the appropriate federal and state agencies pertaining to military operation.

B. All applications for site plan or subdivision review, variances, conditional uses and special exceptions located within an MAZ and proposed amendments to the Land Development Regulations or Comprehensive Plan shall be referred to the appropriate local military installation base commander or Department of Defense officials for review and comment.

C. The Local Planning Agency shall include, as an ex-officio member, an appropriate local Department of Defense representative to advise on land use issues with the potential to impact military facilities or operations.

Policy 10.8: Coordination with Local Utilities:

The County shall continue a formal coordination process/information exchange with utility providers in the area and the Florida Department of Transportation (FDOT). The purpose is to explore the growth inducing impacts of utility expansion and infrastructure improvements within the MAZ overlay areas in relation to the JLUS recommendations, in order to report the findings annually.

Policy 10.9: Economic Development Coordination:

The County shall coordinate with the U.S. Department of Defense representatives regarding the County's economic development program.

Policy 10.10: Public Disclosure:

A. Within MAZs, all real estate transactions shall include a disclosure regarding the proximity of property to the military airfield. This should occur at the earliest possible stage of any land sales activity, preferably affixed to all listing agreements, sales and rental contracts, subdivision plats and other marketing materials.

B. The County shall facilitate the provision of information to the public regarding the location of military airfields and impacts typically associated with these facilities through such means as posting maps on the County's website, installing signage near airfields where appropriate, and requiring MAZ, Accident Potential Zone (APZ), AICUZ and noise zone information on site plans and subdivision plats.

OBJECTIVE 11: HAZARD MITIGATION

Protect residents and property from the physical and economic effects of natural and man-made disasters.

Policy 11.1: Sinkholes

Provide appropriate sized buffers adjacent to existing sinkholes to protect human life and economic investment.

Policy 11.2: Wildfire Protection Plan

The County shall maintain a county-wide, Community Wildfire Protection Plan within the Local Mitigation Strategy Plan.

The Wildfire Protection Plan shall contain a Wildland Fire Susceptibility Index Map which will identify areas with greater wildfire risk.

The Wildfire Protection Plan shall include at a minimum, input from the Florida Forest Service, Fire Department Officials and Conservation Land Managers.

Policy 11.3: Wildfire Fuel Management

The County shall continue to support fuel mitigation activities that reduce the wildfire risk to people and property while creating and maintaining healthy ecosystems.

Policy 11.4: Public Outreach and Education on Wildfire Risk

The County shall conduct public outreach and education to inform the public of wildfire risk and provide residents with information on how to take pro-active measures to mitigate wildfire risk to their homes and businesses.

Policy 11.5: Wildfire Mitigation Design in New Development

In new development employ appropriate mitigation features when in areas of high wild fire risk.

Mitigation may include adequate defensible wildfire buffers, development of a fuel management plan for conservation areas, firewise friendly landscaping, firewise building materials, strategic placement of water features, water storage facilities, greater fire access routes and turn arounds for firefighting equipment.

Policy 11.6: Floodway

Prohibit new development within the floodway of any perennial stream, except water-dependent uses (such as docks).

Policy 11.7: Flood Elevation Design Requirements

Development orders and permits for new development or redevelopment shall be issued for construction in floodplain areas only if the development meets the building elevations identified in the Flood Insurance Rate Maps (FIRM).

Prior to the issuance of a final development order, the County shall continue to require 100-year storm event data for a project's proposed finished floor elevations (based on the flood elevations identified on the Flood Insurance Rate Maps).

Additionally, the County shall require mitigation of displaced flood waters through project design or through on-site or off-site ponding areas.

Policy 11.8: Thoroughfare Roads - Above the 100 Year Floodplain

Require all new thoroughfare roads to be built above the 100-year base flood elevation.

Policy 11.9: Hazard Mitigation and Capital Improvement Planning

The County shall continue to give consideration to funding projects and programs which reduce the exposure of Highlands County residents, visitors, infrastructure, and private investment to natural and man-made hazards.

The County shall continue to seek grants, along with the development of public/private partnerships to address hazard mitigation activities.

The County shall continue to direct investment in infrastructure away from hazardous areas.

Policy 11.10: Hazard Mitigation of Historic Resources

The County shall continue to identify historic resources which are vulnerable to natural and man-made disasters.

Implement appropriate, cost effective mitigation methods to preserve key historical resources.

Recognize the critical role of public outreach and education of residents regarding mitigation techniques to protect and preserve private historic resources.

Policy 11.11: Flood and Hurricane Hazard Use Mitigation/Planning

The County shall continue to update its Comprehensive Emergency Management Plan, which includes shelter assistance assignments and the Local Hazard Mitigation Plan as required.

Policy 11.12: Disaster Shelters

The County shall continue to administer and monitor for adjustment to existing Land Development Regulations for disaster shelters, establishing a minimum standard of usable shelter space for each site occupied by a mobile home, a manufactured home (including park models), or a recreational vehicle.

The County shall review and recommend appropriate precautionary measures to ensure public safety during hurricanes or other natural emergencies.

These measures may include specific new provisions for:

A. Tie downs to stabilized ground anchors;

B. Shut off valves/switches for all lateral connections at each of the aforementioned sites; and,

C. A requirement that shelters be constructed to maintain structural integrity within a 130 mile per hour wind.

Any such requirements shall be made to apply to new development and redevelopment.

Policy 11.13: Disaster Shelter Expansion and Coordination

The County shall continue to seek opportunities to expand the availability of shelter space for all segments of the population with special emphasis on special needs populations.

The County shall continue to coordinate with all appropriate governmental agencies and non-governmental partners to meet demands.

The County shall seek grant funds for the expansion of shelter space.

Policy 11.14: Post Disaster Redevelopment Plan

The County should prepare and adopt a Post Disaster Redevelopment Plan to provide guidance on the long term redevelopment of the County in case of a catastrophic disaster.

OBJECTIVE 12: LAKE PLACID REGIONAL PLAN

The Lake Placid Regional Plan (LPRP) is adopted in recognition that this area of Highlands County is expected to experience significant development pressure by the year 2030. The LPRP shall be a planning tool to guide transition of the Lake Placid area into a planned urban community which should include the annexation of properties into the Town to ensure development has public infrastructure.

In circumstances where there is a conflict with any LPRP policy and a County Comprehensive Plan Policy, the LPRP policy shall govern.

Policy 12.1: The LPRP shall be geographically described as including the lands on the Lake Wales Ridge bounded approximately by the State Road 70 corridor to the south, and near Lakes Apthorpe and Francis to the north (the "Overlay Area") as shown on Exhibit A. Major platted subdivisions are not included in the LPRP but are considered for their potential affect on the Overlay Area roadway network.

Policy 12.2: The LPRP contains the planning areas of:

A. The **North Area** consisting of the unplatted lands north of the US 27 railroad underpass, between Leisure Lakes and Highlands Park Estates, including the Paul Business Campus.

B. The **East Area** consisting of unplatted lands east of US 27, south of the Railroad underpass, north of CR 29, and west of Highlands Park Estates.

C. The **West Area** consisting of the unplatted lands west of US 27, south and east of Lake June, north of Lake Placid, and east of Placid Lakes.

D. The **South Area** consisting of the SR 8 Sub-Area and the unplatted lands south of the intersection of CR 29 and US 27, west of Lake Huntley (but south of CR 29), west of Lake Grassy and west of the lands platted as Sun 'n Lakes, north of SR 70 Industrial-Commercial Area.

   The SR 8 Sub-Area consists of the 270 acre parcel between SR 8 and Lake Placid north of Bear Point/the Reynolds Estate and south of the lands platted on the shore of Lake Placid. This Sub-Area is part of the South Area.

E. The **SR 70 Industrial-Commercial Area** consisting of lands along the SR 70 corridor, to wit: North half of Section 5; Section 4, both in Township 38 S, Range 30 E; and the south half of Sections 31, 32, and 33 of Township 37 South, Range 30 East.

Policy 12.3: Designation of properties within the LPRP does not change land use or grant entitlements.

OBJECTIVE 12.1: INTERGOVERNMENTAL COORDINATION

Highlands County shall enhance its intergovernmental coordination with the Town of Lake Placid through the facilitation of a coordinated planning approach with the Town of Lake Placid. The LPRP and its development principles shall be implemented through a Joint Planning Area Interlocal Agreement and the County's and Town's Land Development Regulations.

Policy 12.1.1: Joint Planning Area Inter-Local Agreement

The County shall enter into a Joint Planning Area Interlocal Agreement with the Town of Lake Placid adopting the Planned Vision and the development standards as set forth herein. The Interlocal Agreement should also establish the methodology which both governments will follow for Comprehensive Plan and Zoning approvals to ensure that each government will be allowed sufficient time to comment upon such matters proceeding before the other government.

Policy 12.1.2: Scheduled Review

The LPRP should be reviewed in conjunction with the Town and County's periodic Evaluation and Appraisal Reports. As changes in the area occur, the Town and County should review the LPRP and policies.

OBJECTIVE 12.2: MUNICIPAL SERVICES

Upon creation of the LPRP, Highlands County shall encourage the provision of municipal services by the Town of Lake Placid, subject to annexation.

Policy 12.2.1: Annexation of Lands Developed for Urban Use

All lands being developed for urban residential, commercial, and mixed uses within the Vision Area should be required to annex into the Town of Lake Placid. Such annexation requirements and procedures for enforcement should be detailed in the Joint Planning Area Interlocal Agreement between the Town and the County.

Policy 12.2.2: Infrastructure

Off-site infrastructure serving private development within the Overlay Area including roads, water, central wastewater, and other public facilities shall be funded privately by developers according to law. On-site infrastructure shall be provided by the developer or land owner.

OBJECTIVE 12.3: SUSTAINABLE GROWTH PRINCIPLES

Highlands County and the Town of Lake Placid shall plan for the creation of well-planned communities within the LPRP through the utilization of sustainable growth principles.

Policy 12.3.1: Character

The County and the Town of Lake Placid shall aspire to maintain and enhance Lake Placid's quality of life, natural beauty and town character. The LPRP shall contain residential and related

commercial development situated among the area's natural lakes, the protected Lake Wales Ridge and wetland habitat. The protected habitat shall be available for low impact public use, all linked by landscaped transportation corridors and paths to encourage a healthy lifestyle.

Policy 12.3.2: Urbanization

Ensure that an efficient and highly desirable urban growth pattern is established that requires new developments to create a balance and interconnection of residential and nonresidential uses, a range of housing opportunities, encouraging short trips between housing, employment, and shopping. Local government entities shall be charged with determining the appropriate percentage of balance of these different residential and commercial land uses in order to maintain the character of the Greater Lake Placid Area. The LPRP shall be guided by density policies allowing for a maximum of 3 dwelling units per gross acre but encouraging clusters with net densities not to exceed 12 units per net acre**.**

Policy 12.3.3: Town of Lake Placid

The Town of Lake Placid shall serve as the social, commercial, cultural, educational, and civic center of the Overlay Area. The Town of Lake Placid shall provide urban services for the entire Overlay Area (as the Overlay Area annexes and becomes urbanized).

Policy 12.3.4: US Highway 27

The US Highway 27 corridor provides the primary access to and within the area and constitutes a major public resource to be protected and managed. Transportation efficiency and access management are desirable goals. There is a need for alternative transportation facilities (a transportation grid and pathways) to lessen the community's reliance on the US Highway 27 corridor and automobiles, supporting sustainable urban growth. Additional transportation corridors should be studied as alternative transportation routes to US Highway 27 as part of the Countywide Long Range Transportation Plan.

Policy 12.3.5: Multi-use Transportation Corridors

A linked area wide path system for recreation and alternate transportation shall be required within and along designated rights-of-ways throughout the Overlay Area. This system should provide links between and within neighborhoods, the Town, and public areas. Transportation corridors should be landscaped with drought tolerant plants and be subject to low impact signage.

Policy 12.3.6: Mixed Uses

Mixing residential and non-residential uses, where appropriate, along with interconnectivity between neighborhoods and commercial areas will support more efficient transportation patterns in the area and help maintain the level of service on US Highway 27. When mixed-use development is proposed, it shall be focused on pedestrian connectivity to allow for reduction of automobile use.

Policy 12.3.7: Community Centers

Community activity centers are needed to help serve visitors and permanent residents of the Greater Lake Placid area. The centers shall be constructed in coordination with Highlands County's Hurricane Evacuation Program and policies.

Policy 12.3.8: Environmental Coordination

Environmentally sensitive development is an enhancement to the quality of life. Provisions for the protection of the Lake Placid portion of the Lake Wales Ridge and the reforestation or naturalization of public lands and corridors shall be encouraged through public/private sector partnerships and initiatives.

Policy 12.3.9: Aquifer Protection

Aquifer recharge areas shall be protected in similar manner to other developed lands along the Lake Wales Ridge. Existing homes and businesses shall be required to connect to the wastewater system when available in accordance with State law, or Highlands County requirements (whichever in the particular circumstance requires connection the earliest).

Policy 12.3.10: Lake Protection

The area lakes are a major asset and shall be protected. Untreated runoff from roads, parking, or other impervious surfaces shall not be permitted. Lakes shall be managed to promote maintenance and improvement of water quality for the benefit of all citizens.

OBJECTIVE 12.4: AGRICULTURE AND URBAN FORM

The Overlay Area is made up of a unique combination of lakes, agricultural properties, and neighborhoods centered around the historic Town of Lake Placid developed in the 1920s. Through clustering of new residential areas, large open spaces which may sustain agriculture while protecting lake shore will be interspersed with the town form connected with pathways, trails, and public spaces.

Policy 12.4.1: Agricultural Lands

Sustainable agricultural land use is encouraged in and around the Greater Lake Placid area.

Policy 12.4.2: Clustering

Clustering of density should be encouraged. Lands remaining in Agricultural use shall be entitled to retain their green belt designation in order to preserve the character of the open space and the town setting.

Policy 12.4.3: Infrastructure

Owners of agricultural lands in or out of the Overlay Area retain the right to develop homes on five-acre parcels using on-site wastewater disposal systems and private wells.

Policy 12.4.4: Agriculture

Agriculture, and the protection of agricultural property rights, is important. The LPRP shall manage the transformation of agricultural and rural lands into urban use.

OBJECTIVE 12.5: DEVELOPMENT PRINCIPLES

Upon implementation of a Joint Planning Area and Joint Planning Area Interlocal Agreement, the development principles in the LPRP shall be used as a guide to facilitate sustainable development.

Policy 12.5.1: Definitions

The following definitions apply to the LPRP.

A. ***Flex Space*** is defined as land which may be used for a variety of light assemblage, fabrication, storage, light industrial, office space, and support commercial uses.

B. ***Green Space*** is defined as land and/or water area with its surface open to the sky, that serves conservation and urban shaping functions and may provide recreational opportunities. Green space includes conservation and preservation areas, open space, parks, multi use paths, pedestrian and bicycle circulation systems, recreational uses, manmade water bodies, water management areas, required buffers, private yards and setbacks, landscaped areas, the landscaped median portions of public roads, and community gathering places such as pools and tennis courts. Parking areas and other impervious surface areas shall not be considered as green space or open space.

C. ***Gross Density*** is defined as the density of residential dwelling units per acre calculated on the total fee owned acres before uncompensated extraction.

D. ***Net Density*** is defined as the residential density on the lot or parcel for development considering the actual boundary of the developable piece of property or parcel within a larger developable area. Public rights of way would not be included. Internal private roads would be included.

E. ***Open Space*** is defined as undeveloped lands suitable for passive recreation or conservation uses.

F. ***Residential*** is defined as and includes a variety of market units. The residential products may be for rental or home ownership opportunities and may include fee simple or condominium style development. Residential types include, but are not limited to: single-family, multi-family, garden units, townhouses, estate homes, group housing and nursing homes.

G. ***Developed lands*** is defined as land which has been subdivided by plat into residential lots, or subdivided by deed into parcels containing 10 acres or less. The presence of a home on a parcel indicates that the parcel is developed land. Platted parcels greater than 10 acres which do not contain a house, and are not claimed as homestead on the date of adoption are not considered developed lands.

Policy 12.5.2: Planned Development (PD)

A. **Density -** Density and land use or other vested rights vested shall continue to be vested or property owners may select to utilize the standards within the LPRP through the PD process. All other parts of the LPRP apply to all development. The LPRP does not establish density in platted or developed lands.

B. **Planned Development Process Required** - All development within the Overlay Area shall be accomplished using the PD process. There shall be no land use change, plat, rezone or subdivision without a PD. The PD may be created at the same time or after land use change, provided however that development may proceed using zoning or land use existing at the time of the adoption of this policy without a PD, at the landowner's option.

C. **Planning Framework –** The LPRP establishes the framework for development of the Overlay Area. In some cases, it establishes minimum criteria for development. However, the LPRP does not establish all development parameters needed for the Overlay Area. The PD process shall apply reasonable development standards based upon the site and surrounding lands which may go beyond minimum standards within the LPRP policies.

Policy 12.5.3: Density

The Overlay Area shall be guided by density policies allowing for a maximum of 3 dwelling units per gross area and 12 units per net acre which encourages clustering open space and pedestrian connectivity.

A. **Density -** New development (undeveloped lands) in the Overlay Area shall have a gross density of up to three (3) residential dwelling units per acre. Existing residential platted or otherwise developed lands apply to redevelop said platted lands at the densities herein addressed.

B. **Clustering and Transfer of Density -** In order to maximize open space and green areas including sustainable agriculture, development clustering and transfer of density within a specific area is permitted. To achieve these goals, the use of innovative development techniques, such as but not limited to the following may be used: varying lot patterns and sizes, taller buildings with varied heights and roof lines, mixed uses, including residential above or as part of commercial and office development. Maximum density per development parcel for residential land use shall be 12 units per net acre within the overall gross density cap of three units per acre for the Overlay Area. Residential density may be transferred or clustered only through the PD process to achieve the vision of the Overlay Area and upon the following general concepts. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

1. **Legislative Approval -** Transfer and clustering of density is not an automatic right. The PD process shall be used to assure that transfer and clustering of density remains reasonable and within the vision of the Overlay Area. The Joint Planning Area Interlocal Agreement shall detail how sending and receiving zones work from the County to the Town of Lake Placid. The Land Development

Regulations shall be modified to establish the methods for sending and receiving transferred density.

2. **Land Standards Compatibility with Surrounding Development -** Consideration shall be given to the surrounding uses when transferring or clustering density. Appropriate safeguards shall be applied in the PD process to protect surrounding land uses.

3. **Environmental lands -** Transfer and clustering of density should be used to encourage the dedication to public use, ownership, and protection of environmentally significant lands. The clustering of development to protect environmentally significant lands shall be required in accordance with requirements of the Natural Resource Element.

4. **Net density -** Within the three (3) units per gross acre, individual parcels ranging in size may be developed at a residential density of up to and including twelve (12) units per net acre.

5. **Density transfer -** Subject to the provisions of this policy, density may be transferred only within an area identified within a Planning Area identified in Policy 12.2 of the LPRP. For example, density may be transferred within the South Area, but not from the South Area to any other part of the Overlay Area. Density may be transferred from the SR 8 Sub-Area to the balance of the South Area. Density may not be clustered to or transferred to the SR 8 Sub-Area.

6. **Protection of clustered and transferred density -** When density is transferred or clustered, the land relieved of density shall be encumbered by an easement or conservation easement, and PD prohibiting the reimposition of density forever. Such instruments may prohibit any development of the restricted area or reduce density of a defined area.

7. **Lakes** - When considering the transfer and clustering of density to lake areas, additional safeguards for the lake and existing riparian owners, such as preservation of shore line, height restriction, open space, setbacks, and lake size should be required in the PD.

8. **Developed or Platted Lands** - Density may not be clustered or transferred to or from developed or platted lands.

Policy 12.5.4: Building Height

A. **Building Height -** Tall buildings are not a right. The appropriateness of a tall building (site, architecture, height) shall be determined through the PD process.

B. **Enforcement -** The final development shall be documented by a PD development order and a deed restriction, condominium covenant, or easement.

Policy 12.5.5: Big Box Stores

Standards shall be set in the Joint Planning Area Interlocal Agreement and in PDs requiring:

A. Architectural standards which eliminate the box look.

B. Significant Landscape standards which complement the building and green parking areas.

C. Setbacks which block the building from public view.

D. Parcel size which accommodates the larger setbacks.

E. Parking standards.

F. Prohibited in the historic areas of the Overlay Area.

OBJECTIVE 12.6: PLANNING AREAS

The LPRP shall be composed of Planning Areas identified in Policy 12.2. Each of these Planning Areas provides the policies and requirements that will be applied in that part of the LPRP upon approval of the Greater Lake Placid Planned Vision Area.

Policy 12.6.1: North Area Plan

A. **Public Services Site** - A 10 acre site for public services at a mutually agreed location (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.

B. **School Site -** An elementary school site of 25 acres shall be designed into the overall development plan of the North Area Plan. The land will be provided at the time of development approval with credit towards school impact fees. The actual construction of the school will be the responsibility of the school district.

C. **Water and Wastewater Treatment Facilities -** Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

D. **Traffic Circulation Systems (Within Developments) -** T*raffic* circulation system *within developments* shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the North Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an

appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

E. **Roads (Within Developments) -** The internal roadway system shall be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The divided lane system shall be landscaped to improve the traveling experience and to provide beautification to the development.

F. **Paths -** Bicycle and sidewalk systems shall be developed along both sides of the main internal collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

Policy 12.6.2: South Area Plan

The South Area shall primarily consist of residential uses with reasonable commercial nodes to support the region.

A. **Public Services Site -** A 10 acre site for public services (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.

B. **Elementary School Site -** An elementary school site of 25 acres shall be designed into the overall development plan of the South Area Plan. The land will be provided at the time of development approval with credit towards school impact fees based upon the value of the land. The actual construction of the school shall be the responsibility of the school district. The location of the site shall be determined at the adoption of the PD.

C. **Traffic Circulation Systems (Within Developments**) - Traffic circulation system within developments shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the South Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

D. **Roads (Within Developments) -** The internal roadway system shall be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The divided lane system shall be landscaped to improve the traveling experience and to provide beautification to the development.

E. **Paths -** Bicycle and sidewalk systems shall be developed along both sides of the internal arterial and collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

F. **SR 8 Improvement -** Development of the South Area and SR 8 Sub-Area shall require the four-laning of SR 8 and improvements to the intersection with US Highway 27. The

developers of the South Area and SR 8 Sub-Area shall provide the necessary right-of-way adjacent to their property and shall pay their proportionate share of these improvements (if they impact SR 8). Impact fee credits and concurrency credits shall be given according to law.

G. **Water and Wastewater Treatment Facilities -** Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

Policy 12.6.3: East Area Plan

Most of the East Area is already planned (platted). Additional uses shall include industrial in the places developing as such (generally along the CR 621 corridor), as well as residential and commercial.

Policy 12.6.4: West Area Plan

The West Area shall include residential uses with reasonable commercial areas as needed to serve the West Area. Alternate access to Placid Lakes should be developed.

Policy 12.6.5: SR 70 Commercial-Industrial Corridor Area

The SR-70 Commercial-Industrial Corridor Area shall include industrial and commercial uses and reasonable flex space to serve the county and the region and residential uses (with reasonable buffers). Development in the SR 70 Commercial-Industrial Corridor Area may also, based upon impacts, be required to contribute to 4-lane SR 8.

OBJECTIVE 12.7: INFRASTRUCTURE AND ENVIRONMENTAL PROVISIONS

Upon implementation of the LPRP, the infrastructure and environmental provisions in the LPRP will be applied by the Town of Lake Placid and Highlands County.

Policy 12.7.1: Transportation

A. **Transportation Contributions -** The rights of way shown on the Future Right of Way Map, and related paths shall be conveyed to the County, if a County road, or to the Town of Lake Placid, if a Town road, at development between final plat approval and first certificate of occupancy, and without cost to either government. Provided however, the landowner shall be entitled to all development credits and impact fee credits available according to law for the said rights of ways.

B. **Corridor Protection Plan and Map -** A Draft Corridor Protection Plan and Map shall be adopted as part of the adoption of the LPRP. The purpose of the Corridor Protection Plan and Map is to protect rights of way of the roads included in the Overlay Area. The Corridor Protection Plan shall provide corridor capacity consistent with Policy 8.2 of the Transportation Element for development through build out. Amendment of the Corridor

Protection Plan and Map shall be required as a part of each large scale Comprehensive Plan amendment. The traffic corridor shall be on the south side of the Lost Lake Property, unless the landowner requests otherwise.

C. **Trails and Paths -** Existing road rights-of-way (major collectors and minor collectors) shall be expanded where possible. New rights-of-way shall be acquired when possible, and shall at a minimum, consist of 20 feet in width, of which a minimum of 8 feet in width shall serve as a paved multi-use path. Alternatively, developers may provide public use easements on private land to accomplish reasonable public multi-use paths. Golf carts shall be restricted to designated roadways and pathways.

D. **Right of Way Landscaping -** Rights-of-way shall, when possible, be acquired to accommodate landscaping (primarily Florida Friendly and native trees and plants). Landscaping should divide the multi-purpose paths from the roads when possible and provide well-landscaped transportation corridors.

E. **US Highway 27 Access Management** - The management of access to United States Highway 27 is of critical concern.

A. **Frontage and Backage Roads -** Excepting non-commercial segments, frontage or backage roads along US Highway 27 shall be required. Every parcel along US Highway 27 should not be granted direct access to US Highway 27 but shall be required to access through frontage or backage roads. Access points on US Highway 27 shall be kept to a minimum. To accommodate development of land where frontage or backage roads have not been developed, a Corridor Protection Plan shall be developed with the affected owners; temporary access to US Highway 27 shall be allowed upon the recorded condition that it shall be removed at the owners expense when the frontage or backage road is developed; and a cost recovery system regarding the pioneering of frontage/backage road should be implemented. Where feasible, the use of backage roads is preferred to the use of frontage roads for commercial uses to encourage the provision of parking on the rear of the parcel and the orientation of the principal structure to the adjacent roadway. All requirements of State Roads shall be coordinated with the Florida Department of Transportation.

B. **Alternate Access -** Parcels which front on US Highway 27 and front on roads intersecting US Highway 27, shall not be granted a driveway onto US Highway 27. They must use the intersecting road for access to US Highway 27.

C. **Access based on future division -** To facilitate the requirement for backage roads, divisions of parcels along US Highway 27 after the adoption of the LPRP should not be recognized for the purpose of requiring direct access onto US Highway 27. Subdivision of land on US Highway 27 after the adoption of the LPRP should be required to provide shared access to facilitate a common access roadway for subdivided parcels. The access must be shared with the parcels adjacent to the land which was divided, as well as the parcels internally created.

D. **Connection of Frontage and Backage Roads** - The connection of frontage and backage roads shall be at least 200 feet back from the road served (a “jug-handle” connection). The minimum right of way shall be based upon the transportation need in the vicinity and the need for water management facilities.

E. **Linked Parking -** Linked parking should be required, unless the properties are linked with frontage or backage roads. Provisions should be made to prohibit one neighbor from abusing the parking of another which may include closing the link if reasonable protections cannot be assured. A master parking arrangement shall be entered to address maintenance cost and cross access easements and may address deviation from parking requirements.

F. **US Highway 27 Right of Way Protection -** The Town of Lake Placid, Highlands County and the Florida Department of Transportation should identify and begin securing the right-of-way needed to expand US Highway 27 to a six (6) lane highway through the Overlay Area. Right -of-way acquisition should be accomplished by dedication at the time of Comprehensive Plan amendment, plat, zoning change or other development order or by purchase where necessary.

G. **Roundabouts and Traffic Circles** - Roundabouts and traffic circles should be considered where appropriate.

H. **Road System Improvements.**

1. **Right of Way -** Right of way contributions shall be conveyed at or before final plat or site plan or PD adoption as appropriate and shall be based upon the adopted Corridor Protection Plan provided that the plans are based upon the relevant areas through build out. If the right of way contribution is not made with the PD, then the PD shall state the location and dedication date or event.

2. **Road Improvements -** Off site road improvements shall be made according to the Town of Lake Placid and County Concurrency Management Systems.

I. **Driveways -** Private driveways for new platted lots on an existing collector or arterial road and new collector and arterial roads shall be prohibited. Driveways in proposed developments shall be serviced by internal (private or public) community roadways. All parking spaces shall be accessed by a driveway and shall not have direct access to collectors and arterial roads.

J. **Residential Drives on Major and Minor Collectors -** Residential drives shall not be allowed on major or minor collectors, however, an exception may be made where this policy prevents the reasonable use of land. This exception should not be used to simply increase density. Parcels divided after the effective date of the LPRP may not rely upon this exemption to gain additional curb cuts or driveways. Where existing conditions require exception, individual drives shall be discouraged in favor of combined drives.

K. **Parking -** Parking requirements for residential and nonresidential development may be decreased or increased through a waiver process if the developer presents a parking study demonstrating a reduced need based on the proposed use. The use of unpaved

parking areas should be allowed, where appropriate, to increase green space and pervious area.

1. Parking requirements may be increased if parking study shows that a specific use requires additional parking.

2. Change in use should be allowed only if the owner provides parking for the new use.

L. **Traffic Circulation Systems (Within Developments) -** Traffic circulation system *within developments* shall be designed utilizing a network system that will be open to the public. However, the network may incorporate a grid system, a curvilinear design pattern and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the Overlay Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

The internal roadway system shall be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four lane-divided systems may also be utilized. The divided lane system will be landscaped to improve the traveling experience and to provide beautification to the development.

M. **Additional Grade Separated Crossing -** The County shall work with the Florida Department of Transportation to promote the addition of at least one more grade separated crossing over the railroad track. Currently, the derailment of one train could block all access (including emergency access) to much of the Overlay Area.

Policy 12.7.2: Parks, Green Space, and Open Space

A. **Park Level of Service -** The Level of Service for Parks in the Overlay Area shall be as follows:

1. Parks intended to serve the general Lake Placid area citizenry shall be 10.0 acres of developed park per 1,000 population.

2. Storm water retention areas for the development (wet and dry) may be considered as *part* of the required Park, upon a showing that both uses will work on the same land).

B. **Payment in Lieu of Parks** - Developers may contribute money to the government having jurisdiction, equal to the value of the number of developed park acres required; or in the alternative, acquire and convey to the government park acreage (equal in value to the required developed park acreage) in lieu of Community Parks. Payment in lieu should rarely be applied to neighborhood parks (for example, in the small development). The government's advance approval of the payment in lieu of park land or the park acreage to be conveyed is required. The acres contributed or the payment in lieu shall

both include the cost of improving the land to become functional park land (land cost, clearing, engineering, construction and management fee, shall be included in the payment). Payment in lieu of parks shall only be done through the PD Ordinance process. Payments in lieu of parks in the Overlay Area shall be spent in the Overlay Area. The government is encouraged to obtain park land as soon as is reasonably possible.

C. **Green Space, Open Space, and Maximum Lot Coverage**

1. Green space within the Overlay Area shall be at least 30% for new residential development. In order to encourage redevelopment, green space requirements may be reduced and shall be determined at time of PD.

2. Maximum lot coverage shall be 40% in the multi family parcels (that percentage may increase/decrease with height of building – taller buildings should have more open space). Lot coverage includes the building footprint, impervious parking spaces, roads, and other impervious surfaces. Pools, tennis courts, and similar amenities are considered green space and not lot coverage.

3. Open space shall be at least 10% of the Green Space.

4. Green space requirements should increase to 40% if residential development is proposed for four (4) or more stories in height to encourage the use of structured parking, and to mitigate building height. This additional green space should be in the area of the taller building.

Policy 12.7.3: Signs

A sign ordinance shall be extended through the Overlay Area. The sign ordinance should not overwhelm the landscape with signage and should preserve the scenic views of the Overlay Area.

Policy 12.7.4: Community Landscape Plan

A. **Landscape Plan** - A community landscape plan should be developed by the Town of Lake Placid to encourage the planting and maintenance of Florida Friendly plants and trees, native trees and shrubs along community roads and paths; and to encourage similar landscaping within the commercial and residential areas.

A community landscape plan should be developed by the Town of Lake Placid to examine the Town's existing landscape requirements with regard to buffers, street trees, plantings in water management areas, vehicular use area landscaping, and residential, non-residential, and public use landscape requirements.

B. **Invasive Exotic Plant Control –** A landscape regulation of the Town of Lake Placid shall require the elimination of invasive exotic species listed as Category I Plants in *INVASIVE PLANT SPECIES OF THE ARCHBOLD BIOLOGICAL STATION AND THE PRESERVE*, October 2003, by Jeff Hutchinson from public and private lands.

C. **Landscape Maintenance -** Where landscaping is required by the Land Development Regulations, maintenance provisions shall be included to an enforceable standard (by development order, PD, or deed restriction).

Policy 12.7.5: Environmental Resource Policy

A. **Environmental Resources** - The Lake Placid area includes many natural lakes, significant Lake Wales Ridge lands, and aquifer recharge areas. These resources shall be managed and protected.

B. **Natural Lakes -** Development around the natural lakes shall include environmental buffers as required in the Natural Resource Element and the Land Development Regulations to protect the lake shoreline and estuaries. Untreated road, residential, commercial, and agricultural run-off into the natural lakes shall be prohibited.

C. **Lake Placid Portion of the Lake Wales Ridge -** The LPRP shall provide for the continued acquisition, preservation and enhancement for restricted public use of the preserved and managed lands areas of the Lake Placid portion of the Lake Wales Ridge and encourage the acquisition of out parcels for use in mitigation in the development of other lands.

D. **Public Use of Preserved Lands -** Low impact public use of the preserved environmental areas shall be developed and monitored by a standing committee.

E. **Aquifer Protection -** Most of the Overlay Area consists of an aquifer recharge area. The aquifer recharge area shall be protected.

F. **Central Wastewater –** Central wastewater is required on most development and is specifically addressed in paragraphs G and H.

G. **Reuse Lines -** New development shall install reuse lines (including reuse supply lines), unless there is evidence that the subject plant will not have the reuse capacity to serve the subject development.

H. **Right of Way and Common Area Priority -** Landscaped rights of way and common areas shall be given priority for reuse water.

Policy 12.7.6: Water and Wastewater Systems.

A. **Wastewater Required on Lots less than Net Three-Quarters of an Acre -** All new developments with lots less than three fourths of an acre net fee ownership per dwelling unit (about 1 acre gross) shall be served by central wastewater.

B. **On-Site Wastewater Disposal System Permitted on Lots Greater than Net Three-Quarters of an Acre (not on lakefront) in New Developments -** Lots three fourths of an acre in new developments (net fee ownership), may use traditional on-site wastewater disposal systems; provided that the system and drain field are not within 300 feet of a lake or stream.

C. **New Waterfront Construction within 300 Feet of a Water Body** All new wastewater systems within 300 feet of a water body on lots of record prior to the effective date of the LPRP or lots qualified under paragraph B above shall be installed as far as possible from the ordinary high water mark of a surface water bodies (lake and streams) but in no case less than 75 feet.

D. **New Construction to Accommodate Wastewater Hook-up -** New construction on existing lots of record shall be configured to facilitate the conversion of on-site wastewater disposal systems to central collection systems with mandatory connection (by deed restriction requiring payment of the related charges) when central wastewater is available.

E. **Central Wastewater Hook-up Mandatory -** Whenever connection to a central wastewater system is not allowed by the operator; is unavailable at the time of construction; or whenever connection points to an interceptor are more than one-quarter mile from the property boundary (lot or new subdivision), the respective government shall require connection to a central wastewater treatment system within 365 days of written notice of availability. Phased installation may be used in a development. Deed restrictions shall be recorded to place all owners and buyers on notice of the cost and lien of this requirement and the system development charge.

F. **Potable Water in New Construction -** New construction (existing lots of record and new lots) shall be required to connect to public potable water when the capacity and lines are available and consistent with Policy 6.9 of the Infrastructure Element.

G. Water and Wastewater Treatment service shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011.

Policy 12.7.7: Electric Utilities

The Town of Lake Placid and the County shall establish an electric utility policy to decrease potential damage from natural disasters and utilize available technologies to enhance residents' quality of life in the Overlay Area.

Electric Utilities shall be addressed in the Joint Planning Area Interlocal Agreement.

OBJECTIVE 13: DIRECTING URBAN DEVELOPMENT WITHIN HIGHLANDS COUNTY WILL BE FACILITATED BY THE USE OF SPECIFIC AREA PLANS

These plans will guide site specific developments within areas of the County that are currently predominately in agricultural uses.

These areas will be developed in an orderly manner consistent with urban concurrency requirements.

These areas will include a mixture in residential types, serviced with appropriate retail uses, incorporating adequate utilities, supported with cultural and social facilities, sustained with sufficient emergency services and connected by a functional transportation system.

Preface:

An essential ingredient within the Specific Area Plans will be the inter-local or inter-governmental coordination that will be required between the County and the municipalities, because the Plans will overlap both the incorporated and unincorporated portions of the County.

The proposed Objective does not establish criteria that is already cited in §163.3245, F.S. "Optional Sector Plans". The intent, is to "promote better integrated planning" through the use of inter-local agreements guided by the SAP, with the potential to implement the directives of §163.3245(1), F.S., or to implement the SAP through the provisions cited in §163.3184.

Basic Development Principles

Each of the selected Specific Area Plans will have basic development principles in common. These principles will act as over-riding development guidelines structuring each Plan, but not suppressing any specific conceptual elements that identify each area as unique unto itself.

1. A **housing strategy** will exist that will provide a broad inventory of new single-family residential units and multiple family residential units, which fosters home ownership. The housing strategy will accommodate a diverse population of various incomes consistent with the policies cited in the Housing Element of the Comprehensive Plan for affordable housing and rental units for start-up families.

2. All developments within any Specific Area Plan, are to be **interconnected** with developments within the Plan area and, where applicable, to adjacent development to the Specific Area, to accommodate both vehicle and pedestrian access, assuring unlimited access for emergency services and that community services, both commercial and public, are within walking distance, if that mode is preferred.

3. Each Plan will have at least **one community or neighborhood center** which concentrates the bulk of the commercial services within that specific area, and where appropriate, public services will also locate for easy identity and access. Opportunities for mixed uses will be facilitated whenever requested consistent with good planning practices.

4. **Street trees and sidewalks** will be an integral part of all public streets regardless of their functional classification, with at least one multiple-purpose path within the rights-of-way of streets greater than 60 feet in width in the event bike lanes are not provided adjacent to the vehicular lanes.

5. **Proposed new road alignments** will be facilitated, where applicable, in each Specific Area Plan when required as part of the broader County-wide Long Range Transportation Plan. Mutual efforts by both the municipalities and Highlands County will develop and implement multi-nodal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles.

6. **Central potable water** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.

7. **Central wastewater** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.

8. **Neighborhood parks and connecting greenways** are to be integrated into the individual developments, and where appropriate to connect directly with any public school that may be located within the specific area.

9. **Environmentally sensitive areas** will be incorporated into the Specific Area's greenway systems.

10. The **adjacent municipality and Highlands County will cooperate fully** in facilitating the goals and objectives of this Plan by mutually coordinating all reviews and jurisdictional decisions pertaining to the Plan's stated policies and their respective implementing Land Development Regulations, wherever they may differ. Each development will be implemented through a development order (DO) addressing the responsibilities of both the developer and the respective local government.

OBJECTIVE 13.1: RESERVED.

OBJECTIVE 13.2: HIGHWAY PARK SPECIFIC AREA POLICY PLAN (SAP)

Development within the Highway Park Specific Area Plan shall occur consistent with the land use policies cited below and consistent with the Land Development Regulations.

Policy 13.2.1: Strengths, Concerns & Vision

A. Strengths of Highway Park that can cause Highway Park to grow and revitalize:

   1. There is a sense of family in Highway Park;

   2. People are friendly and concerned with the welfare of their neighbors;

   3. Many people see Highway Park as both their home and their community;

4. Many people like/enjoy living in Highway Park and consider it a nice place to live;

5. There are many churches in Highway Park;

6. There are businesses close enough to provide for the commercial and personal needs of Highway Park;

7. It is inexpensive to live in Highway Park;

8. Many people, if they could, would build a new house in Highway Park;

B. Existing concerns that needed to be addressed: The following concerns were considered as a beginning in evaluating the present conditions within Highway Park.

1. There is the existing unpleasant urban surroundings caused by trash litter and abandoned junk cars.

2. Existence of dilapidated and vacant mobile homes.

3. There is a lack of an adequate inventory of available livable housing.

4. Negligible new home construction.

5. There is little opportunity for home ownership as an alternative to rental housing.

6. Existing lot sizes do not meet the county's minimum lot size standards for single family.

7. There is the continual vehicular and pedestrian congestion at the entrance to Vision Street off of US Highway 27.

8. There is a need for playgrounds for the many children who now play in the streets.

9. The need to slow down traffic throughout Highway Park.

10. The difficulty in securing central water and wastewater at a reasonable price.

11. No incentives for investment in Highway Park.

12. Insufficient street lighting to heighten the sense of security within Highway Park.

13. Little interest in the visual appearance of Highway Park through landscape improvements.

14. The need to resolve drug use issues.

C. Highway Park Vision: Distilling and then merging the strengths with suggested mitigation measures for the expressed concerns, the following vision evolved:

Highway Park will, through the concerted internal efforts of the Highway Park residents, working together, have forged a new community spirit that will result in fostering a clean and orderly urban environment in which family formation may be nurtured, motivated by a pride in home ownership offered through an adequate diversity of housing, with access to sufficient community services and utilities consistent with other similar communities, enhanced by local employment opportunities that are beneficial to Highway Park unfettered with the concerns of security issues, forged by a determination to not tolerate anti-social behavior within Highway Park, a neighborhood that is recognized as a part of the larger Lake Placid community.

Policy 13.2.2: Highway Park Specific Area Plan Recommendations and Policies

Land Uses and Community Enlargement:

The existing land uses within Highway Park are to be enhanced. The Highway Park SAP also proposes to enlarge Highway Park by expanding into adjacent larger undeveloped parcels, bringing the total area of the Highway Park SAP from approximately 150.0 acres to approximately 195.0 acres.

RESIDENTIAL:

The general land use inventory indicated that 82.4 acres were in residential uses. The inventory also indicated that Highway Park comprised approximately 477 platted parcels, of which 163 parcels were vacant and another 53 parcels had dilapidated structures on them. Therefore, 216 parcels are available for new residential construction. Of the 477 parcels, 111 parcels had mobile homes on them, of which 17 are in a dilapidated condition requiring demolition. When these mobile homes are replaced, depending on their locations, they are to be replaced with site-built homes. Modular or manufactured homes certified by the Federal Housing and Urban Development (HUD) seal or by the Florida Department of Business and Professional Regulation (FDBPR) seal are allowed as site-built structures.

Several of larger parcels (14 + acres off of Anderson Street and 2+ acres off Carver Street extended) are recommended in the Highway Park SAP as multiple family sites for affordable housing. The expansion areas on the eastern edge of Highway Park, comprising approximately 35.4 acres, are appropriate for lower density residential development on individual lots, similar to existing adjacent parcels.

Policy 13.2.2.1: All vacant residential parcels and residential parcels with existing dilapidated structures are to be earmarked as in-fill development and available for residential construction with the opportunity of qualifying for housing assistance for an individual homeowner, or the opportunity of accelerated or fast tract permitting for a developer that considers constructing multiple parcels of individual residences.

Policy 13.2.2.2: Single family, site-built residential units are to be the preference within the areas of Highway Park where the single family structure is the norm.

Duplex units are allowed if their designs mimic the single family vernacular.

Policy 13.2.2.3: Multiple family units are encouraged for the larger undeveloped parcels for the purpose of providing sufficient density to accommodate affordable housing. These multiple family units may be provided on the basis of, either fee simple, lease or rental. The opportunity for accelerated or fast tract permitting will be made available for a developer that considers constructing affordable multiple-unit residences.

Policy 13.2.2.4: Site-built residence is the preferred residential structure, whether for single family or multiple family and are not to be mixed with mobile homes. The mobile home, if selected as the residence of choice, is to be located to a specific area within Highway Park. All existing mobile homes outside of the specific area delegated for mobile homes are to be legally non-conforming and are not to be replaced once they have been determined no longer viable by their owner.

Policy 13.2.2.5: Inasmuch as mobile homes are a matter of residential choice and the consensus of Highway Park is not to mix mobile homes with permanently constructed residences, the Council determined that Highway Park needed a specific area for mobile homes. The selected area includes Taylor Street and the parcels immediately to the south and east.

COMMERCIAL:

The existing traditional commercial within Highway Park is located at the entrance to Vision Street off of US Highway 27. There are 4.60 acres currently zoned for commercial, which are under-utilized, with only approximately 0.78 acres actually used. The existing uses include a grocery store, a liquor store and a food preparation outlet. The current commercially zoned area has enough acreage to develop into a successful mix of businesses, with enough area for off-street parking. Currently, the liquor store attracts the congestion that occurs during the evening and night hours that have been the source of much of the community's concerns. There is very little off-street parking and the congestion, at times, presses onto the right-of-way of US Highway 27.

One of the recommendations of the Sheriff is to apply an urban design solution coupled with strictly enforced off-street parking requirements, in the event removing the source of the congestion is not attainable. This would be an appropriate next step in the implementation of the Highway Park SAP.

Given the current population estimate of 730 persons, and using the 66.8 sq. ft. per person multiplier for commercial generation and an FAR of 0.4, (730 persons x 66.8 sq. ft. = 48,764 sq. ft. GFA x 2.5 (0.4 FAR) = 121,910 sq. ft.), 2.8 acres of commercial will be required to accommodate the current population. In addition, assuming that the undeveloped 56.16 acres are developed as multiple-units at 9 dus/ac (505 dus x 2.3 persons per household = 1,162 persons x 66.8 sq. ft. = 77,622 sq. ft. x 2.5 = 194,055 sq. ft.) 4.45 acres of additional commercial will be needed. Therefore, the anticipated demand for commercial acreage at build out would

be approximately (2.8 ac + 4.45 ac) 7.25 acres, which would be more than satisfied by including the 17.04 acres fronting on US Highway 27.

Policy 13.2.2.6: The generating factor for determining the amount of commercial use in Gross Floor Area (GFA) is 66.8 sq. ft. person within the anticipated population. Using a Floor Area Ratio (FAR) of 0.4 to determine the size of the site area, the factor is 2.5 x the GFA divided by the size of an acre in sq. ft.

Policy 13.2.2.7: Reinforce the clustering of commercial on Vision Street into a integrated design consistent with the Land Development Regulations (LDRs) of Highlands County, allowing those commercial uses pursuant to the zoning district and the scale of a neighborhood commercial center.

Policy 13.2.2.8: Providing sufficient off-street parking within the Vision Street Commercial Center consistent with the requirements of the specific commercial uses as required by the LDRs, and prohibits all on-street parking within the Vision Street commercial area.

Policy 13.2.2.9: Provide sidewalks in front of all commercial uses on Vision Street for easy pedestrian access.

Policy 13.2.2.10: The commercially designated lands fronting on US Highway 27 are to be improved to safely accommodate the pedestrian market, using accepted access management policies prescribed by the Florida Department of Transportation, and to provide sufficient access to the residents of Highway Park by means of Crestmore Street (Old Highway 8).

PUBLIC:

The public potable water plant, comprising approximately 0.5 acres, is located at the intersection of Carver Street and Williams Street. The facility was provided to bring safe potable water to Highway Park and to eventually close down many of the high risk private wells because of contamination due to failing on-site wastewater disposal system drain fields. Currently, a converted fire station is used as a community center, which functions as a facility for evening meetings and for day-time community out-reach programs. The facility is very small and inadequate for some types of uses that require community-wide participation. It needs to be augmented with a larger facility that will be multi-functional and equipped to meet the needs of an active community apart from the religious activities peculiar to the various local denominational creeds and which are accommodated by the individual congregations and their facilities.

Policy 13.2.2.11: Provide safe potable water at reasonable prices to the residents of Highway Park.

Policy 13.2.2.12: Pursue the implementation of a funding or incremental taxing district to establish and provide wastewater treatment within Highway Park.

Policy 13.2.2.13: Provide for a community center that will be multi-functional in meeting the public, social and recreational needs of Highway Park, with associate off-street parking.

RECREATION:

Highway Park has one improved centrally located 4.77 acre park that provides field and court game opportunities. However, the field sports are limited to baseball because of the lack of sufficient area for regulation football or soccer. The existing community center (the STAR Center) is located within this park area. A boat ramp on Lake Huntley is also within the vicinity of Highway Park, which is accessed by means of Anderson Street. A vegetative strip, 100 feet deep, is aligned along the north side of Anderson Street providing a buffer to the adjacent large-lot lake-side subdivision immediately to the north. The 8+ acres adjacent to Anderson Street and to the boat ramp on the south are undeveloped and comprises some associated wetlands which provides access for uplands drainage into Lake Huntley. The area is ideally suited for a community waterfront park.

Policy 13.2.2.14: Provide a new site-plan and activity program for the central park that will more efficiently re-position the multiple recreational uses to optimize the limited site area. Stabilize and upgrade the off-street parking on Williams Street, and the off-street parking for the STAR Center along Josephine Street. Selectively screen the residences along the southeast boundary of the park.

Policy 13.2.2.15: Secure the approximately 8+ acres at the end of Anderson Street, including the strip of vegetative buffer on the north side of Anderson Street as an integrally programmed and designed County lake-front park, including the boat-ramp and off-street parking.

Policy 13.2.2.16: Provide a fishing pier in conjunction with the boat ramp for those without boats.

ACCESS AND CIRCULATION:

One of the outstanding issues is the continual vehicular and pedestrian congestion at the entrance off US Highway 27 into Highway Park on Vision Street where loitering and compromising social conditions exist at certain times of the day, requiring frequent visits from the Sheriff’s deputies. Another issue is the speed which some in the community drive their vehicles on the local streets. The majority of the streets are narrow and do not have sidewalks, thereby creating concern on the part of the pedestrian when using the street to walk from one location to another.

TRAFFIC MANAGEMENT:

Concerns about increasing traffic and speeds are prevalent throughout Highway Park. Some Highway Park residents feel that drug trafficking has led to excessively high traffic volumes and erratic drivers on the streets. Therefore, a plan to manage neighborhood traffic has become necessary for Highway Park. Managing neighborhood traffic flow and speed will enhance safety and preserve community character in Highway Park.

Policy 13.2.2.17: Develop and implement a neighborhood traffic management program/plan in conjunction with the Highlands County Engineering Department and the Florida Department of Transportation.

Policy 13.2.2.18: Use three entrances, Vision Street, Carver Street and Anderson Street, to facilitate access into Highway Park. Crestmore Street, a fourth and southern entrance into Highway Park providing direct access into the industrial area and the highway commercial, should be heavily landscaped, but not necessarily signed as an entrance.

Policy 13.2.2.19: In cooperation with the Florida Department of Transportation enhance the available entrances into Highway Park within their rights-of-way pertaining to acceptable access management practices as they might affect deceleration or acceleration lanes.

Policy 13.2.2.20: Implement traffic calming practices to encourage neighborhood traffic to proceed at appropriate speeds.

Policy 13.2.2.21: Review and evaluate each local street to determine its adequacy and appropriate right-of-way functional classification. Where deficiencies occur, estimate the cost to correct the deficiencies and schedule the improvements in the next Capital Improvements Schedule.

Policy 13.2.2.22: Assure that all appropriate traffic control signage are in place and all applicable paving striping and markers, such as cross walks, etc., have been applied.

Policy 13.2.2.23: Provide sidewalks within the right-of-way of each local street, designed consistent with the County's Land Development Regulations.

Policy 13.2.2.24: Provide street lights at the intersections of all local streets and augment where necessary based upon established safety or street lighting standards.

AESTHETICS:

Aesthetics has been of concern for the residents of Highway Park evidenced by a number of "clean-up" campaigns have been conducted with positive results. Address beautification projects throughout Highway Park.

Policy 13.2.2.25: Community Environmental and Aesthetic Review Committee (CEARC): The committee shall be appointed by the Council, from the local residents to direct compliance with the stated environmental and aesthetic policies established by Highway Park or inferred by the Highway Park SAP.

Policy 13.2.2.26: Abandoned vehicles shall be removed from Highway Park at the owner's expense. These vehicles are determined abandoned one year after the last registered year cited on their license plates.

Policy 13.2.2.27: Annual clean-up campaigns shall be scheduled at the pleasure of the CEARC, with the approval of the Council.

Policy 13.2.2.28: A street tree program shall be initiated to supplement the installation of new sidewalks within Highway Park. Because of the restricted street rights-of-way widths, the trees are to be placed in back of the new sidewalks and located so as to not be in conflict with new street lighting. Because of these constraints, the property owners are encouraged to accommodate the trees on their properties by assuring maintenance.

Policy 13.2.2.29: An urban design plan for the Vision Street commercial area, incorporating the recommendations of the Sheriff's Department pertaining to traffic control and pedestrian movements, shall be prepared to unify future improvements and encourage streetscape elements comprising attractive paving, street furniture and plant materials.

Policy 13.2.2.30: A streetscape design shall be prepared and implemented along the length of Crestmore Street, adjacent to the US Highway 27 right-of-way, providing an attractive image for Highway Park. An attractive, distinctive entrance sign shall be provided announcing the arrival into Highway Park at the entrance of Highway Park's choice be it Vision Street, Carver Street or Anderson Street.

Policy 13.2.2.31: Secure a grant from the Florida Department of Transportation to implement a landscape design for that portion of US Highway 27 right-of-way fronting on Highway Park beginning at C.R. 29 and extending north to the existing highway landscape improvements in the Town of Lake Placid.

SAFETY:

Public safety is a key component of quality of life. The Council concurs that the existing safety issues within the community need to be recognized and addressed and are in favor of developing a plan of action that will focus on tackling these concerns through the implementation of various safety enhancement initiatives.

CRIME PREVENTION:

The primary objective is to develop and implement strategies specifically for Highway Park that prevent crime and victimization by addressing their root causes at the local level. To achieve this, it is essential that strategies for community strengthening be developed. The results are intended to facilitate community participation in all phases of crime prevention. Using a proactive social development approach, Highway Park will be provided with the tools, knowledge, and support they need to deal with the root causes of crime at a local level.

Policy 13.2.2.32: Develop Crime Prevention Partnership Program. The program's focus shall be to create partnerships. These partnerships shall include key County departments, such as law enforcement, fire, parks, and neighborhood services-departments that are involved with safety issues on a daily basis. The partnership shall also include departments involved with review of site plans and enforcement of neighborhood-preservation ordinances, as well as County departments responsible for providing housing for low-income residents. The program shall also encourage the involvement of non-governmental organizations that can contribute to community crime prevention through the development of information, tools, and resources. These entities will work with the local community to design strategies for deterring crime and enhancing quality of life by enabling the Highway Park community to help themselves to develop solutions to public safety problems and to strengthen leadership to implement and sustain those solutions.

Policy 13.2.2.33: Host/Facilitate seminars to improve crime prevention in the home and/or business. These seminars will focus on strategies that homeowners, business owners, service organizations, social service providers, and law enforcement agencies can use to prevent crime and victimization in Highway Park.

Policy 13.2.2.34: Investigate target-hardening techniques (the use of devices to block unauthorized access or entry or the removal of uses that generate unlawful behavior).

Policy 13.2.2.35: Investigate and introduce SafeScape and/or CPETD concepts. SafeScape is a concept that advocates that planners and design professionals can do their part to fight crime by making physical environments safer. SafeScape takes the concepts incorporated in the widely accepted CPTED (Crime Prevention Through Environmental Design) principles but goes a step further by placing a greater emphasis on the key role that the community plays in reducing crime.

Policy 13.2.3: IMPLEMENTATION

To realize effectuation of the listed policies cited within the Highway Park SAP requires a program for implementation. There are various means by which a program may be implemented. The following actions are applicable to Highway Park:

NEW LAND USE DISTRICT:

The HPR District (Highway Park Residential): The consensus of the Council and the neighborhoods is the vision of a community of site built homes. However, the most common existing implementing residential zoning district over the major portion of the community is M-1-S (Mobile Home and Residential Subdivision district). This district allows the mixing of mobile homes and site built homes together and would not be consistent with the vision of a community of permanent site-built homes. In addition, the minimum lot size and setback requirements for the existing M-1-S district create a non-conforming condition on the majority of the platted lots. Many of these existing lots are within the 3800 sq. ft. to 7000 sq. ft. range, with frontages ranging from 40 feet to 50 feet. Inasmuch as these lots are less than the current minimum lot size for M-1-S, they are legal non-conforming lots because they pre-date the initial establishment of the Zoning Ordinance. However, the Highway Park SAP establishes the specific HPR district which acknowledges all existing platted lots as legal without the caveat of being non-conforming.

Policy 13.2.3.1: The new implementing district, HPR (Highway Park Residential), is created to accommodate all existing platted residential lots within Highway Park, giving them the same opportunities available to legal minimum lot sizes outside Highway Park.

Policy 13.2.3.2: The HPR district establishes the precedence for new lot creation of similar lot sizes to capture the opportunities in new housing products and to sustain the small town ambiance.

Policy 13.2.3.3: The FUD overlay district may be applied to the HPR district accompanied by a site plan consistent with Sec. 12.05.291 of the Land Development Regulations.

PRO-ACTIVE CODE ENFORCEMENT:

Highway Park has recognized the need for pro-active code-enforcement, setting dates for planned phased programs of community-wide involvement, with the assistance of county code enforcement officers for the more difficult cases of compliance.

Policy 13.2.3.4: Code enforcement shall assure that compliance with regulations will be consistent across Highway Park, providing incentives for neighborhood improvements with confidence that the results will be neighborhood enhancement and private property evaluation.

Policy 13.2.3.5: Code Enforcement shall work through the Council to disseminate enforcement objectives, as needed, before action is initiated, giving

Highway Park time to correct the issues of concern pertaining to Code requirements before citations are given.

FUNDING COMMUNITY IMPROVEMENTS:

The use of Community Development Block Grants (CDBG), Community Development Districts (CDD), Municipal Service Taxing Units (MSTU), Municipal Service Benefit Units (MSBU) and other incremental taxing programs may be used to fund improvements in Highway Park. Coupled with the sponsorship of the local governments and the local Highway Park community, partnerships may be formed that will address some of the above cited issues. The local government Capital Improvement Schedule (CIS) is a major tool for funding improvements. Over time, and with selected projects established by area-wide priories, capital improvements may respond to some of the issues cited above.

OBJECTIVE 14: SUSTAINABLE COMMUNITY OVERLAY AND SUSTAINABLE COMMUNITY – CHARACTERISTICS

Policy 14.1: A Sustainable Community Overlay is intended to enhance agricultural sustainability, encourage conservation of key habitats and preserve natural resources while allowing the growth of a sustainable mixed use community.

Developments within a Sustainable Community Overlay may only occur on a fraction of the lands within a Sustainable Community Overlay parent parcel creating a Compact Urban Development Area (CUDA).

A Sustainable Community Overlay employs Smart Growth Principles.

A Sustainable Community Overlay protects and improves the quality of environmental features within the Sustainable Community Overlay by directing development away from those features and into a compact mixed use, urban development area.

A Sustainable Community provides a functional mix of land uses including institutional, recreational, residential, public service uses, commercial, office, industrial, and other employment generating land uses within the CUDA of a Sustainable Community Overlay.

A Sustainable Community Overlay is capable of being planned for long term development and being developed in sustainable phases, creating a high quality, mixed use, sustainable living environment. Areas outside the CUDA allow agricultural uses, conservation, and preservation.

A Sustainable Community Overlay limits its CUDA for urban development to the land which is the least environmentally sensitive within the Sustainable Community Overlay and is otherwise appropriate for urban development.

A Sustainable Community Overlay discourages urban sprawl by providing opportunities for the diversification and integration of a wide range of land uses, providing affordable housing, advancing energy efficient land use patterns, and creating quality neighborhoods while maintaining a desirable ratio between jobs and housing. A Sustainable Community Overlay further discourages sprawl by transferring residential density from areas of Sustainable Green Assets. Without such transfer, very low density residential subdivisions are permissible.

A CUDA within a Sustainable Community Overlay provides multiple neighborhoods that are compact and walkable with an interconnected grid street pattern.

A CUDA within a Sustainable Community Overlay provides pedestrian connectivity and places precedence to the pedestrian over the convenience for the automobile.

A CUDA within a Sustainable Community Overlay provides a diversity of housing types to enable citizens from a range of economic levels and age groups to live within the community.

A CUDA within a Sustainable Community Overlay provides a town center with an appropriate mix of urban uses and public spaces.

A CUDA within a Sustainable Community Overlay provides neighborhood densities and intensities that are generally arranged in a hierarchical pattern radiating from the center to the edge.

A CUDA within a Sustainable Community Overlay provides a system of mobility and land use mix which increases internal trip capture and shortens length of trip.

A CUDA within a Sustainable Community Overlay provides densities and intensities that support transit and alternative modes of transportation and reduces reliance on personal motor vehicles.

A CUDA within a Sustainable Community Overlay provides centralized water and wastewater systems that are highly efficient in operation and conservation of water resources.

A CUDA within a Sustainable Community Overlay is located at the intersection of an arterial road with another arterial or collector roadway.

The Sustainable Community Overlay does not preclude such a development in the CUDA from being subjected to the Development of Regional Impact process.

Policy 14.1.1: Sustainable Community Overlay – Thresholds

A. A Sustainable Community Overlay must contain a minimum of 50,000 acres.

B. A Sustainable Community Overlay must limit the CUDA to no more than 15% of the total acreage of the Sustainable Community Overlay.

Policy 14.1.2: Sustainable Community Overlay – Establishment

Sustainable Community Overlays are established through:

Designation of a Sustainable Community Overlay on the Future Land Use Map consistent with the characteristics outlined in Policy 14.1. The Future Land Use Map shall depict the following:

1. Boundary of the Sustainable Community Overlay;

2. Location of the CUDA;

3. Location of the Sustainable Green Assets area; and

4. Location of individual land uses of agricultural areas and natural resource areas within the Sustainable Green Assets area.

A. Development of a Master Community Plan through a Comprehensive Plan Amendment designating future land uses and phasing plans in the Overlay within the CUDA.

B. Detailed development plans in the CUDA through the Planned Development (PD) regulations and development monitoring through the annual Capital Improvement Element and schedule updates.

Policy 14.1.3: Sustainable Community Overlay –Sustainable Green Assets

A. Lands from which residential development rights will be transferred in exchange for bonus dwelling units within the Sustainable Community Overlay shall be known as Sustainable Green Assets. Sustainable Green Assets may include environmentally significant lands and agricultural lands. Agricultural lands shall be limited to bona fide agricultural uses and support activities including limited residences for a property manager(s) and workers and their families at a density of 10 dwelling units per acre consistent with Policy 14.2.2.1.

B. The Sustainable Community Overlay shall identify and protect Sustainable Green Assets by designating them on the Future Land Use Map as part of the overlay as either Natural Resource Areas or Agricultural Areas. Phased protection will be provided for these lands initially through land use controls set forth in the policies of this comprehensive plan and subsequently through permanent conservation easements recorded in conjunction with phased development of the CUDA. Sustainable Green Assets designated within the overlay will be designed to ensure continued connectivity and functionality for regionally significant wildlife corridors external to the overlay, based on the best available data. Delineation of areas for the transfer of density through recordation of conservation easements will place priority on the transfer of density from contiguous lands designed to strike a balance between buffering adjacent existing conservation lands, establishing an edge of the CUDA, protecting a proportionate share of the natural communities in the overlay identified for long-term protection, achieving compatibility of resource protection and continued agricultural operations, and facilitating long-term management of the protected lands.

B.1. Identification of Sustainable Green Assets

All Sustainable Green Assets shall be delineated on the Future Land Use Map as part of the overlay at the time of Overlay adoption as either primarily for natural resource purposes or agricultural purposes as follows:

a. Natural Resource Areas will be those areas identified for environmental protection;

b. Agricultural Areas will be those areas identified for long-term agricultural use regardless of the specific type of agricultural use.

B.2. Phased Protection of Sustainable Green Assets

Lands identified as Sustainable Green Assets shall be protected for and limited to their intended long-term use through these measures:

B.2.1. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map as part of the overlay, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas, respectively. The policies designating each Sustainable Community Overlay shall specify the limited natural resource-

related or bona fide agricultural uses that shall be permissible within such areas, respectively, as a further limitation on the uses allowed by the underlying land use designation.

B.2.2. Concurrent with the effective date of the Master Community Plan for the CUDA, Natural Resource Areas and/or Agricultural Areas that cumulatively total the amounts required to obtain adequate density for development of the CUDA or phase thereof, shall be made subject to a conservation easement(s) to provide perpetual protection for such areas consistent with the use restrictions for such areas established upon designation of the Overlay. Use restrictions for a specific area may be further limited by the perpetual conservation easement for that area based upon its characteristics or prior or intended use, but urban development shall be prohibited.

The perpetual conservation easement(s) shall identify grantees which may include Highlands County and shall include one of the following: Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, South Florida Water Management District, Southwest Florida Water Management District, or a not-for-profit corporation organized under the laws of, or registered in, the State of Florida for the purpose of environmental protection. The conservation easement for each Natural Resource Area or Agricultural Area shall include a map identifying the location and acreage of such area a copy of which shall be filed in the Highlands County Development Services Department.

The conservation easement(s) shall ensure that, on a perpetual basis, all land use and development within such areas shall be consistent with the purposes of their designation as Natural Resource Areas and Agricultural Areas, respectively. Permitted uses under the conservation easement(s) shall be limited to those described below. Such uses for a specific area may be further limited by the conservation easement for that area based on its characteristics or prior or intended use.

B.3. Natural Resource Areas

Natural Resource Areas shall be delineated to maintain the landscape-scale matrix of agricultural land uses, native vegetation communities, wetlands, and drainage networks, in a manner that is compatible with wildlife utilization, wetland protection, and watershed protection. The Natural Resource Areas shall be established for the purposes of maintaining the long-term ecological functions of lands and watersheds within the Sustainable Community Overlay, to protect native wetland and forested habitats within the Sustainable Community Overlay, to provide a landscape framework for future habitat preservation or restoration options, and to ensure continued connectivity and functionality for regionally significant wildlife corridors.

B.3.1. Development within Natural Resource Areas

Natural Resource Areas shall be limited to the following development and uses until recordation of a conservation easement. After recordation of a conservation easement, a Natural Resource Area shall be limited to the following development and uses unless otherwise expressly prohibited by the conservation easement:

- Passive recreation as defined in this comprehensive plan
- Low-intensity agricultural uses including but not limited to livestock grazing as directed by the Long-term Land Management Plan
- Controlled burning
- Silviculture with harvesting subject to Best Management Practices as directed by the Long-term Land Management Plan
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning)
- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation
- Existing wellheads and wellfields and, where they would not impact the attributes of the natural resource as directed by the Long-term Land Management Plan, proposed wellheads and wellfields
- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Sustainable Community Overlay.
- Agricultural and stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) or Southwest Florida Water Management District (SWFWMD) permits applicable to each retention area, and the Long-term Land Management Plan. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

B.3.2. Long-term Management of Natural Resource Areas

Each Natural Resource Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the conservation easement prior to recordation. The Long-term Land Management Plan shall address the maintenance and enhancement of on-site wildlife habitat and water resources, including but not limited to the entity responsible for

implementing the plan and the resources for financing the plan. The Long-term Land Management Plan for a Natural Resource Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and consistent with the terms of the conservation easement.

The Long-term Land Management Plan for a Natural Resource Area shall address the reduction of fuel loads on a periodic basis through controlled burns, selective clearing as appropriate, or other professionally accepted land management techniques. Any controlled burns shall be subject to the receipt of all necessary permits after consultation with the Division of Forestry.

B.4. Agricultural Areas

Agricultural Areas shall be delineated based on an assessment of their natural characteristics and existing and potential future agricultural uses. The location, size and configuration of each Agricultural Area shall be established for the purpose of promoting the long-term agricultural use of such lands. Agricultural Areas shall be designed in order to minimize the potential for adverse effects from agricultural operations on the CUDA or Natural Resource Areas within the Sustainable Community Overlay.

B.4.1. Development within Agricultural Areas

Current agricultural and supporting uses, including but not limited to existing housing for ranch managers and farm workers, within the designated SGA acreage will remain allowed uses.

Agricultural areas shall be limited to the following development and uses until recordation of a conservation easement. After recordation of a conservation easement, land use within an Agricultural Area shall be limited to the following development and uses unless otherwise expressly prohibited by the conservation easement:

- Bona fide agricultural uses, including but not limited to livestock grazing, cropland (including, but not limited to fuel and specialty crops), pastureland, orchards, vineyards, nurseries, ornamental horticultural areas, groves, silviculture with harvesting, turf and grass cultivation.

- Commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits.

- Farm-related support activities and facilities, including but not limited to storing, processing or transporting agricultural products.

- Controlled burning.

- Passive recreation
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning)
- Land clearing for purposes of fire protection, road maintenance, clearing adjacent to existing agricultural areas, squaring up of existing farm fields, and removal of diseased, damaged or invasive exotic vegetation
- Existing and proposed wellheads and wellfields
- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Sustainable Community Overlay.
- Farmworker housing consistent with Policy 14.1.3.A.
- Agricultural stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) or Southwest Florida Water Management District (SWFWMD) permits applicable to each retention area. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

B.4.2. Long-term Land Management of Agricultural Areas

Each Agricultural Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the conservation easement prior to recordation. The Long-term Land Management Plan shall be designed to maintain the land in the most economically productive condition for agricultural purposes, and shall allow the conversion from one agricultural use to another. As a secondary purpose, the Long-term Land Management Plan for an Agricultural Area shall seek to promote viability of on-site wildlife habitat and maintenance of on-site water resources. The Long-term Land Management Plan for an Agricultural Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and consistent with the terms of the conservation easement.

The Long-term Land Management Plan for an Agricultural Area shall address reduction of fuel loads on a periodic basis through controlled burns, selective clearing as appropriate, or other professionally accepted land management techniques. Any controlled burns shall be subject to receipt of all necessary permits after consultation with the Division of Forestry.

Policy 14.1.4: Compact Urban Development Area - Establishment of Density

A. Density for a CUDA within a Sustainable Community Overlay shall be created through a combination of currently entitled dwelling units within the Sustainable Community Overlay and bonus dwelling units in exchange for prohibiting urban development on lands outside of the CUDA, allowing only agricultural, conservation and preservation uses, otherwise known as Sustainable Green Assets, on those areas outside the CUDA. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas, respectively. The policies designating each Sustainable Community Overlay shall specify the limited natural resource-related or bona fide agricultural uses that shall be permissible within such areas, respectively, as a further limitation on the uses allowed by the underlying land use designation. Concurrent with the effective date of the Master Community Plan for the CUDA, Natural Resource Areas and/or Agricultural Areas that cumulatively total the amounts required to obtain adequate density for development of the CUDA or phase thereof, shall be made subject to a conservation easement(s) to provide perpetual protection for such areas consistent with the use restrictions for such areas established upon designation of the Overlay. Use restrictions for a specific area may be further limited by the conservation easement for that area based upon its characteristics or prior or intended use, but urban development shall be prohibited.

For each dwelling unit allowed under existing land uses within the Sustainable Green Assets allowed by this Comprehensive Plan that is transferred into the CUDA, a property owner shall be awarded two (2) bonus dwelling units. The bonus dwelling units are granted to the property owner for removing residential entitlements from the lands for Sustainable Green Assets. Comprehensive Plan policies providing for density transfers from wetlands and floodplains from the Agricultural Future Land Use designation shall apply to the calculation.

Bonus density units awarded for the protection of Sustainable Green Assets shall supplement units allowed under existing land uses within the CUDA of the Sustainable Community.

Each unit allowed under existing land uses that is within the footprint for a CUDA shall be awarded two bonus dwelling units for being part of the CUDA and not single use urban sprawl.

Dwelling Unit Transfer & Bonus Dwelling Unit Formula		
1 dwelling unit allowed under this Comprehensive Plan	+ 2 bonus dwelling units	= 3 total dwelling units to be clustered to Sustainable Community Overlay's Compact Urban Development Area

Policy 14.1.5: Sustainable Community Overlay – Future Land Use Plan Amendment

A Sustainable Community Overlay shall be established via a plan amendment to the Future Land Use Map and the Future Land Use Element of the Comprehensive Plan.

A Comprehensive Plan amendment for a Sustainable Community Overlay shall be adopted prior to a Comprehensive Plan amendment for a Master Community Plan for a Sustainable Community Overlay in order to establish the specific form for the Sustainable Community.

The Future Land Use Map Amendment to establish the Sustainable Community Overlay shall depict the following:

1. Boundary of the Sustainable Community Overlay;

2. Location of the CUDA;

3. Location of the Sustainable Green Assets area; and

4. Location of individual land uses of agricultural areas and natural resource areas within the Sustainable Green Assets area.

Text amendments to the Future Land Use Element, when establishing a Sustainable Community Overlay, shall include policies establishing the following:

1. Number of current entitlement dwelling units;

2. Amount of bonus dwelling units to be awarded for the protection of Sustainable Green Assets;

3. Minimums and maximums for density and intensity of development;

4. A functional mix of land uses including institutional, recreational, residential, public service uses, commercial, office, industrial, and other employment generating land uses;

5. Planning strategies for the public facilities;

6. Coordination of the long-term planning for public facilities with other plan elements;

7. Phasing for the Sustainable Community Overlay; and

8. Provisions for Conservation Easements.

Data and analysis supporting the Sustainable Community Overlay Future Land Use Amendment shall be provided and include:

1. Data and analysis demonstrating consistency with the adopted Sustainable Community Overlay policies.

2. Illustrative graphics representative of the Sustainable Community Overlay policies established in the Future Land Use Element.

3. Information to address the long-term public facilities that are needed to support the potential development including the Identification of the long-term public facilities, based on the conceptual long-term maximum development potential of the Sustainable Community Overlay.

Policy 14.2.1: The Master Community Plan shall be adopted by amendment to the Highlands County Comprehensive Plan.

Policy 14.2.1.1:

A. The Master Community Plan Comprehensive Plan Amendment for a Sustainable Community Overlay shall provide for future development which:

1. Establishes future land use patterns within the Sustainable Community and the maximum and minimum densities and intensities of use for all land uses within the Sustainable Community;

2. Identifies regionally significant natural resources within the Sustainable Community;

3. Identifies regionally significant public facilities within the Sustainable Community;

4. Establishes guiding principles that address urban form and interrelationships of anticipated future land uses; and

5. Identifies procedures to ensure intergovernmental coordination to address extra jurisdictional impacts from the Sustainable Community Overlay.

B. The Master Community Plan Comprehensive Plan Amendment shall provide for the following:

1. All development within the CUDA shall be served by adequate public facilities as required by law. Public facilities may be financed, constructed, operated, or maintained by any governmental entity allowed by law, including but not limited to independent special districts, one (1) or more property owners associations, or homeowners associations, or any combination of such entities.

2. At the time of the Master Community Plan Approval Process, a capital improvements plan shall demonstrate how the proration of funding, transportation, and public schools will be addressed. Such public facilities shall be available to accommodate the impacts of development as required by law.

3. The transportation facilities that are needed to support the Master Community Plan shall be shown on the adopted Future Transportation Map or map series and shall be consistent with Policy 14.2.4.1.

4. The school facilities that are needed to support the Master Community Plan shall be shown on the Future Conditions Map of the Public School Facilities Element of the Comprehensive Plan.

5. The central potable water and sanitary sewer facilities shall be shown on non-adopted data analysis maps;

6. The location of future water wells shall be shown on the FLUM map series specific to the Sustainable Community Overlay;

7. The regionally significant natural resources identified by the Water Management Districts or the Central Florida Strategic Regional Policy Plan shall be shown on both the non-adopted data and analysis maps and the adopted FLUM map series specific to the Sustainable Community Overlay;

8. The guiding principles for urban form and future land uses shall be established by adopted plan policies; and

9. The procedures to ensure intergovernmental coordination shall be established by adopted plan policies.

Policy 14.2.1.2: The Master Community Plan shall provide policies and exhibits to ensure future compliance with all requirements for a Sustainable Community by addressing, at a minimum, the following issues:

A. Green Space and Open Space Areas

B. Compact Urban Development Area (CUDA)

C. Governmental/Educational/Civic Uses

D. Capital Improvements Planning and Financing

E. Existing Water Well Locations

F. Water Use and Conservation

G. Water and Wastewater

H. Surface Water Management

I. Significant Archaeological, Historic, and Environmental Resources

J. Major Multimodal Transportation Network

K. Integrated Pedestrian and Trail System

L. Relationship/Integration with Adjacent Uses

Policy 14.2.1.3: To ensure that the CUDA achieves an appropriate balance of residential to non-residential land uses and develops with an appropriate mix of mutually supporting land uses during phased development, the developer shall meet the following benchmarks for development of non-residential uses.

A. Prior to completion of 25% of the Residential Components, a minimum of 5% of the Non-Residential square footage must have final site plan approval.

B. Prior to completion of 50% of the Residential Components, 15% of Non-Residential square footage must have certificate of occupancy and an additional 10% of the Non-Residential square footage must have final site plan approval.

C. Prior to completion of 75% of the Residential Components, 40% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

D. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

Policy 14.2.1.4: Development, other than minor encroachment for utilities which must be mitigated consistent with all permitting requirements, is prohibited in the following areas:

A. Floodways

B. River and Stream Corridors

C. Drainage ways

D. Wetlands

E. Cutthroat Seeps

A minor encroachment shall be defined as an encroachment into a protected natural area as deemed unavoidable for the placement of a utility as part of a utility network, where the placement involves a temporary environmental disturbance to such area without affecting its natural function. Utility easements which require access through a natural area to place or maintain a utility may be considered a minor encroachment, such as utilities spanning a natural area above grade. Such minor encroachments shall be minimized.

Development shall be discouraged within areas of the 100 year floodplain. Compensatory mitigation shall be required for development that occurs in the 100 year floodplain in order to maintain flood storage capacity.

Policy 14.2.1.5: Floodways, river and stream corridors, drainage ways, wetlands, and cutthroat seeps may only be crossed by roads and utilities where such crossings are unavoidable. Such impacts may only be considered to

allow for: access to site; internal traffic circulation where other alternatives do not exist for purposes of public safety; or pre-treated storm-water management. Such impacts, when mitigated consistent with all permitting requirements, are subject to the following limitations:

A. Pre-development volume, direction, distribution and surface water hydro-period shall be maintained by culverting or bridging the crossing.

B. Impacts to the area are minimized.

C. Travel movements by wildlife known to be in the area are accommodated.

D. All local, state and federal permits are obtained.

Policy 14.2.2: Sustainable Community Overlay – Sustainable Green Assets

Sustainable Green Assets include agricultural lands, natural resource lands and other lands to be preserved within the Sustainable Community Overlay.

Policy 14.2.2.1: Agriculture

Agricultural lands are intended for the long term use of viable agri-business. These lands shall be limited to bona fide agricultural uses and support activities. This includes limited residences for a property manager(s) and workers and their families at a density of 10 dwelling units per acre as permitted by Policy 9.1 of the Housing Element.

Mining operations and confined feed lots are prohibited.

Policy 14.2.2.2: Natural Resource Lands

Natural Resource Lands are lands with significant environmental resources.

Natural Resource Lands contribute to the long-term ecological function of surrounding properties and watersheds. These lands sustain and/or expand regional habitat linkages and improve and protect native habitat.

Restoration of degraded environmental resources shall be encouraged as development progresses within the Sustainable Community Overlay.

Natural Resource Lands shall be configured, when appropriate, to create connections to off-site environmentally sensitive lands to form viable habitat corridors.

Policy 14.2.3: Sustainable Community Overlay – Green Initiatives

The development within the CUDA shall strive to exceed minimum LEED certification requirements.

All development within the CUDA shall strive to incorporate green community design and building techniques which will conserve energy, conserve water, and minimize the carbon footprint.

Landscaping within the CUDA shall be consistent with water wise, drought resistant, Florida Friendly Plants.

Policy 14.2.4: Sustainable Community Overlay – Development Form

The CUDA of the Sustainable Community shall follow the concepts of Traditional Neighborhood Design by placing emphasis on quality public spaces, environmental protection, mobility options, pedestrian scale, mixed uses, and variety of recreational options, along with site and building designs which minimize the reliance on and the visual impact of automobiles.

A CUDA shall create a positive identity through building design and materials, signage, landscape design and materials, civic spaces, and focal points.

Development layout and design within a CUDA shall demonstrate avoidance of environmentally sensitive lands, if any; preserving the function, purpose, and integrity of the natural resource.

Policy 14.2.4.1: Sustainable Community Overlay – Transportation and Mobility

The CUDA within a Sustainable Community Overlay shall be designed to encourage pedestrian movement, the use of alternative transportation modes, and designed to promote the use of non-motorized vehicles, consistent with Traditional Neighborhood Design.

As part of the Master Community Plan, thoroughfares and major transportation linkages will be identified.

The Master Community Plan shall show the thoroughfare roadways, number of lanes on thoroughfare roadways, and non-motorized amenities. Principal internal and external connections to the CUDA will be shown in relation to the adopted Long Range Transportation Plan.

Alternative transportation methods shall be developed 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 (i.e. electric vehicles, etc.)

Policy 14.2.4.2: Sustainable Community Overlay – Central Wastewater and Water Systems

All development within the CUDA of a Sustainable Community Overlay shall connect to a central water and wastewater system except for isolated uses such as guardhouses, golf course facilities, or other non-residential uses with minimal wastewater flows (less than a standard single family home). In such cases, installation of Performance Based on-site wastewater disposal systems shall be allowed.

The central system shall be developed to be highly efficient in operation and conservation of water and energy resources.

Policy 14.2.4.3: Sustainable Community Overlay – Uses for Reclaimed Wastewater

Wastewater reclamation shall be encouraged within the CUDA of a Sustainable Community Overlay. Such a system may provide water for the irrigation of yards (residential and non-residential), irrigation of public lands, and/or irrigation of agricultural operations, and other beneficial uses within the Sustainable Community Overlay.

Wastewater systems will be designed to provide reclaimed water to provide irrigation throughout the CUDA.

Policy 14.2.4.4: Sustainable Community Overlay – Recreation and Open Space

Development within the CUDA of a Sustainable Community Overlay shall include both active and passive recreational opportunities. These shall include various types of parks, multi-use trails, outdoor civic space, neighborhood greens, and land use buffers.

Active and passive recreational opportunities shall be distributed throughout the CUDA of a Sustainable Community Overlay.

Co-location of civic spaces, schools, and active park space is encouraged within the CUDA of a Sustainable Community Overlay.

A multi-use trail system is required to be developed throughout the CUDA of a Sustainable Community linking residents to recreation, shopping, civic space, employment, and any future off-site regional trail system.

Recreational land within or outside of the CUDA of a Sustainable Community Overlay shall be dedicated to the County at the time of Planned Development approval to maintain the minimum Level of Service standard for parks and recreation.

Policy 14.2.5: Sustainable Community Overlay - Work Force/Affordable Housing

A wide range of housing, accommodating diverse income levels, age groups, and housing needs shall be provided within the CUDA of a Sustainable Community Overlay.

A Work Force/Affordable Housing Plan for the CUDA shall be developed and approved by Highlands County during Planned Development and shall be based on a Work Force/Affordable Housing Plan which shall address:

A. The needs of very low, low, and moderate income households expected with the population and employment growth within the Sustainable Community.

B. The opportunities for rental and home ownership opportunities.

C. The financing, land ownership alternatives, and other mechanisms that produce work force/affordable units.

D. The dispersal of work force/affordable housing shall be dispersed throughout the CUDA of a Sustainable Community Overlay with special effort to locate such housing adjacent to employment opportunities, schools, and/or recreational facilities.

E. The design standards that shall ensure the exterior appearance of work force/affordable housing units shall be harmonious with market rate housing in the immediate area.

Policy 14.2.6: Sustainable Community Overlay – Fiscally Neutral or Positive for Highlands County

Infrastructure and services within and supporting the CUDA of the Sustainable Community Overlay shall be fiscally neutral or fiscally positive for the County.

Development generated capital improvements shall be the responsibility of the developer, however, public facilities may be financed, constructed, operated, or maintained by any governmental entity allowed by law, including but not limited to independent special districts, one (1) or more property owners associations, homeowners associations, or community development districts.

Highlands County shall coordinate closely with the developer throughout the development of the CUDA and the Sustainable Community Overlay to ensure compliance with all Level of Service standards established in this Comprehensive Plan for infrastructure and services supporting and within the CUDA.

The developer shall coordinate and cooperatively address the needs of other governmental services such as law enforcement, fire protection, libraries, and schools in conjunction with Planned Development approval.

Policy 14.2.7: Sustainable Community Overlay – Land Development Regulations

Land development regulations implementing the Sustainable Community Overlay shall be developed within 24 months of the effective date of adoption of Objective 14 and its supporting policies.

The Master Community Plan shall be implemented with one or more Planned Developments, each of which shall develop an overall public facilities and financing plan including a 5-year schedule of Capital Improvements which shall be updated annually.

Policy 14.3: Sustainable Community – Planned Development (PD) and Capital Improvements Element and Schedule

The distribution, extent, and location of land uses approved within any CUDA Planned Development shall be consistent with the Master Community Plan.

The Master Community Plan shall guide the preparation and adoption of the Planned Development and Capital Improvements Schedule.

Policy 14.3.1: The Planned Development shall be consistent with the land uses of the Master Community Plan and the urban form criteria.

Policy 14.3.2: Sustainable Community – Planned Development (PD) – Public Facilities

The PD shall identify the projected demand for all public facilities for which the County has adopted levels of service, and shall identify capital improvements required to meet projected demands in order to achieve and maintain adopted public facilities level of service standards. The Public Facilities Plan shall provide:

A. County Water Use Permit capacity; location, service area(s) and capacity of regional, county or municipal water treatment plants; major potable water distribution facilities if located within 2 miles of the Sustainable Community Overlay CUDA.

B. Location, service area and capacity of regional, county or municipal wastewater treatment plant(s) within 2 miles of the Sustainable Community Overlay CUDA; major wastewater transport facilities such as force mains and lift stations.

C. If existing facilities are not to be extended to serve the PD, then details of capacity construction scheduling and financing shall be included.

D. Major roadways and multi-modal transportation systems within the transportation study area and a full transportation analysis with agreement as to the methodology with the Florida Department of Transportation, the Central Florida Regional Planning Council and Highlands County.

E. Parks and recreation facilities located within the Sustainable Community Overlay CUDA consistent with the County's adopted levels of service standards for recreation and open space.

F. Solid waste disposal for waste generated by the PD from CUDA within the Sustainable Community Overlay.

G. Coordination with the Highlands County School District to address demands for, and proposed siting of, public school facilities within the CUDA of the Sustainable Community Overlay.

To address public facility concurrency requirements, all approved PDs shall, at a minimum, identify a financially feasible 5-year capital improvement schedule for public facility needs identified consistent with applicable adequate public facility requirements.

The developer of a Sustainable Community Overlay shall provide an annual report to Highlands County no later than August 1 of each year after the PD is approved detailing development amounts completed and updating the 5-year Capital Improvements Schedule.

Policy 14.4: Blue Head Ranch Sustainable Community Overlay

The purpose of the Blue Head Ranch Sustainable Community Overlay is to provide a framework for the County by identifying a suitable location on Blue Head Ranch for a compact,

sustainable urban center to which a portion of the County's future population and employment growth can be guided in order to relieve development pressures on natural resources in the environmentally-sensitive Lake Wales Ridge.

Policy 14.4.1: Consistency with Sustainable Community Overlay Policies

The Blue Head Ranch Sustainable Community Overlay policies set forth herein comply with and are intended to supplement the generally applicable Sustainable Community Overlay policies outlined in Future Land Use Element Objective 14. The Blue Head Ranch Sustainable Community Overlay policies relate solely to Blue Head Ranch and are not applicable to any other Sustainable Community Overlays.

Policy 14.4.2: Urban Development Principles and Guidelines

A. Compact Urban Development

The CUDA shall be located within the Blue Head Ranch Sustainable Community Overlay consistent with the Future Land Use Map and shall be planned for urban development through adoption of a Master Community Plan. Natural Resource Areas and Agricultural Areas identified on the FLUM shall receive permanent protection in exchange for density transfers and bonus dwelling units in the CUDA. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas, respectively, and the limited natural resource-related and bona fide agricultural uses specified in Policies 14.4.3.C.3.1 and 14.4.3.C.4.1, respectively.

Prior to recording of perpetual conservation easements pursuant to Policy 14.4.3, all data and analysis for areas from which density is to be transferred to the CUDA shall be updated to confirm that such Sustainable Green Assets still further the natural resource or agricultural purposes for which they were originally identified.

Development shall occur in a compact urban form based on the following specific meaningful and predictable guidelines as part of the 50,000 acre Blue Head Ranch Sustainable Community Overlay:

	Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Phase 1 (2030)		Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Maximum Potential	
Sustainable Green Assets	17,000 acres		42,500 acres	
Compact Urban Development Area (CUDA)	3,000 acres (maximum)		7,500 acres (maximum)	
Land Use	Minimum	Maximum	Minimum	Maximum
Dwelling Units	7,500 dwelling units (2.5 DU/acre gross)	12,000 dwelling units (4.0 DU/acre gross)	18,750 dwelling units (2.5 DU/acre gross)	30,000 dwelling units (4.0 DU/acre gross)
Retail	1,500,000 GSF.	2,500,000 GSF.	3,000,000GSF	4,500,000 GSF.
Office	1,000,000 GSF.	1,500,000 GSF.	2,500,000 GSF	4,000,000 GSF
Industrial	250,000 GSF.	500,000 GSF.	750,000 GSF	1,500,000 GSF
Public/Quasi-Public	300,000 GSF.	400,000 GSF.	750,000 GSF	1,000,000 GSF.
Hotel	100 rooms	250 rooms	350 rooms	900 rooms
Green Space	15% minimum		15% minimum	
Open Space	10% of the Green Space Requirement		10% of the Green Space Requirement	

B. Land Use Standards

The following standards shall be met in the CUDA:

B.1. Town Center

A mixed-use, urban town center shall be the heart of the CUDA and shall be consistent with the following criteria:

Town Center – Development Criteria		
Acreage	Maximum Size	150-375 acres of CUDA
Green Space	Minimum Green Space	10%
Open Space	10% of the Green Space Requirement	10% of the Green Space Requirement
Density	Minimum Density	6 DU/acre
	Maximum Density	10 DU/acre
Floor Area Ratio (non-residential)	Minimum	0.8
	Maximum	3.0

Town Center – Land Use Mix		
Land Use	Developed Land Area Minimum	Developed Land Area Maximum
Residential (not including residential above street level)	20%	50%
Retail	20%	40%
Office (not including office above street level)	5%	20%
Public/Quasi Public	5%	15%
Green Space	10%	15%
Open Space	10% of the Green Space Requirement	10% of the Green Space Requirement

The town center shall consist of the following elements:

1. A diverse mix of multiple land uses including residential, retail (including restaurants), professional offices, services (such as salon/barbershop), religious institutions, cultural, civic and public other uses, structurally located either horizontally or vertically. All uses may be permitted at the street level. All uses except retail may be located on the upper floors.

2. A pedestrian-oriented environment. Sidewalks shall be provided on both sides of all streets in the town center. Buildings shall be located close to the street to attract pedestrian activity and interaction.

3. Building height. Building height shall be permitted up to four (4) stories or 50 feet, whichever is greater, excluding ornamental, non-habitable structures or such portions of habitable buildings.

4. A mix of public amenities such as parks, open space, green space, gathering places, information kiosks or when applicable, public transit stops.

5. A focal point. The town center shall have at least one (1) iconic landmark such as a fountain, clock tower, a ~~church~~ place of worship, a public plaza or square. Such landmarks shall be exempt from the height limitations as outlined in Section B.1.3., above.

6. Parking. Parking shall be located on the street, in parking structures or off-street behind the town center buildings to provide increased pedestrian access to buildings at the street level. Shared parking shall be required within the town center.

7. Street furniture such as controlled lighting, benches, trash receptacles and public art.

8. Street blocks shall be a between 250 and 500 feet in length. This will promote increased business frontages and provide for efficient traffic circulation.

9. Town center road access. The town center core shall be oriented at the intersection of neighborhood collectors to provide for easier access to residential areas. The town center shall be located adjacent to the principal arterial roadway of the town designed for faster through-traffic.

B.2. Neighborhoods

A series of compact predominantly residential neighborhoods shall surround the town center. Neighborhoods shall develop in one of four neighborhood zones that move outward in a radial pattern from the town center to the periphery of the CUDA. Generally, smaller lots with higher density will be found in the neighborhoods closer to the town center; while the neighborhoods located on the town's edge will have predominantly larger lots. Acreages of individual neighborhoods will vary depending on their unique locational and design characteristics.

B.2.1. Neighborhood Zones:

Neighborhood Zones				
	Zone 1 (town center to within ½ mile of town center)	Zone 2 (1/2 mile to 1.5 miles of town center)	Zone 3 (1.5 miles to 3 miles from town center)	Zone 4 (3+ miles from town center)
Single Family	6 Dwelling Units/ Net Acre (Max)	4 Dwelling Units/ Net Acre (Max)	2 Dwelling Units/ Net Acre (Max)	2 Dwelling Units/ Net Acre (Max)
Multi-Family	10 Dwelling Units/ Net Acre (Max)	6 Dwelling Units/ Net Acre (Max)	4 Dwelling Units/ Net Acre (Max)	N/A

* Minimum of 2.5 du/gross acre – Maximum 4.0 du/ gross acre at 2030 & Buildout

B.2.2. Neighborhood Characteristics:

Each neighborhood shall consist of the following elements:

1. A pedestrian-friendly environment. Residents shall have easy access to a non-vehicular circulation system including a variety of sidewalks, bicycle or other paths, and walkways of varying widths.

2. Neighborhood Center. Each neighborhood shall provide non-residential land uses to meet the immediate daily needs of the residents within a neighborhood. Such commercial land uses shall be located toward the center of each neighborhood and shall include gathering points such as a post office, transit stop, when applicable, a convenience store, a gas station or other similar commercial uses. As neighborhoods are developed, they can provide patronage for larger-serving uses, such as supermarkets that are often supported by two or more adjacent neighborhoods. Each neighborhood center shall be separated a minimum distance of one (1) mile from another neighborhood center.

Neighborhood Center Development Criteria Per Center		
Acreage	Minimum	3 acres
	Maximum	15 acres
Retail Floor Area Ratio	Minimum	0.5
	Maximum	1.0
Retail Uses	Minimum	60%
	Maximum	90%

3. A minimum of eighty percent (80%) of all dwelling units shall be within one-quarter (¼) mile (5 minute walk) of an activity area (neighborhood center, town center, park, plaza or civic space). This distance shall be measured along the shortest walking route from each property boundary to the nearest boundary of the activity area.

4. Housing. A wide range of housing types, accommodating diverse income levels, age groups and housing needs shall be provided within each neighborhood. Each neighborhood shall proportionately accommodate the needs of very low, low and moderate-income households reasonably expected to be needed by employers within the CUDA, with a balance of rental and ownership units. The Land Development Regulations for the implementation of the new town include design standards to shall ensure that the external appearance of affordable and workforce housing shall be harmonious with market-rate housing throughout the remainder of the CUDA.

5. Neighborhood road access. The neighborhood road access shall be based on a grid system and allow for connection to the town center.

6. Education facilities. Each residential neighborhood shall be strategically located in relation to the education facilities that will be provided within the CUDA. Schools shall become a focal point of any neighborhood in which they are located. Provision of schools shall be coordinated with the Highlands County School Board with regard to appropriate grade, size, location and timing of construction of all public schools. All schools serving the sustainable community shall be located within the CUDA. Coordination with the Highlands County School Board shall include exploring opportunities to build school facilities on a smaller footprint than seen in less compact urban areas. To the extent possible, schools and parks shall be co-located and be sized and located to enable students to walk or bicycle to them. Nothing shall prohibit private, vocational or other schools from locating within the CUDA.

Estimated Number of Schools Needed			
Phase	**Elementary Schools**	**Middle Schools**	**High Schools**
Phase 1 (2030)	2	1	0
2030 - Build-Out	3	1	1
TOTAL	5	2	1

Source: Based on Highlands County 2010 Student Generation Rate

B.3. Alleys

The use of alleys shall be encouraged throughout the CUDA. An alley shall be located to the rear of lots, shall contain no sidewalks or setbacks, and shall be designed as the service route for the lots it abuts. Within residential neighborhoods, secondary or accessory dwelling units that are either freestanding or are above garages shall be permitted and encouraged along alleys.

B.4. Economic Development and Employment

To promote economic development, diverse employment opportunities and to contribute to the economic sustainability of the new Sustainable Community, industrial parks and office parks shall be required in the CUDA. Such parks shall consist of the following elements:

1. Industrial Parks:

a. Mixed-use industrial parks may consist of manufacturing and support facilities, office and office support, research-related uses. Retail uses, such as restaurants or hotels, shall also be permitted in industrial parks; however, they should locate near the periphery of the park site so as to not hinder traffic flow. Industrial parks shall be consistent with the following criteria:

Industrial Park Criteria Per Park		
20 Acres Minimum		100 Acres Maximum
Industrial & Related Uses	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	3.0
	Maximum	85%
	Minimum	65%
Office	Minimum Floor Area Ratio	0.5
	Maximum Floor Area Ratio	1.25
	Maximum Size	20%
	Minimum Size	5%

Industrial Park Criteria Per Park		
20 Acres Minimum		100 Acres Maximum
Retail	Minimum Floor Area Ratio	0.5
	Maximum Floor Area Ratio	1.0
	Maximum	10%
	Minimum	5%
Hotel	Maximum	250 rooms
	Minimum	0 rooms

b. All industrial parks shall be located in close proximity to regional or state highway transportation systems or be connected to them by an efficient system of local roadways and, when applicable, provide for public transit opportunities.

c. All industrial parks shall be buffered with landscaping pursuant to Highlands County Land Development Regulations.

Office Parks:

a. Office parks permitted within the CUDA may either be campus style or urban style in design.

i. Campus style office parks shall primarily consist of office space, and may include retail uses, hotels, as well as residential uses. Campus style office parks shall be located toward the edge of the CUDA away from the town center to create a secondary center within the CUDA.

Campus Style Office Park Criteria Per Park		
Minimum 50 Acres		Maximum 200 Acres
Office	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	3.0
	Maximum	90%
	Minimum	70%
Retail	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	2.0
	Maximum	20%
	Minimum	5%
Hotel	Minimum	0 rooms
	Maximum	250 rooms
Residential Development	Maximum	250 units
Residential Acreage	Maximum	20 acres

ii. Urban style office parks shall primarily consist of office space, and may include residential uses, entertainment venues, retail, restaurants, hotels as well as outdoor recreational amenities. Urban style office parks shall be located closer to the town center and may serve as an anchor for town center development.

Urban Style Office Park Criteria Per Park		
Minimum 20 Acres		Maximum 50 Acres
Office	Minimum Floor Area Ratio	1.5
	Maximum Floor Area Ratio	3.0
	Maximum	90%
	Minimum	65%
Retail	Minimum Floor Area Ratio	.5
	Maximum Floor Area Ratio	1.0
	Maximum	25%
	Minimum	5%
Hotel	Minimum	0 rooms
	Maximum	250 rooms
Residential Development	Maximum	150 units
Residential Acreage	Maximum	10 acres

b. All office parks shall be proximate to the regional transportation network and, when applicable, provide for public transit opportunities.

c. All office parks shall be buffered with landscaping pursuant to Highlands County Land Development Regulations.

B.5. Efficient Delivery of Essential Services

The CUDA shall be designed in such a way to provide for the efficient delivery of essential services, such as fire, police and emergency medical services, as well as parks, schools and other public or quasi public uses. The location of essential services shall comply with nationally acceptable response times.

B.6. Benchmarks for Balance of Land Uses Through 2030

To ensure that the CUDA develops with a mix of mutually supporting land uses during phased development through the 2030 planning period, the developer shall meet the following benchmarks for development of non-residential uses:

Benchmarks For Balance of Land Uses through 2030	
Prior to exceeding:	**Minimum GSF of Non-Residential**
1,875 Dwelling Units (25% of min. residential)	152,500 GSF (5% of min. non-residential)
3,750 Dwelling Units (50% of minimum residential)	457,500 GSF (15% of min. non-residential)
5,625 Dwelling Units (75% or minimum residential)	1,220,000 GSF (40% of min. non-residential)

The non-residential uses required for each benchmark shall be a minimum of 50% retail. Additional non-residential use added after 3,750 residential units have been built must be a minimum of 25% office park or industrial park.

The benchmarks for a balance of land uses to be achieved from 2030 through buildout shall be established by a comprehensive plan amendment in conjunction with the Master Community Plan for the portions of the CUDA to develop after the 2030 planning period.

B.7. Public Space

Public spaces, such as plazas, squares, libraries, dance venues, theaters and music halls/amphitheatres, shall be provided in the CUDA in order to create a sense of place.

B.8. Green Space

The CUDA shall provide a minimum of 15 percent green space within the CUDA shown on the Master Community Plan. Open space shall include but not be limited to all public passive and active recreation areas and parks, playing fields, golf courses, public plazas, courtyards and squares, off-road pathways, other areas available for recreation and the CUDA's greenbelt.

The Master Community Plan shall identify the acreage, location and type of parks. Parks within the CUDA shall be developed into one of five distinct types of urban parks. These parks are characterized as follows:

1. Pocket Park: Usually less than one acre, these urban parks are green spaces designed for casual use by people working and living in the immediate area. These spaces may consist of hardscape elements or lawn and landscaped areas, seating and visual amenities.

2. Common Greens: Size will generally depend on the context, function and area, but should be a minimum of one acre. These urban parks include flexible green spaces with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. The Common Green may include facilities such as off-leash dog areas, community garden plots, landscaping, water features, shade structures, gathering areas, amphitheaters, space for public art, and/or hardscape areas. Recreational amenities may be incorporated as complementary facilities, but do not predominate. Examples of recreational facilities include tot lots and playgrounds, small skate parks, fitness courses and paved trails, and sport courts.

3. Civic Plazas: Size will generally depend on the context, function and area, but should be a minimum of one acre. This type of urban park includes public gathering spaces set aside for civic purposes and commercial supporting activities. Civic plazas are usually located at the intersection of important streets or other significant locations and serve as a focal point and unique placemaking feature. Design will include primarily hardscape elements, but may include landscaping, seating, public art or water features. Depending on size, Civic Plazas could support uses such as open-air markets, summer concerts, festivals, or special events. Recreation amenities may be incorporated as complementary facilities, but do not predominate.

4. Recreation-Focused Parks: The size of the park should be appropriate to accommodate the type of recreation facilities. This park type is distinguished by its primary function to provide recreation facilities. Facilities such as athletic fields, multi-use courts and skate parks should be provided. Support facilities and amenities such as trails, seating, tot lots, shade structures, water features, picnic areas, restrooms, landscaping or hardscape should be provided to complement the recreational component.

5. Linear Parks: Linear Parks are designed for recreational use and are continuous linear spaces with continuous multi-purpose outdoor trails that are a minimum of 8’ wide and may include amenities and/or design features such as trailheads, orientation features and wayfinding signage. Linear Parks may be used for jogging, dog walking, biking, walking, and/or general exercising or similar uses. Creation of Linear Parks

provides an important amenity that can be linked with pedestrian and bicycle street elements. They should be designed to permit participation by users of all abilities, and to accommodate cyclists, runners, skaters and walkers. The CUDA's greenbelt may be designed to be a Linear Park.

In compliance with the comprehensive plan Recreation and Open Space Element, parks within the CUDA shall be provided at a level of service of ten (10) acres per 1,000 population.

Projected Number of Parkland Acres Needed				
	Phase 1 (2030)		**2030 - Build-Out**	
	Minimum	**Maximum**	**Minimum**	**Maximum**
Population	17,250 persons	27,600 persons	18,750 persons	69,000 persons
TOTAL PARKLAND ACRES	**173 acres**	**276 acres**	**188 acres**	**690 acres**

B.9. Rural Viewsheds and Vistas

Scenic rural viewsheds and vistas that signal the transition from urban to rural lands shall be considered during site design. Such scenic views and vistas shall be protected through such measures as the appropriate location, concealment or control of the location of utilities and infrastructure.

B.10. Adequate Public Facilities

All development within the CUDA shall be served by adequate public facilities as required by law. Public facilities may be financed, constructed, operated, or maintained by any entity allowed by law, including but not limited to independent special districts, one (1) or more property owners associations, or homeowners associations, or any combination of such entities.

The Master Community Plan shall include a Capital Improvements Plan which shall demonstrate how the provision of water supply, potable water, wastewater treatment, solid waste, drainage, parks and recreation, transportation, and public schools will be addressed. Such public facilities shall be available to accommodate the impacts of development as required by law.

B.11. Water Use and Conservation

All development within the CUDA shall be required to minimize water use and employ water conservation methods prescribed by the Florida-Friendly Landscaping Program. Water use and conservation techniques shall be specified in a Water Use and Conservation Plan included as a component of the Master Community Plan and shall include:

1. Installation of low-volume plumbing fixtures in all new residential and non-residential buildings.

2. Use of drought-tolerant plants.

3. Wastewater systems will be designed to provide reclaimed water for irrigation throughout the CUDA.

4. Parks and other publicly-owned areas will be provided reclaimed water for irrigation.

5. The plan will advocate and direct the use of reclaimed water.

6. Use of lowest quality water suitable for its intended purpose.

7. Reclaimed water metering will be used at the point of service.

8. Timed irrigation to minimize losses from evaporation.

9. Installation of rain-sensor devices or automatic switches to override irrigation systems when adequate rainfall has occurred.

10. Protection of potential public water supply wellfields within the Sustainable Community Overlay as identified in the County's Water Supply Plan.

B.12. Central Water and Wastewater Facilities

The CUDA shall be served by central water and wastewater facilities.

The water treatment plant shall have a capacity of 5 MGD, 8 MGD, 13 and 20 MGD for the development parameters outlined in Policy 14.4.2. (Phase 1 2030 and build out minimum and maximum conditions respectively). A minimum of six wells will be needed at buildout to meet the potable water demand.

The wastewater treatment plant shall have the capacity of 4 MGD, 6 MGD, 9 MGD and 14 MGD for the development parameters outlined in Policy 14.4.2. (Phase 1 2030 and build out minimum and maximum conditions respectively). Gravity sewers, lift stations and force mains shall be used to collect and transmit raw sewage to the wastewater treatment facility, where it will be treated prior to reuse.

Development within the CUDA will comply with the potable water and wastewater requirements as follows:

1. Central water and wastewater facilities shall be located on-site or immediately adjacent to the CUDA and the site shall be designated on the Master Community Plan and in the Detailed Community Public Facilities Plan.

2. Central water and wastewater facilities may be located immediately adjacent to the CUDA greenbelt, provided the facility is adequately and appropriately buffered from view with berming and extensive landscaping, and such location does not adversely impact any natural resources.

3. All development within the CUDA shall connect to a central water and wastewater facility except where isolated uses such as a guardhouse, golf course facility or guesthouse is located in a remote area, individual wells and Performance Based on-site wastewater disposal systems may be used.

4. Interim wells and aboveground holding tanks may be utilized during development for construction and/or sales trailers and model homes.

5. No expansion of central water and wastewater services outside the Sustainable Community Overlay shall be allowed unless such areas are added to the Sustainable Community Overlay by means of a comprehensive plan amendment or as otherwise allowed by comprehensive plan amendment even though such services may run through external areas.

6. Water connections from within the Sustainable Community Overlay to areas outside the Sustainable Community Overlay shall be permitted only for the purpose of providing fire protection services to surrounding areas.

7. The treatment process for the water treatment plant shall meet the State of Florida Primary and Secondary drinking water standards.

8. A phasing schedule for the construction and expansion of the water and wastewater treatment facilities and distribution system that will coincide with demand over time shall be provided in a Public Facilities Plan as part of the Planned Development approval in compliance with Policy 14.3.2.

B.13. Surface Water Management

The surface water management system for the CUDA shall incorporate the functions of the natural on-site system, including seasonal hydro-periods (surficial aquifer/water table elevations), continuity of conveyance systems and consistency with state water quality standards. The surface water management system shall incorporate all design and best management practices (BMPs) recommended in the South Florida Water Management District's Environmental Resource Permit Information Manual in effect at that time, including any changes adopted by the District as part of their Northern Everglades initiative, to improve water quality and enhance environmental performance.

B.14. Transportation Network

The transportation network within the CUDA addresses vehicular, pedestrian, bicycle and other modes of transportation as follows:

1. All streets within the CUDA shall be designed along a grid pattern to allow for circulation, ease of orientation, pedestrian safety and connectivity to adjacent neighborhoods.

2. Streets and intersections shall have adequate turning radii for emergency vehicles and shall have mountable curbs.

3. Identifies future transportation corridors for public transportation leading to and from the town center.

4. Identifies a location for a future satellite transit facility in the town center (2 acres maximum) to accommodate public transportation service, when available.

5. Requires shared parking for residential and non-residential uses in the town center.

6. Creates a pedestrian-friendly environment that supports walkability, including sidewalks, compact street intersections, street furniture, street and sidewalk landscaping with native canopy trees for shade.

7. Encourages the use of innovative and alternative forms of personal transportation.

8. Promotes and encourages internal capture of vehicular trips through the efficient placement of building and uses which facilitate shopping and employment that users can walk to, maximize non-motorized mobility, provide a connected pathway, bikeway and multi-use trail system, and create an interconnected network of roads to allow for trip dispersion and reduced trip lengths.

B.15. Separation

To provide a clear separation and definitive edge between the urban land uses and Sustainable Green Assets, there shall be a greenbelt around the perimeter of the CUDA that is a minimum of 150’ and on average 300’ in width. Uses within the greenbelt shall be limited to passive recreation, golf courses, natural resource protection, agricultural uses compatible with adjacent development in the CUDA, underground utilities, and stormwater management facilities (provided that stormwater management facilities occupy no more than 50% of the acreage in the greenbelt).

Development within the CUDA shall be designed to be compatible with adjacent agricultural operations. Adequate buffers must be provided to permit development and agriculture to co-exist in a harmonious manner.

B.16. Intergovernmental Coordination

Coordination between Highlands County and any local governments adjacent to the Sustainable Community Overlay shall be required at the time of Master Community Plan Planned Development approval.

B.17. Agricultural Uses

Continuation of agricultural uses shall be permitted within the CUDA until such time as urban development occurs. Agricultural use is permitted on any portion of the CUDA in which development is occurring up to and until the start of actual construction on applicable land. Continued agricultural use and ancillary supporting agricultural buildings and facilities shall also be permitted as otherwise allowed by the AG classification.

B.18 Water Supply

The Blue Head Ranch Sustainable Community Overlay shall address water supply as follows:

1. Development within the Blue Head Ranch CUDA shall connect to central water and wastewater facilities as prescribed by Policy 14.4.2.B.12.

2. Agricultural uses within the Blue Head Ranch Sustainable Community Overlay may continue to operate on septic tanks and wells.

3. Highlands County shall update its 10-year Water Supply Facilities Work Plan to include the Blue Head Ranch Sustainable Community Overlay to address water supply through the planning period, at the time of the Master Community Plan amendment or at the time of the update for the State-required Water Supply Facilities Work Plan, whichever comes first.

   · The revised 10-year Water Supply Facilities Work Plan shall address water supply sources for potable water, a reuse irrigation distribution system, and water conservation measures.

   · The revised 10-year Water Supply Facilities Work Plan shall be consistent with the SFWMD's Kissimmee Basin Regional Water Supply Plan, as updated, as required by Section 163.3177(6)(c), Florida Statutes.

   · Any consumptive use permit necessary for water supplies to serve the Blue Head Ranch Sustainable Community Overlay shall be consistent with the requirements of Chapter 373, Florida Statutes.

   · In the event that an alternative water supply source is needed to provide adequate water supplies for development within the Blue Head Ranch CUDA, such alternative source shall be consistent with the SFWMD's Kissimmee Basin Regional Water Supply Plan

or with a list of water supply development projects proposed to SFWMD pursuant to Section 373.709(8)(b), Florida Statutes.

- Development within the Blue Head Ranch CUDA shall be consistent with the Water Use and Conservation Plan incorporated into the Master Community Plan, as prescribed by Policy 14.4.2.B.11.

Policy 14.4.3: Sustainable Green Assets

Sustainable Green Assets have been delineated on the Future Land Use Map and shall be protected as set forth in this Objective.

The Sustainable Community Overlay shall identify and protect Sustainable Green Assets by designating them on the Future Land Use Map as part of the overlay as either Natural Resource Areas or Agricultural Areas. Phased protection will be provided for these lands initially through land use controls set forth in the policies of this comprehensive plan and subsequently through perpetual conservation easements recorded in conjunction with phased development of the CUDA. Sustainable Green Assets designated within the overlay will be designed to ensure continued connectivity and functionality for regionally significant wildlife corridors external to the overlay, based on the best available data. Delineation of areas for the transfer of density through recordation of conservation easements will place priority on the transfer of density from contiguous lands designed to strike a balance between buffering adjacent existing conservation lands, establishing an edge of the CUDA, protecting a proportionate share of the natural communities in the overlay identified for long-term protection, achieving compatibility of resource protection and continued agricultural operations, and facilitating long-term management of the protected lands.

A.1. Identification of Sustainable Green Assets

Sustainable Green Assets shall be delineated on the Future Land Use Map as part of the overlay at the time of Overlay adoption as either primarily for natural resource purposes or agricultural purposes as follows:

1. Natural Resource Areas will be those areas identified for environmental protection;

2. Agricultural Areas will be those areas identified for long-term agricultural use regardless of the specific type of agricultural use.

A.2. Phased Protection of Sustainable Green Assets

Lands identified as Sustainable Green Assets shall be protected for and limited to their intended long-term use through these measures:

A.2.1. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map as part of the overlay, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas,

respectively. The policies designating each Sustainable Community Overlay shall specify the limited natural resource-related or bona fide agricultural uses that shall be permissible within such areas, respectively, as a further limitation on the uses allowed by the underlying land use designation.

A.2.2. Concurrent with the effective date of the Master Community Plan for the CUDA, Natural Resource Areas and/or Agricultural Areas that cumulatively total the amounts required to obtain adequate density for development of the CUDA or phase thereof, shall be made subject to a conservation easement(s) to provide perpetual protection for such areas consistent with the use restrictions for such areas established upon designation of the Overlay. Use restrictions for a specific area may be further limited by the perpetual conservation easement for that area based upon its characteristics or prior or intended use, but urban development shall be prohibited.

The perpetual conservation easement(s) shall identify grantees which may include Highlands County and shall include one of the following: Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, South Florida Water Management District, or a not-for-profit corporation organized under the laws of, or registered in, the State of Florida for the purpose of environmental protection. The perpetual conservation easement for each Natural Resource Area or Agricultural Area shall include a map identifying the location and acreage of such area, a copy of which shall be filed in the Highlands County Development Services Department.

The conservation easement(s) shall ensure that, on a perpetual basis, all land use and development within such areas shall be consistent with the purposes of their designation as Natural Resource Areas and Agricultural Areas, respectively. Permitted uses under the perpetual conservation easement(s) shall be limited to those described below. Such uses for a specific area may be further limited by the perpetual conservation easement for that area based on its characteristics or prior or intended use.

A.3. Natural Resource Areas

Natural Resource Areas shall be delineated to maintain the landscape-scale matrix of agricultural land uses, native vegetation communities, wetlands, and drainage networks, in a manner that is compatible with wildlife utilization, wetland protection, and watershed protection. The Natural Resource Areas shall be established for the purpose of maintaining the long-term ecological functions of lands and watersheds within the Blue Head Ranch Sustainable Community Overlay, to protect native wetland and forested habitats within the Blue Head Ranch Sustainable Community Overlay, to provide a landscape framework for future habitat preservation or restoration options, and to ensure continued connectivity and functionality for regionally significant wildlife corridors

A.3.1. Natural Resource Area Uses

Natural Resource Areas shall be limited to the following development and uses until recordation of a perpetual conservation easement. After recordation of a perpetual conservation easement, a Natural Resource Area shall be limited to the following development and uses unless otherwise expressly prohibited by the perpetual conservation easement:

- Passive recreation as defined in this comprehensive plan
- Low-intensity agricultural uses including but not limited to livestock grazing as directed by the Long-term Land Management Plan.
- Controlled burning.
- Silviculture with harvesting subject to Best Management Practices as directed by the Long-term Land Management Plan.
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning).
- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation.
- Existing wellheads and wellfields and, where they would not impact the attributes of the natural resource as directed by the Long-term Land Management Plan, proposed wellheads and wellfields.
- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Blue Head Ranch Sustainable Community Overlay.
- Agricultural stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) permits applicable to each retention area, and the Long-term Land Management Plan. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

A.3.2. Long-term Management of Natural Resource Areas

Each Natural Resource Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the perpetual conservation easement prior to recordation. The Long-term Land Management Plan shall address the maintenance and enhancement of on-site wildlife habitat and water resources including but not limited to the entity responsible for implementing the plan and the sources for financing the plan. The Long-term Land Management

Plan for a Natural Resource Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and consistent with the terms of the perpetual conservation easement.

The Long-term Land Management Plan for a Natural Resource Area shall address the reduction of fuel loads on a periodic basis through controlled burns, selective clearing as appropriate, or other professionally accepted land management techniques. Any controlled burns shall be subject to receipt of all necessary permits after consultation with the Division of Forestry.

A.4. Agricultural Areas

Agricultural Areas shall be delineated based on an assessment of their natural characteristics and existing and potential future agricultural uses. The location, size and configuration of each Agricultural Area shall be established for the purpose of promoting the long-term agricultural use of such lands. Agricultural Areas shall be designed in order to minimize the potential for adverse effects from agricultural operations on the CUDA or Natural Resource Areas within the Blue Head Ranch Sustainable Community Overlay.

A.4.1. Agricultural Area Uses. Current agricultural and supporting uses, including but not limited to existing housing for ranch managers and farm workers, within the designated SGA acreage will remain allowed uses.

Agricultural areas shall be limited to the following development and uses until recordation of a perpetual conservation easement. After recordation of a perpetual conservation easement, land use within an Agricultural Area shall be limited to the following development and uses unless otherwise expressly prohibited by the perpetual conservation easement:

- Bona fide agricultural uses, including but not limited to livestock grazing, cropland (including, but not limited to fuel and specialty crops), pastureland, orchards, vineyards, nurseries, ornamental horticultural areas, groves, silviculture with harvesting, turf and grass cultivation.
- Farm-related support activities and facilities, including but not limited to storing, processing or transporting agricultural products.
- Commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits.
- Controlled burning.
- Passive recreation.
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning).

- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation.

- Existing and proposed wellheads and wellfields.

- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Blue Head Ranch Sustainable Community Overlay.

- Farmworker housing for a maximum of 20 acres for dormitory-style housing and 3 dwelling units.

- Agricultural stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) permits applicable to each retention area. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

A.4.2. Long-term Land Management of Agricultural Areas

Each Agricultural Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the perpetual conservation easement prior to recordation. The Long-term Land Management Plan shall be designed to maintain the land in the most economically productive condition for agricultural purposes, and shall allow the conversion from one agricultural use to another. As a secondary purpose, the Long-term Land Management Plan for an Agricultural Area shall seek to promote viability of on-site wildlife habitat and maintenance of on-site water resources including but not limited to the entity responsible for implementing the plan and the sources for financing the plan. The Long-term Land Management Plan for an Agricultural Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and perpetual consistent with the terms of the perpetual conservation easement.

The Long-term Land Management Plan for an Agricultural Area shall address reduction of fuel loads on a periodic basis through controlled burns, selective clearing as appropriate, or other professionally accepted land management techniques. Any controlled burns shall be subject to receipt of all necessary permits after consultation with the Division of Forestry.

A.4.3. Water Use

Irrigation in Agricultural Areas shall be conducted consistent with water use permits issued by the SFWMD. Irrigation of Agricultural Areas during droughts or water shortages shall be limited to that allowed by the water shortage orders issued by the SFWMD.

Policy 14.4.4: Long-Range Transportation Plan Network

A. 2030 Planning Period

The Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Phase 1 2030 planning period development program is consistent with the improvements in the Transportation Element (TE) Future Traffic Circulation Map Series (*TE Map 8 Future Number of Lanes*). All improvements needed to support the Overlay are included in the TE Map Series.

B. Build-Out Planning Period

In order to identify potential improvements that might be needed beyond the planning period to support the Overlay, the Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Maximum Potential (Build-Out) development program was evaluated against the 2030 network contemplated in *TE Map 8 Future Number of Lanes.* The following additional potential improvements were identified:

§ Blue Head Ranch Arc Road – from SR 70 to County Line Road – Improve 2-lanes to 4-lanes

C. Future Transportation Element Amendments

As part of the Master Community Plan, and/or any Amendment to the CUDA, a transportation assessment will be prepared that demonstrates how such amendment is consistent with the TE and that adequate public facilities are provided to support the Overlay. Additional roadway improvements identified as needed as a result of any subsequent amendment shall be adopted as an amendment to *Map 7 – Future Functional Classification* and *Map 8 - Future Number of Lanes*.

Any improvements identified by the assessment as being needed in the short-term timeframes shall be included in the appropriate 5-Year or 10-Year Capital Improvement Schedules.

The County will ensure that all amendments to the Transportation Element includes improvements that are coordinated with the Florida Department of Transportation's 5-Year Facilities Work Plan and includes improvements needed to achieve and maintain the adopted level of service standards in the 5-Year Schedules of Capital Improvements.

OBJECTIVE 15: SITE SPECIFIC DEVELOPMENTS: SITE SPECIFIC DEVELOPMENT CONDITIONS ARE LOCATED IN THE FUTURE LAND USE ELEMENT APPENDIX.

OBJECTIVE 16: VOLUNTARY VISION PLAN FRAMEWORK

The Voluntary Vision Plan framework is the process to be followed for the creation of Voluntary Vision Plans and associated Vision Plan Overlays and Selected Area Plans (SAPs).

A Voluntary Vision Plan is established through incorporation in the Future Land Use Element of the Comprehensive Plan.

Policy 16.1: The framework draws upon the character and strengths of the natural environment, neighborhoods, commercial centers, institutions, and employment centers. The framework is designed to promote long-term economic, environmental, and cultural health of the County and its jurisdictions and communities. It recognizes the value of the Count's distinctive neighborhoods and natural features.

Policy 16.2: Implementation of the Voluntary Vision Plan Framework

Implementation of a Voluntary Vision Plan as outlined in Section VI of the Technical Support Document relies upon the designation and development of a Vision Plan Area.

The Vision Plan framework includes three components:

a. Voluntary Vision Plan

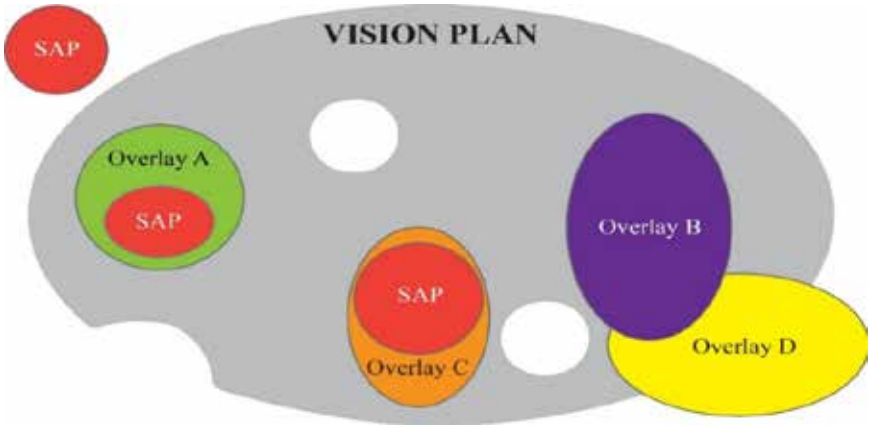
Voluntary Vision Plans, as adopted by the County Commission, include the location, size, and nature of a proposed vision area and supporting data and analysis. The Voluntary Vision Plan outlines the proposed vision for the area. Policies relating to the development of the Voluntary Vision Plan are adopted into the Future Land Use Element to provide a unified vision for an area under one or more property ownerships and possibly more than one jurisdiction. Requirements of the Vision Plan apply only to parcels located within the Vision Plan Area boundaries as shown in the adopted Voluntary Vision Plan (A Vision Plan, including a Vision Plan Area Map, may be adopted without the creation of Overlays or SAPs/Comprehensive Plan Amendments (CPA).)

b. Overlay

An Overlay is a mechanism to identify an area related to the Vision Plan on the Future Land Use Map. The Overlay is superimposed over one or more Future Land Use designations or parts of designations to supplement or supersede existing regulations. Overlays can provide exceptions or varying guidelines *(i.e. on-street parking, narrower street pavement widths).* In cases where conflicting standards are given by an Overlay district and the underlying base Future Land Use district, those of the Overlay district take priority. The boundaries of an Overlay district may or may not coincide with the boundaries of the underlying base Future Land Use, and an Overlay district may contain parts of more than one Future Land Use. The area included in the Overlay does not have to match the boundary of the Vision Plan in which it is located.

c. Selected Area Plan or Comprehensive Plan Amendment

An SAP or a CPA may be utilized to enforce specific development criteria. The area included in the SAP or CPA does not have to match the boundaries of either the Vision Plan or the Overlay.



Policy 16.3: Plan Coordination

The community-specific detail found in Vision Plans is used in the review process for both public and private development projects. While the Vision Plan addresses specific community needs, its policies and recommendations must remain in harmony with other Vision Plans, the Comprehensive Plan, the Land Development Code, and countywide policies. Overall, the Comprehensive Plan, Land Development Code, and Vision Plans are intended to be used as a means to maintain or improve quality of life, and to respect the essential character of the communities of Highlands County. Coordination with adjacent municipalities and improvement districts must also occur.

Policy 16.4: Establishment of Voluntary Vision Plans

Voluntary Vision Plans are established through:

A. Consistency with the Voluntary Vision Plan guidelines established in Section VI. Of the Highlands County 2050 Comprehensive Plan Technical Support Document;

B. A defined public engagement strategy of stakeholders including landowners and citizens;

C. Appropriate data and analysis supporting the Vision Area;

D. Designation, as necessary, of Overlays relating to the Voluntary Vision Plan on the Future Land Use Map Series; and

E. Development of policy language to be adopted in the Future Land Use Element which establishes a Voluntary Vision Plan for the lands within the Vision Area, Overlay, and/or SAP or CPA to include;

1. The provision of urban infrastructure and services which support compact, energy efficient, walkable development patterns;

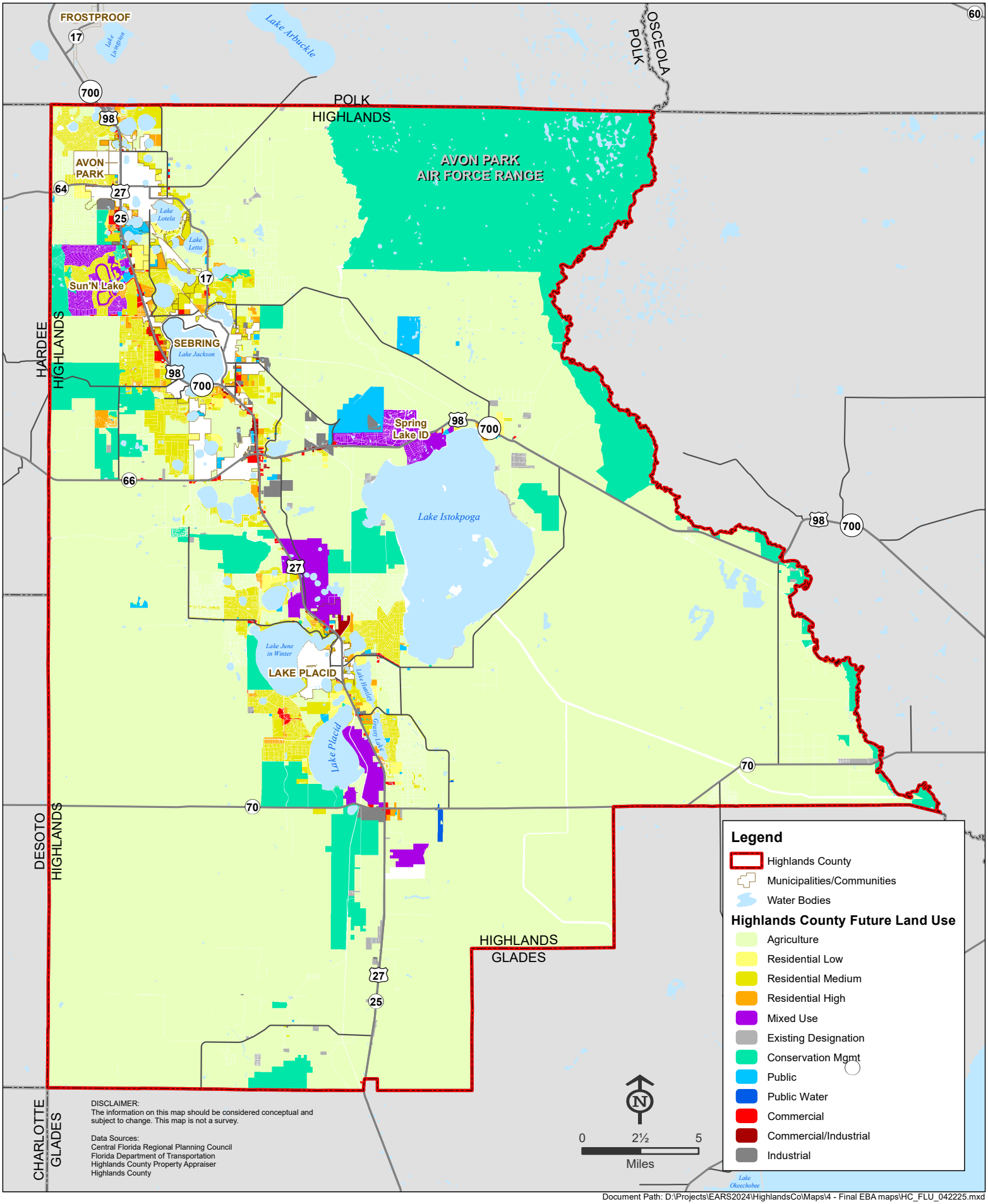
2. The encouragement of mobility options in both the provision of a multi-modal transportation system and in the mix of uses;

3. Well-planned future mixed use communities that respect unique environmental features in the area; and

4. If applicable, consistency with municipal development patterns and/or connection with municipal services.

OBJECTIVE 16.1: FUTURE VOLUNTARY VISION PLAN (RESERVED)

FLU Map 1
2050 Future Land Use



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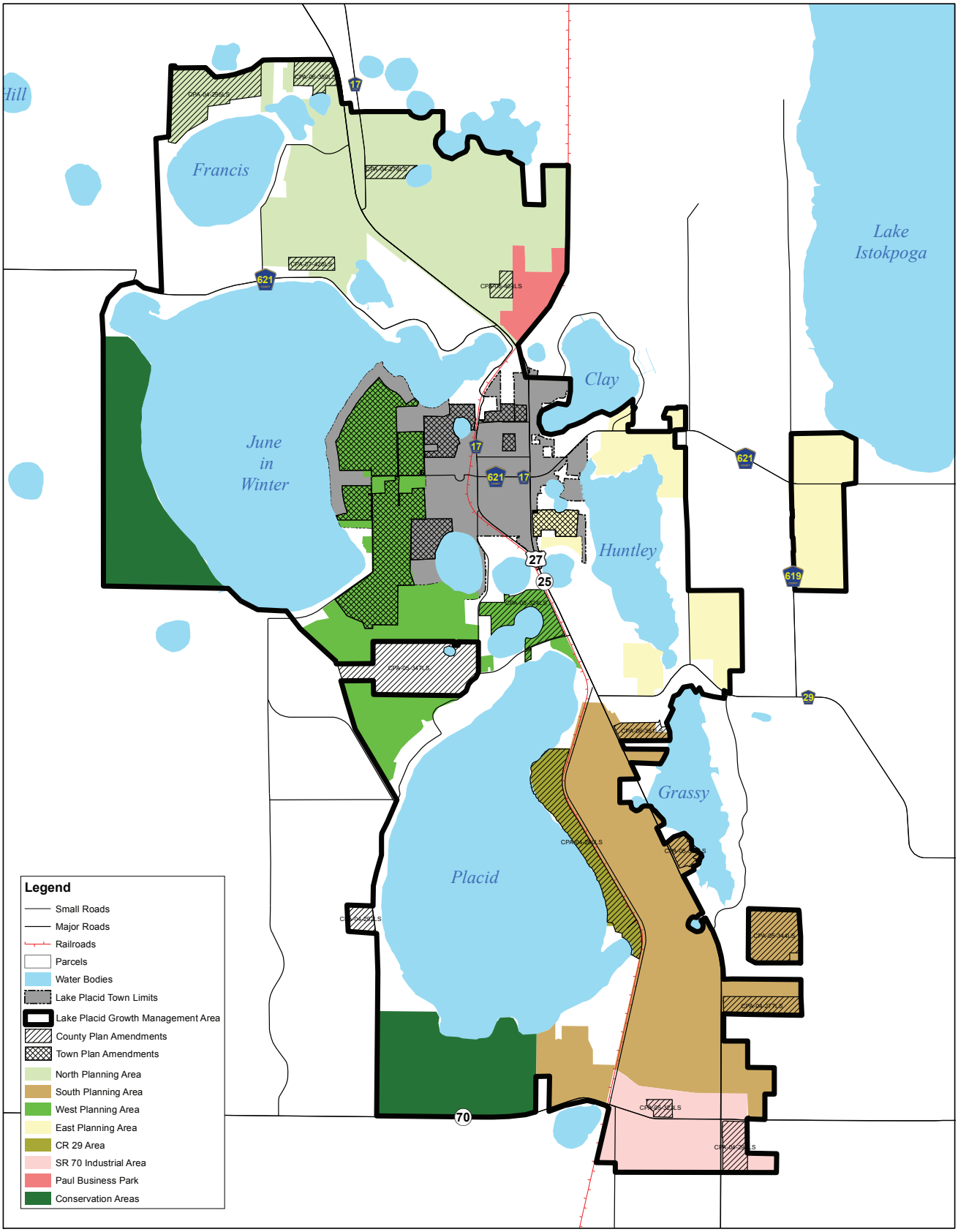
FLU Map 2
Lake Placid Regional Plan Growth Management Areas



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Adopted
April 1, 2014

Graphic Scale
0 0.25 0.5 1
Miles

N
W E
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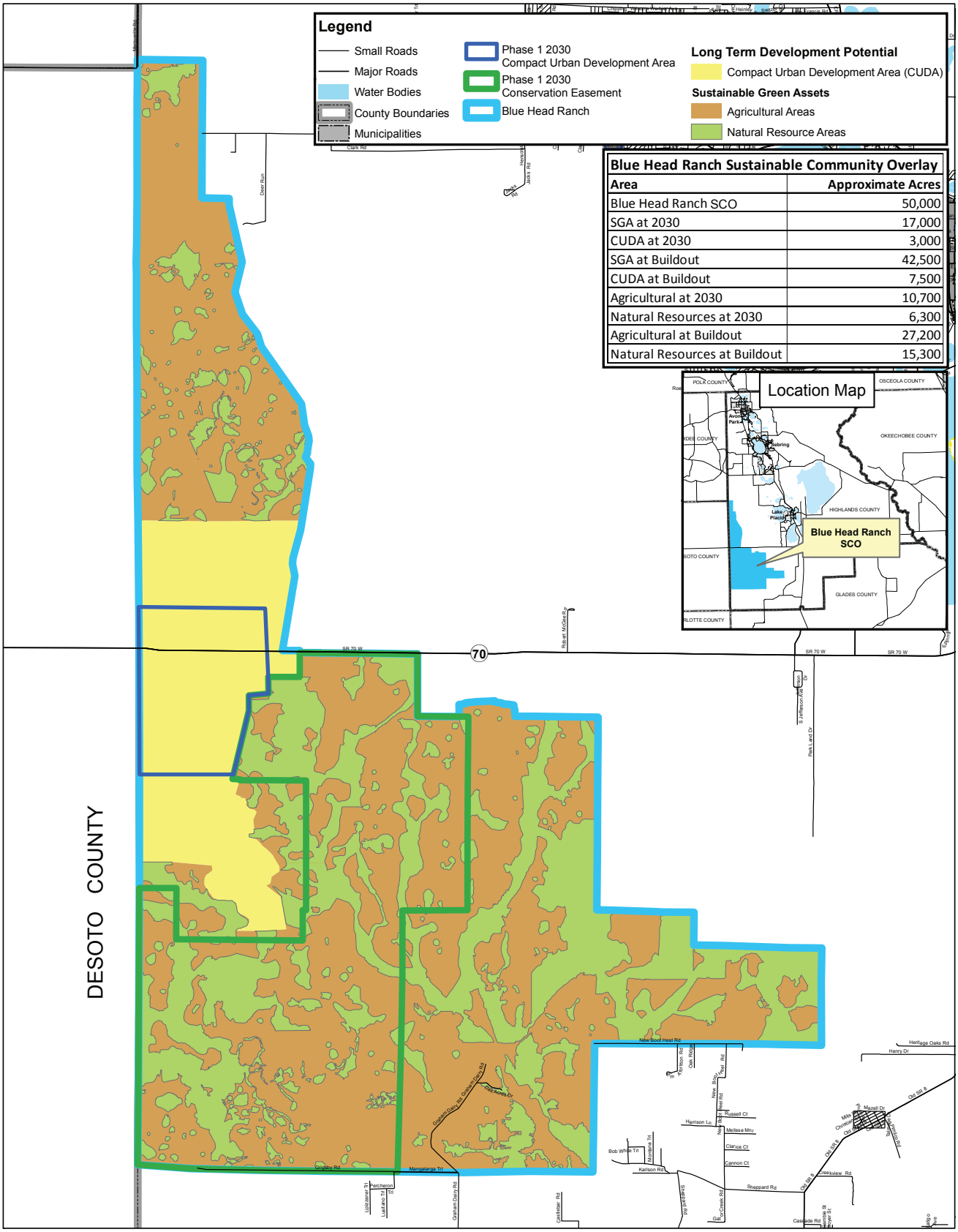
FLU Map 3
Blue Head Ranch Sustainable Community Overlay



Blue Head Ranch Sustainable Community Overlay	
Area	**Approximate Acres**
Blue Head Ranch SCO	50,000
SGA at 2030	17,000
CUDA at 2030	3,000
SGA at Buildout	42,500
CUDA at Buildout	7,500
Agricultural at 2030	10,700
Natural Resources at 2030	6,300
Agricultural at Buildout	27,200
Natural Resources at Buildout	15,300

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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Adopted
April 1, 2014

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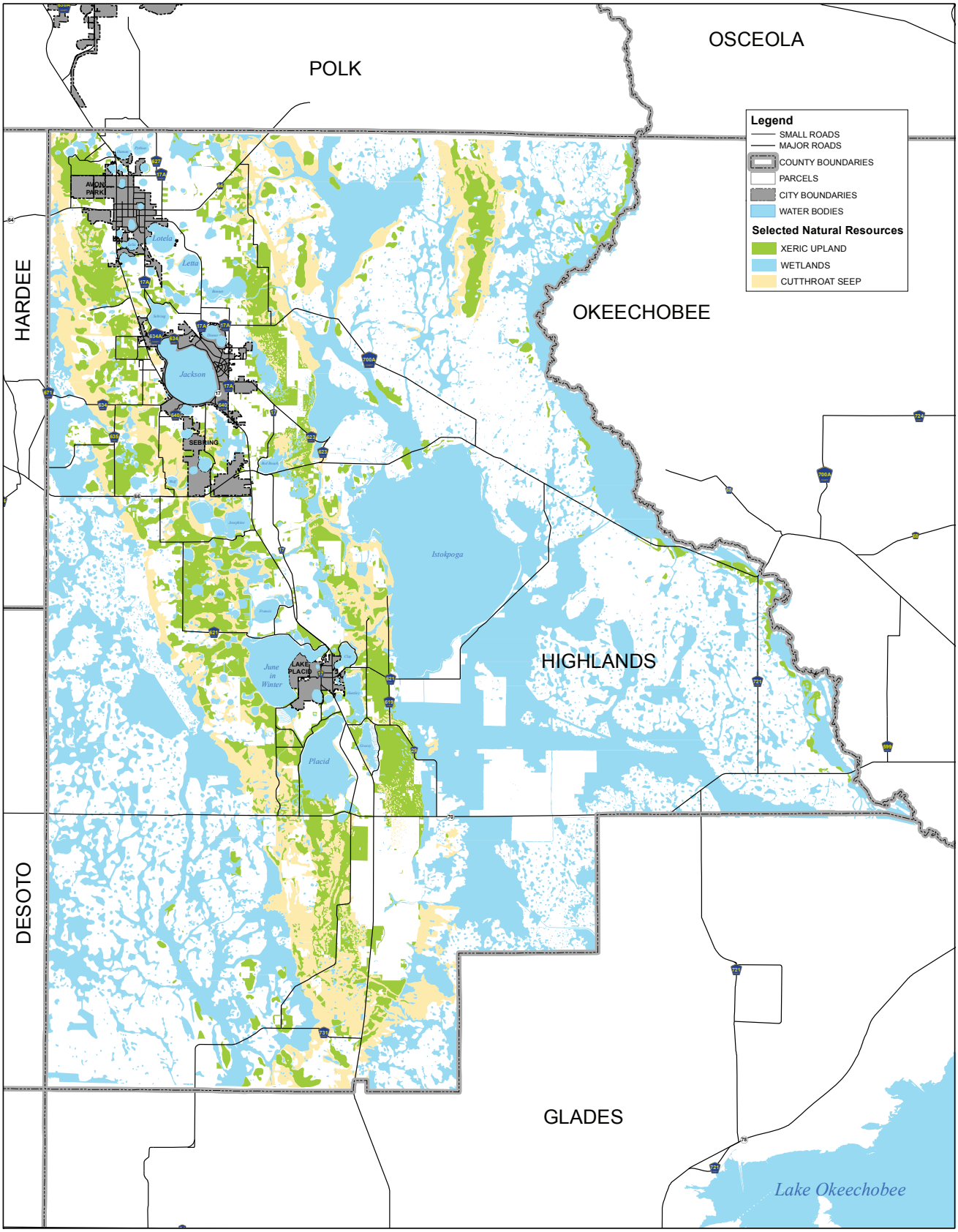
Path: D:\Projects\Highlands\Highlands\Maps2014\051514 - Highlands_BHR_Overlay.mxd

FLU Map 4
Selected Natural Resources



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Adopted
April 1, 2014

1:253,440
1 in = 4 miles

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Miles

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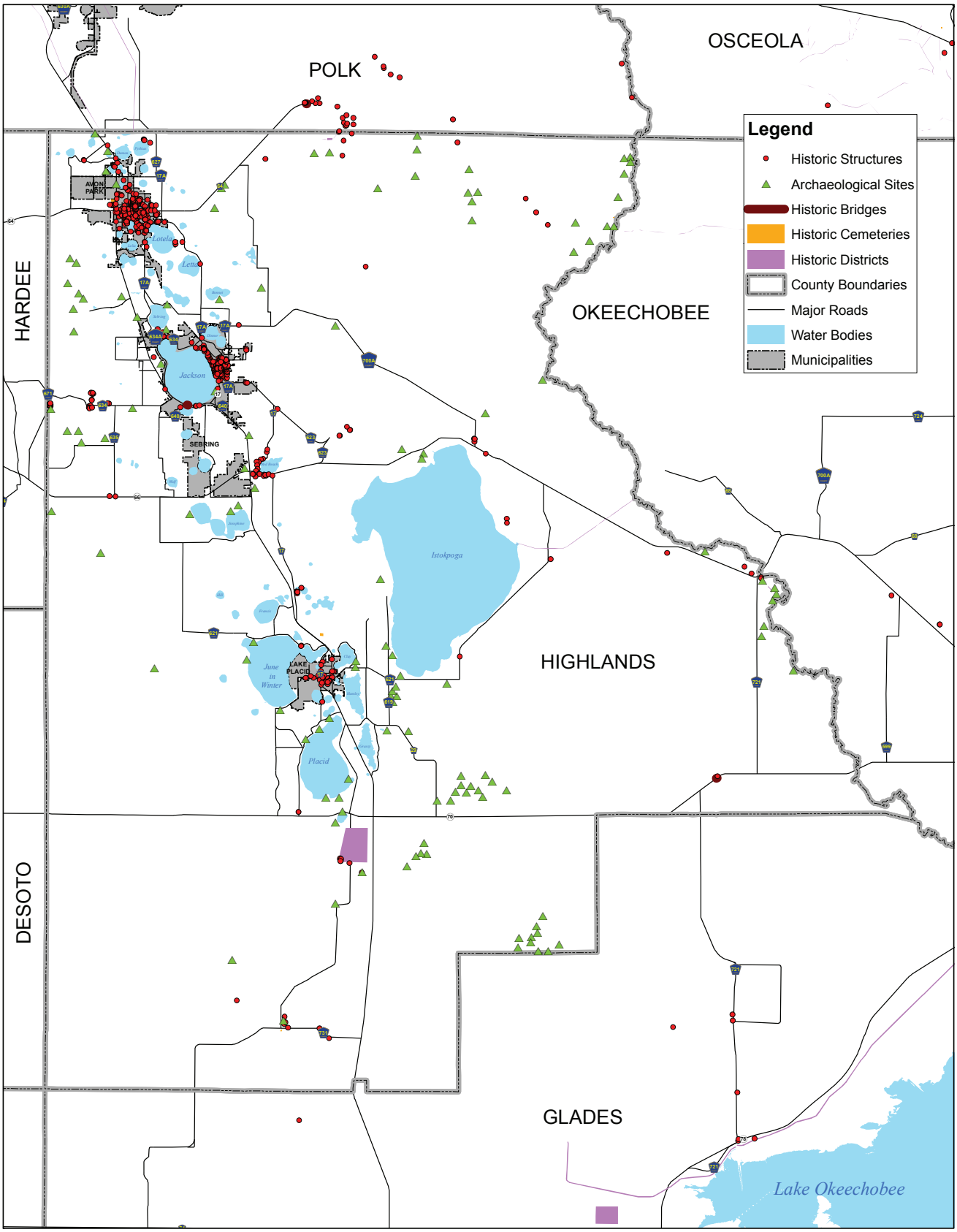
Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Sel_Nat_Res.mxd) 1/28/2010 -- 10:22:07 AM

FLU Map 5
Historic Resources



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC
Historic Data: Bureau of Archaeological Research

Adopted
April 1, 2014

1:253,440
1 in = 4 miles

0 0.751.5 3
Miles

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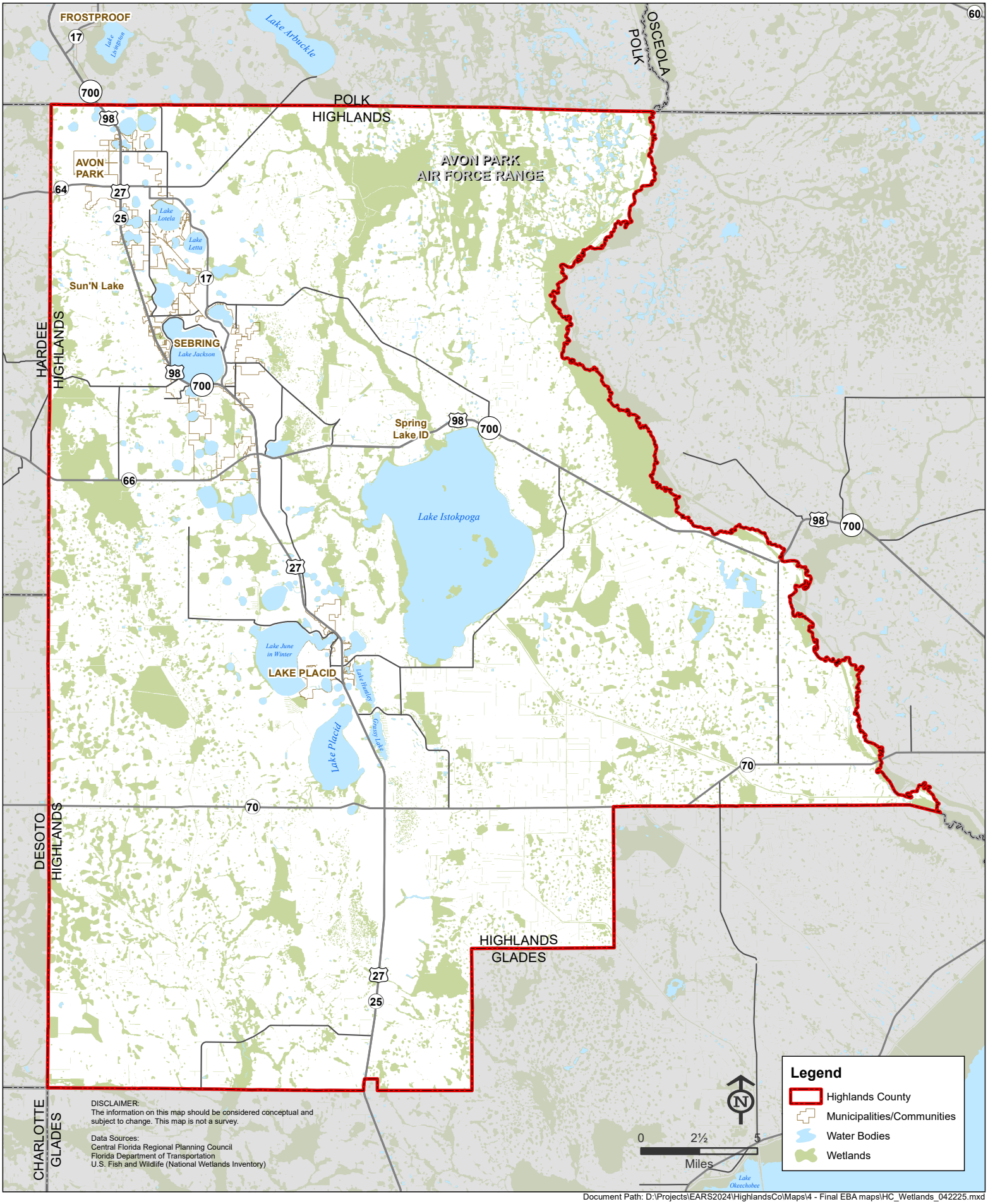
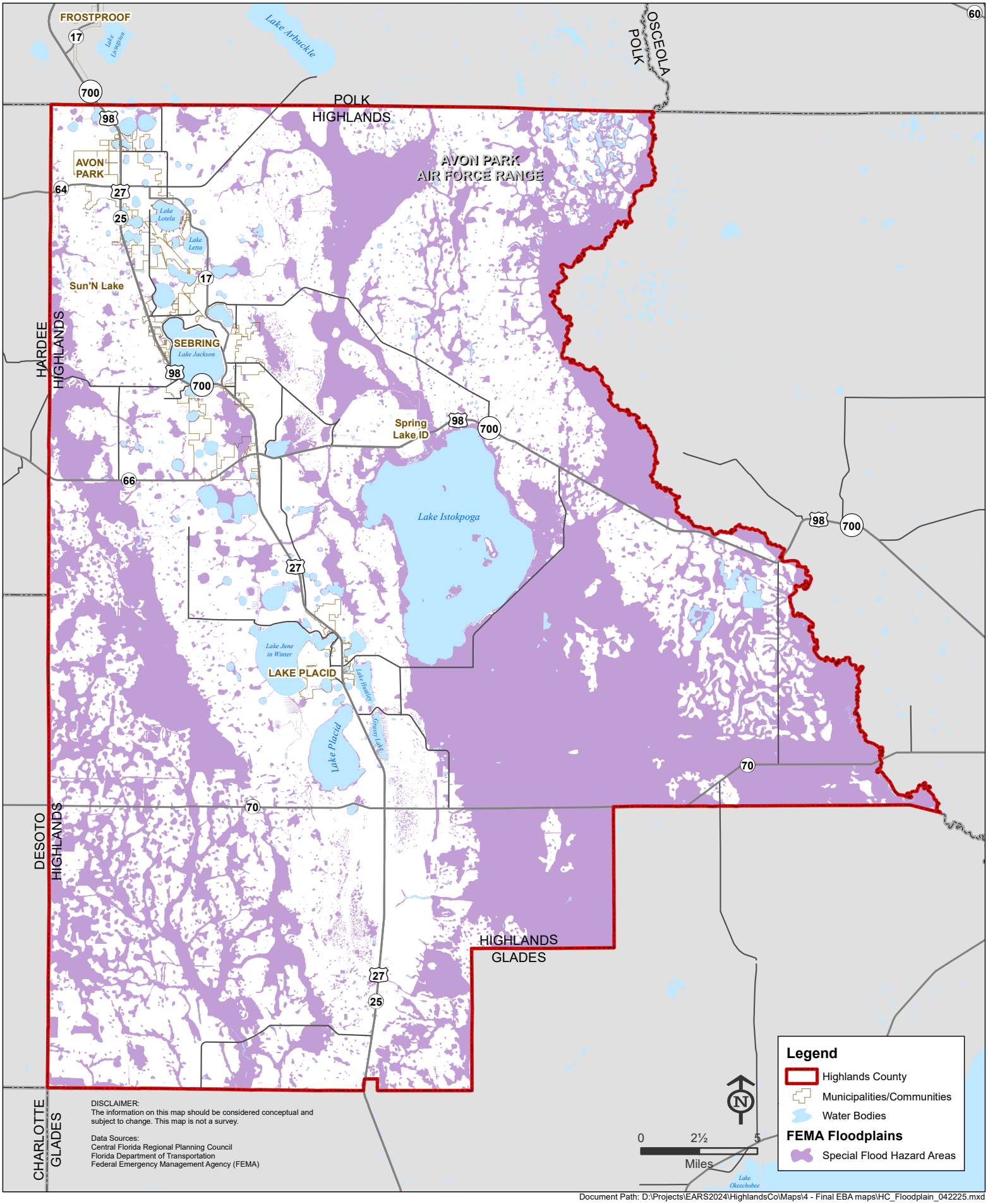
Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Historic.mxd) 1/28/2010 -- 10:44:37 AM

FLU Map 6
Wetlands



Document Path: D:\Projects\EARS2024\HighlandsCo\Maps\4 - Final EBA maps\HC_Wetlands_042225.mxd

FLU Map 7
FEMA Floodplains

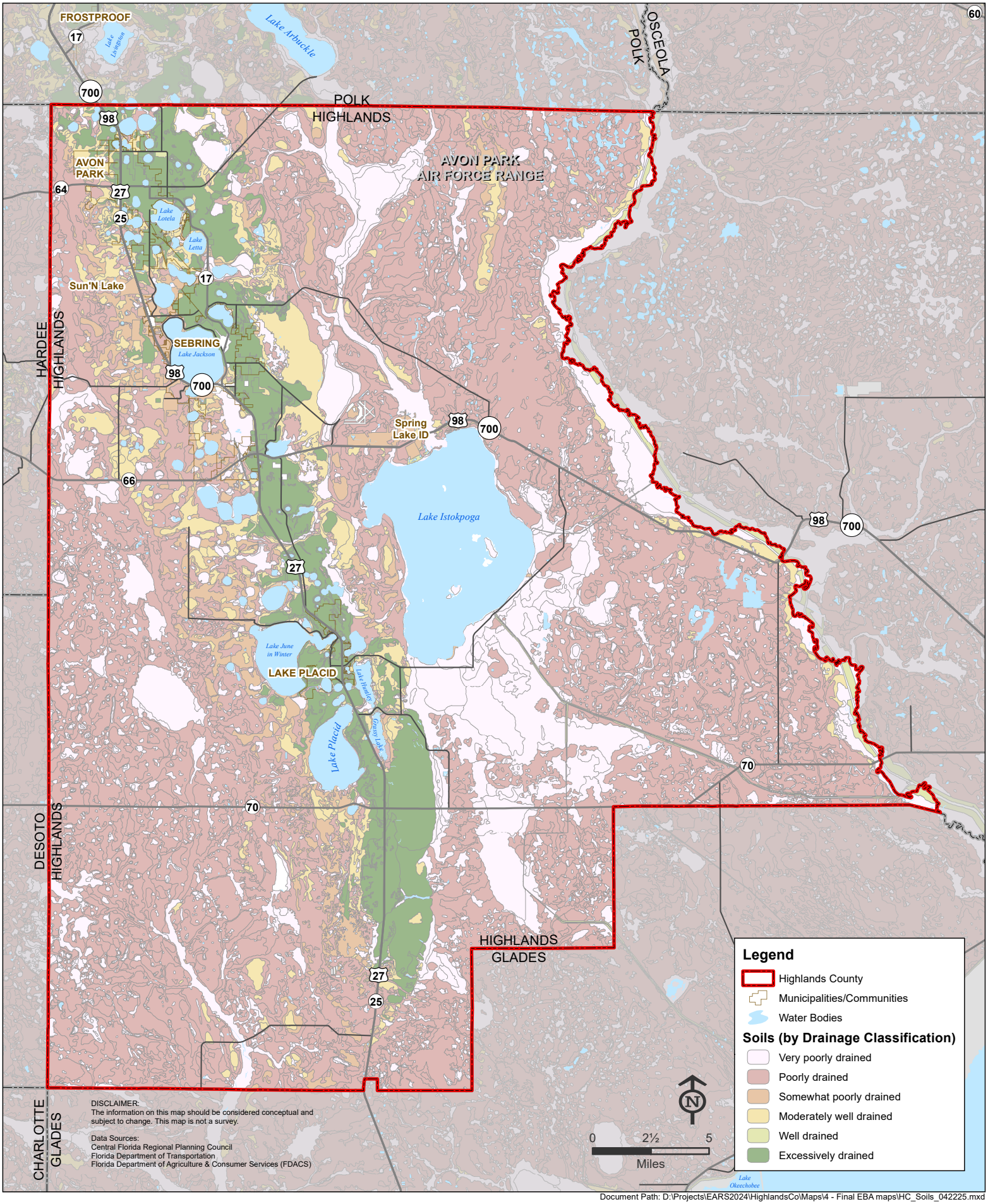


DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Federal Emergency Management Agency (FEMA)

Document Path: D:\Projects\EARS2024\HighlandsCo\Maps\4 - Final EBA maps\HC_Floodplain_042225.mxd

FLU Map 8
Generalized Soils

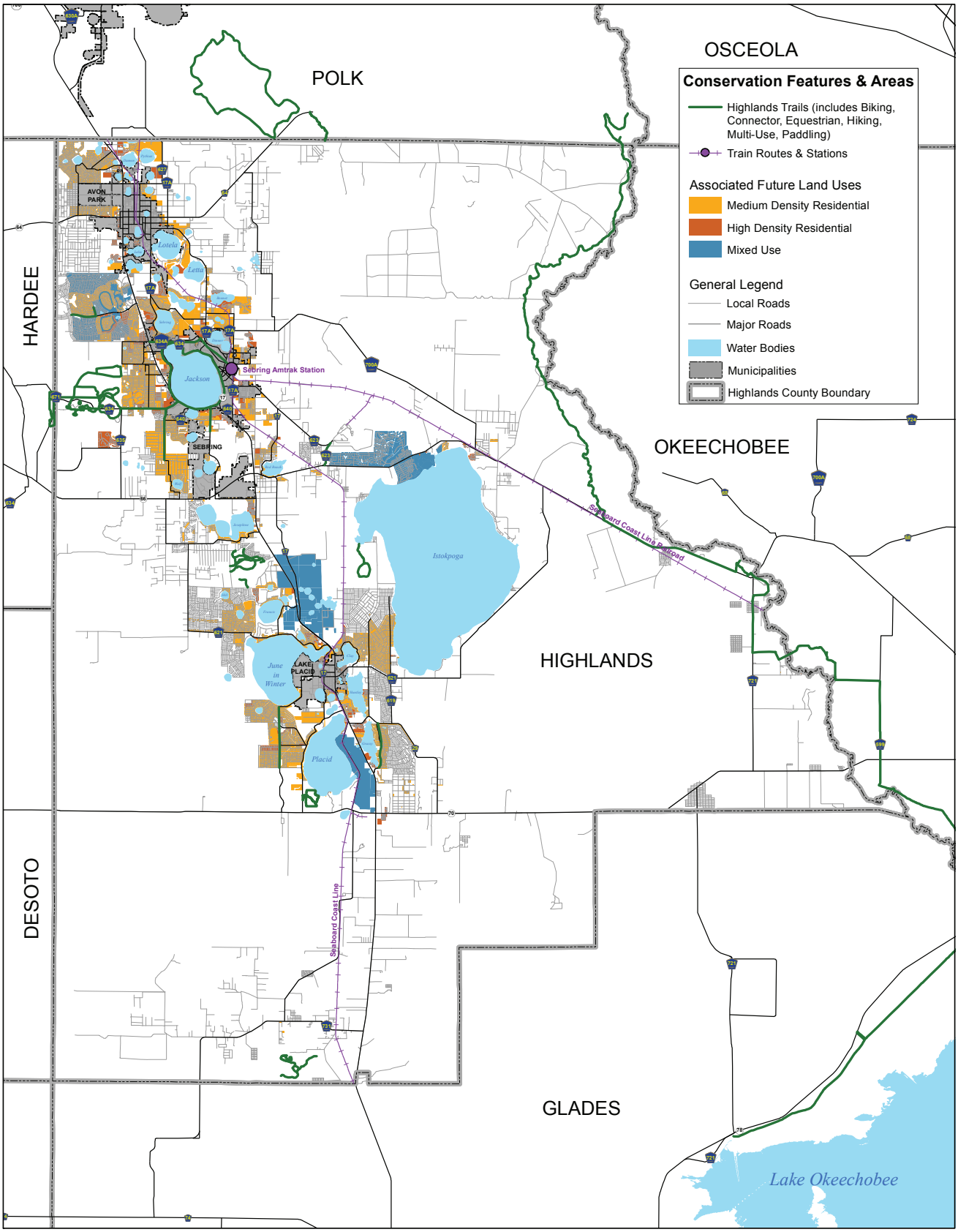


DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Florida Department of Agriculture & Consumer Services (FDACS)

Document Path: D:\Projects\EARS2024\HighlandsCo\Maps\4 - Final EBA maps\HC_Soils_042225.mxd

FLU Map 9A
Energy Conservation



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Adopted
April 1, 2014

1:258,071
1 in = 4 miles

0 0.751.5 3
Miles

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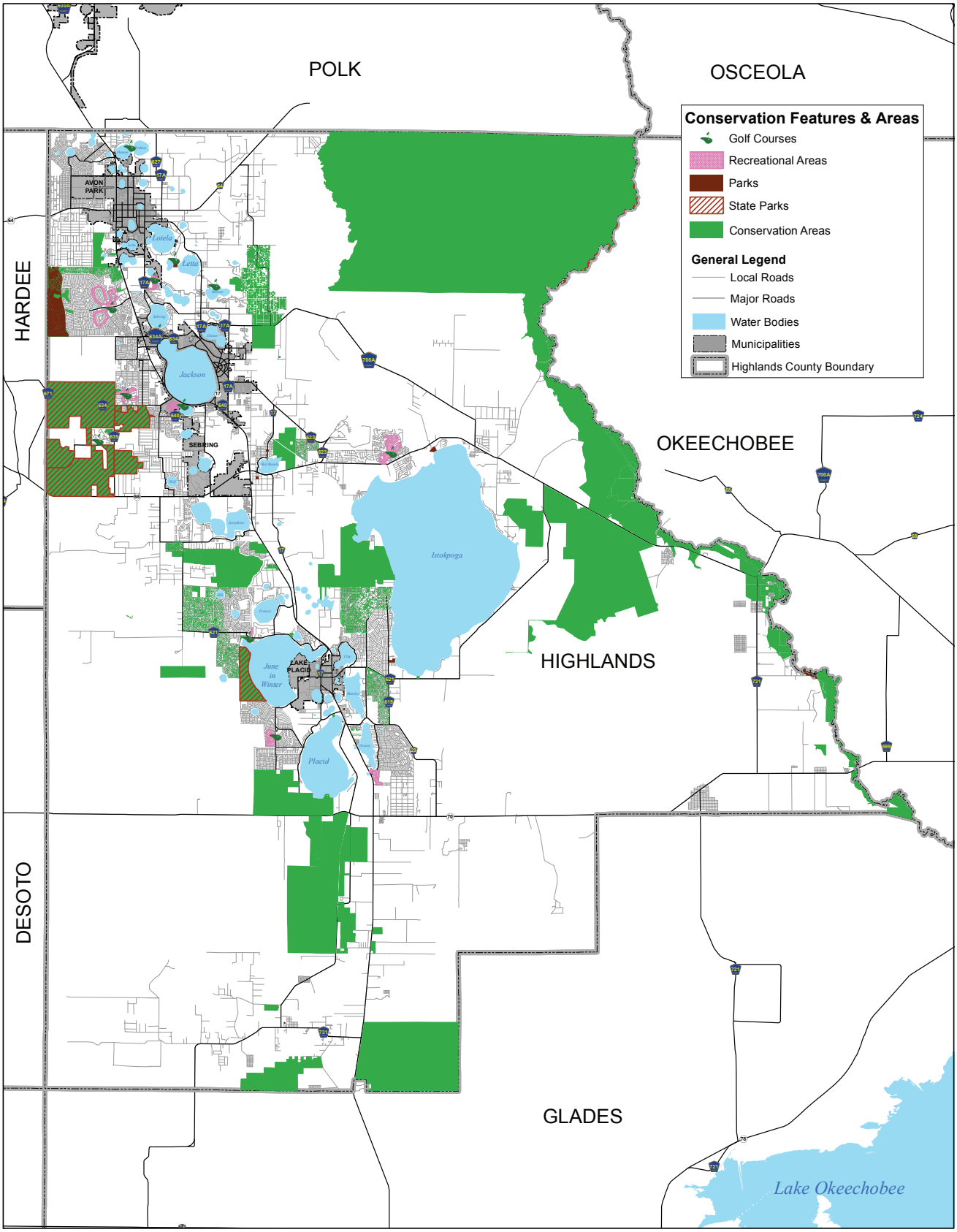
Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Energy_Conserv_A.mxd) 1/28/2010 -- 12:01:20 PM

FLU Map 9B
Conservation Areas



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC
FDEP (Florida Department of Environmental Protection)

Adopted
April 1, 2014

1:253,440
1 in = 4 miles

0 0.751.5 3
Miles

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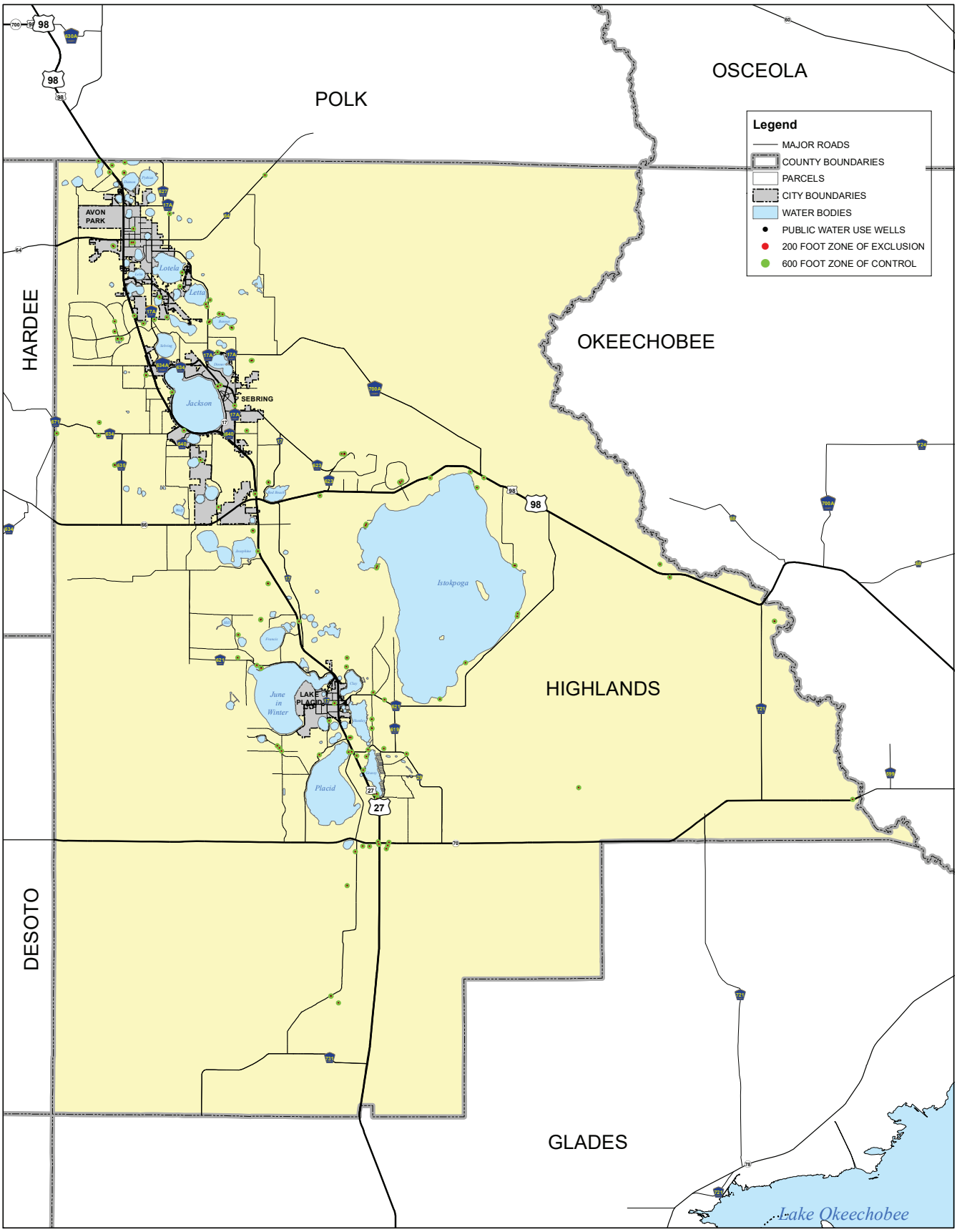
Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Energy_Conserv_B.mxd) 1/28/2010 -- 12:11:44 PM

FLU Map 10
Public Water Supply



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared:
August 8, 2016

1:249,206
1 in = 4 miles

0 1 2 4
Miles

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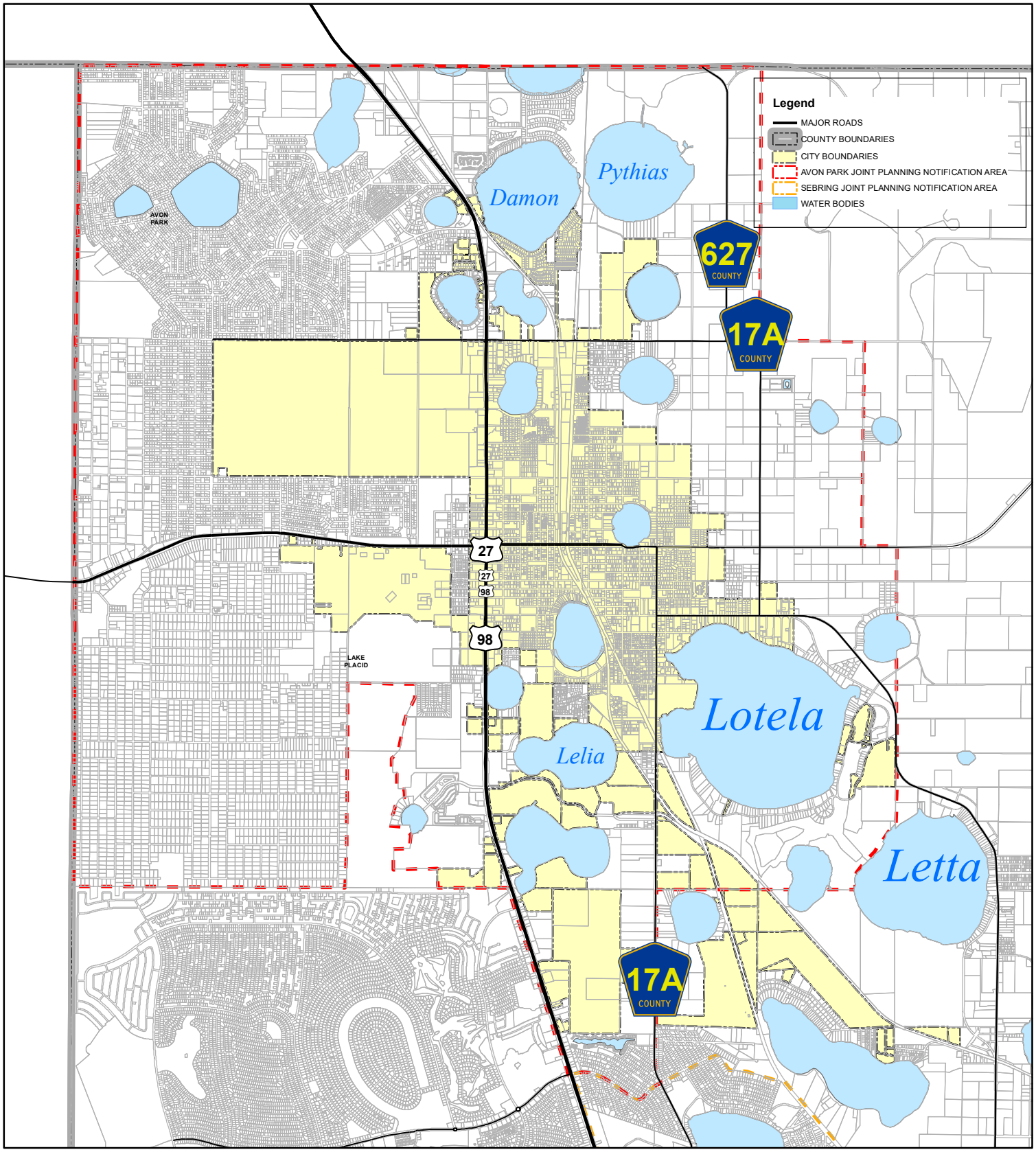
FLU Map 11A
Avon Park Joint Planning Notification Area



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared:
September 2, 2016

1:61,107
1 in = 1 miles

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Miles

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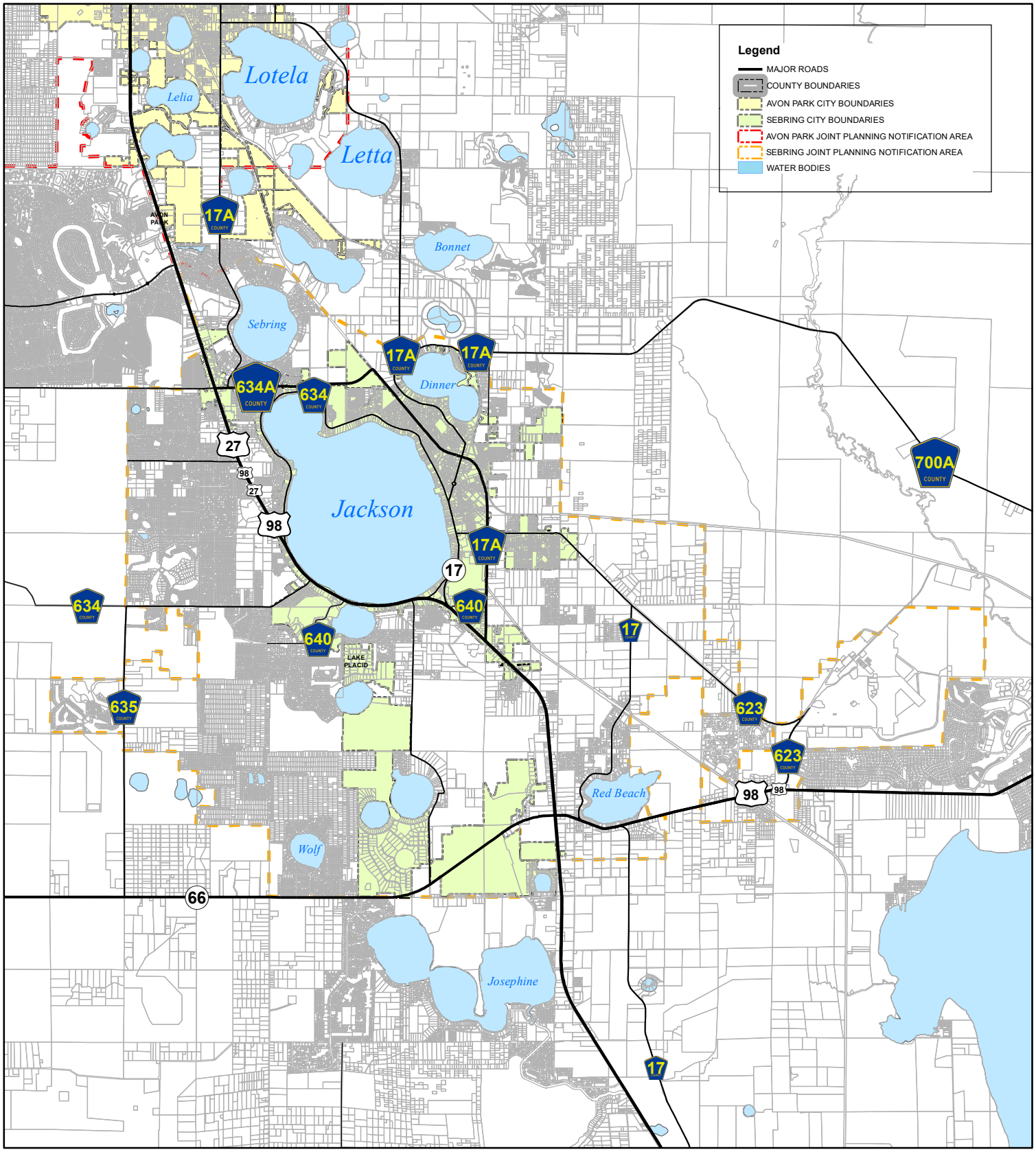
FLU Map 11B
Sebring Joint Planning Notification Area



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared:
September 2, 2016

1:115,596
1 in = 2 miles

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Miles

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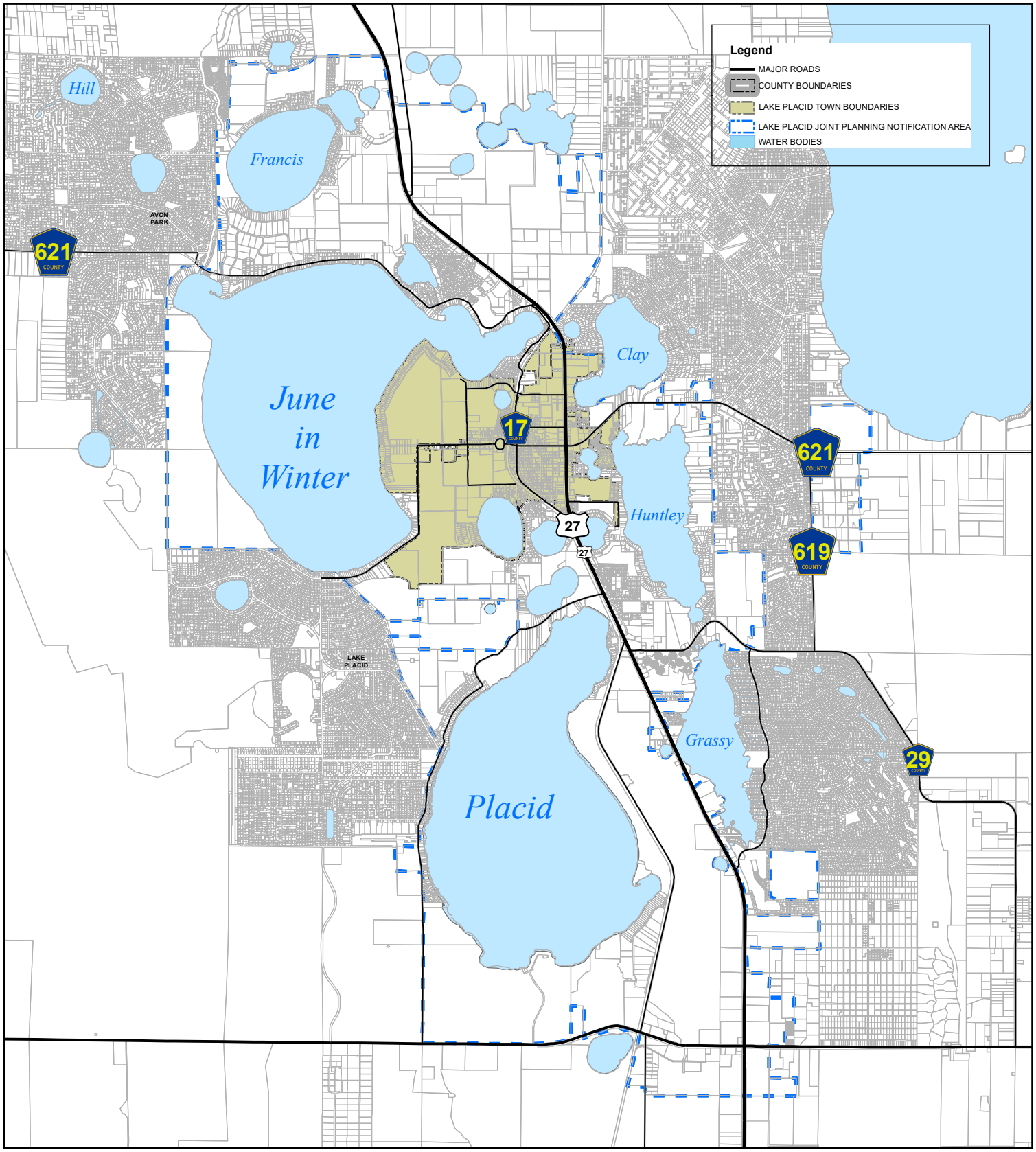
FLU Map 11C
Lake Placid Joint Planning Notification Area



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared:
September 2, 2016

1:85,010
1 in = 1 miles

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Miles

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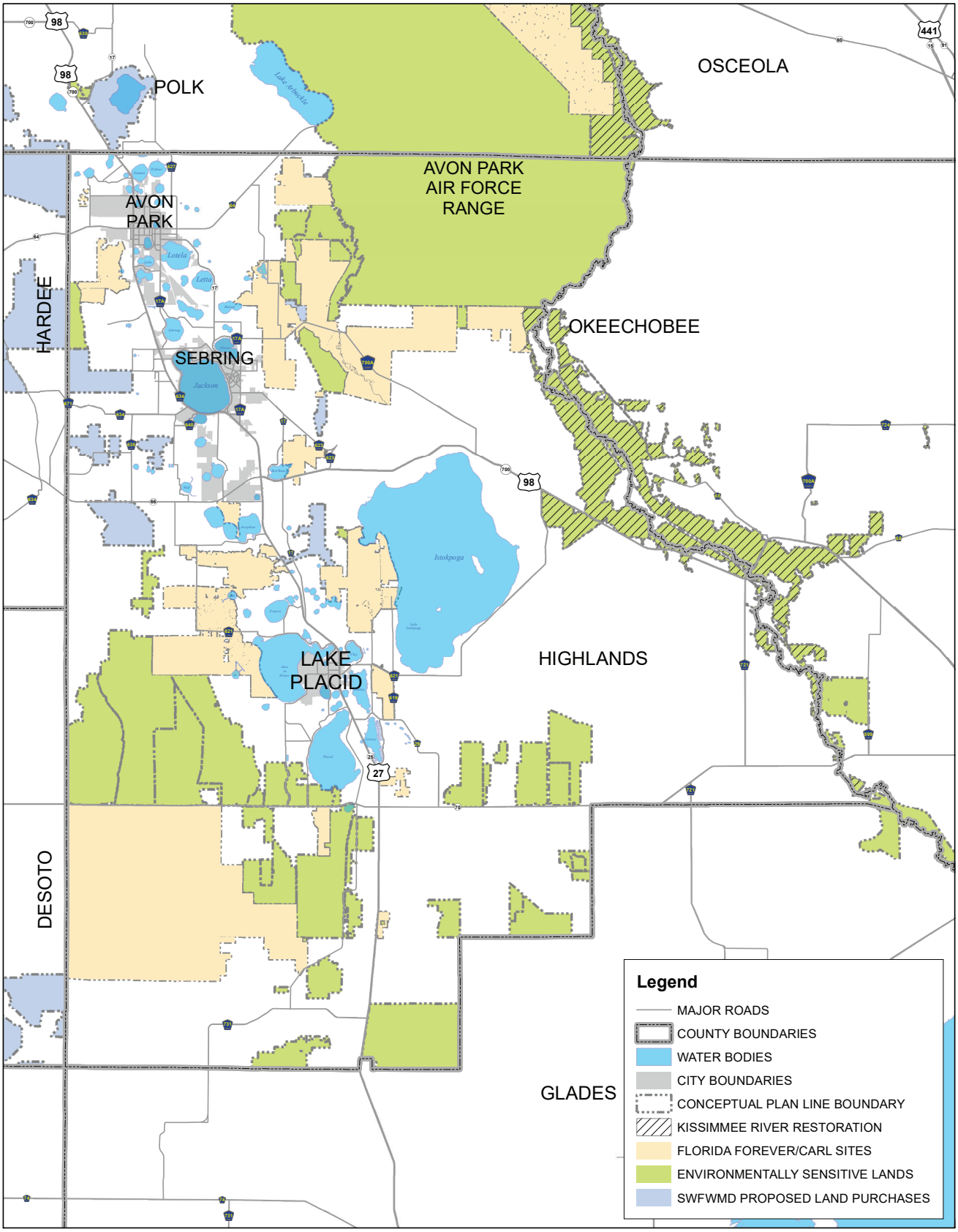
FLU Map 12
Conceptual Plan Line



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. The application of the Conceptual Plan Line does not confer or take land use of property rights on the properties where the CPL is applied. The application of the CPL will not prejudice any development order that may be requested for any parcel of land or building. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Florida Natural Areas Inventory, December 2016
Highlands County Property Appraiser
Highlands County BoCC
Southwest Florida Water Management District

Date Prepared
March 7, 2017

1:265,817
1 in = 4 miles

0 1.25 2.5 5
Miles

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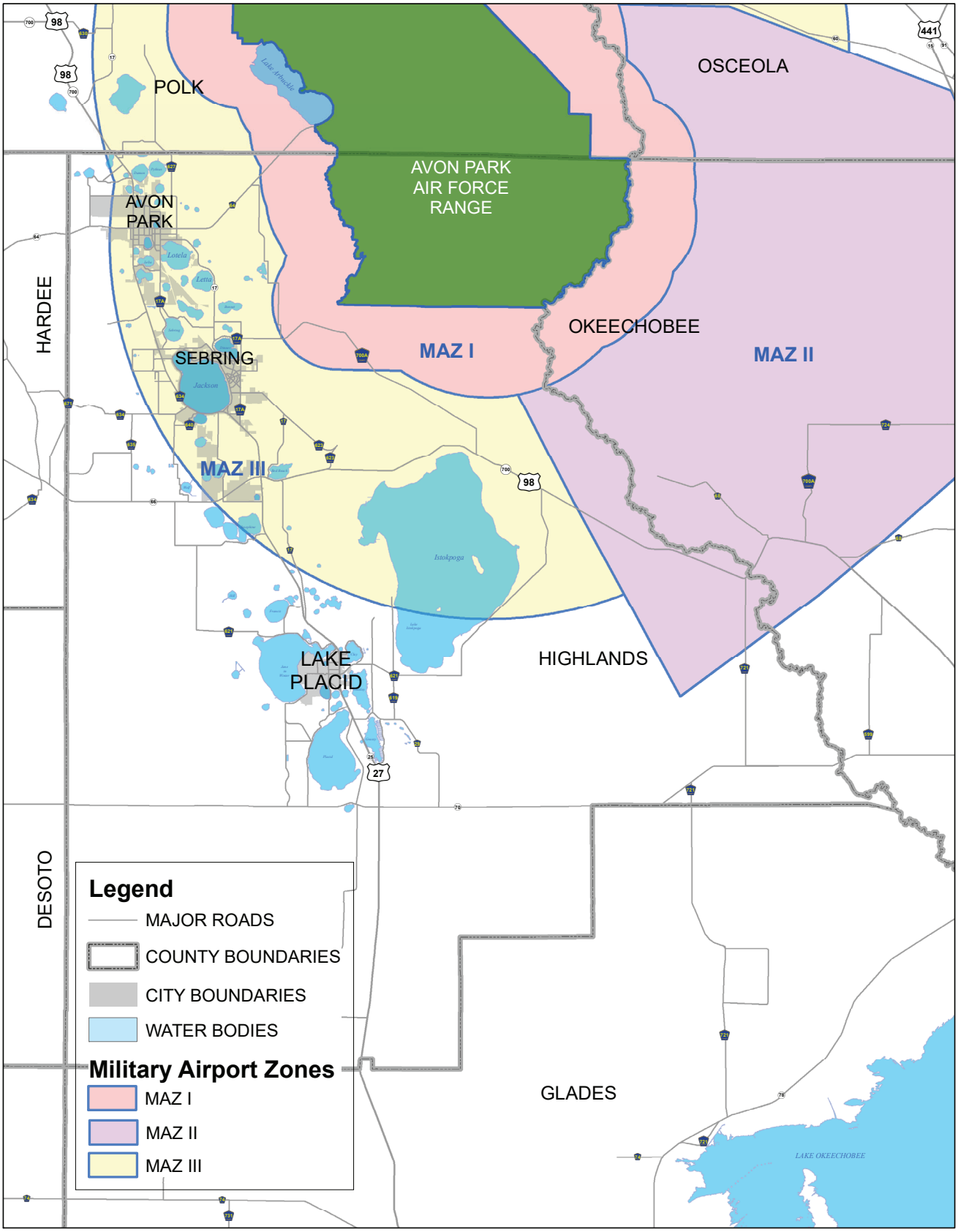
FLU Map 13
Military Airport Zones



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared
February 23, 2017

1:265,817
1 in = 4 miles

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Miles

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FUTURE LAND USE ELEMENT

APPENDIX A

SITE SPECIFIC DEVELOPMENT CONDITIONS

SITE SPECIFIC DEVELOPMENT CONDITIONS

Policy A.1: Site Specific Developments - Phasing Development by Area *(Amended by Ordinance 07-08-03, November 27, 2007, SSA)* The development phasing of Highlands County amendments cycles 04-1, 04-2, 05-1, 05-2, 06-1 and 06-2 shall be controlled by the total density and intensity of all amendments within an established geological area. Individual amendments may exceed the individual amendment density and intensity phasing limits for development established in the site specific conditions for that amendment if the cumulative amount of density and intensity by all amendments within the same geographic area during that phase is not exceeded. If the total density and intensity within the area exceeds the total allowed for the development within the area during a phasing period then amendment development must stop until the next phasing period.

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial/ Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial/ Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial/ Industrial
NORTH								
CPA-04-256	Davis	Single Family House	49	0	49	0	49	0
CPA-04-261	Saxon	Single Family House	75	0	75	0	75	0
CPA-04-262	Saxon	Single Family House	49	0	49	0	49	0
CPA-04-263	Saxon	Commercial	0	90,060	0	225,151	0	450,302
CPA-04-278	Gose Groves	Single Family	37	0	37	0	37	0
CPA-04-289A	Barden	Warehousing	0	136,482	0	272,964	0	545,929
CPA-04-289B	Hancock	Warehousing	0	188,476	0	376,951	0	753,901
CPA-04-298	Crews	Mixed Apts/ Industrial	86	136,012	216	340,030	432	680,059
CPA-04-305	Crews/ Davis	Industrial	0	374,606	0	936,540	0	3,746,160
CPA-06-366	Mark, Inc (Sapp)	Mixed Units	396	0	792	0	792	0
CPA-	Feit Management	Single Family	355	0	355	0	355	0

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial/ Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial/ Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial/ Industrial
06-395								
Total North Area Density and Intensity by Phase			1,047	925,636	1573	2,151,636	1789	6,176,351
CENTRAL								
CPA-04-272	Crutchfield	Commercial	0	76,034	0	190,085	0	380,170
CPA-04-273	Crutchfield	Mixed Commercial	0	167,017	0	369,527	0	707,017
CPA-04-306	Arya	Commercial	0	75,435	0	226,305	0	754,350
CPA-04-309	Maxcy	Industrial	0	1,000,000	0	2,000,000	0	2,000,000
CPA-06-359	Sebring Airport Auth	Industrial Park	0	500,000	0	1,000,000	0	2,090,880
CPA-06-378	Sandy Ridge Grove	Townhouses	313	0	313	0	313	0
CPA-06-394	Varela Construction	Apartments	319	0	319	0	319	0
CPA-05-397	Bob Paul	Warehouse	0	43,560	0	87,120	0	174,240
CPA-06-399	Kito	Commercial	0	62,639	0	125,278	0	250,557
CPA-06-403	O.C. Farms	Single Family	260	0	521	0	738	0
Total Central Area Density and Intensity by Phase			832	1,924,685	1,153	3,998,315	1,370	6,357,214
SOUTH								
CPA-04-277	Wade	Mixed SF/ Commercial	49	50,000	49	50,000	49	50,000
CPA-04-279	Phypers	Single Family	49	0	49	0	49	0
CPA-04-280	Phypers	Single Family	127	0	254	0	507	0

CPA-04-291	Reynolds	Mixed Com/ Apartments	96	85,569	192	427,847	192	855,693
CPA-04-292	Ravosa	Single Family	72	0	144	0	144	0
CPA-04-294	Reynolds	Single Family	30	0	30	0	30	0
CPA-04-295	Reynolds	Single Family	63	0	127	0	127	0
CPA-05-323	Lake Placid Groves	Commercial	0	36,364	0	90,910	0	181,819
CPA-06-380	Chain-of-Lakes	Mixed Res. Units	327	0	327	0	327	0
Total South Area Density and Intensity by Phase			813	171,933	1,172	568,757	1,425	1,087,512

The County will monitor development by the issuance of building permits and provide an annual update of the phasing status to applicants and the Department of Economic Opportunity.

Policy A.2: SITE SPECIFIC DEVELOPMENTS (*Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS, Amended by Ordinance 07-08-03, November 27, 2007, SSA)*: Developments possessing specific attributes raising specific issues requiring specific solutions are individually provided for by this Plan:

1. The 67.5 acre parcel located south of Little Lake Jackson, in section 6, Township 35 south, Range 29 east, the south 2 of Tract 43 (C-06-35-29-A00-0430-0000) shall be designated Low Density Residential on the Future Land Use map and shall be developed with central potable water and central wastewater facilities at a density not more than two (2) units per acre, and subject to other applicable Land Development Regulations within the County. *(Ordinance No. 97-25, CPA-96-026, June 24, 1997)*

2. The 27.7 acre parcel located on the west shore of Lake Grassy, east of US Highway 27, in section 17, Township 37 South, Range 30 East (C-17-37-30-A00-0130-0000), south of the Town of Lake Placid, shall be designated Low Density Residential on the Future Land Use Map (FLUM), and shall be developed with a central potable water system and a on-site wastewater disposal system capable of hooking up to a future central r wastewater intercept when it becomes available within 1/4 mile of the parcel, through pre-existing dry lines that will be installed at the time road improvements are made. The development will not exceed two (2) units per gross acre, and will be subject to all other applicable Land Development Regulations within the County. *(Ordinance No. 98-21, CPA-97-067LS, December 16, 1998)*

3. CPA-04-256LS: (Davis Enterprises) Approximately 40.0 acres in Section 34, Township 33S, Range 28E, generally located on the south shore of Lake Glenada off of Davis Citrus Road, adjacent to Lake Glenada Mobile Home Park and has been adopted by the BCC changing the land use from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

   Site Specific Conditions:

   A. The 40.0 acre development shall have a maximum of 49 lots/dwelling units.

   B. The eastern six (6) lots (100 feet of frontage each on Davis Citrus Road) may have individual driveway accesses to Davis Citrus Road, and the remainder of the lots will not have driveways onto Davis Citrus Road.

   C. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for Davis Citrus Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's.

   D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

      Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

   E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

   F. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.

   G. The development shall have a minimum lot size of ½ acre and a 75 foot setback for all on-site wastewater disposal system drain fields

from Lake Glenada or utilization of performance-Base Treatment Systems.

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

4. CPA-04-257LS: Approximately 139.24 acres in Section 18, Township 34S, Range 29E, generally located on the east side of the juncture of the Sebring Parkway, and indicated on the Future Land Use Map, as 78.0 acres designated "Medium Density Residential" on the north side of Biltmore Road, and 61.24 acres designated "High Density Residential" on the south side of Biltmore Road, shall be developed as follows:

A. The 139.24 acre development shall have the single family area with 78.0 acres for a total 235 lots/dwelling units, and 61.24 acres multiple dwelling area for a total of 734 dwelling units for a total of 959 dwelling units on both properties.

B. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts SR17 on only one side.

C. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for Ben Eastman Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for that portion of the property that fronts Ben Eastman Road on only one side.

D. No more than three access points will be permitted from SR 17.

E. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of

the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.

F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

H. Central potable water and wastewater systems are required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit for the twenty-first (21st) dwelling unit, and all additional dwelling units constructed on the site thereafter shall be required to connect to a central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to a central wastewater system prior to the issuance of a building permit for the thirty-first (31st) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to a central wastewater system prior to the issuance of a certificate of occupancy.

5. CPA-04-258LS: Approximately 26.89 acres in Section 24, Township 33S, Range 28E, generally located on the NW, SW and SE corners of the intersection of SR17 and Downing Road, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

A. Commercial building floor area on this property shall not exceed 468,531 sq. ft. (FAR 0.40).

B. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts SR17 on only one side. All, the additional ROW needed to meet the 150 foot Functional Classification System requirements for SR17 future ROW, will be provided under the same LDR article for that portion of the property which fronts SR17 on both sides.

C. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property which fronts Downing Avenue on only one side. All of the additional ROW needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under the same LDR article for that portion of the property which fronts Downing Avenue on both sides.

D. Frontage roads and internal circulation required.

E. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.

F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

H. Central potable water and wastewater systems are required for development of this site.

6. CPA-04-259LS: Approximately 9.05 acres in Section 24, Township 33S, Range 28E, generally located on the southeast corner at the intersection of C.R.64 and C.R.17A, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

A. Commercial building floor area on this property shall not exceed 157,687 sq. ft. (FAR = .40).

B. One access point off C.R. 17A and one access point off Avon Park's Main Street (C.R. 64).

C. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System ROW requirements for that portion of the property which fronts C.R.17A for approximately 621 feet immediately south of Avon Park's Main Street (C.R. 64), will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for that portion of the property that fronts SR 64 will be provided under the same LDR article.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

7. CPA-04-261LS: (Saxon Groves) Approximately 116.816 acres in Section 33, Township 33S, Range 28E, generally located on the west side of US 27, south of Reflections on Silver Lake Mobile Home Park, changing from “Agriculture” to “Medium Density Residential” on the Future Land Use Map. The applicant proposes development of 75 Single Family Dwelling Units.

   Site Specific Conditions:

   A. The 116.84 acre development shall have a total 75 lots/dwelling units and one acre minimum lot sizes.

   B. Two access points are required, if the number of units exceeds seventy-five (75) with a distance separation on US 27 in compliance with rule 14-97 FAC.

   C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

      Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

   D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.

   E. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.

   F. This amendment applies to only the revised legal description of 113.816 acres submitted by the applicant, and not to the 116.84 acres originally applied for.

   G. Payment for transportation impacts shall be required prior to beginning development as follows:

      a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be

based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

8. CPA-04-262LS: (Saxon Groves) Approximately 52.11 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of US27, and adjacent to Silver Lake Wildlife and Environmental Area, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

Site Specific Conditions:

A. The 52.1 acre development shall a total 49 lots or dwelling units on one-half acre or greater lots.

B. Two access points for the development shall be required.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.

F. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

9. CPA-04-263LS: (Saxon Groves) Approximately 41.35 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of US27 north of the entrance to the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes a development of 450,302 sq. ft. of commercial floor area.

Site Specific Conditions:

A. Commercial building floor area on this property shall not exceed 450,302 sq. ft.

B. Access to the site is limited to Garrett Road and Sachsenmaier Boulevard. There will be no curb cuts on US 27.

C. Continue improvements on Garrett Road to property access.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	90,060	225,151	450,302

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

10. CPA-04-264LS: Approximately 9.91 acres in Section 34, Township 33S, Range 28E, in the northeast quarter of the intersection of College Drive and US Highway 27, between College Drive and Martin Street, designated as "Commercial" on the Future Land Use Map shall be developed as follows:

A. The maximum square feet for commercial building floor area on this site is 172,671 sq. ft. (FAR 0.40).

B. Access will be limited to Martin Street and College Avenue, with appropriate internal circulation.

C. Improvements on Martin Street will be required.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

11. CPA-04-266LS: Approximately 409.0 acres in Sections 7, Township 34S, Range 29E, generally located east of SR17, north of Arbuckle Creek Road, and surrounding Basket Lake, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 409.0 acre development shall have a total 1,334 lots/dwelling units.

B. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Arbuckle Creek Road future right-of-way will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property that front Arbuckle Creek Road on one side.

C. Additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property which fronts Powerline Road on both sides.

D. Reverse the frontage for all lots on the major collectors so that no driveways will access the collectors.

E. Provide inter-connectivity between all phases of the development by means of stub-outs to adjacent phases so that internal circulation is possible throughout the development without going out to a collector to reach another area within the community.

F. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of

the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.

G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

H. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

I. Central potable water and wastewater systems are required for development of this site.

12. CPA-04-267LS: Approximately 19.4 acres in Section 34, Township 33S, Range 28E, generally located on both sides of SR17, north of Downing Road and south of Power Line Road, with 19.4 acres designated "Low Density Residential", on the Future Land Use Map, shall be developed as follows:

A. The 19.4 acre development shall have a total 32 lots/dwelling units.

B. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those

conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.

C. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for the portions of the property that front SR17on only one side.

D. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property that front Powerline Road on only one side.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

13. CPA-04-269LS: Approximately 12.0 acres in Section 18, Township 34S, Range 29E, generally located on the west side of SR17, at its intersection with Arbuckle Creek Road designated "High Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 12.0 acre development shall have a total 144 dwelling units.

B. One-half of the additional right-of-way needed to meet the 150 foot functional classification system for SR17 future ROW will be provided under Article %, Section 4, Part B, paragraph 00.5.A.5 of the LDRs for that portion of the property which fronts on SR17.

C. Vehicular connectivity shall be provided to the North and South (stub-outs at a minimum for future connections) and will be discussed at the time of platting.

D. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

14. CPA-04-271LS: Approximately 1.93 acres, comprising specifically lots 6 through 11, of Town of DeSoto City, PB 1, PG 39, located in Section 22, Township 35S, Range 29E, on the southwest corner of the intersection of C.R.17 with US 98, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

A. Commercial building floor area on this property shall not exceed 33,628 sq. ft (FAR 0.40).

B. Access off of US Highway 98, depends on the driveway permit applications and approval.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. Central potable water and wastewater systems are required for development of this site.

15. CPA-04-272LS: (Crutchfield) Approximately 34.91 acres in Sections 15 & 22, Township 35S, Range 29E, with approximately 19.0 acres located within the southwest quarter of the intersection of US Highways 27 & 98, with the remaining 15.91 acres located at the intersection of US27 with Sixteenth Street in DeSoto City, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 380,170 sq. ft. of commercial floor area.

Site Specific Conditions:

A. Commercial building floor area on this property shall not exceed 380,170sq.ft.

B. Access points off of US Highway 27 and US Highway 98 will be determined by F.D.O.T.

C. Frontage roads will be required, with stub-outs for frontage road extensions north and south, into adjacent properties as required by the Land Development Regulations and the Comprehensive Plan.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development.

All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	76,034	190,085	380,170

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

16. CPA-22-602LS amending CPA-04-273: (Crutchfield Groves) Adding approximately 4.57 acres for a total of approximately 46.25 acres in Section 16, Township 35S, Range 29E, generally located in the northwest corner of US Highway 27 and S.R. 66: with 36.67 acres remaining designated as "Industrial", and adding 6.64 acres to the previously designated 2.94 acres for a total of 9.58 acres being designated as "Commercial" on the Future Land Use Map.

Proposed Site Specific Conditions:

A. The maximum square feet for commercial/industrial building floor area on this site is 707,017 sq. ft.

B. Internal circulation is to be provided for the industrial and with access to the B-3 Commercial internally and with right-turn in-out only for the B-3 Commercial on US Highway 27.

C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. Central potable water and wastewater systems are required for development of this site, when located within one-quarter of a mile.

F. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

17. Reserved.

18. CPA-04-275LS: Approximately 59.36 acres in Sections 10 and 11, Township 33S, Range 28E, generally located along both sides of Oak Park

Avenue, north of Snyder Road on Lake Pioneer, designated “Low Density Residential” on the Future Land Use Map, shall be developed as follows:

A. The 59.38 acre development shall have a total of 75 dwelling units with a minimum of one-half acre lot size.

B. Stub outs to the west and north shall be provided as connections with future development and will maintain a Local Street Functional Classification.

C. Lots along C.R.17A shall only have access internally, with no direct access to CR 17A.

D. Provision for the right-of-way requirements of C.R.17A, at a maximum of 30 feet, of additional right-of-way, be provided.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.

G. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system.

H. All dwelling units constructed on this site shall be required to connect to a central wastewater system if the service is available and within one-quarter of a mile, in which event service must be connected at the time of development.

19. CPA-04-276LS: Approximately 318.0 acres in Section 2, Township 33S, Range 28E, generally located on Lake Pythias, designated “Medium Density Residential” on the Future Land Use Map, shall be developed as follows:

A. The 318.0 acre development shall have a total of 750 dwelling units.

B. Internal circulation shall be provided, consistent with the incorporated design objectives of the genre, with no individual lot access on C.R. 627.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. Central potable water and wastewater systems are required to be installed for development of this site. All dwelling units constructed on this site shall be required to connect to the pre-installed central potable water system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and to the central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to the central wastewater system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to the central wastewater system prior to the issuance of a certificate of occupancy.

20. CPA-04-277LS: (Wade) Approximately 79.33 acres in Section 28, Township 37S, Range 30E, generally located on the east side of US 27 and south of Sun 'N Lake Golf Course, changing from "Agriculture" to 39.86 acres designated "Low Density Residential" and 39.44 acres designated "Commercial" on the Future Land Use Map. The Applicant proposes development of 49 single family homes and 50,000 sq. ft. of Holistic Learning Center floor area.

Proposed Site Specific Conditions:

A. The 39.86 acre portion of the development shall have a total not to exceed 49 dwelling units. The remaining 39.44 acres shall not exceed 50,000 sq. ft. of commercial development.

B. Connectivity with Palm Beach Street to the east shall be provided, consistent with the Land Development Regulations for two points of access, which may be gated.

C. Internal circulation shall be provided with no individual lot access to US 27.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	50,000	50,000	50,000
Maximum Residential Units	49	49	49

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as

part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

21. CPA-04-278LS: (Gose Groves) Approximately 20.0 acres in Section 27, Township 33S, Range 28E, generally located on the north shore of Lake Lelia off of Garrett Road, changing from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The Applicant proposes development of 37 single family homes.

Proposed Site Specific Conditions:

A. The 20.0 acre development shall have a total not to exceed 37 dwelling units.

B. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

D. Central potable water and wastewater systems are required for development of this site.

E. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

22. CPA-04-279LS: (Phypers) Approximately 34.0 acres on Lake Simmons, in Section 24, Township 36S, Range 29E, generally located on the east side of C.R.17, just north of its intersection with US27, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

Proposed Site Specific Conditions:

A. The 34.0 acre development shall have a total not to exceed 49 dwelling units on a minimum one-half acre lot.

B. The conveyance of the right-of-way on C.R.17 required by the County's Land Development Regulations at the time of recording of the plat.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency regulations.

E. Individual wells are allowed for provision of potable water.

F. The development shall have a 75 foot setback for all on-site wastewater disposal system drain fields from Lake Simmons or utilization of Performance-Based Treatment Systems.

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be

based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

23. CPA-04-280LS: (Phypers) Approximately 253.5 acres in Section 18, Township 37S, Range 30E, generally located between Old State Road 8 and the east shore of Lake Placid, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 507 single family homes.

Proposed Site Specific Conditions:

A. The 253.5 acre development shall have a total not to exceed 507 dwelling units.

B. Internal circulation shall be provided with no individual lot access to Old State Road 8. A ring road concept is encouraged.

C. Cul-de-sacs over 1000 feet in length shall not be utilized in the platting.

D. At least two access points from Old State Road 8 shall be provided, with the appropriate automated RR crossing apparatus.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

H. The development is allowed an on-site package plant as a temporary facility. The System shall be connected to the Town, County or a regional provider that is acceptable to the County once the Town, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant, which has been constructed to County standards, to either the Town, County or to the County approved regional provider.

I. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	127	254	507

J. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

24. ANNEXED INTO THE CITY OF SEBRING. CPA-04-282LS: Approximately 21.83 acres in Section 21, Township 35S, Range 28E, generally located north of Skipper Road, west of its intersection with US 27, designated "Low Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 21.83 acre development shall have a total not to exceed 36 dwelling units on a minimum one-half acre lot.

B. Stub outs shall be provided to the west and east to provide connectivity with future development.

C. Single family development only on Lot 37.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water system is required for development of this site.

25. CPA-04-289A LS: (Barben) Approximately 31.35 acres in Sections 28 and 33, Township 33S, range 28E, generally located west of US27, north of the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future land Use Map. The Applicant proposes development of 545,929 sq. ft. of industrial floor area.

Proposed Site Specific Conditions:

A. Internal circulation shall provide for connectivity with the commercial development to the east.

B. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

D. Central potable water and wastewater systems are required for development of this site.

E. Commercial development on this property shall not exceed 545,929 sq. ft.

F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	136,482	272,964	545,929

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

26. CPA-04-289B LS: (Hancock) Approximately 43.25 acres in Sections 28 and 33, Township 33S, Range 28E, generally located west of US27 North of Reflections on Silver lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 753,901 sq. ft. of industrial floor area.

Proposed Site Specific Conditions:

A. Internal circulation shall provide for connectivity with the commercial development to the east.

B. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and

recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

D. Central potable water and wastewater systems are required for development of this site.

E. Commercial development on this property shall not exceed 753,901 sq. ft.

F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	188,476	376,951	753,901

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

27. CPA-04-290LS: Approximately 34.54 acres in Section 14, Township 33S, Range 30E, generally located east of the City of Avon Park on the north side of Winthrop Road at Lotela Street, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 34.54 acre development shall have a total not to exceed 150 dwelling units.

B. Access to the north, south, east, and west shall be discussed at the time of development for connectivity with future development**.**

C. One-half of the additional ROW needed to meet the Functional Classification System Requirement for Lotela and Winthrop future ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's, for the portions of the property which front on Lotela and Winthrop on only one side.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

28. CPA-04-291LS: (Reynolds) Approximately 73.11 acres in Section 4, Township 38S, Range 28E, generally located in the southeast quarter of the intersection of US27 with SR70, changing from "Agriculture", with 24.0 acres designated "Medium Density Residential" and the remaining 49.11 acres designated "Commercial" on the Future Land Use Map. The Applicant proposes development of 192 mobile homes and 855,693 sq. ft. of commercial floor area.

Proposed Site Specific Conditions:

A. Commercial building floor area on this property shall not exceed 855,692sq.ft. Residential development will not exceed 192 mobile homes.

B. The required right-of-way to be provided on the south side of SR 70 to meet the 100 foot Functional Classification System requirements

on SR 70 under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's.

C. Internal circulation will be provided with no individual lot access to US 27 or SR 70.

D. Access shall be limited to one point on SR 70 and two points on US 27 at a separation in compliance with rule 14-97 FAC.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of these sites.

H. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	85,569	427,847	855,693
Maximum Residential Units	96	192	192

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be

based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

29. CPA-04-292LS: (Ravossa) Approximately 36.93 acres in Section 26, Township 37S, Range 29E, generally located on the west side of Placid View Drive, South of Jersey Street, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 144 single family homes.

Proposed Site Specific Conditions:

A. The 36.93 acre development shall have a total not to exceed 144 dwelling units.

B. A stud out to the west shall provide connectivity with Tobler Street to the west.

C. Stub outs to the south will be discussed or investigated to connect with future development at the time of development.

D. No individual lot access to Placid View Drive shall be provided.

E. The developer in cooperation with The Town of Lake Placid shall investigate alternatives to on-site wastewater disposal systems pursuant to the Comprehensive Plan and the Land Development Regulations.

F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

H. Central potable water is required for development of these sites.

I. The development shall have a 75 foot setback for all on-site wastewater disposal system drain fields from Lake Placid.

J. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	72	144	144

K. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

30. CPA-04-294LS: (Reynolds) Approximately 26.0 acres in Section 20, Township 36S, Range 31E, located between C.R.621 and the southeast shore of Lake Istokpoga, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 30 single family homes.

Proposed Site Specific Conditions:

A. The 26.0 acre development shall have a total not to exceed 30 dwelling lots/units.

B. Platting shall utilize a shared driveway pattern with at least two dwelling sharing the same access with no than 15 driveways. In the alternate, no individual lot access to CR 621 and a frontage road should be developed.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary

prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. The 26.0 acre development shall have a minimum lot size of ½ acre per lot, and utilize Performance-Based Treatment Systems, which will be on-site treatment disposal systems that can obtain a treatment standard of 10 milligrams per liter of phosphorus.

F. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

31. CPA-04-295LS: (Ian and Leigh Anne Taylor, Reynolds Properties, CL Reynolds, Terry Reynolds, Reynolds Farms and Barbara Bullard) Approximately 253.57 acres in Sections 14 and 15, Township 36S, Range 29E, generally located on both sides of Lake Francis Road, south of Lake Persimmon, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 127 single family homes.

Proposed Site Specific Conditions:

A. The 253.57 acre development shall have 2.0 acre lots for a maximum of 127 lots/dwelling units.

B. Internal circulation shall be provided with no individual lot access to Lake Francis Drive, but allowing individual lot access to Green Leaf Drive.

C. One-half of the additional POW needed to meet the Functional Classification System Requirement for Lake Francis Drive future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on Lake Francis Drive only one side, and for those portions that front on both sides.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. Sufficient rights-of-way shall be provided on this property for connecting Lake Francis Drive with Northern Blvd., the exact location of the ROW to be determined at time of platting or at time of the County's acquisition of the ROW.

F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

H. Central potable water is required for development of this site. Individual on-site wastewater disposal systems are allowed.

I. The 253.57 acre development shall have 2.0 acre lots. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	63	127	127

J. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

32. CPA-19-564LS: Approximately 19.43 acres in Section 13, Township 34S, Range 28E, generally located on the east side of Scenic Highway, north of the Sebring Parkway, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

Site Specific Condition:

A. Commercial building floor area on this property shall not exceed 338,548 sq. ft. (FAR 0.40).

33. CPA-04-297LS: Approximately 8.0 acres in Section 13, Township 34S, Range 28E, generally located on the northeast corner of the intersection of the Sebring Parkway with Scenic Highway, designated "Commercial" on the Future Land Use Map, shall be developed as follows *(amended by Ordinance No. 19-20-02)*:

Site Specific Condition:

A. Commercial building floor area on this property shall not exceed 139,392 sq. ft. (FAR 0.40).

34. CPA-04-298LS: (Crews) Approximately 75.03 acres in Section 4, Township 33S, range 28E, generally located on the east side of US27, south of the Sunpure Plant, of which 39.03 acres on the north side of Linden Street shall be designated "Industrial" and the remaining 36.0 acres on the south side of Linden Street shall be designated "High Density Residential" on the Future Land Use Map, and shall be developed as

follows: The Applicant proposes development of 432 apartment units and 680,059 sq. ft. of industrial floor area.

Proposed Site Specific Conditions:

A. Residential development shall have a total not to exceed 432 dwelling units. Industrial development shall not exceed 680,059 sq. ft. of floor area.

B. Industrial access will be from Sunpure Rd.

C. High density residential access will be from Linden St. In cooperation with the County, Linden Street will be extended southwest to the intersection of US 27 and Highlands Ave. The street will be designed to provide join access with River Greens Golf Course Area.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

G. The 75.03 acre development shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	136,012	340,030	680,059
Maximum Residential Units	86	216	432

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

35. CPA-04-299LS: Approximately 296.0 acres in Sections 25, 35 and 36, Township 33S, Range 28E, generally located to the east and south of the Pinecrest Golf Course between the Lakes Lotela, Letta and Little Bonnet, of which 40.0 acres between Lakes Letta and Little Bonnet are designated "High Density Residential" and the remaining 256 acres designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 256.0 acre portion of the development shall have a total not to exceed 835 dwelling units, and the 40.0 acre portion shall have a multiple dwelling area not to exceed 480 dwelling units.

B. Sufficient right-of-way for the 150 feet SR17 Functional Classification System requirement shall be provided.

C. No individual lot access will be provided for on SR 17.

D. Only existing access points on SR 17 will be utilized**.**

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

36. CPA-04-300LS: Approximately 175.51 acres in Sections 24 and 25, Township 33S, Range 28E, generally located on both sides of SR19 between Lake Angelo and the City of Avon Park corporate limits, designated as "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 175.51 acre development shall have a total 572 lots/dwelling units.

B. Determination of providing stub outs will be provided to the north to accommodate future development and will be decided at the time of development with application to the County Engineer's Office in accordance with the Comprehensive Plan and Land Development Regulations.

C. One-half of the additional ROW needed to meet the Functional Classification System Requirement for SR17 ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on SR17 on only one side and for portions of the property that may front on both sides.

D. Only one new access to the north and one new access to the south will be provided for on SR17.

E. All transportation improvements shall be subject to a single purpose developer's agreement.

F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

H. Central potable water and wastewater systems are required for development of this site.

37. CPA-04-301LS: Approximately 75.02 acres in Sections 14 and 15, Township 33S, Range 28E, generally located between the south shore of Lake Viola and the City of Avon Park corporate limits, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

A. The 75.02 acre development shall have a total not to exceed 245 lots/dwelling units.

B. Platting shall provide connectivity with the existing surrounding street pattern**.**

C. Platting shall provide for pedestrian and bicycle access ROW and construction to Park Elementary School.

D. No individual lot access will be provided for on Highlands Avenue.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

38. CPA-04-302LS: Approximately 184.0 acres in Section 35, Township 33S, Range 28E, generally located north of Lake Denton and south of Phase 3 of the Sebring Parkway, of which 4.0 acres are designated “Industrial” and the remaining 180.0 acres designated “Medium Density Residential” on the Future Land Use Map, shall be developed as follows:

A. The 180 acre portion of the development shall have a total not to exceed 587 lots/dwelling units.

B. At the time of development the Owner/Applicant will discuss with the County the possibility of providing right-of-way if there is an East/West collection road at that time.

C. No individual lot access will be provided on Sebring Parkway Phase 3 or Memorial Drive.

D. Stub outs will be provided to the south to accommodate future development, but this will be deferred until the time of platting.

E. Access to Sebring Parkway will be limited to one point on the west, and two points on the east.

F. The industrial site currently zoned I-2 will be used for parking of agricultural equipment to include citrus trucks and trailers.

G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

H. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.

I. Central potable water and wastewater systems are required for development of this site.

39. CPA-04-305LS: (Crews, Letta-Bonnet Groves, and Davis Enterprises) Approximately 215.25 acres in Section 28, Township 33S, Range 28E, generally located immediately south of the Avon Park Airport, changing the land use from “Agriculture” to “Industrial” on the Future Land Use Map. The Applicant proposes development of 1,910,542 sq. ft. of industrial floor area and 1,835,618 sq. ft. of commercial floor area.

Proposed Site Specific Conditions:

A. Central potable water and wastewater systems are required for development of this site.

B. Access may be from McRae Street. A new northern connection to SR 64 through the airport by means of Oleander extended, or through a route that would connect this property with SR 64 to the west by circumventing the airport around the south and to the west aligning with Anderson Road and connecting to SR64 via Landry Road, that would avoid major impact upon surrounding residential areas, should be explored with the City working in conjunction with the County to determine feasibility.

C. No access will be provided for on Montsdeoca Street or Self Street.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	374,616	936,540	3,746,160

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

40. CPA-04-306LS: (Arya) Approximately 69.27 acres in Section 16, Township 35S, Range 29E, generally located in the southwest quarter of the intersection of US27 with SR66 and has been adopted by the BCC as "Commercial" on the Future Land Use Map. The Applicant proposes development of 754,350 sq, ft. of commercial floor area.

Site Specific Conditions:

A. Commercial building floor area on this property shall not exceed 754,350 sq. ft.

B. Frontage Roads and/or Back Roads will be required**.**

C. Internal circulation to access all proposed internal parcels which encompass Item #2.

D. Access off of SR 66 and US Highway 27 to be determined in accordance with the Comprehensive Plan, Land Development Regulations, and F.D.O.T. at time of development**.**

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and

recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

H. The property shall be developed in Phases as follows with the approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	75,435	226,305	754,350

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

41. CPA-04-309LS: (Latt Maxcy Corp.) Approximately 300 acres in Section 27, Township 35S, Range 29E, generally located on the east side of US27, south of Skipper Road, changing the land use from "Agriculture" to "Industrial" on the Future Land Use Map. The Applicant proposes development of 2,000,000 sq. ft. of industrial floor space.

Proposed Site Specific Conditions:

A. Internal connectivity shall be affected with all parts within the Park.

B. One-half of the additional POW needed to meet the Functional Classification System Requirement for Skipper Road, Twitty Road and C.R.17 future ROW's will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's, for the portions of the property which front on Skipper Road, Twitty Road and C.R.17 on only one side, and for portions of the property that front on both sides of either of these roads.

C. One major access point (formal entrance) off of US Highway 27, and corresponding access off Skipper Road and C.R.17, and in the event Twitty Road punches through to US Highway 27, not to exceed two on any one road.

D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

G. Central potable water and wastewater systems are required for development of this site.

H. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	1,000,000	2,000,000	2,000,000

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

42. CPA-04-314LS: Approximately 11.55 acres in Section 20, Township 35S, Range 29E, generally located on the southwest corner of SR66 and Sparta Road, designated as "Commercial" on the Future Land Use Map, shall develop as follows:

A. The maximum square feet for commercial building floor area on this site is 201,247 sq. ft. (FAR 0.4).

B. One-half of the additional ROW needed to meet the Functional Classification System Requirement for SR66 and Skipper Road S.R ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on SR66 and Skipper Road on only one side.

C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

F. Central potable water and wastewater systems are required for development of this site.

43. CPA-05-323LS: (Lake Placid Groves) Approximately 20.87 acres in Section 33, Township 37S, Range 30E, generally located on the north side of SR70, approximately 1,760 feet west of US27, changing the land use from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 181,819 sq. ft. of commercial floor area.

Proposed Site Specific Conditions:

A. Central water and central wastewater are to be required for development of this site.

B. To provide accommodation for the future functional classification ROW requirements that may be applied to SR70 at the time of improvements. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2030.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	36,364	90,910	181,819

E. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

44. CPA-05-324LS: (Dasher Groves) Approximately 120.4 acres (initial area 122.5 acres) in Section 7, Township 37S, Range 30E, generally located immediately west of US Highway 27 between Lake Pearl and Mirror Lake Drive, and encompassing a large portion of Lake Mirror, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 197 single family homes.

Proposed Site Specific Conditions:

A. Central potable water and wastewater systems are required for development of this site.

B. To provide accommodation for the future functional classification ROW requirements that may be applied to Lake Drive at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2030. Access to US Highway 27 will be limited to Dasher/Stidham Road. All other access will be off of Mirror Lake Road and Lake Road.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. Total dwelling units shall not exceed 197.

E. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

45. CPA-05-341LS: (Lawrence Bruce Wells Sr.) Approximately 37.52 acres on the west shore of Lake Grassy, in Section 29, Township 37S, Range 30E, approximately ½ mile north of the intersection of US27 and Sun 'N Lake Boulevard of Lake Placid, changing the Future Land Use from "Agriculture" to "High Density Residential". The Applicant proposes development of 150 multiple family dwelling units.

Proposed Site Specific Conditions:

A. Central water and central wastewater are to be provided from off-site sources.

B. The maximum density is twelve (12) dwelling units per acres times the developable acreage, which will be determined by the amendment to the FEMA flood plain maps (FIRM), as approved by the Board of County Commissioners. In any case the density is not to exceed 150 dwelling units.

C. Amend the FEMA flood plain maps (FIRM) as approved by FEMA.

D. Adequate right-of-way is provided for the improvement to US 27 to 6 lanes.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed

improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. All development will be directed away from wetlands.

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

46. CPA-05-343LS: (EMW Associates, LLC) Approximately 75.81 acres on the west side of US Highway 27, in Section 34, Township 35S, Range 29E, approximately ¼ mile south of the intersection of Lake Josephine Drive with US 27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 75 single family homes.

Proposed Site Specific Conditions:

A. Central potable water is required for development of this site.

B. Adequate Right-of-way is provided for the improvement to US 27 to 6 lanes.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. Development is limited to 75 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all on-site wastewater disposal system drain fields from Josephine Creek or utilization of Performance-Based Treatment Systems.

E. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

47. CPA-05-344LS: (Sun 'N Lake Enterprise, Inc.) Approximately 154.16 acres on the south side of Moon Glow Avenue and east of Golfview Drive in Sun 'N Lakes of Lake Placid, in Section 28, Township 37S, Range 30E. Approximately ¼ mile east of US27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 288 dwelling units.

Proposed Site Specific Conditions:

A. Central water and central wastewater are required for development of this site.

B. Connectivity with existing developments to the north, east and west to be provided.

C. The number of dwelling units shall be limited to no more than 288.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

48. CPA-12-527LS: (Lost Lake Groves, Inc.) Approximately 341.61 acres in Section 12, Township 37S, Range 29E, north of Placid View Drive and west of Lake Drive East on the south side of the Town of Lake Placid, changing the Future Land Use Map from "Agriculture" to "Medium Density Residential". The Applicant proposes development of 1,050 single family homes.

Proposed Site Specific Conditions:

A. Central water and central wastewater are to be provided, either by the Town of Lake Placid or on site. If an on-site package plant is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the Town, County or a regional provider that is acceptable to the County once the Town, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has been constructed to County standards to either the Town, County or to the County approved regional provider.

B. The number of dwelling units shall be limited to no more than 1,050.

C. Infrastructure on the parcel shall be planned and approved as a single development.

D. Connectivity with existing developments to the north, east, and west may be provided at time of development.

E. Adequate right of way of 100 feet is to be provided for a two lane extension of Lake Groves Road. If there are transportation impact fees in existence at the time actual development commences, then a proportionate credit shall be provided.

F. The location of an EMS substation shall be jointly considered by the Applicant and staff.

G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

49. CPA-06-357LS: (Hometrust Group) Approximately 25.18 acres located in Section 24, Township 35S, Range 29E, on the east side of farm Road at its intersection with Plantation Drive, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes to develop 25 single family homes.

Proposed Site Specific Conditions:

A. Central water is to be provided in addition to a water and wastewater commitment letter and the property will accept central wastewater when wastewater is available per the Highlands County Comprehensive Plan. Until central wastewater service is available, development is limited to 25 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all on-site wastewater disposal system drain fields from wetlands or utilization of Performance Based Treatment Systems.

B. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manuel, and the Capital Improvement Program at the time of development.

D. The maximum density is 25 dwelling units.

E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

F. Wetlands on the property shall be protected by recording of a restrictive conservation easement.

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

50. CPA-06-359LS: (Sebring Airport Authority) Approximately 120.0 acres located in the southeast corner of the Sebring Airport Authority complex, changing the land use from “Public/Quasi-Public” to “Industrial”. The

proposed land use amendment will facilitate the Airport Authority to effectively administer the Airport's Master Plan and to more clearly describe the environment and the uses that are allowed.

Proposed Site Specific Conditions:

A. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

B. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

C. Central water and wastewater are required.

D. Industrial uses not allowed will be the same as those not allowed in the A-1 Zoning District. A restrictive easement will be recorded in favor of the Board of County Commissioners restricting the industrial uses.

E. The maximum industrial development shall be limited to 2,090,880 sq. ft. (FAR 0.4).

F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	500,000	1,000,000	2,090,880

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

51. CPA-06-366LS: (Arlan Sapp/Mark, Inc.) Approximately 66.0 acres generally located in Section 27, Township 33S, Range 28E on the east shore of Lake Anoka between South Lake Blvd. and Marble Avenue (Garrett) extended, changing the land use from "Agriculture" to "High Density Residential".

Proposed Site Specific Conditions:

A. Development shall not exceed 792 dwelling units.

B. Central water and central wastewater are to be provided in addition to a water and wastewater commitment letter from the providing agency.

C. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

E. The property shall be considered as a single project for purposes of development review and approval for all purposes under County codes.

F. At the time of development, provided the City of Avon Park agrees that the installation of re-use lines is suitable, then re-use lines shall be installed.

G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	396	792	792

H. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

52. CPA-06-378LS: (Sandy Ridge) The amendment proposes to change approximately 39.15 acres currently in citrus cultivation (Agriculture) for the purpose of developing a multiple family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

A. Central potable water and central wastewater treatment services shall be provided to the development by a public entity.

B. The number of units shall be capped at 313 DUs.

C. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development.

All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

F. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.

G. The applicant shall submit a zoning change application to amend the zoning to R-2 PD (Planned Development).

H. A minimum of Type “A” transitional yard shall be included on the north and east side of the development.

I. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

J. Water supply capacity, in excess of that needed for irrigation shall be transferred to the City of Sebring or Highlands County prior to development within the project in accordance with all Water Management District rules and regulations.

K. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

53. CPA-06-380LS: (Chain-of-Lakes, Inc.) Approximately 70.45 acres located in Section 4, Township 36S, Range 29E., south of Lake Francis Road, east of Red Water Lane, west of US27 or north of Little Red Water Lake, changing the land use from “Agriculture” to “Medium Density Residential”

for 54.45 acres and to “High Density Residential” for 16.0 acres. The Applicant proposes development of 135 single family homes and 16 acres of high density residential development.

Proposed Site Specific Conditions:

A. Central water and central wastewater are to be provided in addition to a water and wastewater commitment letter will be provided for transmittal to DCA.

B. The maximum number of units in the Medium Residential area is 135. The total number of multiple family dwelling units shall not exceed 192.

C. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

D. The property shall be considered as a single project for purposes of development review and approval for purposes under County Codes.

E. A zoning change application to R-3 FUD or R-3 PD will be submitted for the 16 acres of High Density Residential.

F. Property owner agrees to limit the development to one dock and boat house for each lakefront lot, one dock for the clubhouse and no boat ramp.

G. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

H. At the time of development, provided the central water provider agrees that the installation of re-use lines is suitable, then re-use lines shall be installed.

I. If an on-site package plant is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the Municipality, County or a regional provider that is acceptable to the County once the Municipality, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has

been constructed to County standards to either the Municipality, County or to the County approved regional provider.

J. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

54. CPA-06-381LS: (H&M Properties) Approximately 38.52 acres located in Section 17, Township 37S, Range 30E., east of US27, south of Shoreline Drive, north of Lake Ridge Drive, or west of Lake Grassy, changing the land use from "Agriculture" to "High Density Residential". The Applicant proposes to development 231 dwelling units.

Proposed Site Specific Conditions:

A. Central water and central wastewater are to be provided in addition to a water and wastewater commitment letter.

B. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

C. The number of units is to be capped at 231 DUs.

D. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

E. A complete site plan must be provided.

F. Environmental clearance for impacted xeric uplands (scrub) is required.

G. Environmental clearance, if required, of impacts to Wetlands and Cutthroat Grass Seeps will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.

Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

H. The Property will not be developed under the CG-3 zoning district regulations. An application will be submitted for a zoning change to R-3 FUD as the implementing zoning district. Prior to making the zoning change, an environmental study of the complete 38.52 acre site will be conducted.

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

55. Reserved.

56. CPA-06-394LS: (Varela Construction) This amendment proposes to change approximately 37.89 acres currently in citrus cultivation (Agriculture) for the purpose of establishing a multi-family (High Density Residential) neighborhood.

Proposed Site Specific Conditions:

A. The project shall be limited to a maximum of 319 units, to include two rows of single family residential buffer on the east and south side of the property.

B. Central potable water and central wastewater treatment services shall be provided to the development by a public entity.

C. The property shall be considered as a single project for purposes of development review and approval under County Codes.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of Development.

E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.

F. The Applicant will implement the development by either a FUD or PD.

G. Effluent reuse lines shall be installed by the developer within the development r unless the wastewater service provider determines they are not required.

H. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Sebring or Highlands County prior to development in accordance with all Water Management District rules and regulations.

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

57. CPA-06-395LS: (Feit Management) This amendment proposes to change approximately 58.0 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

A. Central potable water and wastewater treatment services shall be provided to the development by a public entity.

B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of Development.

D. The project shall be limited to a maximum of 355 units.

E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.

F. The Applicant will implement the development with a Planned Development Zoning District (PD).

G. Effluent reuse lines shall be installed by the developer within the development unless the wastewater service provider determines they are not required within the project.

H. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Avon Park or Highlands County prior to development in accordance with all Water Management District rules and regulations.

I. Payment for transportation impacts shall be required prior to beginning development as follows:

    a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

    b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

58. CPA-06-397LS: (Bob Paul) This amendment proposes to change approximately 10.0 acres currently in citrus cultivation (Agriculture) to (Commercial).

Proposed Site Specific Conditions:

A. Use of the site for self-storage under B-3 will be limited to self-storage/storage and no other business shall be operated from the self-storage operation.

B. Central potable water services are to be provided to the property by the City of Sebring. Any future development beyond one self-storage/storage facility will require provision of central wastewater service from a public provider.

C. The property shall be considered as a single project for purposes of development review and approval under County Codes.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.

F. Water supply capacity in excess of that needed for irrigation shall be transferred, from time to time, to the City of Sebring or Highlands County, in accordance with all Water Management District rules and regulations.

G. Development shall be limited to a total of 174,240 sq. ft. of floor area (FAR 0.4).

H. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	43,460	87,120	174,240

I. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

59. CPA-06-399LS: (Kito, Inc.) This amendment proposes to change approximately 14.38 acres currently divided between citrus cultivation and undeveloped lands (Agriculture) for the purpose of developing (Commercial) uses within the US 27/US 98/SR 66 commercial node that is coalescing through previous amendments.

Proposed Site Specific Conditions:

A. Central potable water and wastewater treatment services shall be provided to the development by a public entity.

B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

C. Additional rights-of-way may be required consistent with the functional classifications assigned to the streets to accommodate the additional traffic generated by the proposed development. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.

E. Development shall be limited to 250,557 sq. ft. of floor area (FAR 0.40).

F. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	62,639	125,278	250,557

G. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

60. CPA-06-402LS: (Nat Granit) This amendment proposes to change approximately 1.58 acres currently undeveloped in its natural habitat (Agriculture) for the purpose of developing a multiple family residential neighborhood (High Density Residential).

Proposed Site Specific Conditions:

A. Central potable water and wastewater treatment services shall be provided to the development by a public entity.

B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

C. The Applicant shall dedicate drainage easements and additional rights-of-way, including Marble Avenue, as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be

based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

61. CPA-06-403LS: (O.C. Farms) This amendment proposes to withdraw approximately 147.69 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

A. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.

B. Development shall not exceed 738 dwelling units.

C. The property shall be considered as a single project for purposes of development review and approval under County Codes.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development. The Applicant shall dedicate additional right-of-way to allow development of a Team Track along the railroad track on the southwest side of the property prior to the effective date of this Comprehensive Plan amendment.

E. Density shall be limited to a maximum of 5 units per acre.

F. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.

G. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

H. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Sebring or Highlands County prior to development in accordance with all Water Management District rules and regulations.

I. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	260	521	738

J. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

62. CPA-08-453LS: (Davis) This amendment proposes to change approximately 50.76 acres, changing the land use from "Agriculture" to "Medium Density Residential" *(amended by Ordinance No. 07-08-34).*

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan, as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long

Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

E. Density shall be limited to single family residences or 152 DUs.

F. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. The development shall meet the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

63. CPA-08-454LS: (Davis) This amendment proposes to change approximately 20.61 acres, changing the land use from "Agriculture" to "Medium Density Residential" *(amended by Ordinance No. 07-08-35).*

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to 62 single family residences.

E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

G. The development shall meet the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

64. CPA-08-455LS: (Davis) This amendment proposes to change approximately 17.61 acres, changing the land use from "Agriculture" to "Medium Density Residential" *(amended by Ordinance 07-08-36).*

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to 52 single family residences.

E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

G. The development shall meet the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

65. CPA-08-456LS: (Justine and Davis) This amendment proposes to change approximately 13.93 acres, changing the land use from "Agriculture" to "Medium Density Residential" *(Amended by Ordinance No. 07-08-37)*.

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to 41 single family residences.

E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

G. The development shall meet the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

66. CPA-08-457LS: (Davis) This amendment proposes to change approximately 60.12 acres, changing the land use from “Agriculture” to “Medium Density Residential” *(Amended by Ordinance No. 07-08-38)*.

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to 180 single family residences.

E. A traffic study shall be required using Highlands County approved methodology.

F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

H. The development shall meet the County’s recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

67. CPA-08-458LS: (Davis) This amendment proposes to change approximately 28.54 acres, changing the land use from “Agriculture” to “High Density Residential” *(Amended by Ordinance No. 07-08-39)*.

Site Specific Conditions:

A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.

B. Central water and wastewater shall be provided to the site by a public entity.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to 342 dwelling units.

E. A traffic study shall be required using Highlands County approved methodology.

F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

H. The development shall meet the County’s recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

68. CPA-22-603LS amending CPA-08-459LS: (Thurston Realty, Inc. and Harshman Holdings, Inc.) Correcting the property acreage from 35.37 to 35.33 acres and changing the 35.33 acres in Section 13, Township 34 South, Range 28 East generally located at the northwest corner of Sebring Parkway and Ben Eastman Road from “Commercial” and “High Density” to “High Density Residential” *(Ordinance No. 07-08-40 Amended by Ordinance 22-23-01)*.

    Site Specific Conditions:

    A. Provide a connection with the internal east-west access road provided by the commercial development to the immediate west, connecting Scenic Highway to Ben Eastman Road, and complete the connection to the multiple purpose pathway established by the multiple family development (Sea Breeze) to the immediate west.

    B. Central water and wastewater shall be provided to the site by a public entity.

    C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

    D. Density shall be limited to 300 multiple family dwelling units.

    E. A traffic study shall be required using Highlands County approved methodology.

    F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

    G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

69. CPA-08-460LS: (Jones Groves) This amendment proposes to change approximately 67.32 acres, changing the land use from “Agriculture” to “Medium Density Residential” *(amended by Ordinance No. 07-08-41)*.

    Site Specific Conditions:

    A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area

Policy Plan as previously adopted by the Board of County Commissioners.

B. Provide a multiple purpose pathway, on the western edge of the development, to connect with an established multiple purpose pathway provided by the multiple family developments to the south, which connect with the adjacent commercial uses.

C. Central water and wastewater shall be provided to the site by a public entity.

D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

E. Density shall be limited to 174 dwelling units.

F. A traffic study shall be required using Highlands County approved methodology.

G. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

H. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

I. The development shall meet the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

70. CPA-08-461LS: (Afton-Ranchero Road) This amendment proposes to change approximately 80.47 acres, changing the land use from "Industrial" to "Agriculture", "Commercial/Industrial Mixed Use", and "Low Density Residential" *(amended by Ordinance No. 07-08-44).*

Site Specific Conditions:

A. Dedication of additional right-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy, shall be made at the time of development.

B. Central water and central wastewater service shall be provided by a public entity to Parcels # 1 and # 6A (the Commercial/Industrial Mixed Use (BI) parcels) prior to or at the time of development.

C. The 30 foot transitional protective yard buffer of the existing vegetation on Parcel 6A shall not be cleared prior to the establishment of the final Transitional Protective Yard Type B buffer.

71. CPA-08-467LS: (Baxter Griffin Troutman) This amendment proposes to change approximately 43.25 acres, changing the land use from "Agriculture" to "Medium Density Residential" and "High Density Residential" *(amended by Ordinance No. 07-08-42).*

Site Specific Conditions:

A. Central water and wastewater services shall be provided by the City of Avon Park.

B. The property on the west side of North Lake Damon Road (multiple-family) shall be considered as a single project for purposes of the development review and approval under County Codes.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. A traffic study will be required using Highlands County approved methodology.

E. Effluent reuse lines shall be installed within the project by the developer unless the City of Avon Park determines they are not required.

F. Agricultural water supply capacity in excess of that needed within the project shall be transferred to Avon Park prior to land clearing and development in accordance with all Water Management District rules and regulations.

G. The developments shall meet one of the County's recreation LOS through one of the following options:

a. provide a public park on site;

b. make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or

c. dedicate park land to the County (with the approval of the Board of County Commissioners).

H. The 35.75 acres of High Density Residential Land Use designated site shall have a density of no more than 10 dwelling units per acre. Furthermore, the 35.75 High Density Residential Land Use designated site shall be developed under the Planned Development Zoning Category.

I. The 7.5 acres of Medium Density Residential would have a maximum number of 35 dwelling units and would be developed under the County's Planned Development Zoning Category.

72. CPA-08-468LS: (Crews and Griffin) This amendment proposes to change approximately 183 acres, changing the future land use from "Agriculture" to" Industrial" *(amended by Ordinance No. 07-08-43).*

Site Specific Conditions:

A. Central water and wastewater services shall be provided by a public entity.

B. The property shall be considered a single project for purposes of development review and approval under County Codes.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvement Program at the time of development, including sufficient rights-of-way to accommodate the functional classification requirements of Skipper Road and C.R. 17, will be required.

D. Internal connectivity will be affected with all parts within the Park. No advertising by off-site users will be allowed on the property.

E. A traffic study will be required using Highlands County approved methodology.

F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. Agricultural water supply capacity in excess of that needed within the project shall be transferred to the public provider of wastewater services prior to land clearing and development in accordance with all Water Management District rules and regulations.

H. One major access point (formal entrance) for each site off either C.R. 17 or Skipper Road, and a corresponding access off the opposite road, but not to exceed two on any one road.

I. The floor area ratio shall be limited to 0.34.

73. CPA-05-325LS: (Hauptmann-Thompson Company, Inc.) Approximately 19.37 acres in Section 11, Township 33S, Range 28E, generally located on the south shore of Lake Pythias, on Shockley Drive, changing the land use from “Agriculture” to “Low Density Residential” on the Future Land Use Map, and shall be developed as follows: *(amended by Ordinance No. 04-05-72.)*

A. Central water and wastewater are not to be provided.

B. To provide accommodation for the future functional classification ROW requirements that may be applied to Shockley Road at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements to the planning period 2010 2030. Driveways onto Shockley are not to exceed 10 connections.

C. Environmental clearance is required for impacts on wetlands and xeric uplands (scrub) prior to development. No development order or permit shall be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. Total dwelling units shall not exceed 13, with minimum lot size of 1 acre.

74. CPA-05-329LS: (Kahn) Approximately 6.24 acres in Section 13, Township 34S, Range 28E, generally located on the north side of Sebring Parkway at Scenic Highway, changing the land use from “Agriculture” to “Commercial” *(amended by Ordinance Nos. 05-06-06 and 19-20-02).*

    Site Specific Conditions:

    A. Commercial development intensity is to be capped at a Floor Area Ratio (FAR) of 0.4.

75. CPA-05-345LS: (Williams) Approximately 127 acres in Section 11, Township 33S, Range 28E, generally located on the East shore of Lake Pioneer, West of CR 627 and South of Shockley Road, changing the land use from “Agriculture” to “High Density Residential” *(amended by Ordinance No. 05-06-12).*

    Site Specific Conditions:

    A. Central water and central wastewater are to be provided.

    B. The Applicant will apply and utilize a planned development district. The site plan will include providing connectivity to off-site developments, within the vicinity of this proposed development. If Highlands Avenue is vacated an alternative replacement will be provided by the developer to provide connectivity.

    C. The number of dwelling units shall be limited to no more than 635.

    D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

76. CPA-07-377LS: (EMW Associates) Approximately 23.93 acres located in Sections 33 & 34, Township 35S, Range 29E., south of Lake Josephine or on both sides of Josephine Creek, changing the land use from “Agriculture” to “Estate District” *(amended by Ordinance No. 05-06-48).*

Site Specific Conditions:

A. Must adhere to the conditions adopted by the Board of County Commissioners on December 27, 2005 for the adjacent plan amendment (CPA-05-343LS), with the conditions being the requirement of central water and on-site wastewater disposal systems, and that the drain fields be set back 150 feet from Josephine Creek. The proposed amendment is a continuation of project referenced in CPA-05-343LS.

B. The number of units is to be capped at 20 DU's.

C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

D. Prior to development an archaeological reconnaissance survey shall be performed.

77. CPA-06-386LS: (Joo) Approximately 18.39 acres located in Section 26, Township 34S, range 28E and generally located on the east side of US 27, south of the intersection with Thunderbird Road, changing the land use from "Medium density Residential" to "High Density Residential" *(amended by Ordinance No. 05-06-52).*

Site Specific Conditions:

A. Central water and central wastewater service are to be provided in addition to a water and wastewater commitment letter.

B. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations,

the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

E. A buffer shall be placed on the Southside of the property and the Eastside of the property beginning at the corner of the motel on the Southside and ending at the Northeast corner of the property. This buffer shall be 15 feet in width and shall be landscaped per the County LDR's. In the middle of the landscape buffer or yard there shall be a 6 foot in height masonry wall located on an approximately 2 foot in height berm. The construction and maintenance of the landscape buffer shall be the responsibility of the owner or his successor.

F. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.

G. The R-3 uses shall be limited to residential per the R-3 Code.

H. Storm water received from off-site shall receive the same treatment and flood control hence development as existed per-development.

I. The applicant will petition to vacate the plat and all roads shown thereof.

J. A restrictive easement signed by the owners of the property in favor of the Board of County Commissioners shall be filed that prohibits access from the property to the east into the adjacent neighborhood.

K. The applicant shall apply for a zoning change to R-3 CU, restricting the use for multiple family development only.

78. CPA-07-425LS: (Lucas) Approximately 15.14 acres located in Section 4, Township 33S, range 28E and generally located west of River Greens Golf Course on the south side of Sunpure Road, changing the land use from "Agriculture" to "High Density Residential" *(adopted by Ordinance No. 07-08-07).*

    Site Specific Conditions:

    A. Central potable water and central wastewater services shall be provided by a public provider.

    B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

    C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

    D. The development program shall be limited to a maximum of 146 units.

    E. A traffic study will be required using Highlands County approved methodology.

    F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

    G. Agriculture water supply capacity in excess of that needed within the project shall be transferred to the Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.

    H. The development shall meet the County's recreation LOS through one of the following options:

        a. Provide public parks on site,

        b. Make a payment in-lieu of dedication of park land.

79. CPA-07-426LS: (George) Approximately 36.2 acres located in Section 23, Township 36S, Range 29E., located east of Cloverleaf Road at the east end of Pine Ridge Drive, north of Lake June, changing the land use from "Agriculture" to "Low Density Residential" *(adopted by Ordinance No. 07-08-08).*

Site Specific Conditions:

A. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.

B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. The development program shall be limited to a maximum of units.

E. A traffic study will be required using Highlands County approved methodology.

F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. Agriculture water supply capacity in excess of that needed within the project shall be transferred to Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.

H. The development shall meet the County's recreation LOS through one of the following options:

a. Provide public parks on site;

b. Make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners);

c. Dedicate park land to the County (with the approval of the Board of County Commissioners).

80. CPA-07-427LS: (Sunbelt Homes) Approximately 49+ acres located in Section 3, Township 35S, Range 29E., on the south side of Mike Kahn Road, between DeSoto City Road and CR 17S, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 06-07-36).

Site Specific Conditions:

A. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.

B. The property shall be considered as a single project for purposes of development review and approval under County Codes.

C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.

D. Density shall be limited to a maximum of 196 units.

E. A traffic study will be required using Highlands County approved methodology.

F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

G. Water use permits and withdrawal facilities for permitted quantities in excess of that needed for irrigation within the project shall be transferred prior to development of the project, without charge, to the local government which will provide potable water service to the project, in accordance with all Water Management District rules and regulations.

H. The development shall meet the County's recreation LOS through one of the following options:

   a. Provide public parks on site;

   b. Make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners)

   c. Dedicate park land to the County (with the approval of the Board of County Commissioners).

81. CPA-08-473LS: (Bonnie Boney) This amendment proposes to change the land use for approximately 20.202 acres, from "Agriculture" to "Public\Quasi-Public Facility and Institutional Lands" (amended by Ordinance No. 08-09-60).

Site Specific Conditions:

1. The Applicant shall purchase, or control absolute in a legal manner, an additional extension for the northern end of the property which shall be at least eight hundred feet (800') wide and one hundred feet (100') in depth which shall be used for landscaping, for visual screening, for noise suppression and security purposes.

2. The applicant shall execute a Declaration of Unity of Title to comply with the condition of landscaping, for visual screening, for noise suppression and security purposes.

82. CPA-08-475LS: (Crutchfield) This amendment proposes to change approximately 31 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-55).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6

2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.

3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.

5. All applicable policies of the North Sebring Area Plan will be followed.

6. Density would be a maximum of four (4) dwelling units per acre.

7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.

8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity

providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

83. CPA-08-476LS: (Crutchfield Groves Inc.) This amendment proposes to change approximately 12 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-56).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6

2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.

3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.

5. All applicable policies of the North Sebring Area Plan will be followed.

6. Density would be a maximum of four (4) dwelling units per acre.

7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.

8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

84. CPA-08-477LS: (Henry Crutchfield Inc.) This amendment proposes to change approximately 9 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-57).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6

2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.

3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.

5. All applicable policies of the North Sebring Area Plan will be followed.

6. Density would be a maximum of four (4) dwelling units per acre.

7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.

8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

85. CPA-08-478LS: (Henry Crutchfield Inc.) This amendment proposes to change approximately 30 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-58).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6

2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.

3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.

5. All applicable policies of the North Sebring Area Plan will be followed.

6. Density would be a maximum of four (4) dwelling units per acre.

7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.

8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

86. CPA-08-479LS: (Gloria S. Crutchfield) This amendment proposes to change approximately 14 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-59).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6

2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.

3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.

5. All applicable policies of the North Sebring Area Plan will be followed.

6. Density would be a maximum of four (4) dwelling units per acre.

7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.

8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.

9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

87. CPA-10-511LS: (Lake Placid Groves DRI) Changes the Future Land Use Map designation for approximately 2,182 acres generally located on either side of U.S. 27, south of Josephine Creek, between Sebring and Lake Placid, from “Agriculture” to “Mixed Use,” subject to the following site specific conditions:

Site Specific Conditions:

1. Development shall be in conformance with the Master Development Plan (Map H), revised March, 2010, as submitted with the Application for Development Approval.

2. Development shall be limited to 4,075 dwelling units and 1,020,000 square feet of non-residential development.

3. The 5-Year Development Plan shall be phased as follows:

Land Use	**Phase IA 2011-2016****
Residential (dwelling units)	
Single Family	0
Multi-Family	50
Total Residential	**50**
Non-Residential (square feet)	
Commercial/Office/Civic/Institutional	
Retail	60,000
Office	0
Hotel	90 rooms
Light Industrial/Office	
Light Industrial	100,000
Total Non Residential	160,000*

* The 90 hotel rooms are not included in the total non residential square footage.

** All Phase 1A land uses may be exchanged provided the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.

4. Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:

   a. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.

   b. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15% of the Non-

Residential square footage must have final site plan approval.

c. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

d. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

e. A total of 2,037 single family dwelling units shall develop at a maximum density of 6 du/ac. This shall include a variety of lot sizes. A total of 1,363 single family dwelling units shall develop at a minimum density of 6 du/ac. This shall include a variety of unit types.

f. A total of 675 dwelling units shall develop as multi-family. This may include unit types such as single family semi-detached, condominiums, townhouses, and duplexes.

g. The residential unit mix as identified in e. and f. above, may be reassigned provided that the infrastructure impacts are not increased from those which would be generated by the maximum number of allowable dwelling units.

h. Vertical integration of uses is encouraged.

i. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the ability to construct workforce or affordable housing through the granting of special approval by resolution.

5. Development shall be implemented through application of Planned Development (PD) Zoning Districts.

6. The County maintains rights to cooperate in the provision, or to direct the provision of central water and wastewater services.

7. The recreation and open space Level of Service requirement of 10 acres of park land for every 1,000 residents shall be provided through connection of existing natural areas to additional parks, natural corridors, nature trails, a 10-mile multi-purpose trail, and

other recreational opportunities. Recreation and open space requirements shall be provided concurrent with residential development.

8. Development shall include a variety of housing types including traditional single family homes, town homes, condominiums, and apartments.

9. Development shall be interconnected with a high degree of walkability, so that services and employment are within walking distance of residents.

10. Development shall include a Community Square with offices, shops, services and employment.

11. Development shall include an Employment Center with commercial, business, research and industrial development activity.

12. All development in Phase IA that is developed with on-site potable water facilities and with on-site wastewater facilities shall connect to central water and wastewater facilities.

13. The Developer shall, at time of Development Agreement subject to BOCC approval, specify the details of the following infrastructure and services including but not limited to water and wastewater service, police, fire and EMS.

14. Development shall employ a coordinated streetscape design including, but not limited to, landscaping, street furniture, street lighting, and bicycle and pedestrian facilities.

15. Additional road rights-of-way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.

16. Development shall comply with the provisions of the Highlands County Comprehensive Plan, the Highlands County Land Development Regulations, and the Highlands County Concurrency Management System in effect at the time of development.

17. Development shall include housing priced to meet the needs of people employed within the Development and to attract a wide range of market segments.

18. Platting and subdivision design shall be sensitive to wetlands, upland preservation areas, and wildlife corridors in regards to the location of roads or other land uses in conflict with the intended protection of these areas.

19. In keeping with the utility service area and service provisions outlined in the Development Agreement, to be entered into between the Developer and Highlands County, the Development shall connect to and be served by a centralized water treatment facility provided by Silver Lake Utility to be constructed in Phase I. Phase 1A development may be served by temporary facilities subject to approval by the County through the Development Agreement process.

20. Development shall be in compliance with the Development of Regional Impact Development Order for Lake Placid Groves.

21. All wetlands, upland conservation, and wildlife corridor areas depicted on the Master Development Plan, Map H, shall be conserved in perpetuity with a conservation easement, in favor of the County recorded with the Highlands County Clerk.

22. Prior to final approval of a PD, for development adjacent to the wildlife corridor shown on Map H, further evaluation should be made for the purpose of determination of adequate width to provide a sustainable and viable wildlife corridor.

23. All traffic analyses shall be based on the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.

24. The Property shall be developed in phases with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.

25. Payment for transportation impacts shall be required prior to beginning development as follows:

    a. The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in the County's Proportionate Fair Share Ordinance and Impact Fee Ordinance.

26. The Developer shall coordinate with Highlands County to determine an adequate site for a police/fire/emergency service facility if determined needed by the County. The County shall give consideration to the architectural design and theme of the Lake Placid Groves DRI Community.

27. The Developer shall coordinate with the Highlands County School Board to determine an adequate site for a future public school facility on the Property if determined needed by the Highlands County School Board. The Highlands County School Board shall give consideration to the architectural design and theme of the Lake Placid Groves DRI Community.

88. North Lake Placid Comprehensive Plan Amendment: This amendment proposes to change approximately 1,531 acres, generally located on both sides of US 27 north of Lake Placid between Lake Apthorpe on the east and close to Lake June on the west, changing the land use from "Agriculture" to "Mixed Use".

Site Specific Conditions:

A. The North Lake Placid development shall be limited to 4,665 dwelling units and 705,570 square feet of non-residential development.

B. The Development Plan shall be phased as follows:

Time Period in Years	**Land Uses**					
	Residential (dwelling units)			***Retail (square feet)***	***Office (square feet)***	***Industrial (square feet)***
	SF	**MF**	**Total**			
2011-2016	290	175	465	38,823	19,411	20,521
2016-2021	690	510	1,200	77,647	38,823	41,042
2021-2030	1,030	1,970	3,000	152,895	186,872	129,536
TOTAL	**2,010**	**2,655**	**4,665**	**269,365**	**245,106**	**191,099**

* Residential unit types may be exchanged up to a maximum of 20% for each unit type.

** Retail or office square footage may be exchanged for equal square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.

C. Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:

i. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.

ii. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15% of the Non-Residential square footage must have final site plan approval.

iii. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

iv. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

v. Single family dwelling units shall develop at a maximum density of 6 du/ac per net acre in accordance with Policy 12.5.3 of the Highlands County Comprehensive Plan. The total single family dwelling units at this density shall not exceed 2,010 throughout the Development.

vi. A total of 2,655 dwelling units may develop as multi-family not to exceed 12 du/ac per net acre as per Policy 12.5.3 of the Highlands County Comprehensive Plan. This may include unit types such as multi-family garden and mid rise apartments (up to 6 stories), semi-detached, townhouses, and duplexes. Within the Life Activity Center of the North Lake Placid Area, multi family units shall not exceed 610 dwellings.

vii. Development shall include a variety of housing types including traditional single family homes, town homes, condominiums, and apartments.

viii. The residential unit mix as identified in v. and vi. above, may be reassigned provided that the infrastructure impacts are

not increased from those which would be generated by the maximum number of allowable dwelling units.

ix. Vertical integration and mixing of uses (residential and non-residential) within single buildings in the Life Activity Center is encouraged.

x. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the ability to construct workforce or affordable housing through the granting of special approval.

D. Highlands County and/or the Town of Lake Placid shall monitor development of the North Lake Placid properties as it relates to the Development of Regional Impact thresholds for Highlands County.

E. Development shall be implemented through a Planned Development (PD) zoning district or a series of sequential PD zoning district applications and by Development Agreement subject to the conditions herein. The densities and intensities listed herein represent maximums.

F. The Developers shall submit a conceptual plan for a green infrastructure network consistent with the County's Trails Master Plan. The plan shall be provided in final detail at the time of the PD approval process. The plan for the green infrastructure network shall consider and coordinate with the surrounding environmental and conservation areas as potential network linkages.

G. The North Lake Placid green infrastructure network shall 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.

H. North Lake Placid shall coordinate with the Lake Placid Groves DRI to the north to coordinate possible active recreation facilities around southeast Lake Nellie.

I. North Lake Placid shall employ SMART Growth Principles to provide for a sustainable and viable community consistent with the Lake Placid Regional Plan.

J. The Applicant/Developer shall incorporate walkable features into the development to promote a healthy community.

K. The Applicant/Developer shall implement the energy saving provisions described in the application and supporting document in order to reduce energy consumption.

L. An Archeological Reconnaissance Survey of Areas of High Probability as prescribed by the County shall be performed concurrent with PD rezoning process.

M. All development shall be consistent with the County Long Range Transportation Plan as amended from time to time. Amendments of the impacts of CPA-08-469LS to the Long Range Transportation plan must be addressed as part of this Development and incorporated into the Capital Improvements Element. Traffic roadway improvements shall be identified in the Capital Improvements Element.

N. North Lake Placid shall coordinate its future roadway system with the Lake Placid Groves DRI to the north to provide for roadway connectivity.

O. Additional road rights-of-way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

P. All traffic analyses shall be based on methodologies to be approved by the County Engineer. Where a Traffic Study involves any Florida Department of Transportation designated Florida Intrastate Highway System Facility, the analysis shall specifically reference the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.

Q. The Property shall be developed in phases as identified in paragraph B, above, with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.

R. Payment for transportation impacts shall be required prior to beginning development as follows:

i. The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

ii. Impact fee credits will be granted according to the procedures identified in the County's Proportionate Fair Share Ordinance and Impact Fee Ordinance.

S. The Developer shall coordinate with the local governments to determine an adequate site for a police/fire/emergency service facility if determined needed by the local governments.

T. The Developer shall coordinate with the Highlands County School Board to determine an adequate site or sites for up to two (2) elementary schools of twenty-five (25) acres each; one to the north of US 27 and one to the south of US 27. In lieu of two elementary school sites, the Developer and School Board may agree on one site not to exceed fifty (50) acres if determined needed by the Highlands County School Board.

U. All parks and other public uses and interests, such as schools, libraries, community centers, etc., within each geographic phase shall, in some manner, be co-located with other public uses and have recorded the change of ownership prior to the first certificate of occupancy being issued for that phase.

V. Development shall conform to the Lake Placid Regional Plan (Objective 12 of the Future Land Use Element).

W. Within one year from the expiration of the appeals period for the adoption of this Comprehensive Plan Amendment, the owners of the real property described in Section 1 of this Ordinance, jointly and severally, shall execute a Developer's Agreement with Highlands County which shall bind all successors in title to the properties subject to this plan amendment. The Developer's Agreement shall provide that development takes place in a fashion

consistent with these conditions, the conceptual plan, and the densities and intensities of development as set forth in the Land Use Plan Amendment application and shall comply with the Lake Placid Regional Plan and associated Land Development Regulations.

X. Agricultural irrigation water use permit capacity in excess of that needed within the Development at the time of the development shall be transferred to the potable water provider, prior to land clearing and development in accordance with all Water Management District rules and regulations.

Y. The Developer must provide public central potable water and central wastewater facilities by either constructing the systems and their associated facilities or by extending a current public system. Until said time of transfer, maintenance responsibility and debt obligation will remain with the Developer. At the time of transfer, the maintenance responsibility and remaining outstanding debt obligations will also transfer to the party accepting ownership. Customers within the Development will continue to pay sufficient fees to offset their portion of any outstanding debt obligation. Any water and wastewater treatment facilities constructed by the Developer shall be built to standards approved by the Town of Lake Placid and Highlands County.

89. South Lake Placid Comprehensive Plan Amendment: This amendment proposes to change approximately 1,595 acres, generally located south of the Town of Lake Placid and north of SR 70 between U.S. 27 and Lake Placid changing the land use from “Agriculture” to “Mixed Use”.

Site Specific Conditions:

A. Development shall be limited to 4,278 dwelling units and 450,000 square feet of non-residential development.

B. The Development Plan shall be phased as follows:

Time Period in Years	**Land Uses**		
	Residential (dwelling units)	***Retail (square feet)***	***Office (square feet)***
2011-2016	200 (120SF/80MF)	0	0
2016-2026	1,000	120,000	60,000

2026-2036	3,078	180,000	90,000
TOTAL	**4,278**	**300,000**	**150,000**

* Residential unit types may be exchanged up to a maximum of 20% for each unit type.

** Retail or office square footage may be exchanged for equal square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.

C. Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:

i. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.

ii. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15% of the Non-Residential square footage must have final site plan approval.

iii. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

iv. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

v. Single family dwelling units shall develop at a maximum density of 6 dwelling units per net acre in accordance with Future Land Use Element Policy 12.5.3 of the Highlands County Comprehensive Plan. The total single family dwelling units at this density shall not exceed 2,567 throughout the development.

vi. A total of 1,711 dwelling units shall develop as multi-family. This may include unit types such as multi-family semi-detached, condominiums, townhouses, and duplexes not to

exceed 12 density units per net acre as per Future Land Use Element Policy 12.5.3 of the Highlands County Comprehensive Plan.

vii. Development shall include a variety of housing types including traditional single family homes, town homes, condominiums, and apartments.

viii. The residential unit mix as identified in v. and vi. above, may be reassigned provided that the infrastructure impacts are not increased from those which would be generated by the maximum number of allowable dwelling units.

ix. Vertical integration of uses is encouraged.

x. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the ability to construct workforce or affordable housing through the granting of special approval by resolution.

D. All dwelling units generated at 3 units per gross acre within any area designated for commercial, office or flex use shall remain within that area as a mixed use with the commercial, industrial, or flex use. No dwelling units may be transferred from the commercial, office, or flex use areas to areas designated for residential. Dwelling units may be transferred from residential areas into the activity centers or into the commercial, office, or flex space to further augment the mixed uses.

E. Highlands County and/or the Town of Lake Placid shall monitor development of the South Lake Placid properties as it relates to the Development of Regional Impact thresholds for Highlands County.

F. Development shall be implemented through a Planned Development (PD) zoning district or a series of sequential PD zoning district applications and by Development Agreement subject to the conditions herein. The densities and intensities listed herein represent maximums.

G. The Developers shall submit a conceptual plan for a green infrastructure network consistent with the County's Trails Master Plan. The plan shall be provided in final detail at the time of the PD approval process. The plan for the green infrastructure network shall consider and coordinate with the surrounding environmental and conservation areas as potential network linkages.

H. The South Lake Placid green infrastructure network shall 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.

I. South Lake Placid shall employ SMART Growth Principles to provide for a sustainable and viable community consistent with the Lake Placid Regional Plan.

J. The Applicant/Developer shall incorporate walkable features into the development to promote a healthy community.

K. The Applicant/Developer shall implement the energy saving provisions described in the application and supporting document in order to reduce energy consumption.

L. Areas within the Development, which are specifically identified on the County's map series indicating areas of High Probability of Having Undiscovered Cultural Resources, shall be subject to the findings of an Archaeological Reconnaissance Survey as prescribed by the County.

M. All development shall be consistent with the County Long Range Transportation Plan, as amended from time to time.

N. The County will work with the Developer or their successors and the adjacent property owner(s) and will consider using eminent domain to obtain additional right-of-way for roads needed due to this Development. The Developer agrees to pay the full cost of the use of eminent domain in obtaining the additional right of way. The Developer shall pay those costs from time to time within 30 days after receiving the County's invoices for those costs.

O. The middle connection from the Development onto U.S. 27 is the location of a major activity center. It generally aligns with the

entrance of Sun-N-Lake of Lake Placid. However, at the time of PD rezoning approval, the Developer will be required to address the necessary activities and provide remedies in order to make a transition to a fully functioning intersection connecting the development and Sun N-Lake of Lake Placid.

P. All roads within each geographic phase shall be constructed with underground utilities prior to the issuance of the first certificate of occupancy for that phase.

Q. Additional road rights-of-way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.

R. All traffic analyses shall be based on methodologies to be approved by the County Engineer. Where a Traffic Study involves any Florida Department of Transportation designated Florida Intrastate Highway System Facility, the analysis shall specifically reference the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.

S. The Property shall be developed in phases as identified in paragraph B, above, with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.

T. Payment for transportation impacts shall be required prior to beginning development as follows:

i. The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

ii. Impact fee credits will be granted according to the procedures identified in the County's Proportionate Fair Share Ordinance and Impact Fee Ordinance.

U. The Developer shall coordinate with the local governments to determine an adequate site for a police/fire/emergency service facility if determined needed by the local governments.

V. The Developer shall coordinate with the Highlands County School Board to determine an adequate site for a future public school facility on the site if determined needed by the Highlands County School Board.

W. Development shall conform to the Lake Placid Regional Plan (Objective 12 of the Future Land Use Element).

X. Within one year from the expiration date of the appeals period for the adoption of this Comprehensive Plan Amendment, the owners of the real property described in Section 1 of this Ordinance, jointly and severally, shall execute a Developer's Agreement with Highlands County which shall bind all successors in title to the properties subject to this plan amendment. The Developer's Agreement shall provide that development takes place in a fashion consistent with these conditions, the conceptual plan, and the densities and intensities of development as set forth in the Land Use Plan Amendment application and shall comply with the Lake Placid Regional Plan and associated Land Development Regulations.

Y. Agricultural irrigation water use permit capacity in excess of that needed within the Development shall be transferred to the potable water provider, whichever system is to be the potable water provider, prior to land clearing and development in accordance with all Water Management District rules and regulations.

Z. The Developer must provide public, central potable water and central wastewater facilities by either constructing the systems and their associated facilities or by extending a current public system. Until that time of transfer, maintenance responsibility and debt obligation will remain with the developer. At the time of transfer, the maintenance responsibility and remaining outstanding debt obligations will also transfer to the party accepting ownership. Customers within the development will continue to pay sufficient fees to offset their portion of any outstanding debt obligation. Any water and wastewater treatment facilities constructed by the Developer shall be built to standards approved by the Town of Lake Placid and Highlands County.

AA. Central water and wastewater systems capable of serving 100% of each geographic phase shall be operational prior to the issuance of the first certificate of occupancy for that phase.

BB. All lands designated for schools, whether K-5, 6-9 or 10-12, subject to approval by the Highlands County School Board as acceptable sites for its anticipated use.

CC. All parks and other public uses and interests, such as schools, libraries, community centers, etc., within each geographic phase shall, in some manner, be collocated with other public uses and to have recorded the change of ownership prior to the first certificate of occupancy being issued for that phase.

DD. The conceptual site plan does identify a 28-acre community park located within the general northern portion of the parcel and adjacent to Highway 27. The community park shall be configured to have adequate size to function as an active community sporting park. The actual design should be rectangular or square and the facilities will be determined during the Planned Development Rezoning process. The community park is also adjacent to a 25-acre proposed school site.

EE. The Development shall minimally include the following land uses:

i. School Sites 25 acres

ii. Parks 28 acres

iii. Governmental/Institutional Sites 15 acres

Transportation Element

TRANSPORTATION ELEMENT

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INTRODUCTION:

Pursuant to Section 163.3177(6), F.S., the following represents the Transportation Goals, Objectives and Policies of Highlands County. 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.

GOAL: HIGHLANDS COUNTY SHALL IMPLEMENT A SAFE, BALANCED, EFFICIENT AND COMPREHENSIVE MULTI-MODAL TRANSPORTATION SYSTEM THAT ADEQUATELY SERVES THE CURRENT AND PROJECTED TRANSPORTATION NEEDS OF ALL RESIDENTS AND VISITORS WITHIN THE 2026 TO 2050 PLANNING PERIOD AND EFFICIENTLY MOVES GOODS TO AND THROUGH THE COUNTY.

OBJECTIVE 1: SAFE, CONVENIENT, EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM

Highlands County shall provide for a safe, convenient and energy-efficient Multi-Modal Transportation System for its residents and visitors.

Policy 1.1: Multi-Modal Transportation System

In coordination with the Heartland Regional Transportation Planning Organization (HRTPO) facilitate a Multi-Modal Transportation System that shall consider:

A. Consider implementation options for a public transit system serving the population centers within the County thus reducing vehicle miles traveled, providing for an energy savings and connecting those within the population who do not have access to the automobile, an opportunity to access major commercial, cultural and government centers as detailed in the Highlands Transit Development Plan.

B. A motor vehicle circulation system that will balance the distribution of roadways throughout the County, achieving the appropriate ratio of local, collector and arterial roadways consistent with the Highway Functional Classification, concepts, criteria and procedures developed by the Federal Highway Administration.

C. Endorsing efforts by the Sebring Airport Authority to secure essential improvements in airport runways and ancillary facilities so as to establish a regional commuter airline serving South Central Florida connecting with international and domestic airlines in Tampa, Orlando and West Palm Beach.

D. The potential for establishing a regional high speed rail corridor through Highlands County with operational ancillary support facilities and station development, which will provide timely, efficient access to services, jobs markets and regional attractions.

E. The development of inter-modal transportation terminals which will provide access to auto, air, rail, bike, and bus facilities.

F. Promoting the incorporation of alternative facilities for bicyclists, pedestrians, and other non-motorized roadway users into the existing and future traffic circulation system.

G. The potential for new limited access corridors, providing for greater regional connectivity.

Policy 1.2: Bicycles and Walking

The County shall plan and provide strategies to promote bicycling and walking.

A. Establish and maintain a safe system of bicycle lanes and pedestrian walkways in conjunction with the existing and planned roadways.

B. Funding for constructing bicycle and pedestrian ways on minor collectors or greater, as needed, shall be included within the Capital Financial Strategy (CFS) as incidental costs of roadway reconstruction (multi-laning and/or widening) and resurfacing projects.

C. Where design criteria allow, and safe operation will occur, separate bicycle and pedestrian travel ways from vehicle travel ways.

D. Access should be provided between neighborhoods, higher density complexes, shopping and employment centers, educational facilities, parks and other destination facilities.

E. Encourage Traditional Neighborhood Development (TND) by facilitating its implementation through appropriately applied land development regulations within specific land use designations supporting the utilization of mixed uses at every scale of urban development, especially within areas adjacent to identified potential transit corridors.

Policy 1.3: Blueways/Greenways, Trails and Bikeways Master Plan (Parks and Recreation Master Plan)

As a means to diversify the community's transportation options as well as meeting recreational needs, the County shall continue to implement its adopted plan for a county-wide blueway/greenway, trails and bikeways system.

Improvements are anticipated to be primarily within existing rights-of-way. The Plan addresses the following active elements:

A. *Separate Bikeways*: Where unsafe circumstances exist on arterials or collectors, due to heavy vehicular volumes, provisions shall be considered for separating the recreational biker or pedestrian away from the vehicular lanes. Provisions would be made to construct a pathway adjacent, but separated from the vehicular lanes, by a planted buffer of sufficient width. This would not preclude the serious biker, from using the vehicular lanes consistent with the provisions of law.

B. *Shared Bike Lanes*: These bike lanes are immediately adjacent to the vehicular lanes and are delineated and separated by a painted white strip on an expanded paved shoulder of the roadway of sufficient width. This bike lane is intended to be exclusively used by the bicyclist, and is not intended to be a pedestrian way or skating path.

C. *Blueways/Greenways*: Within the County there are creeks and streams, that are navigable by shallow draft vessels, such as the canoe or kayak which, when provided access to, become available as a destination for recreation. In addition, these blueways and the areas alongside them also provide opportunities alongside for hikers and bird watching enthusiasts and provide as corridors for linking together facilities for recreation or other activities. Greenways, not necessarily adjacent to permanent or seasonal navigable waterways, are open or wooded corridors used by hikers and equestrians functioning as linkages to other recreational facilities or activities.

D. *Alternative Mobility Pathways*: Plans for improvements to pathways shall address where feasible the provision of facilities for golf carts and other power-driven mobility devices.

E. *Florida Natural Scenic Trail*: The County shall support and promote regional interests in the Florida National Scenic Trail for equestrian, hiking and bicycling use, utilizing the Highlands County segment as an integral link in the improvements along the Kissimmee River Restoration Greenway Corridor.

F. *Collier to Polk Regional Trail*: The County shall support and promote regional interests to the Collier to Polk Trail utilizing the Highlands County segment as an integral link in the eventual improvements as outlined in the County's Trails Master Plan.

Policy 1.4: Identify Unsafe Pedestrian Routes

The County shall continue to evaluate, on a periodic basis, pedestrian routes to schools and recreation areas. Where safety is an issue, the County shall coordinate with the appropriate agency to correct any unsafe condition in a timely manner.

Policy 1.5: Land Development Regulations for Bikeways and Sidewalks

The County shall continue to enforce land development regulations requiring new development to install sidewalks and/or bike paths, where the potential for bicycle and pedestrian traffic exists, along major arterial and collector roads, as defined on the Future Traffic Circulation Map.

Policy 1.6: Land Development Regulations for Parking

The County shall continue to monitor or modify, where necessary, land development regulations which establish requirements for new developments to provide on-site vehicular and non-vehicular (bicycle) parking facilities, which include the elimination of vehicles backing into the public rights-of-way.

Policy 1.7: Transportation System Management

The County shall continue to update and implement appropriate transportation system management strategies to improve system efficiency and enhance safety. The transportation system management strategies shall include access management, traffic signal management, signal timing, intersection modification, signage and lighting improvements.

OBJECTIVE 2: TRANSPORTATION SYSTEM COORDINATED WITH FUTURE LAND USE MAP

Highlands County shall coordinate its transportation system with the Future Land Use Map and ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.

Policy 2.1: Traffic Circulation System Consistent with the Future Land Use Map

Correlate the Transportation System, with the land uses shown on the Future Land Use Map tying transportation planning to the functional characteristics and generating attributes of the various land uses pertaining to new vehicular and non-vehicular circulation facilities or expansion of existing circulation facilities.

The land use data used for modeling the Long Range Transportation Plan (LRTP) shall generally be consistent with the Future Land Use Map.

Policy 2.2: FDOT Plans to Address Environmental Impacts

In order to avoid or minimize any negative impacts to environmentally sensitive areas, the County shall provide comment early in the design process as well as regular review of the HRTPO LRTP and FDOT's 5-year work program, pertaining to vehicular circulation.

Policy 2.3: Roadway Guidelines for Resource Protection

The County shall continue to provide guidelines for constructing roadways in Highlands County, consistent with the protection of the natural environment, and to avoid or minimize any impacts to environmentally sensitive areas.

Policy 2.4: Protecting the Operational Integrity of Airports

The County shall continue to develop and refine as needed specific land use area plans and land development regulations protecting the operational integrity of commercial airports within the County.

This includes preventing the encroachment of incompatible land uses and activities inconsistent with Airport Master Plans and State and Federal navigable airspace, and establishing the applicable land use policies necessary to make airport expansion possible.

Policy 2.5: Public Transportation

In coordination with the FDOT, explore implementation of a public transportation system as recommended in the Highlands Transit Development Plan.

Policy 2.6: Coordinate with the HRTPO in review of the LRTP

The County shall as part of the LRTP update process, work with the HRTPO to update the Long Range Transportation Plan (LRTP) consistent with the changing land use patterns established through the Comprehensive Plan Future Land Use amendments.

OBJECTIVE 3: COORDINATED TRANSPORTATION PLANNING PROCESS

To establish balanced, sustainable urban growth in Highlands County, the County shall continue to coordinate a Transportation Planning Process, integrating all state, regional and local agencies with jurisdiction or concern, for the County's Transportation or Vehicular Circulation Network.

Policy 3.1: Consistency Review

The County's Transportation Element shall be reviewed on an ongoing basis to determine its consistency with those of each municipality in the County, and with the current HRTPO LRTP, FDOT's Five-Year Work Program, and revised where appropriate.

Policy 3.2: Roadway Deficiencies

Highlands County shall coordinate with the HRTPO and the FDOT recommendations regarding proposed projects that will correct design deficiencies on its major thoroughfares. During the annual adoption of the Capital Finance Strategy (CFS), the County shall identify existing and predicted capacity deficiencies on State Routes. This information shall be discussed with FDOT at least annually.

Policy 3.3: Determining Road Deficiencies Based on Accident Reports

On an annual basis, the County Engineer or designee, supported by the Sheriff's Department, shall monitor and evaluate identified crash-prone intersections and road segments by tracking traffic violation citations and crashes along all State and County Roads. The County shall coordinate with the appropriate agencies and municipalities to implement improvements from the FDOT.

Policy 3.4: Coordinate Traffic Improvements

Improvements to the County's traffic circulation network shall be coordinated with the HRTPO, FDOT, the Central Florida Regional Planning Council (CFRPC), and the municipalities of Avon Park, Sebring and Lake Placid at the planning and design stage.

Policy 3.5: HRTPO Participation

Highlands County, as a member of the HRTPO, shall be an active participant in efforts of the HRTPO.

Policy 3.6: Alternate Vehicular Routes

To protect inter-regional and intra-state roadway functions the County shall continue to review and implement strategies to facilitate local traffic to use alternative vehicular routes to the Florida Strategic Intermodal System (SIS).

Policy 3.7: Annual Concurrent Review of the TE, CIE and CFS

To establish balanced, sustainable urban growth in Highlands County, the County shall annually review the Transportation Element (TE), concurrently with the Capital Improvements Element (CIE) and its Capital Financial Strategy (CFS) for needed consistent evaluation of capital improvements.

Policy 3.8: Road Prioritization

The status of the existing state and county systems shall be evaluated annually by the HRTPO Technical Advisory Committee (TAC), Citizen Advisory Committee (CAC) and any future advisory committee and priorities shall be established as a pre-requisite to determining the five-year Capital Improvements Schedule (CIS) and the ten-year Capital Financial Strategy (CFS).

Policy 3.9: Road Impacts on Existing Natural and Manmade Environment

Prior to inclusion in the County's LRTP, analysis shall be done and consideration given to the possible impacts on the existing man-made environment and the natural environment.

Based on these assessments, alternative routes or improvements may be identified and selected to meet the required transportation needs.

Policy 3.10: Intergovernmental Coordination

Periodically evaluate the priority of needs for establishing strategies, agreements and other mechanisms with applicable local governments, regional and state agencies to implement the transportation, land use, parking and other provisions of the Transportation Element.

OBJECTIVE 4: PROVISION OF EFFICIENT TRANSIT SERVICES

Highlands County shall address the provision of efficient transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transportation terminals, supportive land uses, and accommodation of the special needs of the transportation disadvantaged.

Policy 4.1: Transportation Services for the Transportation Disadvantaged

The County shall, in coordination with the Commission for the Transportation Disadvantaged, the designated Community Transportation Coordinator, the Central Florida Regional Planning Council, and HRTPO, continue to identify the extent of demand and provide access to transportation services for transportation disadvantaged residents in the County.

Policy 4.2: Development within Public Transit Corridors

The County shall, in coordination with the HRTPO, establish and implement guidelines for land use types/densities/and intensities, and for site design of development within exclusive transit corridors to assure the accessibility of new development to future public transit.

OBJECTIVE 5: PROTECTION OF EXISTING AND FUTURE PUBLIC RIGHTS-OF-WAY

Highlands County shall provide for the protection of existing and future public rights-of-way from building encroachment.

Policy 5.1: Rights-of-Way Protection

The County shall continue to evaluate rights-of-way needs, acquire new rights-of-way, and protect existing rights-of-way from building encroachments.

The County shall continue to implement land development regulations, policies, and procedures to protect right-of-way requirements as depicted on the 2050 Future Right of Way Map.

Policy 5.2: Future Right of Way Map and Plan

The County shall continue to amend a right-of-way map and plan, as required, which establishes specific rights-of-way to be reserved and dedicated by new development, to implement the 2050 Future Right of Way Map.

Policy 5.3: Setbacks for Major Roads

The County shall continue to implement land development regulations establishing building setbacks adjacent to designated vehicular arterial and collector streets that will facilitate right-of-way acquisition for future widening projects.

Policy 5.4: Thoroughfare Map for Future R.O.W.

The County's 2050 Future Right of Way Map serves as a tool to designate new rights-of-way for proposed road extension, realignments, and right of way expansions or contractions as needed, for vehicular and non-vehicular requirements.

Policy 5.5: Future Transit Corridors

In coordination with the HRTPO and the LRTP and the FDOT and the Five-Year Work Plan, the County shall periodically evaluate the need for the potential reservation of future public transit rights-of-way and exclusive public transit corridors.

OBJECTIVE 6: AIRPORTS AND RELATED FACILITIES

Highlands County shall coordinate the siting of new or expansion of existing airports or related facilities with the Future Land Use and Conservation Elements.

Policy 6.1: Coordinate with Other Elements of the Plan

All air, ground, and water transportation facilities will be coordinated with the objectives and policies of the Future Land Use, Capital Improvements and Natural Resources Elements.

Policy 6.2: Protection of Adjacent Natural Resources

The County shall continue to implement land uses and mitigation policies to avoid adverse structural and non-structural impacts from transportation terminals and related facilities upon adjacent natural resources and land uses.

Policy 6.3: Protection of On-Site Natural Resources

The County shall enforce the protection and conservation of natural resources within transportation hubs, airports and related facilities, through its Land Development Regulations to the maximum extent feasible.

OBJECTIVE 7: ACCESS MANAGEMENT

The County shall continue to coordinate with FDOT in the refinement of the County's existing Access Management Standards as a means to maximize transportation efficiency, safety and roadway capacity.

Policy 7.1: Access to Roadways

The County shall continue to implement, in its Land Development Regulations (LDRs), specific language to minimize access points on arterial and major collectors to assist in maintaining their adopted LOS.

The County shall continue to identify and develop frontage or backage roads to improve safety and protect capacity of the adjacent thoroughfare.

Policy 7.2: Commercial Intersections

The County shall continue to implement LDRs addressing the location of commercial development and other high traffic generators near the intersections of arterial/arterial or arterial/collector streets, while ensuring that access does not interfere with normal traffic flow at these intersections.

Policy 7.3: Traffic Studies

The County shall continue to maintain its LDR provisions that require development applications be accompanied with a traffic study which identifies the impacts the development will create.

The County Engineer or designee shall use the County Concurrency Management System procedures to evaluate traffic impacts associated with the proposed project.

Policy 7.4: Access Control to Roadways

In coordination with the FDOT, the County shall continue to enforce the control of connections and access points of driveways and local roads to collector and arterial roadways through its LDRs.

Policy 7.5: On-Site Vehicular Traffic Control

The County shall continue to require and implement through LDR provisions for adequate on-site parking and for safe and convenient on-site vehicular and non-vehicular traffic circulation.

Policy 7.6: Connectivity between Neighborhoods

The County shall seek opportunities to develop connections between neighborhoods, including sidewalks on local roads, to facilitate the reduction of vehicle miles traveled

within the community thereby reducing the use of collector and arterial routes for local trips.

Policy 7.7: Connectivity Through Cross Access between Major Destination Facilities

The County shall seek opportunities in areas of major destination facilities to keep and create cross access provisions, such as easements for vehicles and pedestrians, achieving a reduction in the immediate vehicular volumes on the collector or arterial road.

OBJECTIVE 8: ROADWAY MANAGEMENT AND MAINTENANCE STANDARDS

The County shall maintain maximum transportation efficiency by utilizing Levels of Service and Maintenance Standards for its Major Roadway System.

Policy 8.1: Concurrency Review Clearance for Traffic Impacts

The County shall continue to administer a Concurrency Management System that will:

A. Ensure that the goals, objectives and policies of the Transportation Element are consistent with the goals, objectives and policies of the other elements of this Comprehensive Plan; and,

B. Be developed and implemented as a monitoring method to assure that proposed development impacts do not degrade adopted levels-of-service standards.

Policy 8.2: Roadway Level of Service Standards

The County shall continue to establish and monitor level of service standards for roads and public transit facilities within the County's jurisdiction. For facilities on the Strategic Intermodal System (SIS), the County shall adopt the level of service standards established by the Florida Department of Transportation unless preemptions from State standards are allowed by Statute or by Rule.

For all other facilities on the 2050 Future Traffic Circulation Map, the County shall adopt adequate level of service standards. These levels of service standards shall be adopted to assure that adequate facility capacity will be provided to serve the existing and future land uses as demonstrated by the supporting data and analysis in the Comprehensive Plan.

The existing level of service shall be monitored by Highlands County.

The County adopts the following levels-of-service for all County roadway segments:

Peak Hour Level of Service

Functional Classification	
Principal or Major Arterial	D
Minor Arterial	D
Major Collector	D
Minor Collector	D

Policy 8.3: Road Construction, Reconstruction and Resurfacing Policy

The County shall continue to resurface, reconstruct, and construct county-maintained roads and streets in accordance with the Future Land Use Map, where the location of the roads are not within Conservation/Management Lands, and when funds are available; and, in the event new road construction is determined, that the location, extension, or alignment of the new road is consistent with the adopted 2050 Future Number of Lanes Map, 2050 Future Right of Way Map and Future Traffic Circulation Map, and policies of the Transportation Element discouraging urban sprawl.

Policy 8.4: Evacuation Routes

All federal and state inter-state and intra-state highways are regionally significant and considered appropriate hurricane evacuation routes.

A. The County shall continue to cooperate with the FDOT to effect the safe and orderly evacuation of the Coastal population prior to an impending natural disaster on the following routes within the County:

   1. US 27, from Glades County line to Polk County line;

   2. US 98, from Okeechobee County line to US 27;

   3. SR 64, from Hardee County line to US 27;

   4. SR 66, from Hardee County line to US 27;

   5. SR 70, from Okeechobee County Line to US 27; and

   6. SR 70, from DeSoto County line to US 27.

Policy 8.5: Bridges along the Evacuation Routes

The County shall continue to cooperate with the FDOT, as it establishes priorities for:

A. The repair and replacement of bridges on state facilities, especially those that restrict the flow of traffic on hurricane evacuation routes; and,

B. The construction of road drainage projects for regionally significant highways that are designated hurricane evacuation routes and are susceptible to flooding.

OBJECTIVE 9: DEVELOPMENT STANDARDS FOR UNPAVED ROADS

The County shall implement policies for County maintained public rights-of-way.

Policy 9.1: Building Permits Issued On Roads not County Maintained

The issuance of building permits for private properties fronting on roads not maintained by the County does not commit or obligate the County to accept the road for maintenance, or to repair the road if it becomes impassable. Policy 9.2 must be satisfied for the County to accept any road for maintenance that is currently not maintained.

Policy 9.2: County Maintained Unpaved Roads

The County may accept for maintenance un-paved roads, within public rights-of-way, according to criteria established by the BOCC.

Policy 9.3: County Program for Property Owners to Assist in Road Paving

The County may continue to assist affected property owners, on County maintained roads, in achieving the goal of a paved road, through the implementation of current BOCC policy that includes consideration of previous County maintenance, density of dwellings and adequate right-of-way and other applicable criteria.

OBJECTIVE 10: SCENIC HIGHWAYS

The County, through the Recreation and Parks Advisory Committee, shall establish a Scenic Highways/Road Program which will identify criteria for qualifying roads as being scenic and will provide regulations for sustaining those scenic attributes endemic to those roads.

Policy 10.1: State Highways

The County shall select those state routes or segments of routes passing through Highlands County that meet the criteria to be considered scenic and shall coordinate with and enlist the FDOT as a cooperating partner.

Policy 10.2: County Highways

The County shall select those County routes or segments of routes within the County that meet the criteria to be considered scenic.

Policy 10.3: Scenic Road Plan

The County shall continue to develop, refine, and implement a County-wide Scenic Road Plan in coordination with the HRTPO.

A. The Plan shall identify the vistas which epitomize the scenic attributes for which the road was selected and designated as scenic, providing directions for preserving the integrity of the vistas in cooperation with the property owners and the policies of the Future Land Use Element of this Comprehensive Plan.

B. The Plan shall provide direction for establishing the appropriate landscape image and highway signage, within the road right-of-way, consistent with the specific scenic attributes of the selected road.

C. The Plan shall identify those scenic roads that are funded through federal highway subsidies in order to establish federal sign control requirements outside the road's right-of-way. The County shall enact equivalent sign control requirements for all other designated scenic roads.

D. The Plan shall incorporate provisions for accommodating, where appropriate, bicycle ways, pedestrian ways and, wherever possible, equestrian ways within the road right-of way.

E. A specific set of performance standards shall be promulgated for scenic road protection which shall include:

    1. Regulation of land use and density of development within the scenic corridor of the road;

    2. Detail site planning criteria;

    3. Control of outdoor advertising; and,

    4. Careful attention to and control of earthmoving and landscaping within the corridor.

F. The Plan shall accommodate community efforts to establish a scenic Corridor Advocacy Group (CAG) of local citizens to establish scenic corridors in Highlands County through the Florida Scenic Highways program administered by the FDOT.

Policy 10.4: Land Development Regulations for Signs

The County shall continue to implement its land development regulations to improve the visual quality and safety of transportation corridors and selected scenic highways through sign control and enforcement.

Policy 10.5: Florida Cracker Trail Designation

The County shall support and promote regional interests in the Florida Cracker Trail Designation utilizing the Highlands County segment as an integral link in the eventual improvements along the historic trail alignment.

OBJECTIVE 11: IDENTIFY ROADWAY FUNDS

The County shall continue to analyze alternative funding sources to supplement roadway funding.

Policy 11.1: Transportation Impact Fee

The County shall periodically monitor the sufficiency of the funding levels of transportation impact fees.

Policy 11.2: Gas Tax Referendum

The County shall seek voter approval for any additional gas tax as a funding mechanism.

Policy 11.3: Road Enhancement Funds

On a case-by-case basis, the County shall apply for road enhancement funds through state or federal grants as guided by the County-Wide Transportation Plan or specific projects.

OBJECTIVE 12: REGIONAL TRANSPORTATION INTER-CONNECTIVITY

The County shall encourage the enhancement of regional and statewide multi-modal transportation facilities. The County shall promote regional and statewide access incentives to provide County residents with improved mobility to encourage economic development, to provide for emergency evacuation, and to reduce traffic congestion and energy consumption.

Policy 12.1: Coordinate Roadway Improvements with the Florida Turnpike Enterprise and the Florida Department of Transportation

The County shall coordinate with the Florida Turnpike Enterprise and the FDOT in locating limited access facilities connecting Highlands County with the interstate highway system.

Policy 12.2: Coordinate Roadway Improvements with Adjoining Counties

The County shall coordinate with adjoining counties on roadway improvements by including adjoining county representatives on the HRTPO Board, TAC, CAC and future advisory committees, and by participating with the Central Florida Regional Planning Council in regional transportation planning.

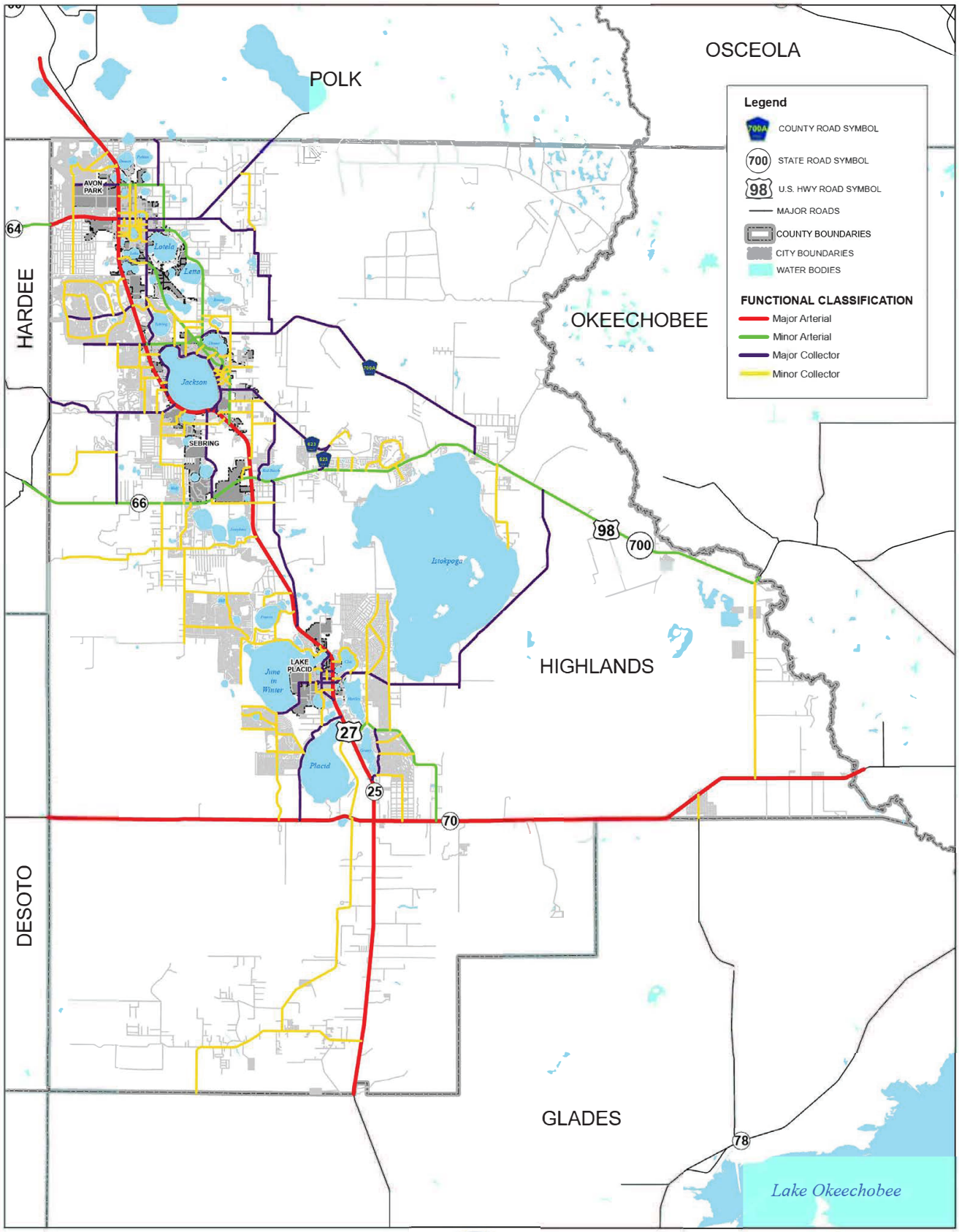
Policy 12.3: Coordinate Trails Planning with Adjoining Counties

The Trails Map and Plan within the Highlands County Parks and Recreation Master Plan shall continue to be implemented by the Heartland Regional Transportation Planning Organization and the Highlands County Board of County Commissioners as the basis for the systematic implementation of an integrated regional trail network.

Policy 12.4: Coordinate with the HRTPO

The County shall coordinate with the HRTPO and the HRTPO member jurisdictions as the transportation in the region is planned.

TE Map 1
Existing Functional Classification



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Amended through:
May 2024

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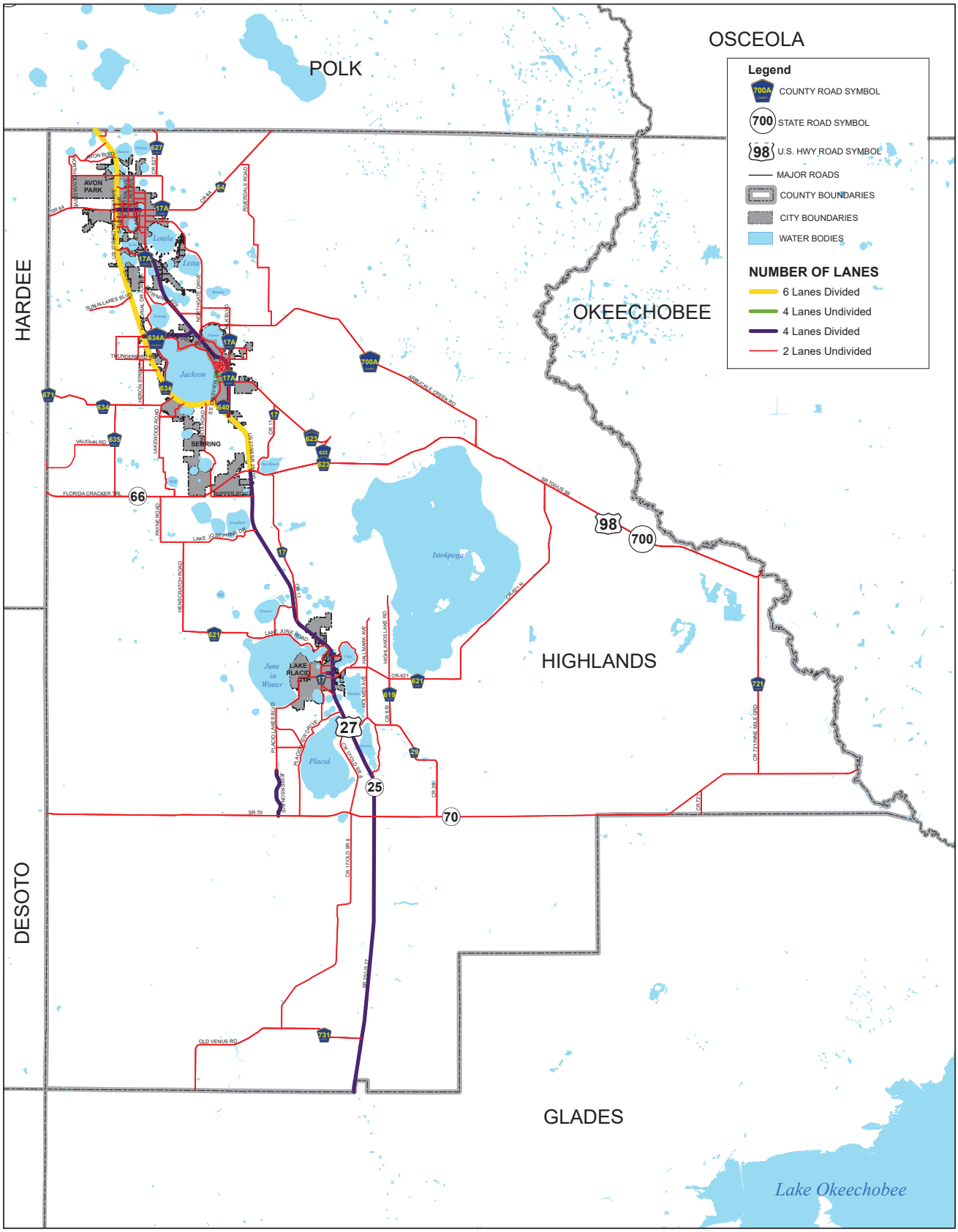
TE Map 2
Existing Number of Lanes



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Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Amended through:
May 2024

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1 inch = 4 miles

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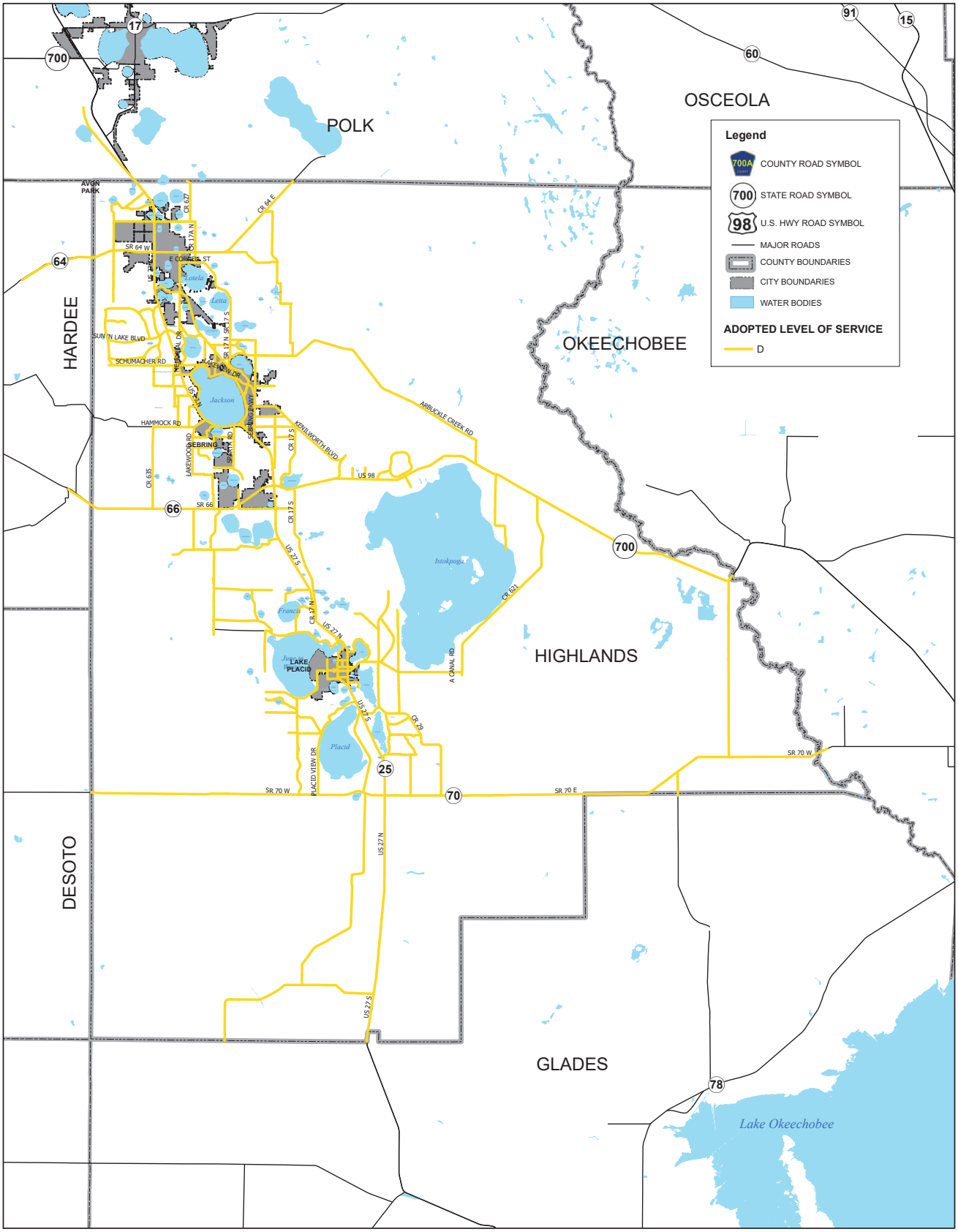
TE Map 3
Adopted Level of Service



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Highlands County BoCC

Amended through:
May 2024

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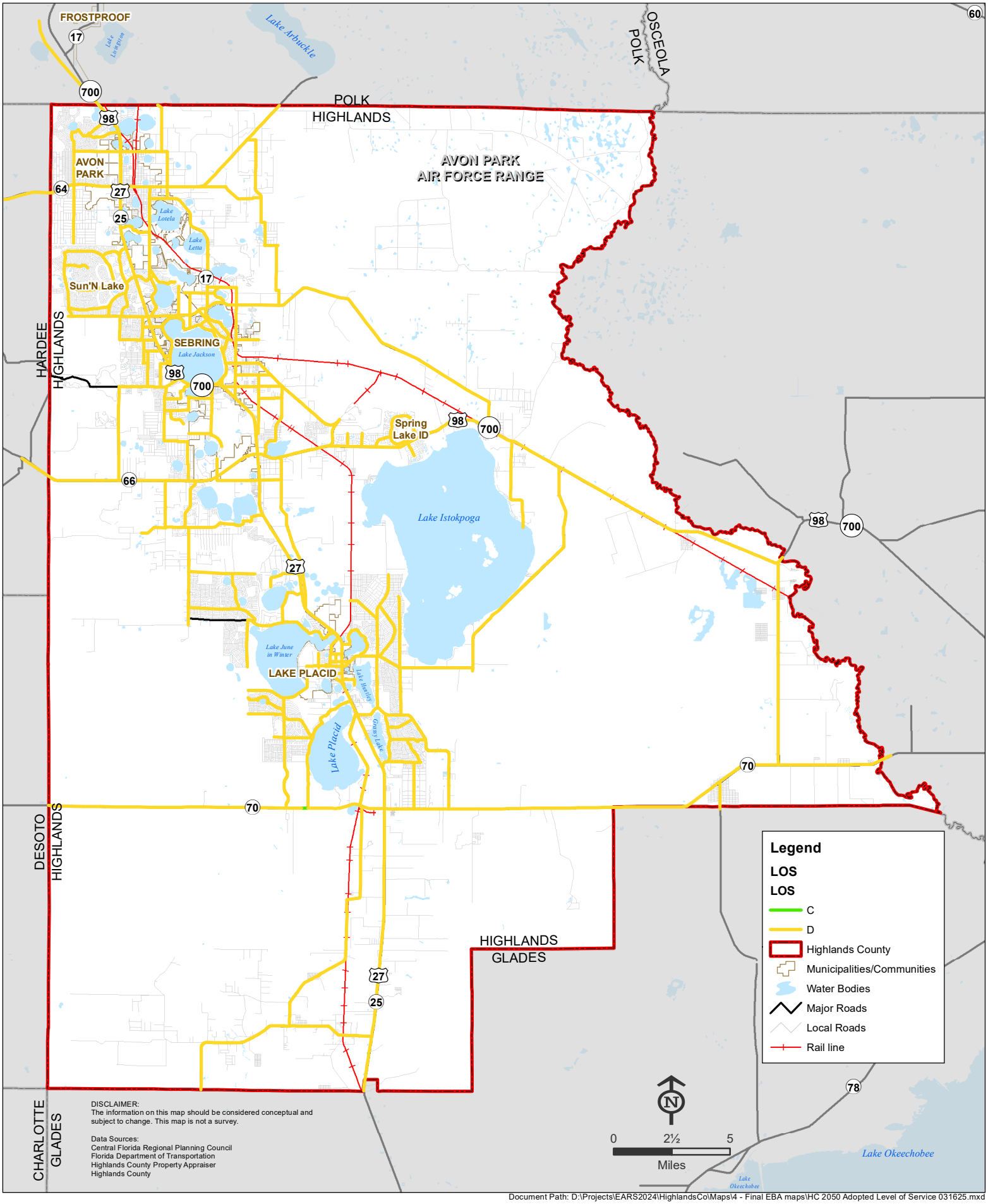
Path: G:\DEV\PLN\.New PLN (To be retained)\Current Planning\.Land Use Amendments\CPA-23-629LS Functional Classification Updates\Maps\Map Updates (Working GIS File)\CPA-23-629LS Map Updates.aprx

TE Map 4
2050 Future Level of Service



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County

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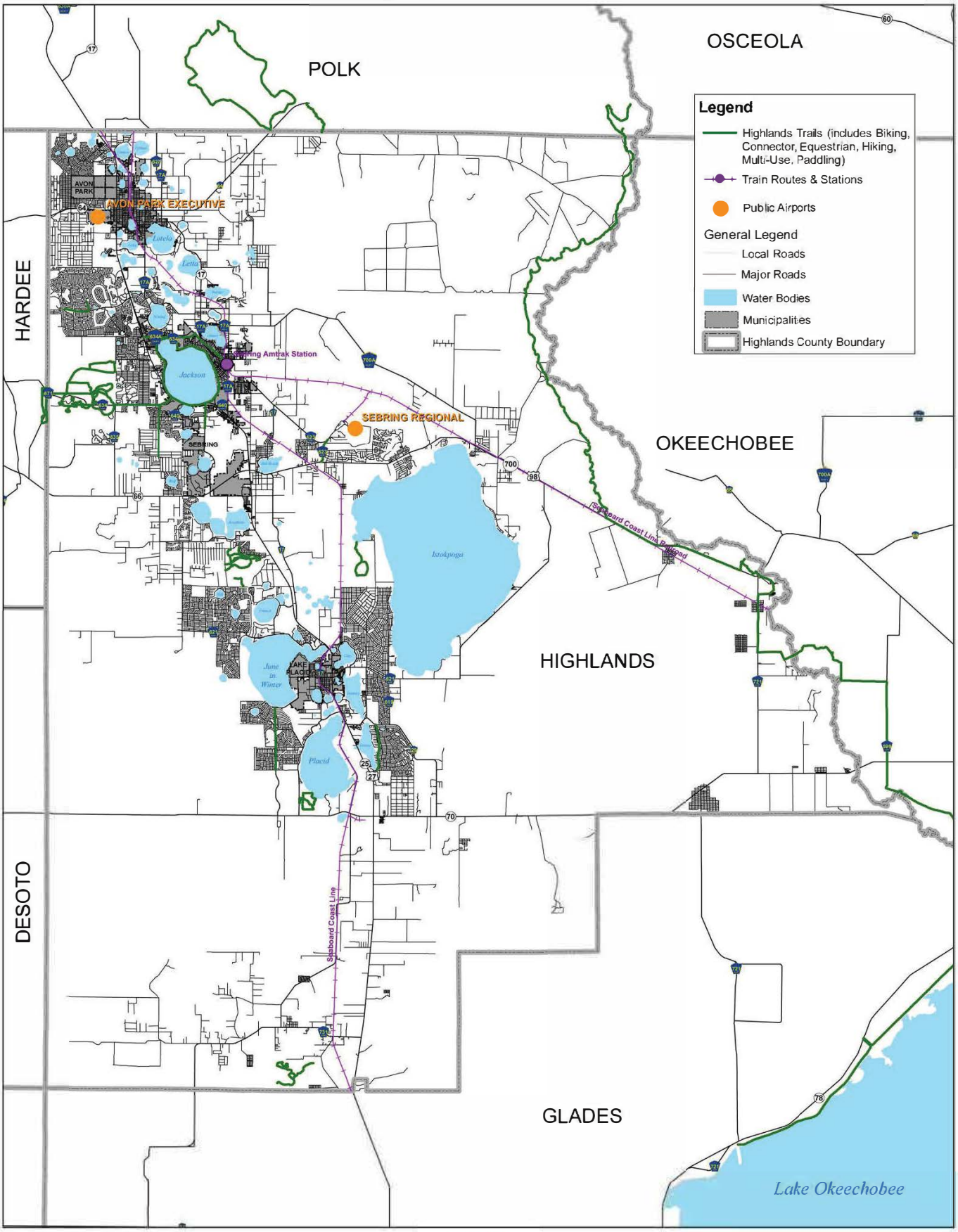
TE Map 5
Existing Traffic Circulation



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Adopted:
September 7, 2010

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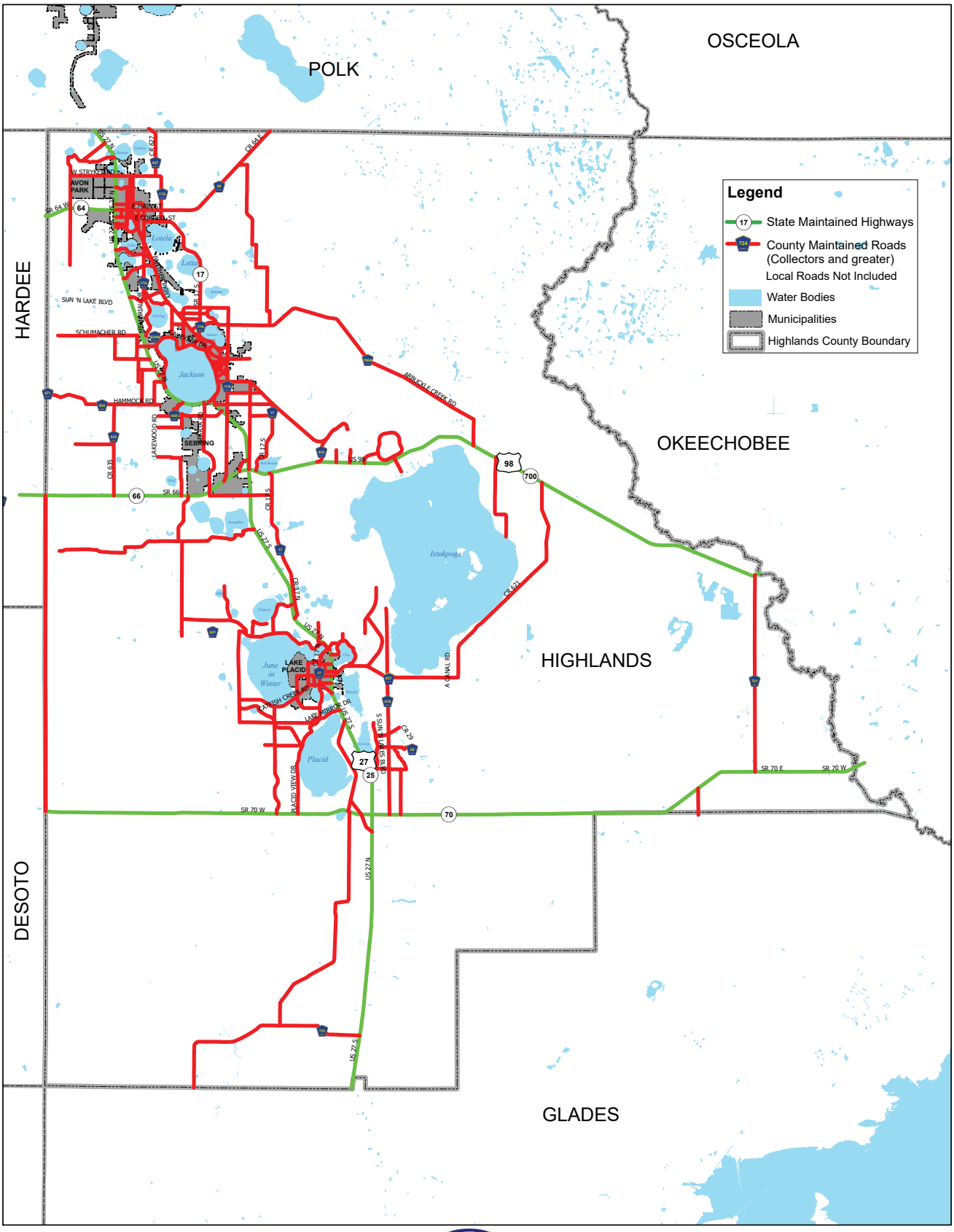
TE Map 6
Existing Road Maintenance Responsibility



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Amended through:
May 2024

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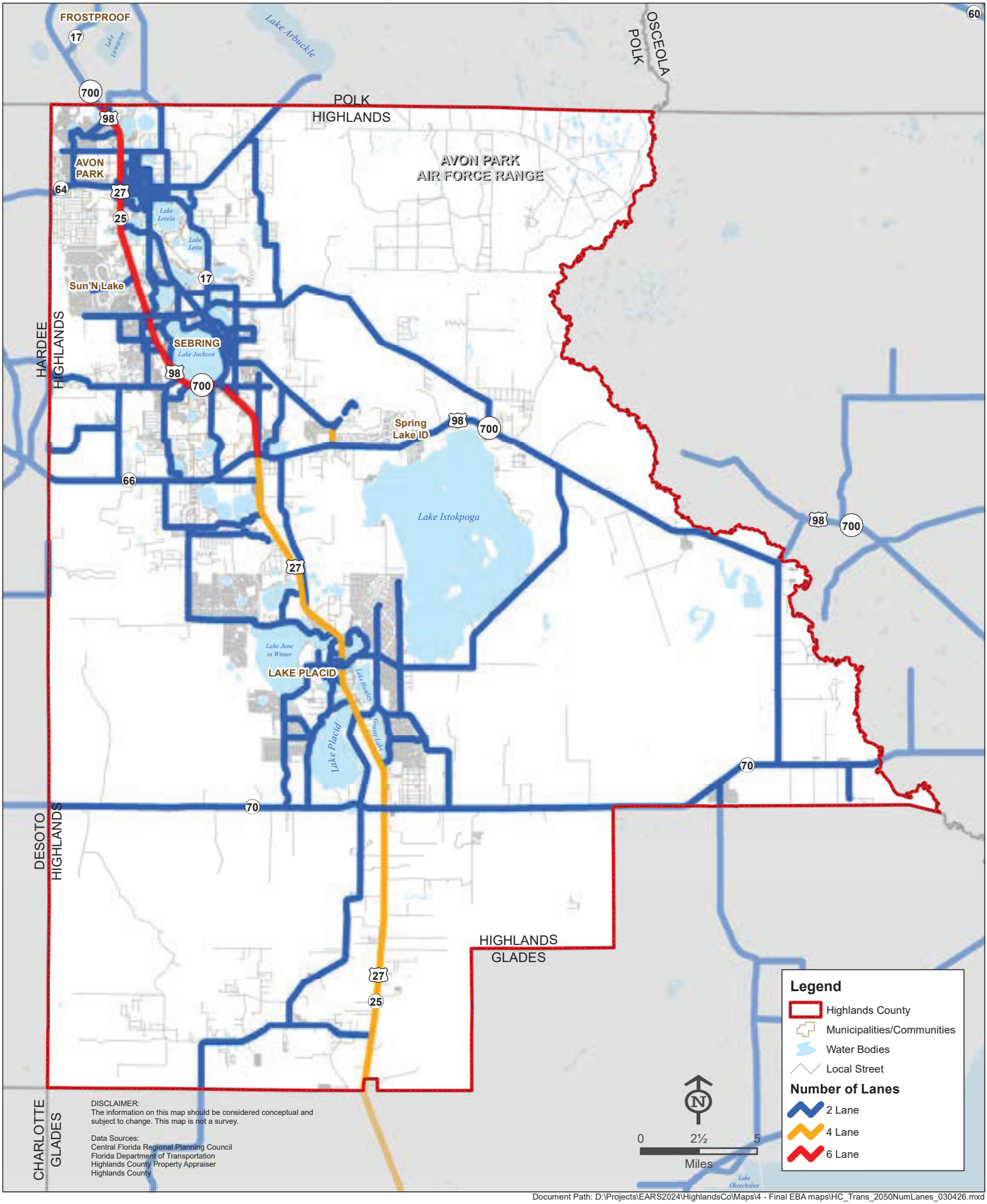
TE Map 8
2050 Future Number of Lanes



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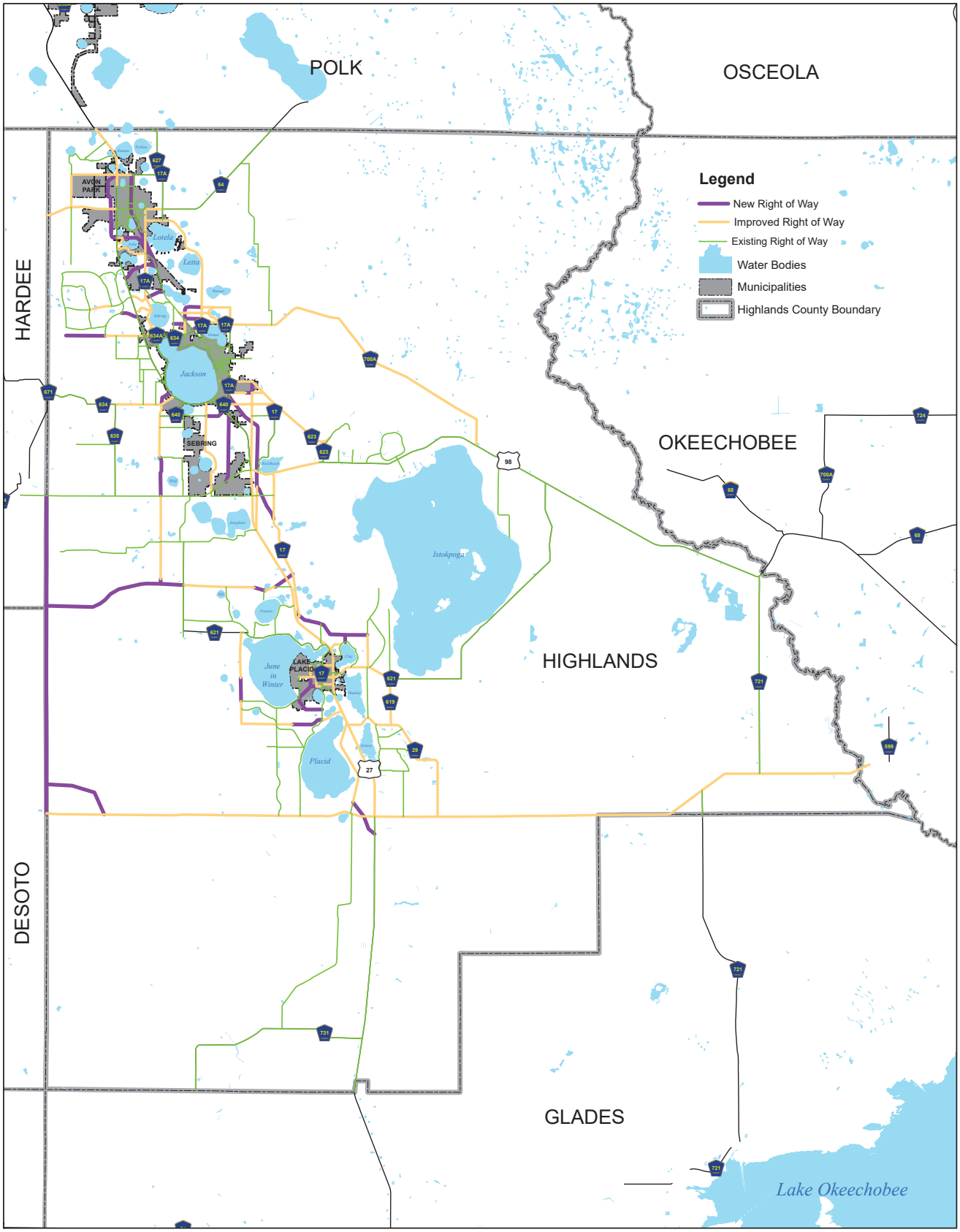
TE Map 9
Future Right-of-Way



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Amended through:
May 2024

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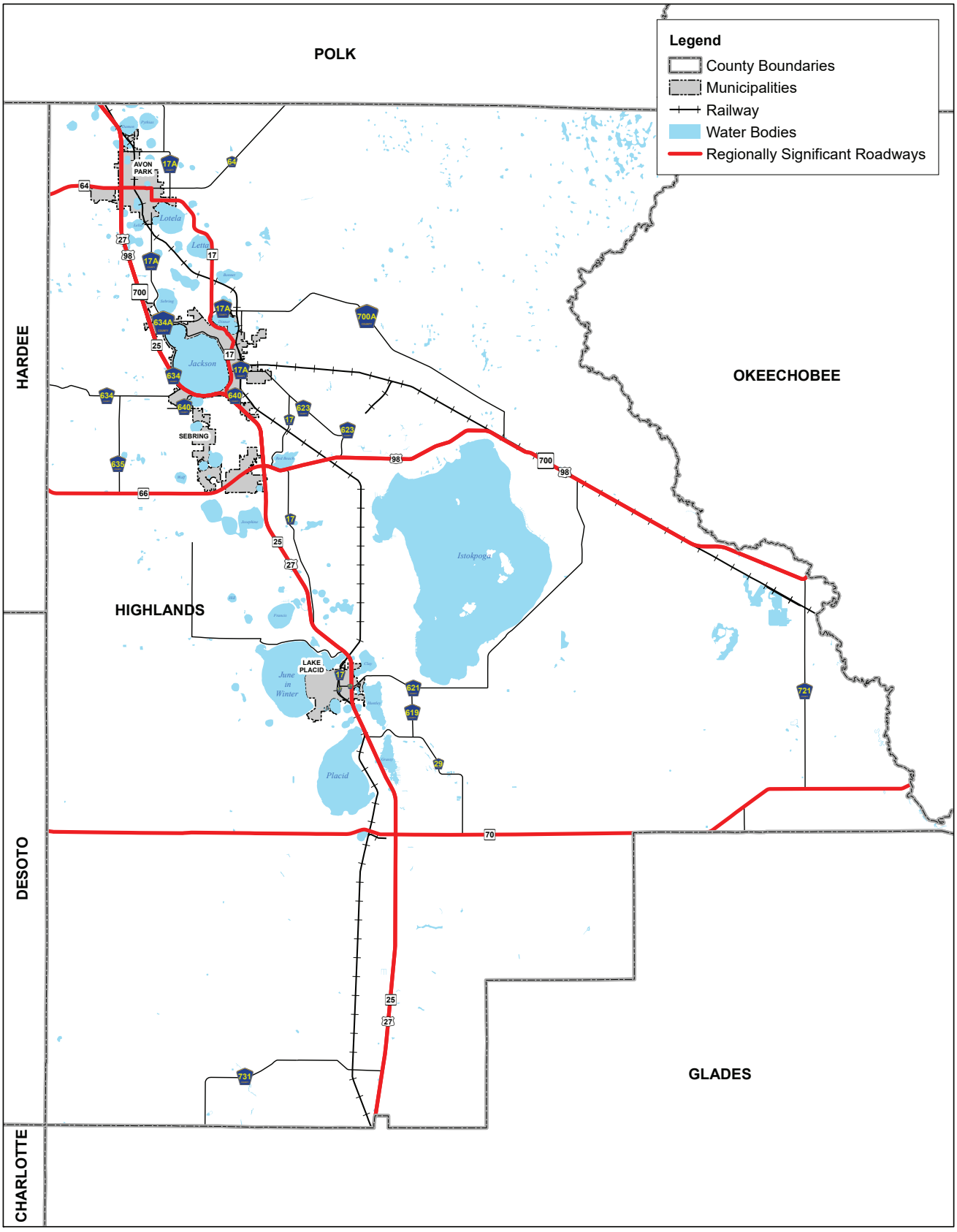
TE Map 10
Regional Roadway Network



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

DATE PREPARED:
APRIL 2017

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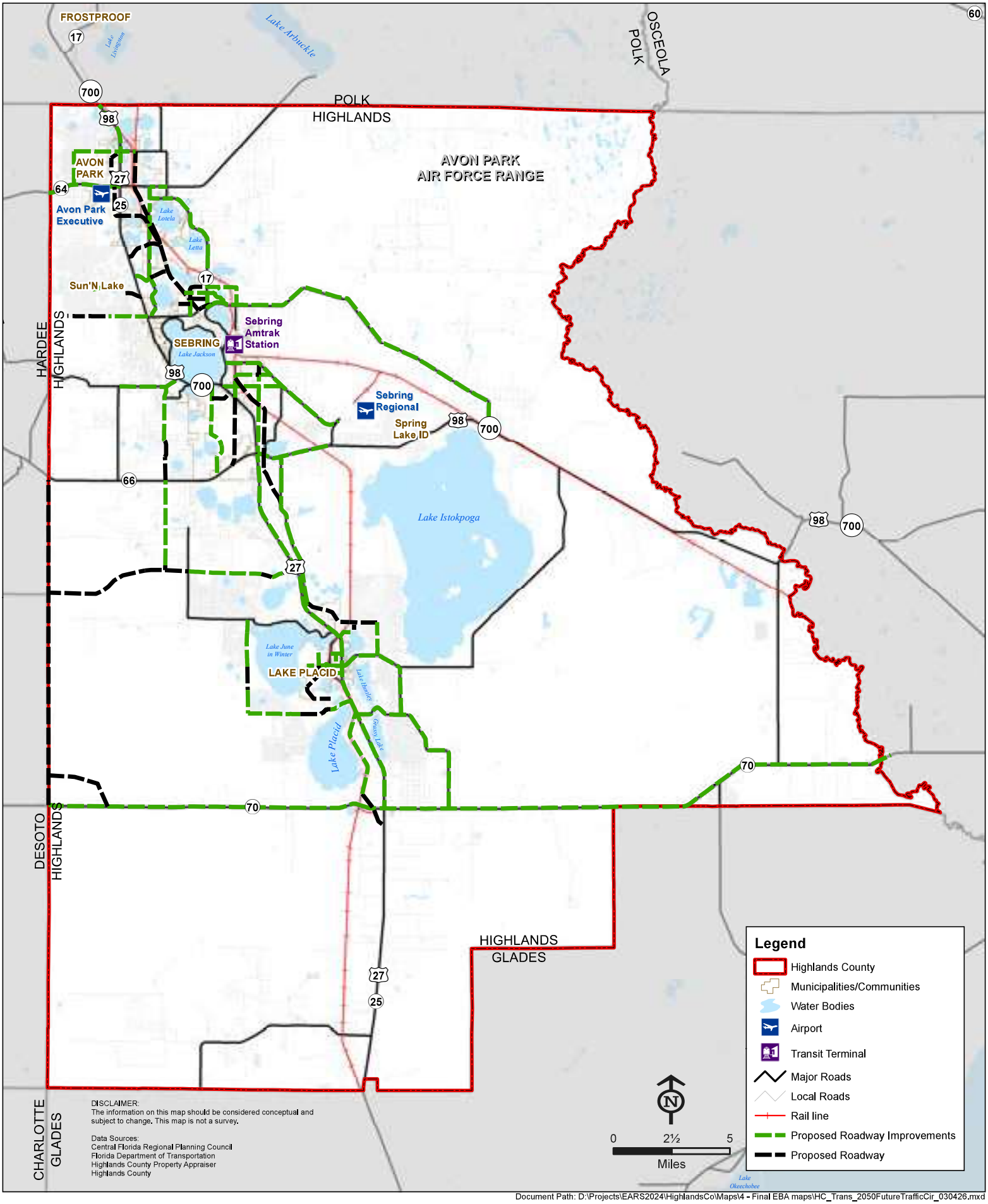
TE Map 11
2050 Future Traffic Circulation



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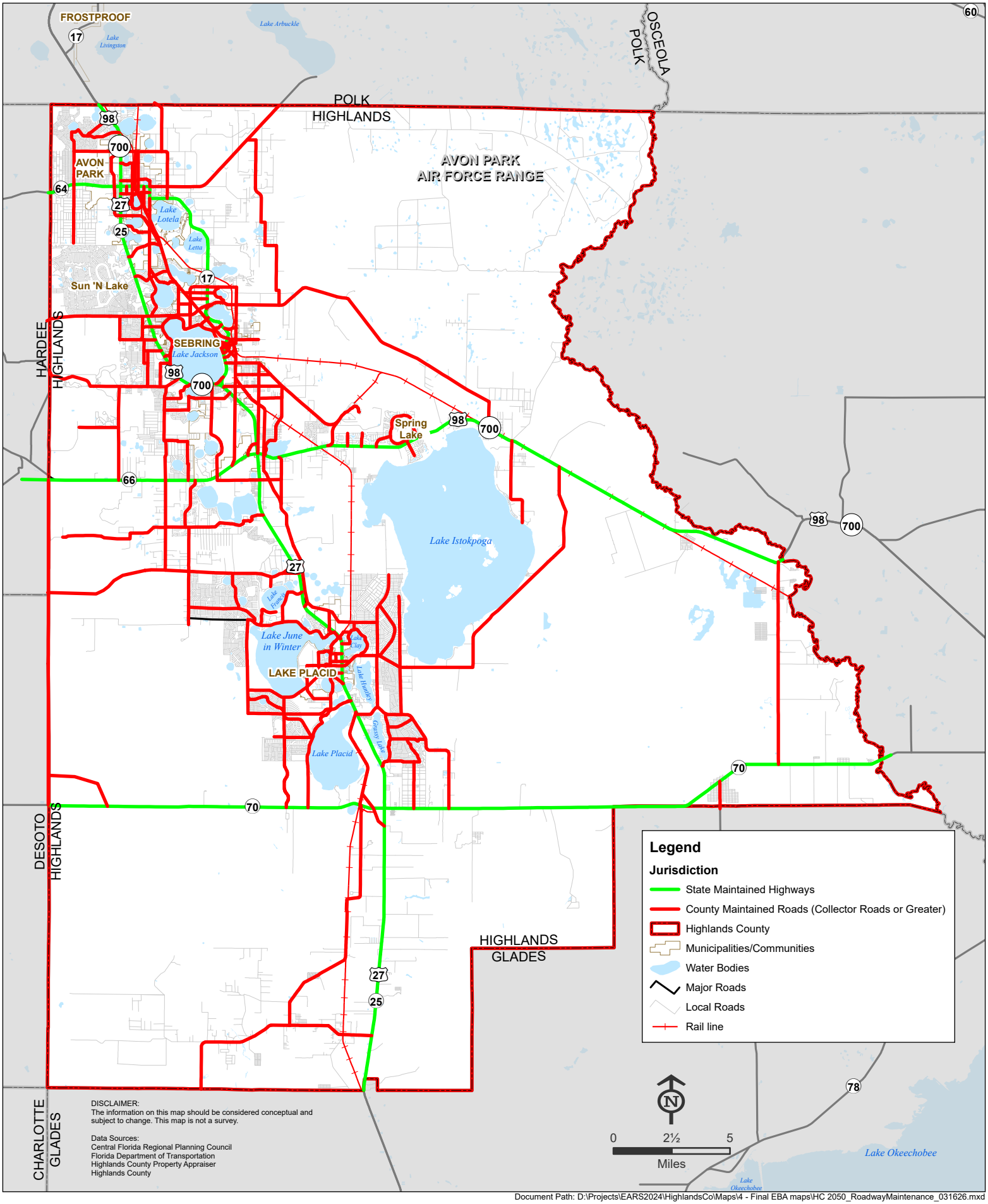
TE Map 12
2050 Future Road Maintenance Responsibility



DISCLAIMER:
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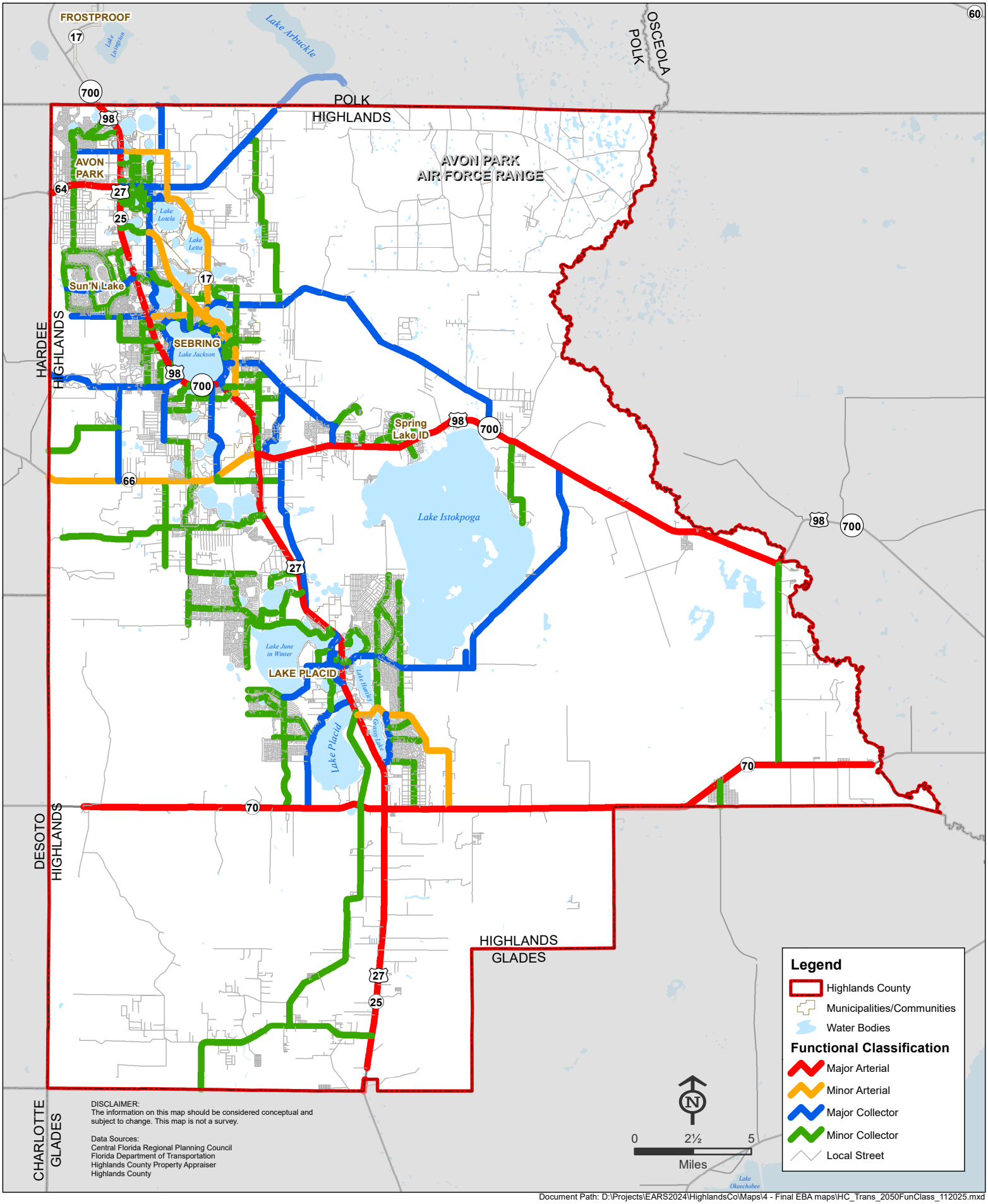
Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County

Document Path: D:\Projects\EARS2024\HighlandsCo\Maps\4 - Final EBA maps\HC 2050_RoadwayMaintenance_031626.mxd

TE Map 13
2050 Future Functional Classification



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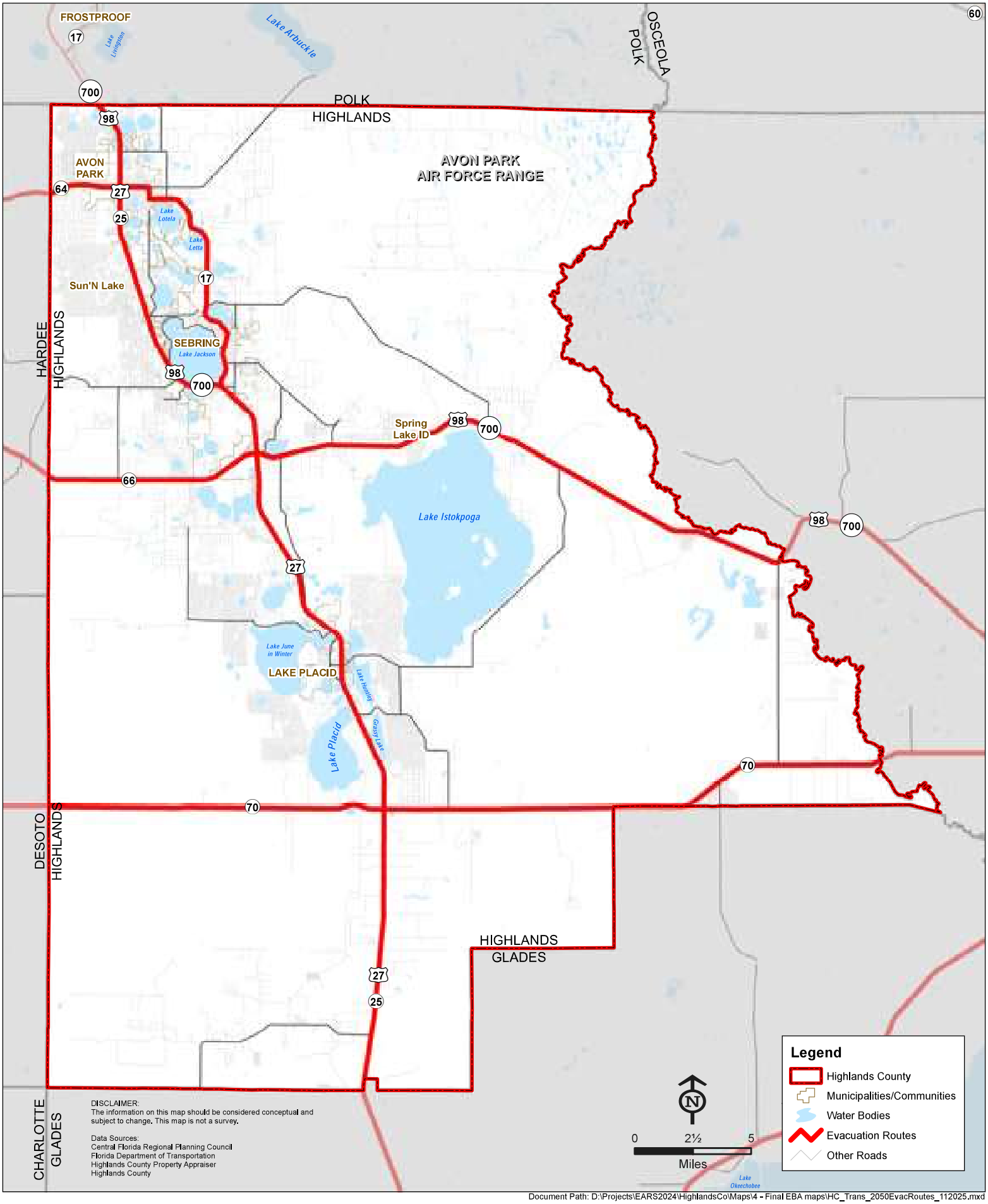
TE Map 14
Evacuation Routes



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Housing Element

HOUSING ELEMENT

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INTRODUCTION:

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of Highlands County. 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 planning horizon (2036) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

GOAL: WITHIN THE 2026 TO 2050 PLANNING PERIOD, ENCOURAGE DESIRABLE HOUSING IN A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.

OBJECTIVE 1: HOUSING IMPLEMENTATION PROGRAM

Increase housing availability to very low, low, workforce, and moderate income households.

Policy 1.1: The County's Housing Implementation Program shall consist of the following:

A. Technical assistance provisions as set forth in Housing Policies 2.1 and 2.2;

B. Implementation of the State Housing Initiatives Partnership (SHIP) Programs and Community Development Block Grant (CDBG) programs to provide housing for very low, low, workforce and moderate income households;

C. Application for CDBG and other federal and state funding programs for the elimination of blight and the provision of very low, low, workforce, and moderate income households as set forth in Housing Policies 3.1, and 3.2;

D. Identification of potential sites for very low, low, workforce, and moderate income housing as set forth in Housing Policies 4.1, 4.2, 4.3, 4.4 and 5.1;

E. Inclusion of density bonuses for housing for very low and low income households as set forth in Housing Policy 4;

F. Allowance of accessory residential dwelling units on residential lots, subject to zoning standards and conditions.

G. Consistent with Florida Statute 163.31771, the County 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.

OBJECTIVE 2: PROVIDE AFFORDABLE HOUSING

The County shall assist in providing opportunities for affordable, structurally sound housing for current and seasonal residents regardless of age, race, sex, persons with disabilities, or family size.

Policy 2.1: County Housing Assistance

Upon request, the County shall provide information and technical assistance to the private and non-profit sectors, including special interest groups such as self-help housing providers, to assist in the production of new housing units. Such assistance may include help in the preparation of applications for grants or low interest loans from federal or state funding agencies; or, the consideration of applications for density bonuses for the provision of very low, low, and moderate income housing.

Policy 2.2: Streamline Review Process

A. The County shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community, ensuring all housing applications including workforce, affordable, and very low, low and moderate income housing applications are processed as quickly as possible.

B. As part of this review the County shall include review of potential regulatory changes which may affect housing cost.

C. The County shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

Policy 2.3: Affordable Housing Developed with Adequate Infrastructure and Services

Affordable housing shall be located where adequate infrastructure and services are available.

Policy 2.4: Waiver or Deferral of Workforce and/or Affordable Housing Impact Fees

A. The County shall consider providing for the total and/or partial waiver or deferral of certain impact fees generated by the construction of owner-occupied and/or rental housing for very low, low and moderate income households.

B. The annual amount allocated to Impact Fee waivers or deferrals shall be limited to the amount approved by the Board of County Commissioners.

Policy 2.5: Local Housing Assistance Plan (LHAP)

The County, when eligible, shall participate in the SHIP Programs and shall maintain and update the Local Housing Assistance Plan (LHAP) created to make affordable residential units available to persons of very low income, low income, or moderate income and to persons who have special housing needs, including, but not limited to, homeless people, the elderly, and agricultural workers. The plan is intended to increase the availability of affordable residential units by combining local resources and cost-saving measures into a local housing partnership and using private and public funds to reduce the cost of housing.

Policy 2.6: Infrastructure Coordination

The County shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved with a high degree of priority as opportunities arise.

Policy 2.7: 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.

OBJECTIVE 3: PROGRAMS AND GRANTS TO ELIMINATE SUBSTANDARD HOUSING

The County shall apply for state, federal, and private funding to eliminate substandard housing.

Policy 3.1: Joint Redevelopment Option

The County and its cooperating municipalities shall consider developing and implementing a joint strategic redevelopment program for the neighborhoods with the highest concentration of deteriorating housing, when mutually beneficial for both the municipalities and the County.

This includes the possible joint application for grant assistance to eliminate blighted conditions.

Policy 3.2: County Grant Applications

A. The County shall submit applications to State and Federal agencies and private foundations and charities designed to provide infrastructure, drainage, stormwater, and housing construction and rehabilitation funding for the County's targeted redevelopment area(s).

B. The County shall apply for CDBG funds and other available housing funds at every funding cycle when the grant is cost-effective and beneficial for the County and the County’s residents.

C. The County shall work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions when beneficial to the County and its residents.

Policy 3.3: Implement the Standard Housing Code

The County shall continue to implement the Standard Housing Code.

Policy 3.4: Substandard Housing Defined

The County shall identify substandard housing based on the definition established in Florida Statutes, Chapter 420.

Policy 3.5: Enforce the Fair Housing Land Development Regulations

The County shall continue to enforce the Fair Housing Land Development Regulations in unincorporated Highlands County.

OBJECTIVE 4: IDENTIFY HOUSING SUBSIDY SITES

The County shall continue to update and maintain a list of sites appropriate for the location of low and very low rental income housing.

Policy 4.1: Site Criteria for Low Income Housing

Sites to be considered specifically suitable for low income families shall preferably be located near a neighborhood or community shopping facility.

Policy 4.2: Site Criteria for Elderly Housing

Sites to be considered specifically suitable for the elderly should be located in close proximity to development centers in the County to ensure the convenient availability of shopping, health care, and access to transportation options.

Policy 4.3: Site Coordination

The County shall work with interested parties to identify sites, and submit applications for funding for development of housing for the very low and low income populations.

Policy 4.4: Affordable Housing Incentives

For sites specifically identified by the County as suitable for low and very low income families, the County shall continue to implement zoning regulations which may increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units.

OBJECTIVE 5: MANUFACTURED HOME TARGET

The State and the County recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly, moderate income households. Therefore, the County shall designate, in its land use plan, sufficient land for the placement of manufactured and mobile homes.

Policy 5.1: Zones for Manufactured Housing and Mobile Homes

The County shall continue to ensure that its Land Development Regulations provide zoning of lands for manufactured and mobile homes sufficient to accommodate the anticipated need for such units during the Planning Period.

OBJECTIVE 6: GROUP AND FOSTER CARE HOUSING

In residential zoning districts, the County shall continue to implement zoning regulations to make specific provisions for the location of group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families.

Policy 6.1: Residential Districts Eligible

In order to encourage alternatives to institutionalization, all residential districts, shall be considered adequate locations for group homes or foster care facilities.

Policy 6.2: Thresholds for Establishing Group and Foster Care Housing

The County shall continue to allow group homes or foster care facilities for the physically or developmentally disabled and non-dangerously mentally ill, funded by the Florida Department of Children and Families, with six (6) or fewer residents, in the County's single-family residential zoning districts; and, to permit such facilities regardless of the number of residents, in multi-family zoning districts.

Policy 6.3: Assist Group Homes

The County shall assist in the funding and development of group homes and foster care facilities through its SHIP program.

OBJECTIVE 7: PRESERVE HISTORIC HOUSING

The County shall continue to identify historically significant housing located in the County and offer incentives for improvement of those houses.

Policy 7.1: Historic Qualification Criteria

To qualify as a historically significant house, the home shall have reached 50 years from the date of its construction and shall be identified and included in the National Register, as historic structure or landmark, in the Florida Master Site File, and the Highlands County Historic Properties Survey.

Policy 7.2: Improvement of Historic Housing

The County shall continue to offer incentives as allowed by Florida Statutes and approved by the Board of County Commissioners, to improve those properties that are identified as historically significant.

OBJECTIVE 8: DISPLACEMENT BY GOVERNMENT ACTIONS

In the event that actions taken by the County to implement federally aided or federally funded public projects result in the displacement of persons from their housing, the County shall provide relocation assistance prior to undertaking such actions.

Policy 8.1: County Relocation Assistance

When existing housing is eliminated by actions of the County to implement federally aided or federally funded public projects, relocation assistance shall be provided by the County as required by Section 421.55, Florida Statutes.

Policy 8.2: Mobile Home Park Conversions

Assist very low, low, and moderate income residents displaced by the conversion of their mobile home park in finding appropriate affordable housing.

OBJECTIVE 9: AGRICULTURAL WORKER HOUSING

Encourage the development of agricultural worker housing to meet the needs of agricultural businesses in the County.

Policy 9.1: Agricultural Worker Housing Project Density

The County shall continue to encourage clustering for agricultural workers and their families, at net densities up to 10 units per acre, in areas designated for Agriculture on the Future Land Use Map.

Policy 9.2: Agricultural Worker Housing

The County shall actively assist private industry and the County Housing Authority to increase the supply of agricultural worker housing.

Policy 9.3: Assisted Agricultural Worker Housing

Highlands County shall coordinate and work with the Highlands County Housing Authority to apply for applicable funds to increase the supply of agricultural worker housing.

Policy 9.4: The County shall continue to provide incentives to encourage private industry to develop new housing for agricultural worker housing.

OBJECTIVE 10: INCREASE IN ENERGY EFFICIENCY

Highlands County shall support energy efficiency and the application of renewable energy resources in existing housing and in design and construction of new housing.

Policy 10.1: The County shall promote infill, mixed-use and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

Policy 10.2: The County shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 10.3: The County may consider the following incentives to encourage vertical mixed-use development:

1. Reduced and shared parking standards under specified conditions;
2. Minimum and/or incentivized FARs;
3. Expedited review; and
4. Alternative urban infill code compliance standards.

Infrastructure Element

INFRASTRUCTURE ELEMENT

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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 Highlands County, Florida. All goals, objectives, and policies contained herein shall be adopted by ordinance. 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.

GOAL 1: TO PROVIDE A HIGH LEVEL OF INFRASTRUCTURE SERVICES TO COUNTY RESIDENTS WITHIN THE 2026 TO 2050 PLANNING PERIOD.

GOAL 2: TO PROTECT AND ENHANCE ENVIRONMENTAL QUALITY THROUGH ENSURING HIGHER STANDARDS OF WATER, WASTEWATER, SOLID WASTE, AND

STORMWATER MANAGEMENT SERVICES.

GOAL 3: TO MAXIMIZE UTILIZATION OF EXISTING INVESTMENT AND FACILITIES UNDER BOTH PUBLIC AND PRIVATE OWNERSHIP.

GOAL 4: TO COLLABORATE WITH AND SUPPORT THE UTILITY PROVIDERS THAT SERVE THE UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY IN PROVIDING SUFFICIENT POTABLE WATER, IDENTIFIED IN THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE, THAT IS ALLOCATED THROUGH AN EFFICIENT AND EFFECTIVE SERVICE PROVIDER PROGRAM, THAT PROMOTES WATER CONSERVATION AND RECLAIMED WATER USE, AVAILABLE TO ALL NEW DEVELOPMENT AND, WHERE APPROPRIATE, EXISTING DEVELOPMENT THAT IS CONSISTENT.

OBJECTIVE 1: ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

Recognize that properly located, designed and regulated on-site sewage treatment and disposal systems will serve as a means of wastewater treatment in residential areas of less than one dwelling unit per gross acre.

All new residential development with a gross density greater than one dwelling unit per gross acre, new multi-family development, new commercial development, new industrial development, and new public and private meeting places shall be served by a central wastewater system and shall coordinate with the appropriate utility providers that serves the unincorporated portions of the County unless central wastewater is not available within a quarter mile and fewer than three equivalent residential units (ERUs) are generated by the use or as specified in the Land Development Regulations. Connection shall be required in accordance with Florida Statutes and the Florida Administrative Code.

Policy 1.1: LDRs to Comply with State Code

The County shall continue to review and modify, where necessary, its Land Development Regulations to assure that they are in conformance, at a minimum, with Chapter 64 E-6, Florida Administrative Code (F.A.C.) "Standards for On-Site Sewage Treatment and Disposal Systems" and that the Land Development Regulations reflect the requirements of the Concurrency Management System.

Policy 1.2: Development Standards for Septic Systems

The County's Land Development Regulations shall, at a minimum, incorporate Chapter 64 E-6 (F.A.C.) standards governing the design and installation of septic systems.

A. Design engineering standards shall include minimum performance specifications for the placement of septic systems in unsuitable soils and in soils prone to seasonal flooding for determining the size, design and location of drain fields.

B. Installation standards shall include minimum specifications for the placement of on-site wastewater disposal systems above seasonal high water and for minimum setback restrictions from potable wells, natural water bodies, and protected environmental resources.

C. If individual lots within a residential project cannot meet the requirements of this policy, then no development order shall be issued for such lots until provisions for wastewater treatment are made for these lots to connect to a private or public central wastewater system or by alternative or advanced on-site septic systems as appropriate to conditions.

Policy 1.3: Grey-Water/Black-Water Septic Systems

The County shall continue to investigate the engineering feasibility and cost effectiveness of installing grey-water/black-water septic systems for certain new residential construction.

Should the Board of County Commissioners find the merits of such septic systems to be acceptable, the County shall amend its Land Development Regulations to require their installation for all new home-site construction of one gross acre or larger in developments:

A. Which are proposed or approved at a net density between 2.0 and 4.0 units per acre; and

B. Where such home-sites are not or cannot be served by a central wastewater system.

Policy 1.4: Septic System Management Program

The County and the Highlands County Health Department may cooperatively seek to develop and implement a pilot septic system management program which evaluates implementation of a larger program for the entire County jurisdiction.

Policy 1.5: Use of the Performance-Based On-Site Wastewater Disposal System

A septic drain field shall be set back not less than 75 feet from wetlands and surface waters, but may be greater where unsuitable soils will preclude a typical on-site wastewater disposal system; however, a setback of less than 75 feet may be allowed if a Performance-Based on-site wastewater disposal system described in Chapter 64 E-6 F.A.C. is utilized as the central wastewater treatment and disposal system, based upon the design and recommendation of an engineer experienced in the design and installation of wastewater systems, and as approved by the Health Department for residential development which is outside the reach of a central wastewater system and confronted with the cited environmental issues.

When an on-site system is identified as needing replacement, this policy shall apply if the lot is within 300 feet of a surface water body or is 10,000 square feet or less.

OBJECTIVE 2: CENTRAL WASTEWATER SYSTEMS

Recognize that certain land uses and development densities require central wastewater systems and require coordination with utility providers for the unincorporated portions of the County.

Policy 2.1: Central Wastewater Density Threshold, Development Standards, and Levels of Service

A. All new establishments and residential units that are required by the policies of this objective to be served by a central wastewater system, shall connect to central wastewater collection lines at the time of initial development, but only where the nearest wastewater line is located closer than one-quarter mile from the property line boundary, as measured and accessed via existing easements or rights-of-way consistent with State rules and guidelines.

B. The County shall continue to review and modify, where necessary, its Land Development Regulations to assure that:

1. Central wastewater systems shall be provided:

   a. For residential development with densities greater than one dwelling unit per gross acre unless central wastewater is not available within a quarter mile and fewer than three equivalent residential units (ERUs) are generated by the use or as specified in the Land Development Regulations,

   b. For mobile home parks and campground development and districts,

   c. For all new commercial and industrial development (except as otherwise allowed on septic systems),

   d. Except as otherwise provided herein, existing developments utilizing on-site wastewater treatment and disposal systems will be required to connect to central wastewater treatment facilities when made available consistent with the requirements of Florida Statutes and the Florida Administrative Code.

2. When domestic wastewater flows are expected to exceed 10,000 gallons per day per establishment (pursuant to Chapter 64 E-6, Florida Administrative Code) or, notwithstanding the property's zoning district, all new residential subdivisions with a gross density greater than one dwelling unit per acre shall be served by a central wastewater system.

3. All newly constructed private central wastewater systems shall be engineered for eventual integration into a publicly operated interceptor central wastewater network.

4. The County shall coordinate with the utility providers for the unincorporated areas to meet the minimum Level of Service standard in the design of wastewater treatment plants as follows:

RV Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Subdivision	120 gpcd
Multi-Family Development	120 gpcd

5. Standards for the proper location, construction, operation, monitoring, reporting, and maintenance of package wastewater treatment plants shall be included in the LDRs.

C. Whenever connection to a private or public central wastewater system is refused by an operator; is unavailable at the time of construction; or, whenever connection points to an interceptor are more than one-quarter mile from the property line boundary of the project, the County shall require connection to a central wastewater system available from a utility provider consistent with the requirements of Florida Statutes and the Florida Administrative Code. The County may approve an incremental or phased installation of a central wastewater system to accommodate the development.

Policy 2.2: Survey Wastewater Treatment Facilities

The County staff shall continue to compile and analyze data on the entity having operational responsibility, current demand, level of service, and an analysis of the general performance for each identified public and private wastewater treatment facility. These areas shall be mapped and kept updated to be used in making concurrency management decisions.

OBJECTIVE 3: EXPANSION OF CENTRAL WASTEWATER TREATMENT SYSTEMS

Act as a catalyst for the expansion of central wastewater systems in unincorporated Highlands County.

Policy 3.1: Central Wastewater Treatment Network

Utility providers are encouraged to extend central wastewater systems to priority areas identified and mapped by the County.

A. In the case of a utility which provides both central potable water and wastewater treatment services, the utility is encouraged to extend potable water and wastewater lines concurrently.

   As an exception to this policy, lines may be extended separately if the service area is primarily composed of one type of service line and is located at a distance from which it would be economically inefficient to require concurrent extensions.

B. When it is necessary for potable water or central wastewater lines to be extended through areas designated at less than one dwelling unit/acre in order to provide service to lands located within another priority area, the extension of such lines shall not be construed as justification for development at urban densities adjacent to the extended infrastructure.

Policy 3.2: Wastewater Facility Funding

The County shall continue to assess the feasibility and benefits of establishing additional special benefit districts, or other methods as a means of creating a better investment climate and stimulating growth in specific areas designated for central wastewater treatment service.

Policy 3.3: County-Wide Sewer System Master Plan

Based on the results of the Central Sewer Study Committee's Report, the County may consider assisting utility providers that serve the unincorporated portions of Highlands County in the preparation of a master plan for the provision of wastewater treatment facility expansions and or consolidations in the County with specific locations for serving future commercial and industrial development.

Policy 3.4: Wastewater System Consolidation Option

The County should support utility providers as they continue to explore the consolidation of other larger privately owned wastewater systems, and, if possible, the County should consider consolidation proposals from qualified owners of private wastewater systems serving the unincorporated portions of Highlands County.

OBJECTIVE 4: MAINTAIN ADOPTED LEVELS OF SERVICE FOR WASTEWATER TREATMENT

Wastewater treatment facilities shall be maintained, operated and monitored so as to provide capacity sufficient to satisfy adopted Levels of Service established by Policy 2.1.

Policy 4.1: Survey and Prioritize Wastewater System Needs

Highlands County shall obtain monthly when available, but no less than quarterly, Florida Department of Environmental Protection (FDEP) reports of total capacity and facility demand for each wastewater utility system to assure that adopted Level of Service Standards are maintained and the Concurrency Management System is up to date.

Policy 4.2: Where deficiencies or impending deficiencies are identified by utility providers within Highlands County, the utility provider shall notify Highlands County of their plans to correct deficiencies, allowing these plans to be taken into account in making concurrency determinations.

Policy 4.3: The County shall cooperate with the Southwest Florida Water Management District (SWFWMD) in the implementation of the regulations established for the Southern Water Use Caution Area (SWUCA) by supporting utility providers as they off-set the use of potable water through an increase in reclaimed water use for non-potable uses.

Policy 4.4: All new residential and non-residential development within the Placid Utilities service area shall install dry lines to accommodate the collection of wastewater and will hook-up when collection mains become available.

OBJECTIVE 5: GROWTH MANAGEMENT THROUGH CENTRAL WASTEWATER SYSTEMS

The County shall implement procedures which discourage urban sprawl and maximize the use of existing facilities, especially areas served by centralized and planned infrastructure.

Policy 5.1: Develop Areas Served by Central Wastewater Systems

In addition to implementing a policy for centralized wastewater systems, the County intends to discourage urban sprawl and provide for the more efficient use of existing central wastewater facilities through a purposeful implementation of the General Growth Management Strategy articulated under Future Land Use Objective 1.

The County shall encourage residential density concentrations, as opposed to large lot, low density residential within the service areas as a means to economically capture wastewater of sufficient quantity for reclamation and distribution for irrigation or commercial/industrial use.

Policy 5.2: Central Wastewater Systems

Central wastewater systems shall be required in Sustainable Communities.

OBJECTIVE 6: SUPPORT THE UTILITY PROVIDERS THAT SERVE THE UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY TO ENSURE SUFFICIENT POTABLE WATER CAPACITY IS AVAILABLE TO RESIDENTIAL AND NON-RESIDENTIAL USERS CONSISTENT WITH THE WATER SUPPLY FACILITIES WORK PLAN

UTILIZE THE DATA, ANALYSIS, AND RECOMMENDATIONS OF THE WATER SUPPLY FACILITY WORK PLAN (WSFWP) AS A GUIDE TO MONITOR WATER PROVIDERS SERVING UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY.

Policy 6.1: Water Supply Plan Updates

A. Highlands County shall coordinate with the staff of the South Florida and Southwest Florida Water Management Districts as Regional Water Supply Plans are updated. The County shall review and update the Highlands County 10-Year Water Supply Facilities Work Plan (WSFWP) at least every five (5) years, within eighteen (18) months after the adoption of updates to the South Florida and Southwest Florida Water Management District Regional Water Supply Plans. Any changes to occur within the first five (5) years of the WSFWP shall be included in the annual Capital Improvements Plan update to ensure consistency between the infrastructure and Capital Improvements Elements.

B. The County hereby adopts by reference the Highlands County 10-Year Water Supply Facilities Work Plan (WSFWP) Update 2022-2032, dated August 2, 2022. The WSFWP addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the County.

Policy 6.2: Design Capacities for Public Water Systems

A. The County shall coordinate with the utility providers that service the unincorporated areas of the County to ensure that the following minimum design standards to residential water systems are maintained:

RV Park	75 gpcd
Mobile Home Park	100 gpcd
Single Family Residential	120 gpcd
Multi-Family Development	120 gpcd

B. The County shall assist the utility providers to ensure there is a total project water storage capacity (in combination with standby pumping capacity) of at least 50% of the maximum daily water system demand.

Minimum water pressure for fire-flows shall be 20 pounds per square inch, with minimum flow capacity as follows:

Residential	500 gallons per minute
Commercial	750 gallons per minute
Industrial	1,000 gallons per minute

On the calculated fire flow rate based on a higher psi.

C. The County shall continue to administer Land Development Regulations which require new development or redevelopment to meet or exceed the above standards, unless greater or lesser flows/capacities are demonstrated to be required or adequate to serve the project.

Policy 6.3: Study Existing Public Water Systems

The County staff shall monitor public and private water facilities the entity having operational responsibility in the unincorporated portions of Highlands County as they continue to compile data on current demand, level of service, and an analysis of the general performance for each identified public and private potable water facility. The information generated by this survey shall be used as reference material for implementing Future Land Use Policy 6.2.

A. The County shall coordinate with the utility providers to identify and monitor water supply source deficiencies and improvements needed to serve unincorporated portions of Highlands County consistent with the County's 10-Year Water Supply Facilities Work Plan.

B. The County shall coordinate with the utility providers to identify and monitor water supply demands created by new development within the County for impacts upon public water supply providers and as it pertains to their respective 10-Year Water Supply Facilities Work Plan and the Regional Water Supply Plans of the SWFWMD and the SFWMD.

C. Where practical, the County shall assist utility providers to decentralize their potable water by locating new wells and associated water supply infrastructure in strategic locations to ensure sufficient water pressures throughout the system and to distribute aquifer draw downs.

D. The County shall coordinate with and strongly encourage utility providers, wherever possible, to construct loops within their water distribution systems to more evenly maintain consistent water pressure.

Policy 6.4: Water Storage Deficiencies

The County shall work in conjunction with the utility providers that service the

unincorporated portions of the County, SWFWMD and SFWMD to eliminate water storage deficiencies. Existing developments having water storage capacity deficiencies shall give priority to the elimination of such deficiencies.

Policy 6.5: Mandatory Connection to Central Water System

Connections to Central potable water systems shall be guided by the following:

A. Except for lots greater than one gross acre, require connection to the central water system for all new development within one-quarter mile of an existing water line.

B. The County shall require that all new development and redevelopment containing dwelling units on lots smaller than one (1.0) gross acre in size to provide potable water as follows:

1. Multi-Family Developments (regardless of parcel size) and subdivisions with lots less than 1 acre in size shall be required to:

a. Connect to an existing system; or

b. Construct or guarantee to construct an approved central potable water system, or sufficiently upgrade an existing system to serve the entire proposed project.

2. Multi-Family Developments (regardless of parcel size) and subdivisions with lots less than one (1) gross acre in size shall be required to provide or guarantee to provide a central potable water system designed to support all phases of the development to provide for future fire suppression requirements including hydrant connections.

C. Commercial and industrial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.

D. The Town of Lake Placid Utilities, to include the former Placid Utilities and Highway Park Utilities shall endeavor to provide potable water service to all existing residences and businesses within the unincorporated portion of its prescribed service area, scheduled by an annual update of the Water Supply Facilities Plan. Each new residence and business developed within the unincorporated portion of the Town of Lake Placid Utilities Service Area shall be required to connect to public potable water services, and where available, shall have access to reclaimed water for irrigation and industrial/commercial use.

E. The County shall require all residences within the unincorporated portion of the Town of Lake Placid Utilities Service Area that are using intercept devices provided by the Department of Environmental Protection and the Department of Health, due to well-water contamination, to connect to the potable water system, when it

becomes available, within a time certain established by the Board of County Commissioners.

F. Wherever a utility provider has assumed the responsibility to provide water connections in areas subject to surficial aquifer contamination, the utility provider shall continue to plan for and provide potable water service to existing and proposed development within its selected service areas.

G. The County shall encourage utility providers to proactively investigate the opportunities for grant–in–aid, provided by the various state agencies responsible for water quality control, and to implement programs for domestic hook-ups to public potable water systems.

H. Incremental installation of the potable water and fire suppression system to accommodate phased development may be allowed upon approval by the Board of County Commissioners.

I. Private drinking water systems shall be required to meet the level of service standards set forth in Infrastructure Policy 6.2.

J. Commercial and industrial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.

K. Pursuant to F.S. 163.3180, prior to the issuance of a building permit, the developer shall submit written guarantee from the water supplier to ensure adequate water supplies will be available by the date of issuance of a Certificate of Occupancy and no Certificate of Occupancy shall be issued until potable water is available to the unit.

Policy 6.6: Wellhead Protection Zones

A. For a use or development activity known to adversely affect the water quality of public water supplies, the County shall require a "Wellhead Protection Zone" around all public potable water wells and entirely on the affected property whenever possible. Existing land uses and activities within the Protection Zone as of the effective date of this policy (May 2, 1994) shall be considered a legal nonconforming use.

1. *Zone of Exclusion* is that area within a 200-foot radius around an affected wellhead.

   Only the following future land uses and development activities shall be allowed:

   a. Uses functionally related to the water supply system;

b. Open space, parks, playgrounds, playing courts, open air shelters, and other similar recreation facilities; and,

c. One single-family dwelling unit per parcel, tract, or lot that may be entirely or partially within this Zone of Exclusion, provided that it was created on or before the effective date of the adoption of this policy and provided that the residence cannot feasibly or practicably be located outside this Zone.

No parking areas, structures, or impervious surfaces - except for those listed above or accessory to residential uses - shall be allowed in this Zone of Exclusion.

2. *Zone of Control* is that area within a 600-foot radius around an affected wellhead.

3. All the land uses and activities listed below shall be prohibited:

a. The bulk storage, processing, or disposal of off-site generated hazardous waste, special solid waste (as defined by County Land Development Regulations), and medical waste;

b. Central Wastewater system lift stations, wastewater treatment plants, percolation ponds, and sludge or septic land application sites;

c. Landfills, landfill operations, open dumps, junkyards, and the processing or disposal of solid waste which is not generated at the site;

d. Mines and mining operations which intersect or disturb the groundwater table;

e. The bulk storage, mixing, processing, production, or disposal of:

i. Any pesticide for which an area of groundwater contamination has been delineated by the Florida Department of Environmental Protection within Highlands County under Chapter 62-524 F.A.C.; and,

ii. Sewage and sludge.

f. The bulk storage or disposal of pesticide containers;

g. Agricultural and industrial processing plants;

h. Feed lots or other concentrated livestock yards or facilities;

i. The bulk storage, mixing, processing, production, or disposal of substances listed in the federal Comprehensive Environmental Response Compensation Liability Act (CERCLA) in 40 CFR Part 302, Table 302.4 which are known to pollute or contaminate groundwater; and,

j. The application of fertilizers, except if done in accordance with application rates recommended by the Institute of Flood and Agriculture Services (IFAS) or in accordance with the Best Management Practices published by IFAS, whenever applicable.

3. Within the Zone of Control, the land uses and activities listed below shall be restricted:

a. Industrial land uses and development activities not covered above, including the installation of infrastructure in support of such development, excepting that which is necessary for well construction, appurtenant operational and distribution facilities, and well maintenance activities; and,

b. Golf courses, citrus groves, caladium fields, plant nurseries, or other commercial food crop cultivation or high intensity agriculture operation.

B. For purposes of implementing this policy, the setback standards and prohibitions expressed in paragraph "A" above shall not apply to existing land uses or activities around non-public potable wellheads. The term "existing" in this context shall mean prior to the effective date of this policy's adoption. If, however, the existing land use or activity changes status after the effective date of this policy's adoption, the setback standards and prohibitions shall apply henceforward to the property.

C. For the purpose of implementing this policy, a public potable water well shall mean any well connected to a public or private potable water supply system which has 15 or more service connections or regularly serves a minimum of 25 persons daily at least 60-days per year, as defined by Chapter 62-550 F.A.C.

D. The setback standards expressed in paragraph "A" may be increased or decreased on the basis of specific hydrological data which supports an expansion or a reduction of the area encompassed by a Wellhead Protection Zone. Furthermore, these setback standards may be reduced or increased in specific instances where the governing regulations of State permitting agencies prescribe a setback distance from the wellhead.

E. Should groundwater contamination be traced to the use of labeled pesticides, the County shall request that the Department of Agriculture and Consumer Services (DACS) review the pesticide in order to determine whether additional DACS

restrictions are necessary to protect groundwater from further contamination by the use of such pesticide.

F. Public potable water wells shall be abandoned in accordance with Chapter 62-532, F.A.C.

Policy 6.7: LDRs for Wellhead Protection Zones

The County shall continue to administer development standards within its Land Development Regulations which are consistent with the provisions of Policy 6.6 relating to wellhead protection zones.

Policy 6.8: Clearinghouse Procedures for Public Water Systems

A. Any development application which involves the construction of a new, or retrofit of an existing public potable water well system, as defined by Chapters 62-532, 62-550 & 62-555, F.A.C., shall be forwarded to the following agencies for regulatory review prior to the County taking action on the affected application:

1. Florida Department of Environmental Protection (DEP);

2. Florida Department of Health (DOH);

3. South Florida or Southwest Florida Water Management District (SFWMD or SWFWMD).

B. The County shall condition its development order based upon the permit requirements expressed by any of these agencies which shall be 30 calendar days of receipt of the application to respond. In the event that the agency does not respond within this time-frame, the County shall advise the applicant of their responsibility to obtain appropriate state and federal permits.

Policy 6.9: Reserved

Policy 6.10: Additional Task for Sewer and Water

The findings of the County's Comprehensive 1993 Sewer and Water Study shall be considered for incorporation into any future studies by utility providers and shall include a cost-benefits and feasibility analysis for a County-wide central water distribution network, whereby water mains would be extended to connect households on private shallow wells to public water systems with deep wells.

Policy 6.11: Support Quality of Water Improvement Project (QWIP)

The County shall coordinate with the Water Management Districts to identify candidate projects for the QWIP.

Policy 6.12: Promote Public Health Risk Education

The County shall assist the Florida Department of Health in distributing pertinent data, such as health risk information, well location and testing for water potability to households which draw potable water from shallow or surficial wells, where groundwater may be contaminated.

Policy 6.13: Community-Wide Potable Water/Wastewater Monitoring

The County shall continue to implement an on-going monitoring program, which it will initiate in conjunction with the utility directors of the municipalities of Avon Park, Sebring and Lake Placid, tracking the cumulative disposition of the committed water demand, the permitted capacities and the available or excess capacities, as well as wastewater treatment capacities, as planning tools to determine the efficacy of future development requests within the County that might draw upon these resources.

OBJECTIVE 7: POTABLE WELL DESIGN AND WATER QUALITY STANDARDS

Establish minimum design, construction, and water quality standards for all potable water wells.

Policy 7.1: Construction Standard for Deep Water Wells

The County shall continue to direct applicants to the minimum construction standards requiring that all water wells extending deeper than the surficial aquifer be cased and continuously grouted from the surface to the confining layer of that aquifer, consistent with the permit requirements of both the South Florida and the Southwest Florida Water Management Districts.

Policy 7.2: State Certification to Drill Water Wells

The County shall require all water wells to be installed by State certified well drillers as a condition of Building Permit approval.

Policy 7.3: Identification of Well Head Protection Areas

In lieu of the completion of the Water Management Districts' Cones of Influence study for Highlands County, pursuant to Section 373.0391 F.S., the County shall keep current the designation and mapping of its Well Head Protection Areas on the FLU Map 10-Highland County Public Water Supply Map within its Future Land Use Map Series.

OBJECTIVE 8: CONSERVE POTABLE WATER RESOURCES

The County shall support procedures which provide for conservation of potable water resources.

Policy 8.1: Establish Water Conservation Program

A. The County shall continue to investigate and implement programs and procedures to address conservation of potable water resources through treated water reuse, stormwater treatment areas and other methods.

B. The County shall consider implementing other water conservation strategies in tandem with Water Management District programs. Such programs may include, but are not be limited to, water reuse measures for both urban and agricultural land applications, code requirements for the installation of low-flow restrictors and other water conserving devices in new construction, and promotion of programs to conduct voluntary home audits for water leakage.

C. The County will continue to support the Agriculture community in its on-going efforts to increase its water efficiency through the implementation of established programs in cooperation with the Florida Department of Agriculture and Consumer Services, the WMD's, UF Institute of Food and Agricultural Sciences, and United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

Policy 8.2: Coordinate and Enforce Water Restrictions

A. The County shall continue to coordinate with the South and Southwest Florida Water Management Districts in promoting public education programs and outreach, campaigns and demonstration projects, about water conservation techniques and the use of low impact development principles.

B. The County shall continue to enforce water restrictions on lawn irrigation and shall continue to promote Florida Friendly Landscape installations for new development via its Land Development Regulations.

OBJECTIVE 9: SOLID WASTE DISPOSAL CAPACITY

Assure adequate solid waste disposal capacity for all residents of the County by meeting scheduled capacity increases.

Policy 9.1: County Solid Waste Management Center (SWMC)

The County shall continue to operate a Class I landfill facility, providing for the long-term disposal needs of County residents, visitors, and businesses.

Policy 9.2: Level of Service for Solid Waste

The County's level of service (LOS) for household Solid Waste shall be 5.21 pounds/person/day.

The target of 3.75 pounds/person/day or less shall be sought, after diversion of household recyclables.

Policy 9.3: LDRs to Establish LOS for Solid Waste

The County shall continue to administer, within its Land Development Regulations, the requirement that prior to permitting a proposed project, the County shall have available capacity for 5.21 lbs./person/day of solid waste consistent with Policy 9.2 with an amendment to the applicable LDRs pertaining to the target of 3.75 lbs./person/day after recyclables are diverted.

Policy 9.4: Recycling Target

The County shall work to reduce the average 5.21 lbs./person/day input to the landfill in efforts to help achieve the State of Florida’s recycling and reduction goals. This can be achieved through public education and participation in recycling and other techniques to reduce the waste stream.

The Land Development Regulations shall establish performance standards for recycling all materials, including construction and demolition debris.

Policy 9.5: Solid Waste Management Center Maintenance Enterprise Fund

Monies derived from fees charged to all users of the Solid Waste Management Center (SWMC) shall be used to construct, operate and shut-down each cell at capacity.

Policy 9.6: Construction and Demolition Wastes

The Solid Waste Management Center (SWMC) shall accommodate construction and demolition debris (C&D) generated within the County.

OBJECTIVE 10: RECYCLING PROGRAM

The County shall increase its solid waste landfill capacities through recycling programs and support the incorporated areas in their recycling efforts.

Policy 10.1: Distribute Public Information

The County shall continue to provide public information and coordination for public awareness programs to increase recycling participation.

Policy 10.2: Recycling Drop Points

The County will provide at least one recycling drop-off center within the jurisdictional boundary of the City of Sebring and the Town of Lake Placid until the governing body of each jurisdiction develops its own recycling program.

Policy 10.3: Public Education Efforts

The County shall continue public education efforts, including the provision of recycling curriculum materials for schools and public appearances in the community.

Policy 10.4: Curbside Recycling

The County has implemented curbside recycling within its unincorporated portions of the County, with increased emphasis on recycling multiple materials consistent with Policy 9.4.

OBJECTIVE 11: PROHIBIT INCINERATION OF CERTAIN WASTES AND THEIR IMPORTS TO LANDFILL SITES

Highlands County shall prohibit the construction of any treatment or incineration facilities which handle hazardous, solid, radiological and pathological wastes generated outside Highlands County, and shall prohibit the importation of such wastes for disposal in any landfill sites within the County, including its incorporated jurisdictions. Hazardous waste shall mean any substance, chemical, material, refuse, or product which is listed or defined as hazardous pursuant to Chapter 62-739, Florida Administrative Codes.

Policy 11.1: Land Development Regulations Prohibiting Treatment or Incineration of Certain Wastes

The County shall continue to enforce Land Development Regulations prohibiting the construction of any treatment or incineration facility designed to handle any hazardous, solid, radiological, or pathological waste not generated inside Highlands County, and to prohibit the importation or treatment of hazardous, radiological, or pathological wastes resulting from any industrial or medical activity occurring outside of Highlands County.

Policy 11.2: Landfills Not to Contain Certain Wastes:

Sanitary landfill sites within the County shall not be a repository for any hazardous, solid, radiological, or pathological waste materials which are generated outside of Highlands County or transported into Highlands County for processing or disposal.

Policy 11.3: Hazardous Waste Defined

A. For purposes of County regulation, permit procedures, or enforcement, hazardous waste shall be defined to include any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, re-manufacturing or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect:

1. Public health and safety;

2. The naturally occurring ecology of the County;

3. The purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and,

4. The productivity and usefulness of private property.

B. Hazardous waste is further defined for the purposes of this Policy as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County.

Policy 11.4: Interagency Hazard Use Mitigation Report Recommendations

The County shall coordinate Future Land Uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that have been filed with the County and are determined to be appropriate. Reviews shall be conducted annually to determine response to any reports filed with the County or by the County.

OBJECTIVE 12: CORRECT DRAINAGE FACILITY DEFICIENCIES

The County shall implement procedures which correct existing drainage facility deficiencies and preserve capacity.

Policy 12.1: Identify Priority Drainage Projects in the Capital Funding Strategy

The County shall continue to prepare a list of drainage improvements for consideration and incorporation into its Capital Funding Strategy (CFS).

Candidates for this list shall be based upon existing service area impacts and an assessment of operational performance deficiencies. Priority consideration shall be given to those improvements which correct major problems to, or maintain the operating capacities of, existing drainage facilities.

The County shall maintain, on a continual basis, an inventory of existing and newly constructed major drainage facilities and shall map their geographic service areas. This Drainage Facility Inventory shall include a directory of operators and shall record the predominant land uses served by each facility, their operational status on an annual basis, and their design capacity.

Policy 12.2: Conduct Drainage Study

The County shall work cooperatively with the Water Management Districts and the municipalities to locate funding for a county-wide drainage study.

Policy 12.3: Level of Service for Stormwater Run-Off

The County shall continue to review and modify, where necessary, its Land Development Regulations to require new development to utilize the appropriate SWFWMD, SFWMD, or FDOT drainage procedures and methods to ensure that post-development run-off will not exceed pre-development run-off for a minimum 25-year/24-hour storm event.

Best Management Practices shall be utilized to meet state water quality standards and the following minimum level of service standards:

New Development:

SWFWMD LOS: 25-year/24-hour storm event

(peak discharge, 25-year/24-hour)

SFWMD LOS: 25-year/24-hour storm event

(peak discharge, 25-year/36-hour).

Note: Direct discharges into designated outstanding Florida waters shall require a treatment area one and one-half (1.5) times that otherwise required.

Existing Development:

Interim LOS: 10-year/24-hour storm event.

Policy 12.4: LDRs for Stormwater to Comply with State Law

The County shall modify its Land Development Regulations to meet any new stormwater management plan requirements, standards and criteria as soon as practicable.

Policy 12.5: LDRs Based on Results of Policy 12.2 Study

Within one year of the above study results, the County shall amend its Land Development Regulations to:

Establish supplementary setback requirements for lakes to avoid flooding of habitable structures; and,

Regulate site modification and construction activities that would reduce the hydraulic efficiency of 10-year/24-hour storm event flow ways, consistent with Water Management District and Florida Department of Environmental Protection requirements.

Policy 12.6: Stormwater Retention/Discharge Standards

In order to limit stormwater pollution pursuant to receiving water quality standards established in Chapter 62-302 F.A.C., all new development and redevelopment shall be designed to conform with surface water management rules of the Southwest Florida Water Management District (SWFWMD) under Chapters 40D-4 and 40D-40 F.A.C. -or- the South Florida Water Management District (SFWMD) under Chapters 40E-4 and 40E-40, F.A.C.

Vegetated swales or discharge into an approved stormwater management system may be used to satisfy retention or detention requirements, provided that State water quality standards are met prior to discharge.

Individual lots which are not part of a subdivision, or which exist as isolated vacant lots within developed subdivisions (and would therefore constitute infill lots), shall utilize standardized vegetated swales or other detention/retention facilities which are estimated to achieve this policy criteria.

Upon adoption, these water quality and quantity standards shall apply to all new development and redevelopment, regardless of size. As a means to assure compliance, a drainage plan showing all drainage improvements and facilities, including swales, shall be submitted with Improvement Plans for plats and site plans.

Policy 12.7: Maintenance Coordination of Private Drainage Systems

The County will list those private drainage systems, identified in Policy 12.1 that can be coordinated into a scheduled maintenance program, for the purpose of sustaining these functional drainage systems operating at their designed capacity as integral links within their respective drainage basins.

OBJECTIVE 13: MAXIMIZE USE OF EXISTING STORMWATER FACILITIES

The County shall implement procedures which maximize the use of existing and planned stormwater management facilities.

Policy 13.1: Existing Stormwater Facilities to Support Growth

The County shall continue to administer its Land Development Regulations to maximize

the use of existing stormwater management facilities, as well as seek partnership opportunities for the joint location and use of stormwater facilities between public and private entities.

OBJECTIVE 14: PROTECT NATURAL DRAINAGE FEATURES

The County shall coordinate its development review functions and establish procedures by which to assure protection of natural drainage features in accordance with Water Management District practices.

Policy 14.1: Coordinate Protection Measures with Water Management Districts

The County shall continue to coordinate with SWFWMD and SFWMD in implementing stormwater management measures for new development or redevelopment in order to protect natural drainage features. Areas for which Land Development Regulations have been adopted for local implementation include:

A. Consideration for development regulations governing building setbacks from water bodies, waterways or channels;

B. Design standards for paved roadways;

C. Requirements for pervious parking lot surfaces;

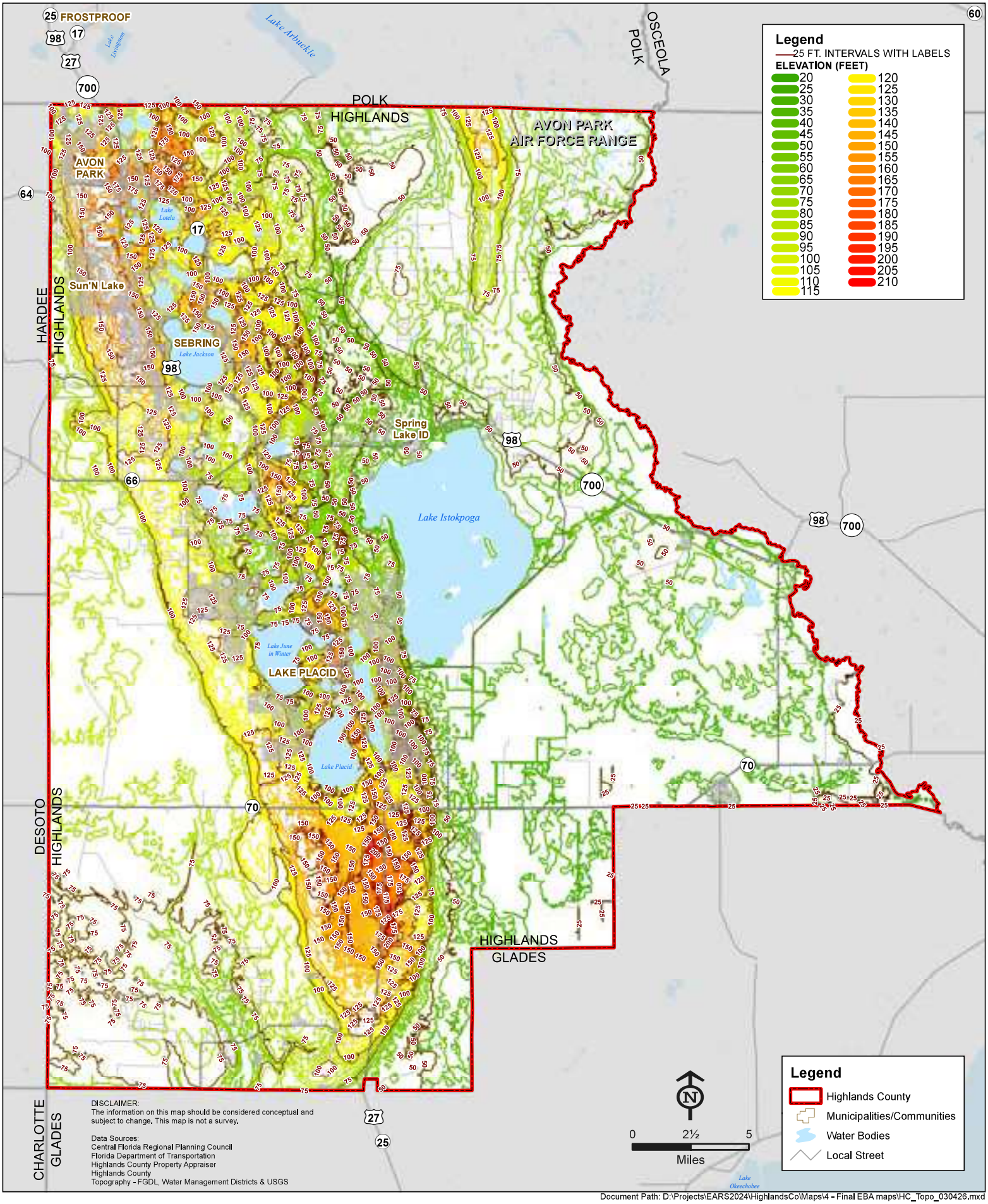
D. Natural vegetative buffers or swales to protect lakes, wetlands, and riparian features; and

E. Special requirements for Surface Water Improvement Management (SWIM) waters, as deemed appropriate with SWFWMD or SFWMD plans.

Policy 14.2: Lake Okeechobee Basin Management Action Plan

Highlands County shall continue to coordinate with federal, state, regional, and local entities to implement basin specific watershed management plans, specifically the Lake Okeechobee Basin Management Action Plan.

INF Map 1
Generalized Topography



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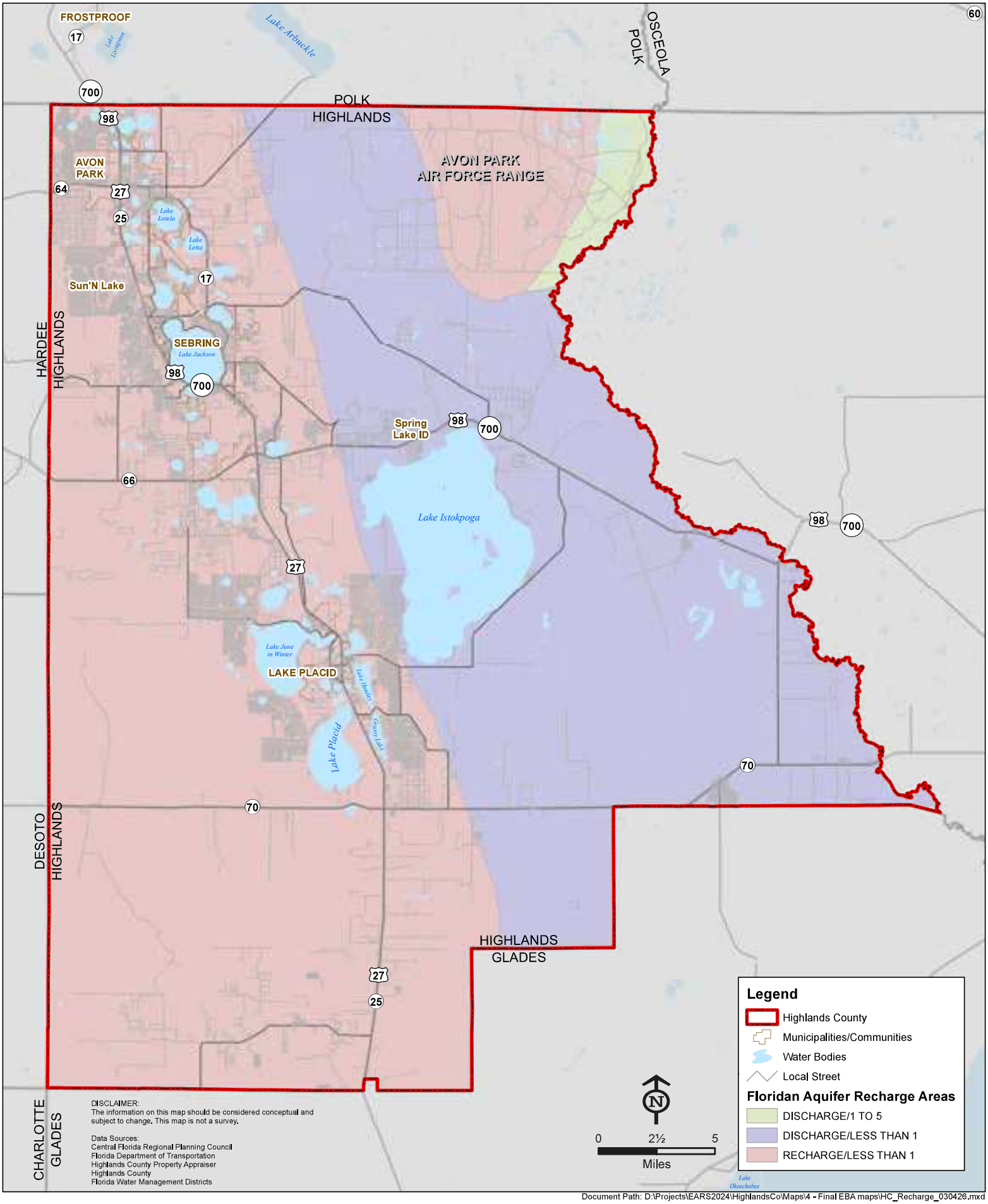
INF Map 2
Floridan Aquifer Recharge Areas



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
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County
Florida Water Management Districts

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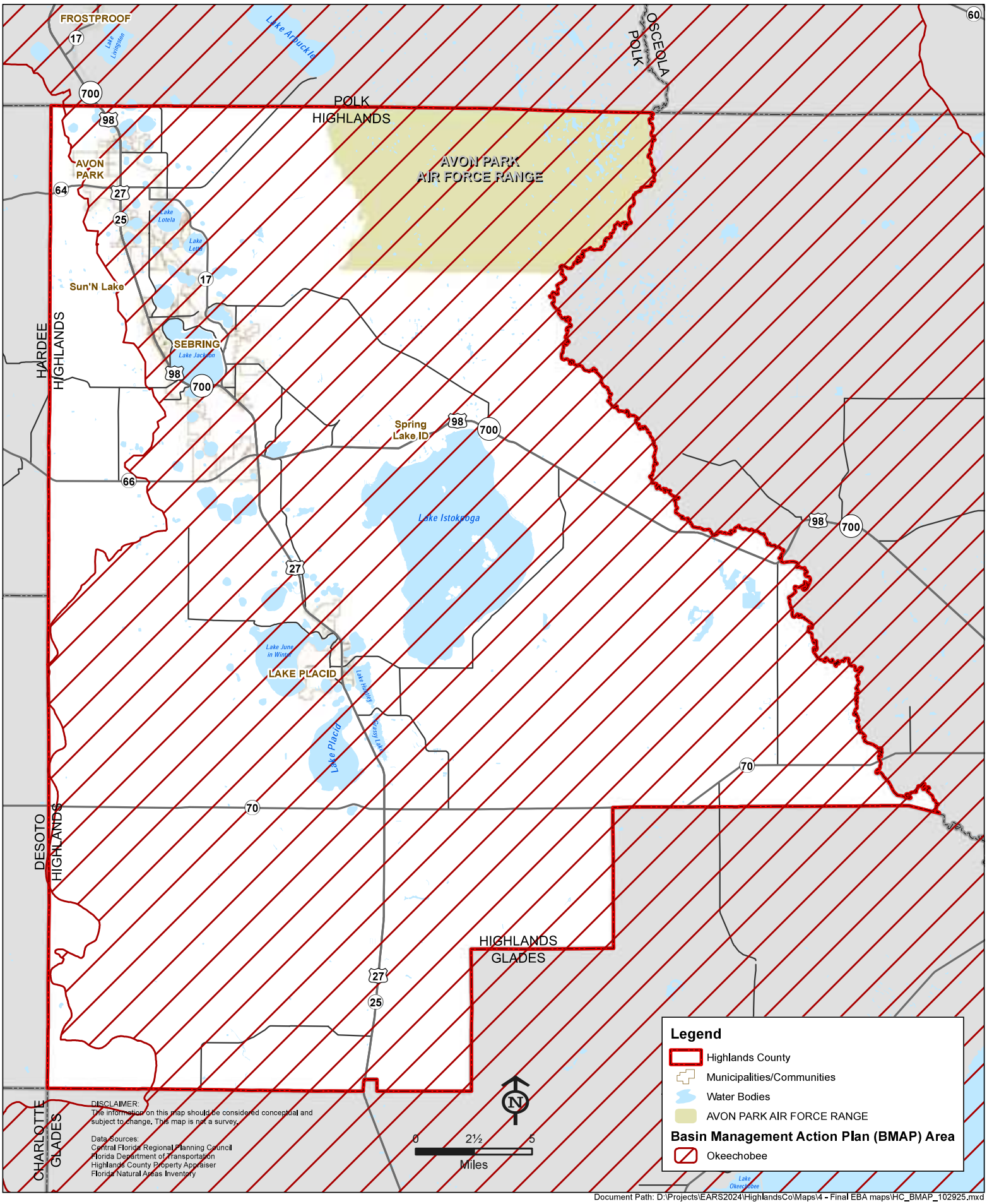
INF Map 3
Basin Management Action Plan (BMAP) Area



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Natural Resources Element

NATURAL RESOURCES ELEMENT

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INTRODUCTION:

The purpose of the Natural Resources Element is to provide a guide for the conservation, use, and protection of natural resources in the County. Pursuant to Section 163.3177(6)(d) F.S., the following represents the natural resource and conservation goals, objectives, and policies of the County. 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.

GOAL: PROVIDE FOR THE MANAGEMENT, ENHANCEMENT AND PROTECTION OF THE NATURAL AND CULTURAL RESOURCES OF HIGHLANDS COUNTY WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1: PRESERVE AND PROTECT CULTURAL RESOURCES

Prevent loss of the County's cultural (historic and prehistoric) resources.

Policy 1.1: Park Sites to Protect Cultural Resources

Locate future public parks, where possible, to include known cultural resource sites.

Policy 1.2: LDRs for Protecting Cultural Resources

The County shall continue to administer resource protection criteria in its Land Development Regulations which serve to identify and protect historic and prehistoric (cultural) resources. The regulations shall contain, at a minimum, the following provisions:

A. Requirements for surveys of sites which are identified by County staff to contain cultural resources per reference to the Conservation Overlay Map Series for new development and new agricultural use sites.

B. Requirements for a site plan review process for all sites with identified cultural resources.

C. As part of permit conditions, requirements that all necessary federal, state, regional, and related County permits are issued prior to commencement of new development or clearing activity on the site.

D. Incentives for preservation of cultural resources, such as clustering and density bonuses, to be accomplished through the site plan review process.

E. The County shall require an Archaeological Reconnaissance Survey (ARS) for protection of archaeological resources or a Historic Significance Report (HSR) for protection of historic resources, as applicable.

Policy 1.3: Map Cultural Resources on Conservation Overlay

The County shall continue to utilize, as part of the Future Land Use Map series, a Conservation Overlay Map Series which shall generally map cultural resources, and which shall serve to assist in the interpretation and application of resource protection criteria as specified in policies throughout this Element. The Map shall be updated as new information becomes available.

Policy 1.4: Acquisition as a Protection Measure

In the event a significant cultural resource site cannot be adequately protected and given public access through incentives within the Land Development Regulations or other means, the County shall consider purchasing (including fee purchase, easements, donations, and other less than fee mechanisms) the site.

Policy 1.5: Register Cultural Resources

As cultural resources are identified throughout Highlands County, the County shall continue to use a system to contact the property owner of the resource site and request him/her to register the site with the Secretary of State. The County will assist the owner with the registry process.

Policy 1.6: Historic Preservation Commission to Review Archaeological Reconnaissance Survey and Historic Significance Survey Report

Prior to issuing a local development order for affected projects, the County shall present either the Archaeological Reconnaissance Survey (ARS) for protection of archaeological resources or a Historic Significance Report (HSR) for protection of historic resources, as applicable, to the Historic Preservation Commission, in accordance with Natural Resources Policy 1.2.

Policy 1.7: Review Process for an Archaeological Reconnaissance Survey and Historic Significance Survey Report

Whenever a particular site is in an area where historical and archaeological resources are mapped on the Archaeological Sensitive Areas Map, or contained in the Florida Division of Historic Resources Master Site File, or are known to occur, the applicant shall be required to submit an Archaeological Reconnaissance Survey (ARS) or Historic Significance Report (HSR), as applicable, to the Planning Department for review by the Highlands County Historical Preservation Commission. Findings and recommendations from the ARS or the HSR shall be considered in the County Land Clearing Permit, Building Permit or other Final Development Order.

OBJECTIVE 2: CONSERVE SOIL AND MINERAL RESOURCES

The County shall conserve soils and minerals through continuation of existing soil conservation programs and utilize regulations which provide for the wise use of these resources.

Policy 2.1: Requirements for Mining Permits

A. For the purpose of this policy, mining shall be defined as the commercial extraction of minerals, ores, and organic matter (such as sand, marl and peat) from their natural location by excavation, including any associated processing and storage of these raw materials.

Mining Land Development Regulations for the County shall contain, at a minimum:

1. Requirements for a County mining permit for all new mining projects;

2. As part of permit conditions, requirements that all necessary federal, state, regional, and related County permits are issued prior to commencement of mining activities;

3. Reclamation requirements consistent with Rule 62C-16.0051, FAC; and,

4. Requirements for performance bonds to ensure reclamation, after mining is complete.

B. An Environmental Impact Report (EIR) shall accompany all mining permit applications, the content and processing of which shall be in accordance with Natural Resource Policy 3.3.

C. Mining permits shall be conditioned to expire within 3 years if mining activities do not commence at the approved mining site.

Policy 2.2: Clearinghouse Procedures for Mining

A. As part of the mining permit application review process, the County shall send copies of the permit application packet and EIR to the following agencies for their review and comment on the proposed mining activities:

1. U.S. Bureau of Mines;

2. U.S. Natural Resources Conservation Service;

3. Florida Department of Environmental Protection Bureau of Mining and Mitigation;

4. Florida Department of Environmental Protection Divisions of Water Management and Water Facilities;

5. Florida Department of Economic Opportunity Division of Community Planning, Development and Services;

6. South Florida Water Management District and Southwest Florida Water Management District;

7. Central Florida Regional Planning Council Office of Review Coordination;

8. Highlands County Natural Resources Advisory Commission;

9. Highlands Soil & Water Conservation District;

10. Florida Fish and Wildlife Conservation Commission.

B. The application packet and EIR shall also be transmitted to other agencies having jurisdiction or whose review is requested by the County Engineer. Requirements of these agency's permits which are communicated back to the County within the specified deadline shall be incorporated into the conditions of approval for a County mining permit. (Refer also to Natural Resources Policy 3.3: Environmental Clearance)

Policy 2.3: Renewal of Mining Permits (Annual Reports)

A. Operations pursuant to County mining permits shall be reviewed annually for a fee. An "Annual Report of Mining Operations" shall be filed with the County Engineer, who shall review mining activities and reclamation progress for the preceding year. This report shall also identify lands expected to be mined or reclaimed during the current year.

B. The County Engineer shall renew, conditionally renew, or revoke a County mining permit upon his/her determination of compliance with the approved Mining Operations Plan and permit conditions during the preceding year.

The County Engineer's decision may be appealed to the County Administrator, whose decision may also be appealed to the Board of County Commissioners by any interested or affected party.

Policy 2.4: Mining Operations Plan

A. Mining operators shall submit a "Mining Operations Plan" with their permit application. The County Engineer shall approve, conditionally approve, or disapprove all proposed Mining Operations Plans, the content of which shall include:

1. A Mine Area Layout Plan which describes the type of mining operation and the methods being used to extract site resources, maps mining activities and locates any permanent structures or roads at the mining site or water bodies on or near to the mining site, and establishes methods and locations for waste storage;

2. A Schedule of phased mining activities;

3. An Impact Mitigation Plan based upon the mining EIR;

4. A Traffic Circulation Plan showing major access routes to and from the mining site, a description of the type of transport vehicles used (including their gross loaded weights), and a general schedule of transport times;

5. A Mining Site Reclamation Plan which is prepared in accordance with the County’s Land Development Regulations and, where applicable, Chapter 62C-16.0051, FAC and Chapter 380 F.S.; and,

6. A Mine Area Layout Plan that should include distances to the nearest water resource (lake, river, wetland, etc.).

B. The County Engineers' decision may be appealed to the County Administrator, whose decision may be appealed to the Board of County Commissioners by any interested or affected party.

A substantial deviation from the approved Mining Operations Plan shall require an amendment to the mining permit in accordance with Policies 2.1 through 2.7.

Policy 2.5: Surety Required for Mining Reclamation Plan

Before the County Engineer issues a mining permit, the mining operator shall establish to the satisfaction of the County that funds have been deposited into a restricted escrow account or that a performance bond has been secured in an amount which fully covers the costs of land reclamation. Escrow funds or the performance bond shall forfeit to the County should the mining operator fail to perform according to the approved Mining Reclamation Plan and schedule.

Policy 2.6: Restoration of Mined Lands Required

Mining which will result in adverse effects on environmentally sensitive areas shall not be allowed unless these areas can be restored pursuant to Chapter 187.201(13)(b)5, F.S.

Policy 2.7: Setbacks and Buffers for Mining

A. In the absence of applicable state or federal requirements, mining excavation activities shall be set back a minimum distance which is the greater of:

   1. 50 feet from any property line;

   2. 100 feet from the boundary of any residential land use district; or,

   3. 150 feet from an existing dwelling.

B. In addition, landscaping, solid fences, berms, water features, or similar treatments shall be used to buffer the mining site.

When locating adjacent to existing mining sites, new residential development shall be subject to the same setback and buffering requirements.

OBJECTIVE 3: PROTECT CONSERVATION LAND

The County shall protect native vegetative communities identified herein and shall restrict activities known to adversely affect endangered and threatened species and their habitat. This shall be a joint effort with state, federal, not-for-profit entities, private land owners, and for-profit private entities.

Policy 3.1: Identification of Endangered or Threatened Species, Including Species of Special Concern

A. For purposes of implementing Objective 3, the County adopts the following source documents to identify endangered or threatened species, including species of special concern:

1. United States Fish and Wildlife Service memorandum (as updated on the USFWS's website) listing endangered and threatened species in Highlands County, Florida, dated September 20, 1991.

2. Chapter 581.185 (2) and (3), Florida Statutes, Endangered Plant List and Threatened Plant List.

3. Florida Chapter Soil & Water Conservation Society publication entitled "26 Ecological Communities of Florida" revised and dated July 1989.

4. Florida Division of Forestry publication F89G46 entitled "Forest Trees of Florida", 16th Edition dated June 1989.

5. Florida Fish and Wildlife Conservation Commission publication entitled "Florida's Endangered Species, Threatened Species, and Species of Special Concern" June 2006 and all updates.

Policy 3.2: Map Resources on Conservation Overlay

A. The County shall use the adopted Conservation Overlay Map Series which is part of the Future Land Use Map Series contained within the Future Land Use Element as a general indicator for the presence of one or more of the following resources:

1. Xeric uplands;

2. Wetlands;

3. Cutthroatgrass seeps;

4. Historical and archaeological resources;

5. Wellhead protection zone;

6. Aquifer recharge areas.

B. The Conservation Overlay Map Series contained within the Natural Resource Element consists of the following:

1. Soil Survey of Highlands County (base document - USDA/SCS, Soil Survey of Highlands County, Florida, July 1989);

2. Selected Natural Resources Map;

3. Map 600 - Highlands County, Florida Wetlands (US Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory);

4. Archaeological Resource Map;

5. Historic Preservation Resource Map; and,

6. Wellhead Protection Zone Map.

C. The Conservation Overlay Map Series, contained within the Natural Resource Element shall be amended as new and more accurate information becomes available.

Policy 3.3: Environmental Clearance Process

A. Environmental Clearance Process and Determination by Development Services Director:

1. The Development Services Director shall make an Environmental Clearance Determination prior to the issuance of a County Land Clearing Permit or Building Permit except as provided in Policy 3.5.

2. Environmental Clearance Not Required: The Development Services Director shall make the Environmental Clearance Determination without further review whenever a particular site is not in an area where the Conservation Overlay Map Series shows the resource categories listed in Policy 3.2, unless resources are proven to exist on that particular site or if they are identified on adopted County resources.

   Other Exemptions from Highlands County Environmental Clearance Requirements: The County shall exempt the following from the environmental clearance process for land clearing or construction:

   a. 1/2 acre of Xeric Uplands habitat for residential development on legally recorded lots that existed prior to September 15, 1993.

   b. Property with Xeric Uplands Habitat which has been cleared of vegetation prior to May 2, 1994.

   c. All development on lots with previously approved Environmental Clearance.

   d. DRI or Binding Letter that is fully mitigated based on State recommendation and or approval for protected natural resources.

e. Remodeling, reconstruction, or restoration of residential units or nonresidential units with no increase in the number of permanent dwelling units, or no increase in the square-footage of nonresidential use, or no increase in the environmental impacts of the development.

f. Bona-fide agriculture (See Also NRE 3.14.E).

g. Up to two (2) acres of Xeric Uplands habitat on land for development with urban zoning and urban FLUM designations.

h. Up to two (2) acres of Xeric Uplands Habitat for residential development (one single family home) on legal lots with Rural Land Use.

i. During a Large Scale Comprehensive Plan Amendment to establish the Sustainable Community Overlay. The Environmental Clearance Process will be required for the adopted Master Plan of the Sustainable Community Overlay.

3. Environmental Clearance Required:

a. Environmental Clearance is required whenever a particular site is in an area where the resource categories listed in Policy 3.2 are mapped on the Conservation Overlay Map Series or are identified on adopted County resources, or are known to occur on that particular site. The applicant shall submit an Environmental Clearance Report to the Planning Department, and which has been prepared by a professional, firm, government agency, or institution. For purposes of this policy, the term "known to occur" means any information received from a County approved professional, government agency with appropriate jurisdiction, any scientific study, or any reference material contained in this plan or the base documents that supported development of the plan.

b. Notwithstanding Policy 3.3.A.3.a, Environmental Clearance Reports, and review are required (unless otherwise exempted or an appropriate substitute as allowed) for:

1) Large Scale Comprehensive Plan Amendments;

2) Rezoning’s, Site Plans and Plats, consisting of an area greater than 10 acres, or 50 lots or more.

3) Building Permits and Land Clearing Permits for any land clearing of an area greater than two acres.

c. After submitting the EC Report, the following shall occur:

1) The Environmental Clearance Report shall establish that none of the resource categories listed in Policy 3.2 actually exist on site, or if they are identified on the adopted County resources or if they are proven to exist on that particular site, the Environmental Clearance Determination shall be made by the Development Services Director without further review; or

2) If the Environmental Clearance Report establishes that one or more of those resources exists on the site, the Environmental Clearance Report shall be reviewed as described in this Policy.

4. Mandatory approval of Environmental Clearance required-state or federal permit: Whenever a particular site having any of the resources listed in Policy 3.1 and 3.2 has received a permit for impacts to the resources from the state or federal agency charged with reviewing and approving the applicable permit, the Development Services Director shall make the Environmental Clearance Determination without further review. The terms and conditions for activities allowed under that state or federal permit shall be incorporated in the County Land Clearing Permit, Building Permit, or other Final Development Order.

5. Mandatory approval of Environmental Clearance required - sale for conservation purposes: Notwithstanding the foregoing, whenever a particular site having one of the resource categories listed in Policy 3.1 and 3.2 is offered and is sold to either the federal, state, or local government, or a not-for-profit corporation purchasing for conservation purposes, the Development Services Director shall make the Environmental Clearance Determination, when use of the mitigation of Policy 3.16 (D) and Policy 3.3.A.7 is approved by the Board of County Commissioners.

6. Mandatory approval of Environmental Clearance shall be required for Building Permits and Land Clearing Permits for lots that are mitigated under Policy 3.5.

7. Option to Environmental Clearance Report - mitigation approved by the Board of County Commissioners: Satisfactory completion of any one mitigation option listed in Policy 3.16 shall eliminate the requirement to complete an Environmental Clearance Report. This option can only be used when: (1) the quantity of land impacted or developed is less than 10% of the parcel, the balance of which is preserved or mitigated; and (2) the environmental quality of land preserved is equal to or greater in quality than the land to be developed/impacted. Proof that the environmental quality of the land preserved is equal to or greater in quality than the land to be developed or impacted must be established by an approved permit from an appropriate federal or state agency, where applicable.

B. Environmental Clearance Consultant: Environmental Clearance Reports shall be prepared by qualified professionals, firms, agencies, or institutions.

C. Environmental Clearance Reports - Contents & Preparation: shall be prepared in accordance with the Land Development Regulations.

D. Agency and Natural Resources Advisory Commission (NRAC) Review and Comments: The application packet and Environmental Clearance Report (ECR) shall be transmitted to those agencies listed in the Environmental Clearance Report as having permit requirements and to the Natural Resources Conservation Service. The Environmental Clearance Report shall be forwarded to the Natural Resources Advisory Commission (NRAC) for their review and recommendations for the following types of development:

1. Large Scale Comprehensive Plan Amendments;

2. Rezonings, site plans, plats, and land clearing permits consisting of an area greater than 10 acres, or 50 lots or more regardless of the acres;

3. Non-residential development where the development impacts more than 2 acres of those natural resource categories listed in Policy 3.2 (i.e., development not qualifying for small-scale environmental clearance.)

   Each of the permitting agencies shall have 45 days from the transmittal date to determine and notify the County whether its permit is required prior to the commencement of the proposed development. Comments and recommendations from the Natural Resource Conservation Service shall be provided to the Development Services Director within the same 45-day review period. The Development Services Director shall transmit all comments to the local decision making authority as part of the documented records for the project.

E. Development Order Conditions: Prior to taking action on a development order, the County shall recognize NRAC or the Highlands County Natural Resources Department determinations as they consider recommendations of the Environmental Clearance Report regarding the following:

1. Protect and preserve the water quality or natural functions of floodplains and drainage ways, potable water wells, and wetlands;

2. Protect and preserve the function of native vegetative communities, which are endemic to Central Florida, or the habitats of endangered species, threatened species, or species of special concern;

3. Preserve and protect historical and archaeological resources;

4. Establish measures to protect life and property from flood hazards; or,

5. Establish land maintenance and management procedures for the natural resource to assure its continued viability or function after development;

6. In addition, the County's final development order shall be conditioned upon adequate avoidance, preservation, mitigation, or remedial actions for the protection of environmental resources identified in Policy 3.2 and shall be consistent with the wetlands, floodplain, aquifer recharge, water quality, and cultural resource protection measures set forth within the policies framework of this Comprehensive Plan;

7. Moreover, the County shall require that, in addition to the protection requirements of the Plan, necessary State and local permits be obtained as a condition of approval for the project's final development order. In accordance with F.S. 163.3184 (4) (d)1., Highlands County shall not impose any requirements for wetlands and cutthroat grass seeps in addition to those required by either the Florida Department of Environmental Protection or the applicable Water Management District. No development in wetlands regulated by the State of Florida shall be permitted by Highlands County except as permitted by state law;

8. Except where mitigated as allowed by the Plan, avoidance, preservation, and management of the resource shall be required for protecting the resource. This may be accomplished through methods such as, but not limited to, acquisition, conservation easements or dedications, sale to either the Federal, State, or local government, or a not for profit corporation purchasing for conservation purposes, or site design methods (including clustering development to the portion of the site where the resource does not exist or, if this is not possible, to the least environmentally sensitive portion of the site);

9. Buffers between the development and the resource shall be recorded on the plat or the site plan in accordance with other relevant goals, objectives, and policies of the plan; and,

10. All applicants for building permits for properties that are mitigated under Policy 3.5 shall be required to deliver to the Building Department a signed notice that their property may contain habitat or species that are protected under state or federal law and that the receipt of a building permit does not absolve the owner or builder of responsibility for complying with all requirements of federal or state law when clearing land or building structures.

F. An Appeal for Reconsideration of an Environmental Clearance determination or development order conditions can be made to the Natural Resources Advisory Commission (NRAC) and Board of County Commissioners. The form of appeal shall be in a letter and contain specific reasons why the decision should be

reconsidered: (1) that the decision was based on erroneous information or; (2) that more suitable alternatives were not considered. NRAC may recommend upholding the determination or provide recommendations for alternative development order conditions. The final decision rests with the Board of County Commissioners.

Policy 3.4: Reserved

Policy 3.5: Mitigation Fee for Exempt Lots

A. For purposes of implementing Policy 3.3, so long as landowners comply with state and/or federal regulations in areas of natural resources that would otherwise be required to undergo environmental clearance, the County shall exempt the following from environmental clearance upon payment of an environmental mitigation fee to be set by the Board of County Commissioners. An environmental mitigation fee for exempt lots shall be periodically reexamined while considering the recommendations by various agencies such as the U.S. Fish and Wildlife Service (FWS).

B. Up to one-half acre from the environmental clearance process of Policy 3.3 for land clearing or construction on individual lots of record established prior to September 15, 1993; and

C. Up to two (2) acres on land for development with urban zoning and urban FLUM designations; and

D. Up to two (2) acres for residential development (one single family home) on legal lots with Rural Land Use.

E. All environmental mitigation fees shall be placed in the County's Conservation Trust Fund.

Policy 3.6: Measures for Environmental Conservation

A. The County shall continue an ongoing program to define, identify, and conserve its native vegetative communities and the habitats of endangered or threatened species and species of special concern.

This conservation program may include, but not be limited to, the following implementation measures:

1. Acquisition of lands using public funds and grants, including fee purchase, easements, donations and other less than fee mechanisms;

2. Lease of land;

3. Tax abatement;

4. Land swaps and transfers of title;

5. Establishment of conservation or open space easements through the local development approval and permit processes;

6. Density bonuses up to the top end of the density range for those cluster developments which voluntarily provide more than the minimum set aside of land for conservation purposes;

7. Density bonuses up to the top end of the density range for new development and redevelopment which preserves habitat and avoids impact to endangered or threatened species, including species of special concern;

8. Density transfers from the conservation set aside areas to the buildable portions of the development site; and,

9. Sale to the Federal, State, or local government, or a not for profit corporation purchasing for conservation purposes.

B. The first order of priority for the County's conservation program shall be to work with public and private agencies to acquire and manage the following in their natural state:

1. Scrub or sandhill habitats (xeric uplands);

2. Endemic populations of endangered or threatened species, including species of special concern;

3. Wetlands, cutthroatgrass seeps, and un-canalized freshwater estuaries feeding the lakes;

4. Important aquifer recharge functions;

5. Unique scenic or natural resources;

6. Dry prairie;

7. Southern Florida Flatwood of high quality; and,

8. Other natural resource types of ecological value.

C. Transportation and associated infrastructure that responds to potential direct and indirect impacts to habitats and wildlife, shall be planned, designed, and constructed to avoid, minimize, and where necessary, mitigate impacts to both public and private conservation lands or lands containing high quality resources, including wildlife corridors.

Policy 3.7: Model Review Procedure for Special Habitats

The County shall continue to administer a development review process similar to the "Review Procedure for Special Habitats (Central Florida Regional Planning Council, May 17, 1991) which coordinates with local, state, and federal agencies whose regulatory authorities involve the following:

A. The protection of endangered or threatened species, including species of special concern;

B. Native vegetative communities or habitat areas spanning more than one local jurisdiction.

Policy 3.8: Conservation Trust

A. The County shall create a restricted Conservation Trust Fund account to be used for the acquisition (including fee purchase, easements, donations, and other less than fee mechanisms) of natural resources, listed in Policy 3.6B or the enhancement, required maintenance, and/or management of other publicly-owned conservation-valued lands, as determined by the Board of County Commissioners.

B. The Conservation Trust Fund account may also be used for the following:

1. Restoration of lands purchased that will be preserved as conservation lands,

2. Acquisition of lands that will result in alleviating usage stress and/or disturbance to previously acquired and managed lands which contain threatened and endangered species and endemic ecological communities,

3. Management and maintenance of existing acquired lands, including construction of fences and/or barriers designed to protect the lands from vandalism and disturbance.

C. The following measures may be used by the Board as sources of funding for this account:

1. Voluntary contributions;

2. Mitigation or impact fees;

3. Matching grants; and,

4. Referendum.

Other sources of funding recommended by the Natural Resources Advisory Commission shall also be considered by the Board of County Commissioners for the Conservation Trust Fund.

Policy 3.9: Exotic Pest Plant and Animal Control Program

A. The County shall continue to devise and implement a program for the removal and control of exotic pest plant and animal species as per the Florida Exotic Pest Plant Council, Florida Fish and Wildlife Conservation Commission, and other state and/or federal agencies.

B. The County shall continue to work in conjunction with cooperating regional, state and federal agencies where removal and control of exotic pest plants and animals from the environs of surface water bodies is advisable or is a requirement for joint permitting and for dredge and fill permits.

C. The County shall continue to assist private property owners in the methods of appropriate removal techniques, bio-control mechanisms, and chemical control of exotic pest plants and animals.

Policy 3.10: Agricultural Best Management

Future land use planning for the County shall encourage agricultural uses which use Best Management Practices (BMPs) and which are compatible with wildlife protection and water quality outputs. The County shall continue to work with United States Department of Agriculture, Natural Resources Conservation Service, Florida Division of Forestry, Florida Department of Agriculture and Consumer Services and other agency BMP Manuals for both agriculture and silviculture respectively. The County shall continue to work with the Highlands Soil and Water Conservation District to implement erosion control programs for the benefit of agriculture and to facilitate "Cooperator of the District" agreements for putting Best Management Practices on these lands.

Policy 3.11: Incorporate Conservation Measures into Local Plans and Projects

The County shall incorporate the protection and conservation measures called for under this Element into all County surface water management plans, public works projects, and infrastructure improvement plans.

Policy 3.12: Wildlife/Greenway Corridor Strategy

A. Ecological and Habitat Connectivity as Part of the Development Review Process

As a measure to promote a conservation strategy for the establishment of wildlife/greenway corridors within the County, new development plans, including roads, shall identify existing conservation areas, protected areas, waterways and wildlife/greenway corridors adjoining the project site.

B. Contiguity

The County shall require, whenever applicable and feasible, projects that plan to designate on-site dedications for conservation purposes to locate them contiguous with an existing adjacent conservation area.

C. The County will consider an amendment to the Conservation Overlay Map to show adopted wildlife/greenway corridors as a means to identify significant environmental and wildlife corridors, such as the Arbuckle Creek - Carter Creek - Morgan Hole Creek corridor, the Fisheating Creek corridor and the Josephine Creek-Yellow Bluff Creek corridor, among others, and reinforce this Policy by designating these riparian greenways on the FLUM with a Conceptual Plan Line (CPL) for the purpose of guiding development and restricting activities, as indicated in A and B, known to adversely affect the endangered and threatened species and their habitats.

The County shall also provide consistency with Policy 1.7.1 of the Strategic Regional Policy Plan (SRPP), where applicable, by identifying those greenway corridors, designated by the Central Florida Regional Planning Council (CFRPC) as having regional significance within Highlands County, on the Conservation Overly Map series.

D. Discourage New Roadway Crossings through Wildlife/Greenway Corridors

Where new crossings are necessary to ensure the health, safety and welfare of the citizenry, transportation corridors shall be designed as limited access facilities that prohibit non-emergency stopping. Roadway and associated utility corridors should be designed to have minimal adverse impacts to the environment and shall include provisions for wildlife crossings based on the standards of Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS).

Policy 3.13: Parks for Resource Preservation

Where compatible with the goals, objectives, and policies of the Comprehensive Plan and whenever feasible, locate future parks to encompass areas of undisturbed native vegetative communities and environmentally sensitive lands for passive recreational use, such as hiking trails, primitive camping and other conservation-based activities, as opposed to active recreational use.

Management plans for such parks shall be consistent with the protection, preservation, and conservation of those natural resources occurring on the site.

Evaluation of the priority for acquisition shall consider the location of sites within the urban development areas in order to preserve natural open-space most at risk for development.

Policy 3.14: Land Clearing

Definition: Land Clearing means engaging in a land management practice or practices, which will result in the destruction of natural resources (as identified on the Conservation Overlay Map Series; i.e., xeric uplands, cutthroatgrass seep, or wetlands), with the natural resource being replaced or succeeded by something else (e.g. bare soil, different resource type, or invaded by non-native species) which precludes the long-term (5 years) recovery of the original natural resource type. Land clearing activities which impact listed species may also be subject to state and federal regulation.

Policy 3.15: Protection of Environmentally Sensitive Land

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

1. An identified wetland (including cutthroatgrass seeps and bayheads);

2. A surface water body;

3. A habitat conservation area;

4. A ranked State Florida Forever site or federal acquisition site; or,

5. Publicly-owned and privately-owned recorded conservation lands.

Note: The Florida Department of Environmental Protection may require a greater setback distance for some septic systems. Refer also to the NRE Policies 4.3 and 4.4.

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

1. That construction activities shall not encroach into the setback areas described by paragraph "A" above;

2. That existing topography and vegetation shall be retained within this setback area, if required by State permits or Environmental Impact Report conclusions as they may apply to the development proposal;

3. That whenever clearing or grading of the construction site is proposed, silt screens shall be placed between the construction and the surface water body or wetland;

4. That the setback boundary line be marked and posted prior to the commencement of construction activities at the development site; and,

5. That vegetation within the setback area shall be retained or be reestablished after construction, as appropriate, so as to stabilize soil conditions along the boundary of development, to minimize siltation from eroded soils, and to filter stormwater runoff from the developed area.

C. Except for maintaining existing lots where lake vegetation has been removed, removal of upland vegetation along lake frontages shall be limited to the minimum necessary to achieve reasonable access to the lake.

D. The County shall require these setback areas to be recorded as public or private conservation setback easements on the approved site plan or plat.

E. For the purpose of implementing this policy, the County shall allow:

1. Density attributable to any setback area to be transferred to the buildable portions of the site;

2. Flood control improvements within the setback area which are necessary for the protection of life and property;

3. The right to maintain existing or to construct new hiking and equestrian trails within the setback area;

4. The right to use existing grazing, pasture, and crop lands within the setback area for agricultural purposes;

5. The right-of-way over or to a surface water body, subject to obtaining all required permits from jurisdictional agencies; and,

6. The right to use existing or to construct new docks or boat ramps.

F. Forestland, rangeland, wildlife management areas, parks, preserves, and other areas for public use depend on prescribed burning for reforestation, removal of exotics, nutrient cycling, quality and quantity of herbaceous vegetation and the perpetuation, restoration and management of many plant and animal communities to maintain specific economic and ecological resource value. Florida Statutes recognizes prescribed burning as being in the public interest and does not constitute a public or private nuisance when conducted under applicable state air pollution statutes and rules. The County should pursue recognition mechanisms such as deed restrictions on lots or acreages in areas that may experience smoke

and air particulates from prescribed burning on agricultural and conservation lands. Highlands County considers prescribed burning a necessary management strategy of forestland, rangeland, wildlife management areas, parks, preserves, and other areas for public use.

G. Recognizing that many of the subdivisions platted in the 1960s and early 1970s are generally not consistent with current use practices and growth management strategies aimed at discouraging sprawl and protecting environmentally significant lands, the following shall apply to these subdivisions in particular and to all public and private conservation areas in general.

   1. Residential projects developed adjacent or in close proximity (500 ft.) to conservation areas or other land uses that use fire management, and approved subsequent to the adoption of this policy, shall be required to notify buyers and potential buyers of the adjacent conservation area. Specifically, buyers and potential buyers must be informed of the possibility of any fire management program for the adjacent conservation area or other land use (including agricultural properties) that uses fire management, and be explicitly told that that they may experience smoke and odors from these fire management practices.

Policy 3.16: Mitigation Options

In accordance with the preservation priorities established by Policy 3.3B, the County may allow the following options to all affected developments upon approval of the Board of County Commissioners:

A. On-site Option: Provision of the required acreage as a public or private conservation/open space easement; or

B. Off-site Option: Provision of the required acreage at an approved off-site location; or

C. In-lieu Option: Contribution to the County's Conservation Trust Fund amounting to the fair market value for comparable acreage; or,

D. Sale to the federal, state, or local government, or a not for profit corporation purchasing for conservation purposes, including mitigation for the loss of wetlands by either one of the water management district’s regulations; or

E. County requires no further mitigation if any state, federal or regulatory agency is already requiring mitigation. Then such mitigation may meet County mitigation options and no additional County mitigation may be required; or,

F. County Mitigation Bank payment of funds into a Department of Environmental Protection or U.S. Fish and Wildlife Service authorized mitigation bank in Highlands County for use within the County; or,

G. A combination of the above options.

Policy 3.17: Preference for Planned Unit Developments

The County should endeavor to require all development proposals which involve environmentally sensitive lands, or protected species to seek approvals under the Planned Unit Development regulations of the Land Development Regulations. Design options allowed for Planned Unit Development proposals shall include the following, subject to County approval and under the condition that they are not prohibited by the regulations of other governmental authorities:

A. Transfers of density from dedicated set aside areas to the buildable areas of the proposed development site in the amounts allowed for under the Future Land Use Element, provided that the top end of the land use density range is not exceeded; or,

B. Density bonuses above the midpoint density for developments which provide more than the minimum set aside acreage and provided that:

    1. The total amount of density allowed to the site is in accordance with policies of the Future Land Use Element; and,

    2. The top end of the land use density range is not exceeded.

Policy 3.18: Natural Resource Advisory Commission (NRAC)

A. The Board of County Commissioners shall continue to appoint a Natural Resources Advisory Commission comprised of citizens having qualifications and experience commensurate with the mission objectives assigned to the Commission.

B. The protocols for the composition, nomination, appointment, rotation, election, meetings, mission, primary function, and authorities of the Natural Resources Advisory Commission (NRAC) shall be set forth by Resolution and approved by the Board of County Commissioners.

Policy 3.19: Acquisition of Environmentally Sensitive Lands

Highlands County supports the acquisition of environmentally sensitive lands to achieve permanent protection for future generations. The Board of County Commissioners recognizes these efforts are best achieved through a combination of public and private efforts including fee purchase, easements, transfer of development rights management agreements, donations and other less than fee mechanisms. The Board of County Commissioners may adopt a target list of priorities for acquisition.

Policy 3.20: Buffer Public Conservation Lands

Highlands Hammock State Park, publicly and privately owned conservation lands, and conservation lands being considered for acquisition with public funds, shall be buffered against the encroachment of any urban land uses which would be out of character with their scenic open space qualities or their natural functions. The intent of this policy shall be assured through the application of the growth management policies contained in the Future Land Use Element, and promulgation of new project review authorities to implement the conservation strategies of this Element.

Policy 3.21: Environmental Conservation of Selected Lands

A. Highlands County shall encourage, through incentives, existing agricultural areas determined to have a high ecological value as shown on the Conservation Overlay Map Series to:

1. Provide well managed areas for native species habitat,

2. Provide conservation easements compatible with the ecological value of the property.

    a. Uses that may be determined compatible include: existing agriculture, ecological burning, ecosystem restoration, hydrologic restoration, hiking and natural resource recreation, and boardwalks, where those uses do not conflict with the resource management goals of those lands;

    b. Conservation easements generally should provide connectivity between or expansion of existing conservation areas, and be of a quality and size to provide for long-term habitat viability. Conservation easements that establish small, isolated, conservation areas shall be discouraged.

3. Encourage retention of agricultural lands adjacent to conservation areas, essential natural habitats, and significant waterways to provide ecological buffers. The purpose of buffer areas is to adequately protect natural resources from human encroachment, as well as to protect the public health, safety, and welfare by providing adequate separation between human activities and wildlife habitat and conservation practices such as prescribed burns.

4. Encourage public access to conservation lands, where appropriate and where such access does not conflict with the resource management goals of those lands.

5. Utilize incentive based Transfer of Development Rights, as detailed in the Future Land Use Element or Sustainable Community Overlay.

6. Provide ecological connections between natural areas, whether in public or private ownership.

B. This policy does not affect any existing rights the property owner may have to develop these lands as permitted under the Comprehensive Plan and Land Development Regulations.

Policy 3.22: Planned Transportation Improvements and Alignments in Relation to Environmental Issues

Ensure that the transportation network will avoid, minimize, and mitigate habitat fragmentation by applying the following wildlife design criteria:

A. Require that wildlife habitat linkage analysis be used as a standard procedure for updating the County's long range transportation plan network.

B. Design wildlife crossing structures for multiple species and sustained habitat connectivity.

C. Provide fencing or barrier walls to direct wildlife to crossing entrances where appropriate.

D. New roadway crossings through wildlife/greenway corridors are discouraged. Where new crossings are necessary to ensure the health, safety and welfare of the citizenry, transportation corridors shall be designed as limited access facilities that prohibit non-emergency stopping. Roadway and associated utility corridors shall be designed to have minimal adverse impacts to the environment and shall include provisions for wildlife crossings based on the standards of Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS).

Policy 3.23: Conservation Wildlife Corridor Connectivity

If new development as defined in NRE Policy 3.3D. is proposed, any conservation areas or easements for conservation shall, where possible, connect to regionally significant wildlife corridors based upon best available data.

OBJECTIVE 4: PROTECT WETLANDS

Protect wetland systems and their ecological functions to ensure their long term, economic, environmental, and recreational value and encourage restoration of wetland systems to a functional condition.

Policy 4.1: Measures to Protect Wetlands

In addition to the provisions of Policy 3.15, the County shall protect the ecological functions of wetland systems by the following actions:

A. Support the restoration of the wetland systems, including the Kissimmee River Restoration Project, and implement local initiatives approved by the Highlands County Board of County Commissioners which are recommended by the Phase II Technical Plan for the Lake Okeechobee Construction Project.

B. Protect the natural functions and hydrology of wetland systems, including cutthroatgrass seeps, by buffering against incompatible land uses and by mitigating development impacts to the system in accordance with applicable natural resource policies.

C. Provide clustering and open space buffering protection for the Arbuckle Creek/Lake Istokpoga wetland and floodplain systems and basin.

D. Through intergovernmental cooperation with Polk County, promote the designation of the Lake Arbuckle, Arbuckle Creek, and Lake Istokpoga system as "Outstanding Florida Waters".

E. Acquire (including fee purchase, easements, donations and other less than fee mechanisms) wetlands systems, including cutthroatgrass seeps.

F. Discourage efforts to channelize natural pristine waterways.

The County should consider incorporating the agricultural and urban Best Management Practices, water storage, water quality improvement, and environmental services projects included in the Phase II Technical Plan for the Lake Okeechobee Construction Project that target the enhancement and restoration of wetlands into Land Development Regulations. These management measures can benefit impacted wetlands through the dynamic storage of water, assimilation of nutrients, and restoration of hydro-periods.

Policy 4.2: Map Wetlands on Conservation Overlay

The County will continue to refine as part of the Future Land Use Map series, a Conservation Overlay Map Series which shall generally map wetland systems and shall serve to assist in the interpretation and application of resource protection criteria, as specified in policies throughout this Element.

Pursuant to Policy 3.3, protection measures are to be recommended, if applicable, pursuant to Policy 4.1 and where applicable, shall be so noted and recorded on the Conservation Overlay Map Series pertaining to wetlands. In the event specific wetlands are determined critical for preservation and are preserved by means of a permanent easement, and they are designated as an urban use on the FLUM, the FLUM will be amended designating the wetlands as CM, Conservation/Management Lands, and their

urban use density or intensity shall be disengaged and placed in reserve for future reallocation pursuant to FLU Policy 2.6. This shall not apply for lands acquired through state initiatives such as Florida Forever, etc.

A. Wetlands shall be evaluated by their location size, condition and function through the ECR process in Policy 3.3. The final determination as to the disposition of the wetlands shall be found when each applicable property is required to secure Environmental Clearance. The following location criteria and resulting priority are:

    1. Priority A: Wetlands that are located within existing and proposed (lands earmarked for public acquisition) Conservation/Management Lands (Florida Forever and other public conservation lands).

    2. Priority B: Wetlands that are part of a wetland system (functioning hydrologically, i.e., perennial streams/creeks that are non-seasonal) that impacts existing and proposed Conservation/Management.

    3. Priority C: Wetlands that are isolated and not related to existing and proposed Conservation/Management Lands, especially those adjacent to native upland systems.

B. The following wetland types, abstracted from Florida Land Use Cover Forms Classification System (FLUCCS) that shall be identified and mapped within the above priority areas:

    1. Stream and Lake Swamps: (River, creek and lake flood plain or overflow areas);

    2. Inland Ponds and Sloughs: (Area depressions and drainage areas not associated with streams or lakes);

    3. Bay Heads and Cypress Domes: (Dominant trees include bay varieties and pond or bald cypress);

    4. Lake Shorelines: (Includes all freshwater marshes and emergent aquatic vegetation);

    5. Wet Prairies: (Dominantly grassy vegetation on wet soils having less water than marshes); and,

    6. Mixed Forest Wetlands: (Includes hardwoods and conifers mixed with either being dominant).

C. In the event the wetland or floodplain is not to be preserved and the use is to be urban, FLU Policy 1.2.F shall determine the extent of development.

Policy 4.3: LDRs for Cutthroatgrass Seeps and Wetlands

The County shall continue to administer wetland resource protection criteria in the Land Development Regulations pertaining to cutthroatgrass seeps and wetlands.

Final development orders and land clearing permits shall be conditioned upon issuance of a wetlands permit by the Army Corps of Engineers, the Florida Department of Environmental Protection, and the respective Water Management Districts, as applicable. The County shall require such permits to be obtained as a condition of approval for the project's final development order or land clearing permit and shall issue the appropriate Environmental Clearance determination upon issuance of such permit.

Policy 4.4: Development Order Conditions for Wetlands and Cutthroatgrass Seeps

A. Any wetland or cutthroatgrass seep area which is used for mitigation purposes to gain approval of a County development order shall be recorded as a conservation easement prior to the issuance of the applicable final development order by the County.

B. All wetlands and cutthroatgrass seeps shall be delineated on final plats.

Policy 4.5: Future Land Use Map Compatibility with Wetlands Ranking System

Identify incompatible land uses and Future Land Use Map designations, using criteria based upon the type, intensity/density, extent, distribution and location of allowable land uses versus the type, value, function, size, condition and location of the wetlands as determined from findings promulgated under Policy 4.2.

If a land use is determined to be incompatible based upon an analysis of these criteria, the proposed land use shall be directed away from any wetland or wetland system that ranks High by the Wetlands Ranking System.

OBJECTIVE 5: MEET AIR QUALITY STANDARDS

The County shall meet or exceed federal and state air quality standards.

Policy 5.1: Non-Attainment Area Status

Within one year of being declared a non-attainment area by the Department of Environmental Protection, the County shall complete a study outlining measures to improve air quality. The County will begin implementing suggested changes within three months of the study's completion. The County will request an annual certification from the Department of Environmental Protection following the first year in which the County is determined to be a non-attainment area.

Policy 5.2: LDRs for Air Quality

The County shall continue to implement Land Development Regulations which require all projects proposing any use that poses a significant potential to diminish existing air quality to:

A. Prepare an environmental impact report;

B. Provide acceptable mitigation measures to assure the maintenance of on-site and off-site air quality; and,

C. Prohibit activities that will negatively impact the ambient air quality of nearby residential areas.

Policy 5.3: Regional Air Pollution Panel

Whenever a Regional Air Pollution Panel is formed by joint agreement of the Central Florida counties, the Board of County Commissioners shall appoint one of its members to represent Highlands County on that panel.

Policy 5.4: Power Plant Conversions

The County shall ensure that, at a minimum, the construction of new, or the conversion of, existing power plants do not result in any decreased level of ambient air quality.

OBJECTIVE 6: PROTECT GROUNDWATER RESOURCES, PROTECT AQUIFER RECHARGE AREAS AND GROUNDWATER RESOURCES AGAINST CONTAMINATION AND DEPLETION

Conserve, appropriately use and protect the quality and quantity of current and protected water sources and waters that flow into the estuarine waters by:

A. Protecting aquifer recharge areas and groundwater resources against potential contamination.

B. Restricting activities and land uses that adversely affect the quality and quantity of surface and groundwater.

C. Improve the quality of the County’s surface waters and reduce nutrient levels in the County’s surface waters.

Policy 6.1: Measures to Protect Groundwater Quality and Quantity

The County shall protect the water quality of high recharge areas and wellfields:

A. Require all new development and redevelopment to obtain approvals from all responsible government agencies whenever there is a potential for the proposed project to contaminate or to degrade existing water quality;

B. Require natural buffers, set asides, and building setbacks pursuant to the policies of this Comprehensive Plan;

C. Acquire and support acquisition by other agencies (including fee purchase, easements, donations and other less than fee mechanisms) of xeric uplands on the Lake Wales Ridge which are important to recharge the aquifer and for their habitat value or natural scenic features;

D. Require (1) all new development and redevelopment within a High Recharge Area as defined by the respective Water Management Districts, shall not reduce an aquifer recharge area's volume and rate of recharge; and that, (2) subsurface storage and flow shall simulate pre-development conditions whenever development is proposed in a High Recharge Area;

E. Utilize the respective Water Management District designations as the principal means to indicate the aquifer recharge potential of lands within future urbanization patterns.

Policy 6.2: Hazardous Waste Facilities Prohibited

Due to the constraints posed by natural resource considerations, such as aquifer recharge and floodplain protection, location of hazardous waste treatment facilities shall not be permitted within the County. The County shall continue to prohibit hazardous waste treatment facilities, but allow collection facilities that are already in existence.

Policy 6.3: LDRs Resulting from Central Sewer Study

Where appropriate, amend the LDRs to implement the recommendations of the Central Sewer Study Committee's report.

Policy 6.4: Hazardous Materials Plan

Continue to implement the Hazardous Materials Plan of 1994, to include, at a minimum:

A. Administer Land Development Regulations, cited in the Plan, requiring issuance of all necessary federal, state, and regional permits relating to the generation, storage, treatment, disposal, and transportation of hazardous wastes, prior to the approval of development identified by the DEP or EPA as a hazardous waste generator;

B. Continue to monitor the location, type and quantity of hazardous wastes in the County, as presently done under contract arrangements with the Central Florida Regional Planning Council; and,

C. Continuation of the existing system of "amnesty days" and similar programs to provide low-volume generators safe and convenient disposal of hazardous wastes.

Policy 6.5: Florida Aquifer Vulnerability Assessment (FAVA) of Agricultural Contaminants

Request the Highlands Soil and Water Conservation District assure that the DEP program address the Ridge's agriculture potential for polluting the aquifer(s), and what methods may reduce such ~~a~~ potential.

Encourage the agricultural community to employ strategies identified in the Nitrogen Best Management Practices for Florida Ridge Citrus.

Policy 6.6: Study Surface Water Discharges from Ridge

The County will continue to examine all surface water discharges leading from the Ridge to determine if more water can be retained to enhance recharge to the aquifer, and correspondingly reduce downstream pollutant loads, pertaining to increased maintenance coordination of private drainage systems.

Policy 6.7: Water Use Caution Areas

A. The County shall adhere to the maps which depict the Highlands Ridge Water Use Caution Area (HRWUCA) declared by the Southwest Florida Water Management District in 1989 to be a "critical water supply problem area" and any other Water Use Caution Areas as determined by the respective Water Management Districts pursuant to Section 17-40.040(5), FAC.

B. Any future land use amendments shall incorporate changes to the Future Land Use Map which are promulgated by actions of the respective Water Management Districts to designate new or rescind existing WUCA's in Highlands County.

Policy 6.8: Discharges into Aquifer Prohibited

A. The County shall require any future land uses that temporarily or permanently discharge untreated stormwater and waste material of any sort into underground caverns, sinkholes, surface water bodies, or other manmade installations which access the surficial aquifer or which breach the confining layer of an aquifer to provide written permit approvals or waivers from the appropriate water management district of FDEP. This request shall also apply to deep well injection as a method of effluent, waste, or stormwater disposal.

B. In instances where installations exist for this purpose, the County shall require that they conform to Chapter 62-528, FAC.

Policy 6.9: Stormwater Quality/Quantity Standards

In addition to the policies contained in this objective, the County shall protect its groundwater resources from contamination by applying development standards for stormwater quality and quantity in accordance with Infrastructure Policy 12.6.

Policy 6.10: Environmental Impacts on Aquifers

A Consumptive Use Permit, Environmental Resource Permit, or other such permit as required (or an exemption from such permit) shall be obtained from the appropriate Water Management District (WMD).

Policy 6.11: Map Recharge/Contamination Areas

A. The County shall request the respective Water Management Districts to continue to map:

   1. Areas of high aquifer recharge potential which are also highly vulnerable to contamination;

   2. Areas which are "prone to contamination" or known to have contaminated groundwater;

   3. Well head protection zones for public potable wells pursuant to Infrastructure Policy 7.3.

The County shall adopt revised maps for wellhead protection zones as new information becomes available.

In the interim, the County shall consider the best available hydro-geological information for future land use planning, project reviews, or the establishment of wellfields.

When map work of high aquifer recharge/contamination potential is completed, the County shall develop performance standards for its Land Development Regulations which apply to all development activities within these mapped areas. Such performance standards may include impervious surface limitations, ground coverage limitations, discharge to groundwater controls, setback requirements, controls on land use activities, and mandatory clustering provisions.

Policy 6.12: Groundwater Monitoring Program

The County shall continue to support efforts by the U.S. Geological Survey, the Natural Resources Conservation Service, the Water Management Districts, Florida Department of Agriculture and the Florida Department of Environmental Protection to develop a coordinated groundwater monitoring program for Highlands County which supplements existing data collection activities by these agencies.

Policy 6.13: LDRs Prohibiting Traditional Flood Control Improvements

The County shall continue to implement Land Development Regulations prohibiting major drainage projects, such as channelization of streams and rivers, or construction of canals, unless they are clearly in the public interest, as determined by the Board of County Commissioners pursuant to Natural Resources Policy 8.5.

Policy 6.14: Best Management Practices

The County shall coordinate with the Highlands Soil and Water Conservation District to assist the U.S. Department of Agriculture/Natural Resources Conservation Service and the Florida Department of Agriculture and Consumer Services in implementing Best Management Practices along the water bodies of Highlands County.

Policy 6.15: Lake and Watershed Protection

A. **Restore Lakes in Stress:** The County shall coordinate with appropriate agencies to develop and implement programs to restore lakes determined to be undergoing degradation as identified by FDEP and/or Highlands County.

B. **Support restoration plan for Lake Istokpoga:** The County shall continue to be the lead local agency for coordination of the ecosystem wide interagency efforts to restore Lake Istokpoga.

C. **Study Eutrophication and Water Quality Problems of Lakes:** The County shall continue to coordinate with the respective Water Management Districts to address potential eutrophication and water quality problems of the County's lakes, and propose measures and solutions, if needed.

D. **Study Rainfall Impacts on Lakes:** The County shall continue to coordinate with the respective Water Management Districts to jointly examine the long-term rainfall trends and the potential effect on the County's lakes.

E. **Lake Management Plans:** The County shall continue to coordinate with state and federal agencies to prepare and implement lake management plans.

F. **Surface Water Management Level of Service (LOS) Standards:** The County shall continue to coordinate with the Water Management Districts to adopt surface water management Level-of-Service (LOS) standards consistent with the State’s LOS standards identified within the *Florida Plan*.

OBJECTIVE 7: WATER CONSERVATION

Restrict activities affecting water quantity to those found reasonable and beneficial by the appropriate agency.

Policy 7.1: Plumbing Code Encourages Water Conservation

The County shall continue to enforce water conservation measures in the County's Plumbing Code.

Policy 7.2: Landscape Ordinance Encourages Water Conservation

The County shall continue to enforce a landscape ordinance, which highly recommends use of native species in ridge landscaping to reduce watering requirements and to provide native wildlife benefits.

The County shall strengthen the landscaping standards in the LDRs to encourage Florida friendly plant standards in certain areas in order to achieve greater water conservation, and preserve desirable native vegetation.

Policy 7.3: Irrigate with Treated Wastewater

The County shall include within its Land Development Regulations a requirement that where appropriate all applicants whose projects include wastewater treatment plants, utilize treated wastewater for irrigation purposes.

Policy 7.4: Florida Friendly Landscaping in ROW and Parks

The County shall continue to use the Florida Friendly Landscaping standards with an emphasis on native plants in the design of ROW planting areas and park green spaces, utilizing recycled water for irrigation wherever possible.

Policy 7.5: Water Conservation Program

The County shall continue to implement a water conservation program, in coordination with the Water Management Districts, to include:

A. Public education and outreach;

B. Consideration of further water conservation measures, including water reuse, conservation oriented rate structures, a mobile irrigation lab, and implementation of leak detection systems.

C. Provision of water conservation materials in the Development Services Department.

D. Water Conservation updates on the Development Services Department website.

Policy 7.6: Water Shortage Plan

The County shall continue to abide by the more restrictive Water Management District's emergency water shortage plan, based upon receipt of emergency water shortage plans.

OBJECTIVE 8: WATER RESOURCE PROTECTION

Maintain and protect the natural and man-made environment and resources in a manner protective of the water supply.

Policy 8.1: Public Water Supply Classification

Allow the development of public wellfields and public water supply sources only within the Public Water Supply Land Use Classification, pursuant to the objectives and policies of this Comprehensive Plan.

Applications for amendment to the Public Water Supply classification must meet the following requirements:

A. The applicant must have received a Water Management District Water Use Permit which is based on:

   1. A demonstration of need for the population intended to be served;

   2. An evaluation of alternative sources of water to meet demonstrated need, locally available in the jurisdiction of the population to be served; and,

   3. An assessment of potential environmental impacts to the proposed site and surrounding properties.

B. The application for amendment must contain the following information:

   1. An analysis of the compatibility of the proposed land use with existing and proposed land uses, adjacent to and/or proximate to the amendment area and likely to be impacted by the proposed use;

   2. An analysis of the economic impacts likely to result if the proposed amendment is approved, including the impact to Highlands County as a whole and the impact on the development potential of adjacent properties and nearby areas; and

   3. Demonstration that the proposed amendment is consistent with the data and analysis in the Infrastructure Element and the Natural Resource Element in order to ensure that natural resources are protected and that adequate water sources are available to meet the projected demands of Highlands County pursuant to Chapter 163.

Policy 8.2: Protect Water Resources

Protect water resources by controlling surface and groundwater quality impacts of development by implementing land use regulations in accordance with the goals, objectives, and policies of this Comprehensive Plan.

Policy 8.3: Prevent Water Contamination

Those developments which include on-site wastewater disposal systems, buildings, and/or public utilities in or on soils which are unsuitable for such uses shall be designed in accordance with State and Federal regulations to prevent water contamination including performance based systems where required.

Policy 8.4: Monitor Waste Disposal

The County may monitor the environmental impacts of any legally permitted waste disposal or discharge, and take appropriate action when necessary in accordance with the goals, objectives, and policies of this Comprehensive Plan and Florida Statutes Chapter 163, and take appropriate action when necessary. The specific impacts to be monitored include the impacts identified in the Natural Resources Element.

Policy 8.5: Protect the Natural Environment

The County may seek assistance from the coordinating agencies for the Northern Everglades and Estuaries Protection Program to determine whether a monitoring program is needed to monitor the environmental impacts of any legally permitted public, industrial, or agricultural water use and take appropriate action when necessary.

The specific environmental impacts to be monitored include the impacts on wetlands, cutthroatgrass seeps, and xeric uplands and on other protected natural resources identified in the Natural Resources Element Objectives 3 and 4. The coordinating agencies for the Northern Everglades and Estuaries Protection Program include the Florida Department of Environmental Protection, the Florida Department of Agriculture and Consumer Services, and the South Florida Water Management District.

OBJECTIVE 9: ENVIRONMENTAL EDUCATION PROGRAM

Where mutual benefit is achieved, the County shall actively establish partnerships with the School Board of Highlands County, South Florida State College, and environmental or other private organizations. The County shall continue to support an environmental education program for use by civic groups, schools, and the citizens of the County.

OBJECTIVE 10: MEASURES TO PROTECT FLOODPLAINS

A. The County shall institute measures to protect the natural functions of floodplains and flood prone areas from the negative impacts of new development and redevelopment.

Design emphasis will be on:

1. Stormwater quality and quantity outputs;
2. Maintaining flood-carrying and flood-storage capacities;
3. Flood control improvements for flood prone lands;
4. The incorporation of open space to maintain the natural character of riverine systems.

B. These measures are recognized as necessary to maintain the County's eligibility in the National Flood Insurance Program and FEMA standards. The Flood Insurance Rate Maps (FIRM), as amended by FEMA in 2015, shall establish the Special Flood Hazard Areas.

C. The County shall actively pursue an outreach program to make sure citizens are aware of the recommendation for flood insurance and flood hazard mitigation on their property.

Policy 10.1: Implement Floodplain Ordinance and FEMA

The County shall continue to regulate construction in the floodplain pursuant to its Floodplain Ordinance and the requirements of the Federal Emergency Flood Management program.

Policy 10.2: Support of the Kissimmee River Management Plan

The County shall support the objectives of the Kissimmee River Management Plan, the Northern Everglades and Estuaries Protection Program, and Everglades Restoration.

Policy 10.3: Development Requirements for the Kissimmee Floodplain

New development, redevelopment, or land clearing proposals within the Kissimmee River's 100-year floodplain shall be required to comply with the following, as may be applicable:

A. The incorporation of flood control mitigation and design specifications into the conditions of approval for a site plan or plat;

B. The incorporation of erosion control specifications into grading plans for the site and the application of erosion control techniques during construction or land clearing; and,

C. The incorporation of open space buffers, land set-asides and set-backs pursuant to the policies of this Comprehensive Plan.

Policy 10.4: Maintain Natural Drainage in Floodplain

The County shall not issue development orders for new development or redevelopment within flood prone areas whenever grading or excavation is proposed that will change, impede, or displace the existing drainage pattern of the site or the natural flow functions within the floodplain.

Policy 10.5: Requirements When in Floodplain or Near Surface Water

The County shall continue to condition all development orders whenever development activities are proposed within 50 feet of surface water bodies or within the 100-year floodplain.

One or more of the following provisions shall be required as appropriate in maintaining the integrity of the water body or floodplain as determined by the Land Development Regulations:

A. Installation of silt screens between the construction site and setback boundary for a surface water body or wetland (refer to NRE Policy 3.15);

B. Hydroseeding or covering exposed slopes during the rainy season until these areas can be landscaped;

C. Acceptable dust control measures;

D. Installation of shallow swales or spreader berms adjacent to shorelines where slopes exceed 10:1;

E. Installation of pervious surfaces or retention areas, especially for paved areas, to reduce run-off into adjacent and downstream waters;

F. Mitigation flood storage for encroachment in floodplains; and,

G. Dwellings and septic systems to be flood proofed for a 100-year design storm.

Policy 10.6: Low Density within Kissimmee Floodplain

Within the Kissimmee River's 100-year floodplain, all unvested residential development or subdivisions shall not exceed densities of 1 dwelling unit per 10 gross acres.

Clustered development or lot configurations which include the provision of agricultural or open space/riparian easements shall be encouraged, determined by findings pertaining to the proportion of existing floodplains and uplands on the parcel. (See Also FLU 1.2)

In the event a private property owner wishes to transfer development rights off of a parcel in the Kissimmee floodplain, this may be granted at the current density in General Agriculture, or 1 dwelling unit per each 5 acres (2 DUs per 10 acres of floodplain.)

Policy 10.7: Clearinghouse Procedures When Developing in the Kissimmee River Floodplain

A. The County supports restoration of the Kissimmee River floodplain through the careful review of new development, redevelopment, and land clearing proposals.

The County shall consider incorporating appropriate management measures from the Phase II Technical Plan for the Lake Okeechobee Construction Project into the floodplain protection controls of the Land Development Regulations.

Review shall also be coordinated with the adopted plans and programs of the following agencies:

1. The U.S. Army Corps of Engineers,
2. The U.S. Environmental Protection Agency,
3. The U.S. Air Force – Avon Park Air Force Range,
4. The South Florida Water Management District,
5. The Southwest Florida Water Management District,
6. The Central Florida Regional Planning Council,
7. The Florida Department of Environmental Protection,
8. The Florida Department of Commerce,
9. The Florida Department of Agriculture and Consumer Services.

B. Requirements of any agency's permits, which are communicated back to the County within the specified deadline, shall be incorporated into the County's development order. Other recommendations for development and mitigation received from NRAC or these agencies may, at the discretion of the Board of County Commissioners, also be applied as conditions of approval for the County's development order.

Policy 10.8: Mandatory Connection to Public Utilities and Minimum Design Elevation

In the 100-year floodplain, where public utilities are available to support new development or redevelopment, the County shall require connection to these facilities. In addition, all new manhole lids, lift station lids, and pumping station pads shall be installed above the 100-year flood elevation.

OBJECTIVE 11: INTEGRATED GREEN INFRASTRUCTURE

Highlands County shall encourage the integration of public and private investments in green infrastructure (interconnected network of open spaces, and natural areas).

Policy 11.1: The County shall seek all opportunities for public and private investment in acquiring and conserving an interconnected network of open spaces, natural areas, and agricultural lands. 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 11.2: Highlands County shall coordinate with the three municipalities within the county to assure connectivity and public enjoyment of a green network by all County residents.

Policy 11.3: Highlands County shall add greenways and blueways to its trails and bikeways program to help connect natural resources and parks to the trail system.

Policy 11.4: Neighborhoods and subdivisions shall incorporate measures to connect to or enhance the County's green infrastructure network.

Recreation & Open Space Element

RECREATION AND OPEN SPACE ELEMENT

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INTRODUCTION:

Pursuant to Section 163.3177(6)(e), F.S. the following represents the Recreation and Open Space Goals, Objectives, and Policies of Highlands County. 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. All Goals, Objectives, and Policies are adopted by ordinance. 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.

GOAL: A PARK, RECREATION, AND OPEN SPACE SYSTEM WHICH OFFERS A FULL RANGE OF ACTIVE AND PASSIVE RECREATION WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1: PARKS AND RECREATION PLANNING STRATEGY

The County shall ensure that the park and recreation system is spatially separated with adequate facilities to meet the long-term demands for recreation and open space for the County's residents and visitors.

Policy 1.1: Level of Service for Parks

The County shall maintain the following county-wide Park and Recreation Level of Service standard:

10 Acres Per 1,000 Population

Highlands County Parks and Recreation Master Plan, Section III - Park Classifications identifies criteria for the various levels of urban parks within the County based upon the population generated by new residential development.

Policy 1.2: Park and Recreation Facilities Fees

Highlands County shall periodically examine a fee system which may include activity fees, user fees, and impact fees as specific funding sources for the County's existing and future park and recreation facility needs.

Policy 1.3: County – Wide Recreation Plan (Parks and Recreation Master Plan)

Highlands County will create and approve a phased development and renovation plan for the existing parks in the Parks and Recreation System to determine the appropriate development of new facilities and/or the phase out of parkland that does not meet the objectives of the Master Plan.

Policy 1.4: Trails Master Plan (Parks and Recreation Master Plan)

A. The County shall strive to establish trail connection between various public lands and recreational areas throughout the County.

B. The design of neighborhoods and subdivisions shall incorporate measures to enhance and/or connect to blueways, greenways, and the County trail system.

C. The County shall continue to coordinate with municipalities and other agencies to connect parks and natural resources countywide through a coordinated system of trails, blueways, and greenways.

D. Collier to Polk Regional Trail: The County shall support and promote regional interests to the Collier to Polk Trail utilizing the Highlands County segment as an integral link in the eventual improvements as outlined in the County’s Trails Master Plan.

Policy 1.5: Park and School Facilities

Whenever possible, park sites shall be adjacent to, and designed in an integrated manner, with school sites so as to maximize County resident access to parks and open spaces.

In addition to parks, this coordination shall also include requirements for collocating public facilities such as libraries and community centers with schools to the greatest extent possible.

Policy 1.6: Recreation and Park Advisory Committee (RPAC)

The Recreation and Parks Advisory Committee (RPAC), appointed by the Board of County Commissioners (BCC), shall identify, evaluate and advise the BCC on all programs, facilities and activities pertaining to recreation and parks within the County. The duties, responsibilities, and appointment guidelines for the RPAC shall be stated in the Land Development Regulations.

Policy 1.7: After School Recreation Program

Consider the incorporation of school age/type of “after-school” recreation programs, their facilities, and their costs, into the County wide recreation programs as appropriate.

Policy 1.8: Funding for Active Recreation Facilities

The County shall determine the source and the means to set aside funds for active recreation facilities as needed.

OBJECTIVE 2: PUBLIC ACCESS TO PARKS, LAKES, STREAMS AND RIVERS

Highlands County shall maintain and enhance public access to the County’s recreation sites, lakes, streams and rivers.

Policy 2.1: Alternative Mobility Pathways

Plans for improvements to recreational pathways shall address where feasible the provision of facilities for golf carts, handicapped scooters, and other slow moving mobility vehicles.

Policy 2.2: Handicap Accessibility

The County shall continue to increase handicap accessibility to all County-owned recreation facilities.

Policy 2.3: Acquire Access to Water Bodies

The County should maintain and increase access to water bodies including small, non-boat fishing access points to lakes, streams and rivers.

Policy 2.4: The County shall maintain and increase the quality of access points to the water especially in regards to the provision of adequate parking**.**

OBJECTIVE 3: COORDINATE RECREATION PLANS

The County recognizes that recreation objectives shall be met by coordinating with appropriate agencies and the private sector.

Policy 3.1: Support Acquisition of Targeted Sites

The County shall consider passing resolutions of support, within six months of identification, for acquisition of other sites which are beneficial to the County. The County shall consider passing resolutions, or forwarding letters of support, for proposed state

acquisitions of conservation areas, greenways, new state parks, and the Highlands Hammock State Park Expansion.

Policy 3.2: Explore Recreation Options for State Lands

The County shall continue to work with the State of Florida and the federal government to increase and coordinate recreational opportunities on state and federal lands within the County where beneficial to the County.

Policy 3.3: Explore Recreation Options for the Kissimmee River

When acquisition of the lands along the restored Kissimmee River alignment program is complete, the County shall coordinate with the responsible agencies to determine potential recreational uses of the river corridor.

Policy 3.4: Coordinate with Public and Private Agencies

The County shall coordinate with and provide data to appropriate public and private agencies to advance recreational opportunities in the County.

Policy 3.5: Operation and Maintenance of Conservation Lands

The County shall continue its efforts to program and fund the operation and maintenance of conservation lands acquired by the County.

Policy 3.6: Regional Recreation and Open Space

The County shall incorporate into the County-wide Comprehensive Open Space, Park and Recreation Plan applicable state recognized “Natural Resources of Regional Significance” (NRRS) and Central Florida Regional Planning Council (CFRPC) “Natural Systems and Planning and Management Areas”.

OBJECTIVE 4: ON-GOING OPERATION AND MANAGEMENT OF PARK FACILITIES

Highlands County recognizes that it is imperative to identify and implement methods to finance the on-going operation and management of its facilities.

Policy 4.1: Highlands County shall focus on providing larger scale facilities. These facilities will supplement existing city recreation facilities, natural resource based parks, and a trails system linking these facilities together.

Policy 4.2: Design of new facilities will explore potential revenue-generating opportunities that could offset operational costs and/or enhance the recreational experience of participants (i.e. concessions, rentals, etc).

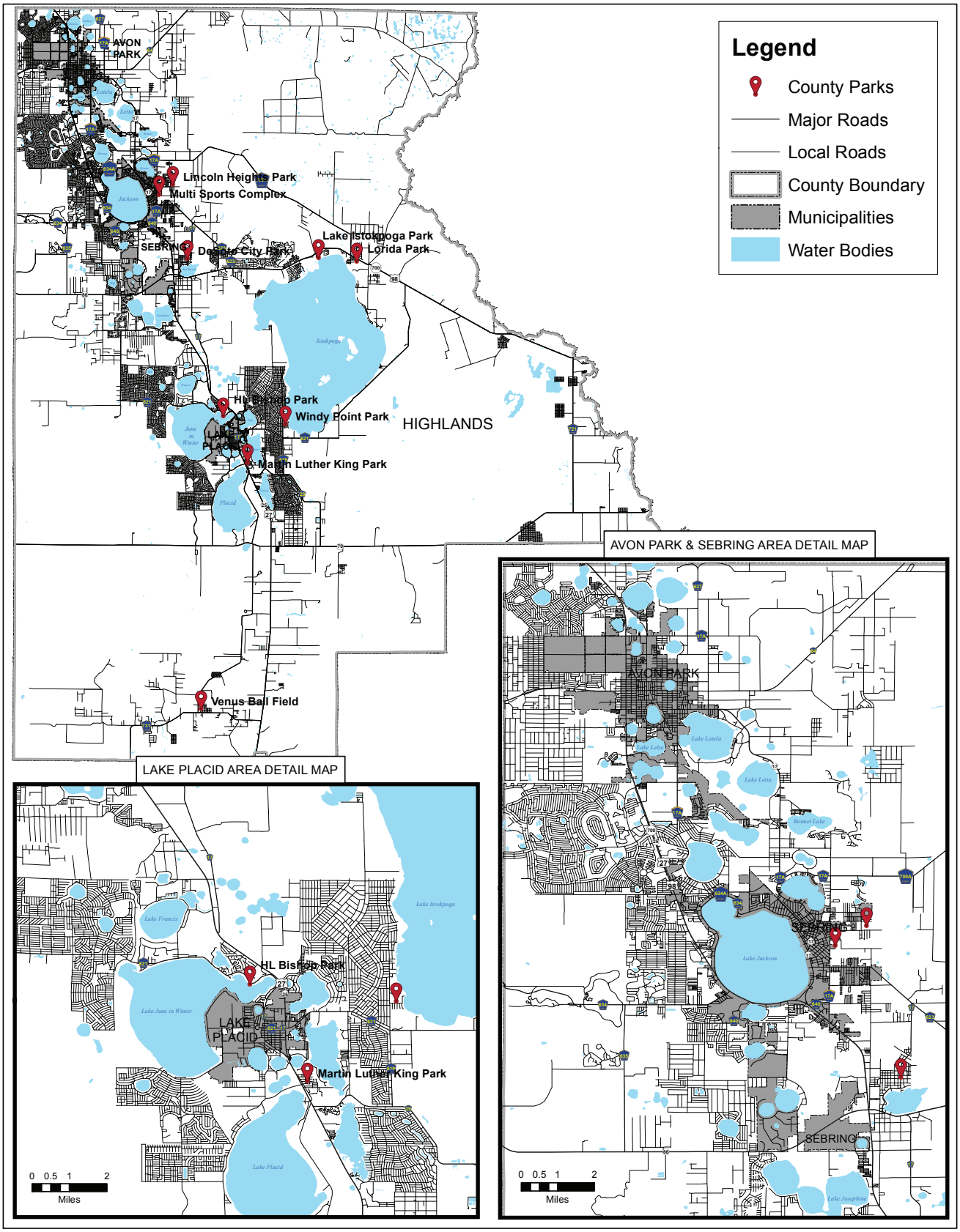
Policy 4.3: The County's grant-funded programs will be refined to be consistent with the objectives of the Master Plan.

Policy 4.4: When and if financially feasible, a reliable and consistent capital funding source for recreation facilities and operations will be established to help implement the Master Plan.

Policy 4.5: The County will consider adoption of fair and equitable fees and charges, where appropriate, for the Parks and Recreation System for both residents and visitors that use County facilities.

Policy 4.6: New park and trail development shall address the cost to maintain each facility prior to construction. Design/maintenance techniques, materials, and procurement methods should be used to provide the most cost effective measures to develop and maintain, the park and trail facilities.

ROS Map 1
Park Facilities (Unincorporated County)



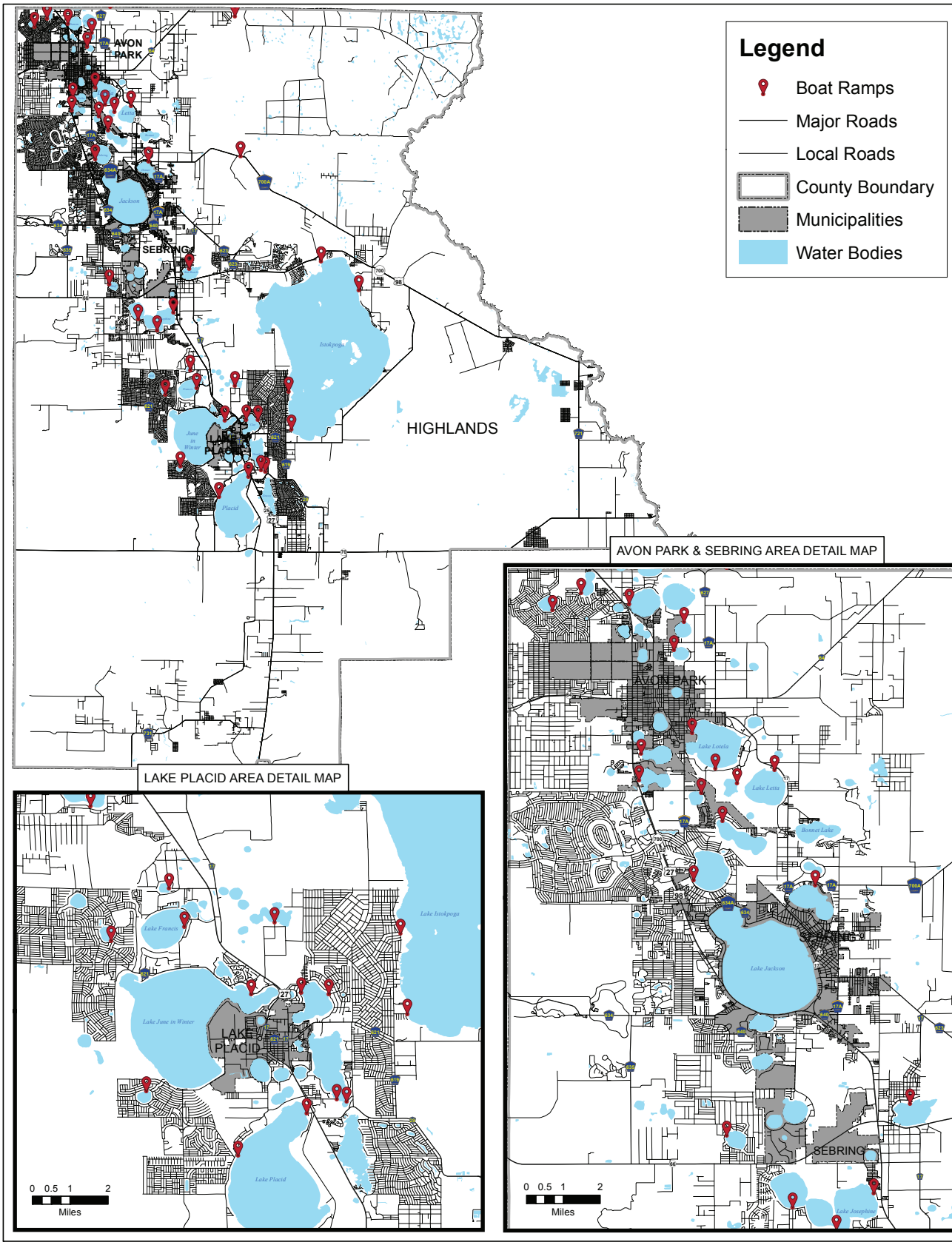
DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Date Prepared:
November 4, 2015

Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Parks&Rec_points.mxd) 1/28/2010 -- 5:38:52 PM

ROS Map 2
Boat Ramps



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Graphic Scale
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Miles

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Map Document: (D:\Projects\EARS2008maps\EAR_based_amendments\Highlands_Parks&Rec_points.mxd) 1/28/2010 -- 5:38:52 PM

Intergovernmental Coordination Element

INTERGOVERNMENTAL COORDINATION ELEMENT

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INTRODUCTION:

Pursuant to Section 163.3177(6)(h), F.S., the following represents the Intergovernmental Coordination Goals, Objectives, and Policies of Highlands County. These goals, objectives and policies are intended to address the establishment of a long-term vision for promoting coordination between jurisdictions and agencies of plans and 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.

GOAL: TO PROVIDE EFFECTIVE GOVERNMENT AND ADEQUATE PUBLIC SERVICES USING INTERGOVERNMENTAL COORDINATION TO MAXIMIZE EFFICIENCY IN PROVIDING SERVICES AND FACILITIES, TO REDUCE DUPLICATION OF EFFORT AND TO SOLVE COMMON PROBLEMS WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1: RECONCILE COMPREHENSIVE PLAN ACTIONS WITH OTHER AGENCY PLANS

The County shall continue to coordinate its Comprehensive Plan and the impacts of its development with the plans of applicable government agencies, including agencies which provide services to the unincorporated County, but do not have regulatory authority over the use of land.

Policy 1.1: Intergovernmental Coordination

The County shall work with the municipalities of Avon Park, Lake Placid and Sebring to provide review of the Comprehensive Plan and other intergovernmental coordination issues, as determined by the County. The County will also continue to coordinate with the School Board, Natural Resources Conservation Service, Public Health Unit, Industrial Development Authority, U.S. Department of Defense (Avon Park Air Force Range), and other units of local governments and agencies providing services, but having no regulatory authority within the County.

Policy 1.2: Reserved

Policy 1.3: Comment on Developments in Adjacent Jurisdictions

The County shall continue to identify, review and comment upon actions proposed by the region, adjacent counties, state agencies, Florida Department of Transportation (FDOT) District #1, U.S. Department of Defense (Avon Park Air Force Range), and respective Water Management Districts, when the actions are relevant to the County for conformance with the County's Comprehensive Plan's Goals, Objectives, and Policies, and for possible negative impacts to Highlands County.

Policy 1.4: Rezone Referrals

The County shall continue to include within its Land Development Regulations provisions for consideration of municipal and adjacent County comments, and those of other appropriate intergovernmental review entities prior to any zoning action which might affect that government entity.

The County shall also transmit copies of rezoning applications to appropriate jurisdictions when a development proposal is:

A. A locally unwanted land use; or

B. Located within one-half mile of the jurisdiction [and it is formally agreed by both jurisdictions]; or

C. Within the boundaries of a Joint Planning Area.

Policy 1.5: Plan Amendment Referrals

The County shall continue to transmit copies of all proposals to amend the Future Land Use Map or the Comprehensive Plan text to those municipalities, counties, regional, state and federal agencies having direct purview authority, responsibility and jurisdiction over the subject of the amendment proposal, for review and comment as to the appropriateness and efficacy of the proposed amendment.

The County shall also transmit copies of Plan amendments to the appropriate jurisdictions when a development proposal is:

A. A locally unwanted land use; or

B. Located within one-half mile of the jurisdiction and it is formally agreed by both jurisdictions; or

C. Within the boundaries of a Joint Planning Area.

Policy 1.6: Plan or Development Revisions

The County shall consider approving, approving with conditions or denying all applications for zoning approval, or amending the Comprehensive Plan, based on the review of plans, input, and discussions identified in Intergovernmental Coordination Element Policies 1.1 through 1.5.

Policy 1.7: Water Management District Coordination

The County will inform future Voluntary Vision Plan, Overlay District, and Selected Area Plan applicants which applicable Water Management District is responsible for reviewing and issuing permits and/or approvals associated with water supply, the Water Supply Facilities Work Plan, and environmental resources for the area in Highlands County where the future Voluntary Vision Plan, Overlay District and Selected Area Plan will be located. Early coordination between the applicant and the applicable Water Management District will help identify potential issues, facilitate permit review, and may identify cost effective solutions early in the planning process. The County shall encourage applicants to coordinate as early as possible with the applicable Water Management District to identify issues potentially affecting permit review and the County's Water Supply Facilities Work Plan.

Policy 1.8: Local Mitigation Strategy

The County shall continue to coordinate the Local Hazard Mitigation Working Group (LMSWG), which facilitates Highlands County's Local Mitigation Strategy (LMS) planning process, coordinating efforts between governmental units, commercial enterprises, and other stakeholders to reduce disaster risk.

OBJECTIVE 2: LEVEL OF SERVICE

The County shall have a system to coordinate level of service standards with agencies having operational and maintenance responsibility for such facilities.

Policy 2.1: Intergovernmental Coordination for Level of Service (LOS) Discussions

The County shall coordinate with FDOT District #1 and any other agency having operational and maintenance responsibility for a facility which has a level of service (LOS) standard established within the County's Plan.

Policy 2.2: Protocol for Changing LOS

Prior to any proposed changes in its LOS standards, the County shall provide a letter to all applicable agencies of the proposed change, and shall convene meetings to discuss the implications of such a LOS standard change. The Board of County Commissioners shall use this input in making final LOS standard changes.

Policy 2.3: Reciprocity Protocol

The County shall, when appropriate, by letter, request all respective agencies to inform the County prior to any proposed changes in their LOS standards. When any change is proposed, the County shall review and coordinate with the respective agency.

OBJECTIVE 3: PLANNING INFORMATION CLEARINGHOUSE

Highlands County shall continue to provide relevant planning information to affected agencies and the public.

Policy 3.1: Public Schools

It shall be the policy of the County to establish coordination mechanisms to ensure that the planning activities, services and facilities of the School Board are consistent with the County Comprehensive Plan.

Key coordinating mechanisms shall include:

A. Providing growth projections and estimates to assist the School Board in its planning functions;

B. Coordinating major residential project reviews (pursuant to Chapters 163 and 1013.33, Florida Statutes) to consider joint park/school site dedications to meet future demands; and,

C. Cooperating with the School Board in its efforts to study and implement innovative methods, regarding ways of addressing infrastructure needs associated with the County's growth, including park/school site dedications and contributions; and

D. Coordinating the location of schools proximate to urban residential areas to the greatest extent possible and co-locating public facilities, such as parks, libraries and community centers, with schools when possible.

OBJECTIVE 4: COORDINATE FACILITY PLANNING

Highlands County shall continue to coordinate the provision of facilities and services inherent in its Comprehensive Plan with other governmental agencies, including those providing services, but not having land use regulatory powers.

Policy 4.1: Interlocal Agreements to Support Growth

The County, in order to implement its system of growth management, shall establish a system to actively work with the following agencies to coordinate the timely provisions of facilities and services to growth areas. Where applicable, the County shall enter into interlocal agreements with the entity providing facilities and services. Where applicable, the interlocal agreements shall define the extent, timing, and size of the extension of central potable water and central wastewater facilities to the County's commercial areas and/or residential subdivisions.

Municipality/Agency	Coordination Areas
Sebring, Avon Park, Lake Placid	Wastewater, water, drainage, recreation, and transportation
FDOT	Transportation
School Board	Schools

Potential Providers including Private Facilities and Services

Policy 4.2: Intergovernmental Coordination with Municipalities

The County shall continue meeting with the governing bodies of each municipality to discuss current County planning issues and other matters.

Policy 4.3: Meetings with Agencies

The Board of County Commissioners shall continue to coordinate with the representatives of the following agencies:

Sebring, Avon Park, Lake Placid, South Florida Water Management District (SFWMD), Southwest Florida Water Management District (SWFWMD), Central Florida Regional Planning Council (CFRPC), Highlands Soil and Water Conservation District (HSWCD), Florida Department of Transportation (FDOT) District #1, Florida Department of Health, Independent Districts and Organizations, Florida Department of Environmental Protection (FDEP) (Highlands Hammock), Highlands County Industrial Authority (HCIA), U.S. Department of Defense (Avon Park Air Force Range), School Board of Highlands County.

Policy 4.4: Annexation Protocol

The County shall request the municipalities of Sebring, Avon Park and Lake Placid to inform the County, in a timely manner, of any proposed annexations which the municipalities anticipate.

OBJECTIVE 5: CONFLICT RESOLUTION STRATEGY

The County shall attempt to resolve conflicts through increased intergovernmental coordination.

Policy 5.1: Conflict Resolution

The County will consider the informal mediation process established by the Central Florida Regional Planning Council (CFRPC) to resolve land use conflicts with adjacent local governments.

Policy 5.2: The County will continue to coordinate with the municipalities of Avon Park, Lake Placid, and Sebring to resolve annexation issues, and will consider the Regional Planning Council informal mediation processes if conflicts arise.

OBJECTIVE 6: REGULATORY JURISDICTION

Highlands County shall not be required to undertake any regulatory responsibility in, or on behalf of, any other agency of government unless the responsible agency totally relinquishes that responsibility to the County, and unless that undertaking is fully funded by the entity to whom the responsibility is legally assigned.

OBJECTIVE 7: LOCALLY UNWANTED LAND USES

Identify and describe joint processes for collaborative planning on locally unwanted land uses to mitigate or eliminate inter-jurisdictional land use conflicts.

Policy 7.1: Review of Permitted Uses and Location Standards

The County shall continue to conduct a review of its permitted uses and of its location 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 that would be more uniform in its application.

Policy 7.2: Use Siting Guidelines

The County shall coordinate the development, review, and recommendation of efficient guidelines for siting locally unwanted land uses.

Policy 7.3: Identify Unwanted Land Uses with County-Wide Significance

The County shall prepare and maintain a list of potential locally unwanted land uses and establish joint processes for evaluating the impact of those facilities with county-wide significance, such as solid waste disposal facilities.

OBJECTIVE 8: JOINT PLANNING AREAS

As provided under the authority of Section 163.3171, Florida Statutes, Highlands County shall, in conjunction with the municipalities of Avon Park, Sebring and Lake Placid, establish and implement joint municipal planning areas through inter-local agreements.

Policy 8.1: Municipal Growth and Provision of Services

The County shall continue to coordinate with the municipalities of Avon Park, Sebring and Lake Placid, and other jurisdictions as appropriate, to implement a joint planning area and process, which includes identifying the delineation, direction and extent of municipal growth to ensure adequate, efficient and equitable provision of needed services.

Policy 8.2: Joint Planning Areas with the Municipalities

Highlands County shall establish joint planning areas with the municipalities of Avon Park, Sebring and Lake Placid (and shall identify such areas in the County's Future Land Use Map series) and may develop interlocal agreements for planning within these areas.

The inter-local agreements shall provide procedures for annexation consistent with the provisions of Florida Statutes, Chapter 171, Part 1, *Municipal Annexation and Contraction,* and Part II, *Interlocal Service Boundary Agreements,* and development review, in relation to the existing Comprehensive Plans and Land Development Codes of adjacent jurisdictions; and shall map joint infrastructure service areas.

Policy 8.3: Joint Planning Areas – Minimum Considerations

When establishing boundaries for joint municipal planning areas, Highlands County and the municipalities shall, at a minimum, consider previously established planning area boundaries, municipal and county infrastructure service areas, existing and planned boundaries and local comprehensive plans.

Policy 8.4: Annexed Property – Regulatory Status

Subsequent to establishing an inter-local agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area consistent with the provisions of Florida Statutes, Section 171.062, *Effects of Annexation or Contractions*:

A. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.

B. The Highlands County Comprehensive Plan and implementing Land Development Regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:

1. If Provision A. above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Highlands County Local Planning Agency that the requirements contained in the applicable inter-local agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or

2. The Highlands County Comprehensive Plan and Land Development Regulations shall remain in effect until the municipality adopts a municipal plan and zoning amendment that includes the annexed area.

Policy 8.5: Environmental Educational Opportunities

Where mutual benefit is achieved, the County shall actively establish partnerships with the School Board of Highlands County, the South Florida State College, and environmental organizations or other private organizations. The County shall continue to support an environmental education program for use by civic groups, schools, and the citizens of the County.

OBJECTIVE 9: JOINT PROCESSES FOR SCHOOL SITING

Highlands County and the School Board shall coordinate the location of new school sites.

Policy 9.1: Consistency with the Highlands County Comprehensive Plan

The County shall annually review the 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 shall 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 County shall 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 9.2: The County shall coordinate with the School Board of Highlands County as outlined in the Highlands County Comprehensive Plan Public School Facilities Element.

OBJECTIVE 10: SOUTH FLORIDA STATE COLLEGE

Highlands County shall recognize the South Florida State College Campus Plan in the development and implementation of the Highlands County Comprehensive Plan.

Policy 10.1: South Florida State College – Changes to Campus Plan

As opportunities arise, Highlands County shall review proposed changes to the South Florida State College Campus Plan for their potential impact on the County's Comprehensive Plan and any other County programs and activities.

Economic Development Element

ECONOMIC DEVELOPMENT ELEMENT

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GOAL: CREATE AND SUPPORT A DIVERSE ECONOMY IN HIGHLANDS COUNTY THAT IS CONDUCIVE TO THE PROSPERITY OF ALL RESIDENTS BY OPTIMIZING THE MOST DESIRABLE OPPORTUNITIES FOR ECONOMIC EXPANSION, BETTER JOBS, AND REVENUE GROWTH DURING THE 2026 TO 2050 PLANNING PERIOD. 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.

OBJECTIVE 1: MISSION STATEMENT FOR THE HIGHLANDS COUNTY ECONOMIC DEVELOPMENT OFFICE

The Highlands County Economic Development Office (EDO) shall administer economic development programs recommended by the Industrial Development Authority (IDA) and approved by the Board of County Commissioners for the purpose of expanding and diversifying the County's tax base while protecting the current quality of life of Highlands County residents.

Policy 1.1: Relationship between the Industrial Development Authority, the Highlands County Economic Development Office and the Board of County Commissioners

A. The EDO shall be the County's official liaison between the Board of County Commissioners and the local business community on matters that foster and promote economic growth and diversity in Highlands County.

In this relationship, the Industrial Development Authority's (IDA's) primary role shall be advisory, to provide counsel, advice, guidance, and assistance to County staff. Recommendations are taken to the Board of County Commissioners on strategic economic planning and local economic issues, the economic climate and job

profile in the County, and actions taken to implement the Comprehensive Plan. The EDO's mission shall encompass the following areas of responsibility:

1. Targeting and recruiting desirable businesses;

2. Enhancing job opportunities;

3. Promoting commerce;

4. Obtaining and distributing information that profiles local economic sectors;

5. Formulating public and private partnerships to secure the benefits of desirable economic growth;

6. Recommending courses of action or measures related to the above; and

7. Establishing benchmarks for evaluating progress.

The County recognizes that successful economic development is a partnership with the EDO, IDA, and the Economic Development Commission (EDC). The EDC is the non-profit component of economic development efforts in Highlands County. IDA board members serve concurrently on the EDC.

B. In order to accomplish the mission statement of Objective 1, the EDO shall continue to develop programs, special projects and plans that include activities and measures that pertain to the Goal and each Objective and Policy of this Element and to recommend amendments to the Economic Development Element.

The Board of County Commissioners may from time to time review, redefine, modify, expand, or diminish the role of the EDO and/or the IDA or may assign additional tasks or missions to the EDO.

Policy 1.2: Funding Alternatives

The EDO shall support alternate funding mechanisms to assist economic development projects and initiatives. Among the sources of funds that may be analyzed are non-ad valorem taxes, grants, user fees, millage increases pursuant to Section 159.48, F.S., in-kind services, and increases in licensing fees.

OBJECTIVE 2: MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS

Maintain and enhance the economic base and retain and create new jobs by supporting the retention of existing business, promoting existing business expansion, and recruiting appropriate businesses and industries.

Policy 2.1: Diversify the Economy

It shall be the policy of Highlands County, through the EDO, to continue establishing and maintaining programs identified in this Objective that expand job opportunities and diversify the economy to mitigate the impact of any significant economic downturns.

Industries shall be identified and targeted, which are sensitive to the County's environment and natural resources, and create new jobs that offer wages at or above the County median average income.

Policy 2.2: Targets for Growth

The County, through the EDO, shall maintain programs and develop new programs which:

A. Support existing businesses and their expansion and attract businesses, both of which are sensitive to the County's environment and natural resources.

B. Expand and enhance the County's existing economic base and assist existing companies in expansion efforts.

C. Assist in the location of new companies in the County.

Policy 2.3: Economic Development Strategy

A. The EDO shall partner with the Central Florida Regional Planning Council (Council) in the maintenance of the long-range Comprehensive Economic Development Strategy (CEDS), as periodically updated, to ensure the County's economic interests are represented. The CEDS structure shall address items such as incentives for local entrepreneurship and job creation by the expansion of local business; economic diversity and self-sufficiency by expanding the tax base with targeted businesses recruitment; and enhanced employment options and labor force skills.

B. The EDO and Council shall provide necessary reports, timely assessments, plans and strategies to SelectFlorida ensuring the representation of Highlands County in the state's Economic Development Strategy.

C. The County, EDO and the IDA shall coordinate during the updates of all Economic Development Strategy's.

D. The County shall continue to partner with the IDA in implementing the EDO's Economic Development Strategy.

Policy 2.4: Business Retention

The EDO shall organize and maintain a network for measuring community business needs and concerns through the completion of a business retention and expansion.

Policy 2.5: Information Resources

A. The EDO shall maintain a database which establishes an information network that will provide financial and technical assistance information, seminar and activity schedules, and an inventory of industrial and commercial sites that are available in the County. Said inventory shall, at a minimum, identify the availability and capacity of infrastructure to serve each site.

B. In order to use this database as a marketing tool for recruiting businesses into Highlands County, the EDO shall:

1. Supplement the information with economic and demographic profiles about Highlands County; and,

2. Introduce a methodology for analyzing the impacts of commercial and industrial relocation both into and from Highlands County.

C. The EDO shall provide data to the extent that relocating and expanding businesses across the nation are aware of the business climate and resources in Highlands County. The EDO will continue to collaborate with all necessary resources in providing information to companies that seek to expand, as well as businesses that wish to relocate to Highlands County.

Policy 2.6: Encourage International Trade

The EDO shall maintain and develop new programs that encourage and assist existing businesses in the expansion of their market through potential international trade as well as reverse investment opportunities.

Policy 2.7: Encourage Tourism

The EDO shall continue to assist the Tourist Development Council in the promotion of tourism in Highlands County.

Policy 2.8: Identify Growth Businesses

The EDO shall identify key businesses or groups of businesses in the local economy that are poised for stable and beneficial growth.

Attention shall be given to identifying those key businesses or groups of businesses that are related to commerce currently located within the County (i.e. filling backward linkages in sectors such as warehousing and distribution, medical care, recreation industries, and agricultural supports).

Policy 2.9: Target Industries

The EDO shall maintain in its Economic Development Strategy an updated list of target businesses and strategies to recruit such businesses into the County.

Policy 2.10: Business Expansion Incentives

A. The EDO shall develop a marketing plan and provide strategies for financial and/or in-kind incentives that will assist in the recruitment of new commerce and/or the support of existing commerce.

   Such strategies could provide for financial support, full or partial temporary tax or fee relief, manpower recruitment and training, facility planning and/or support and any other such items.

   The EDO shall present such strategies to the Board of County Commissioners.

Policy 2.11: County to Facilitate Recruitment of Adequate Industrial Sites

A. The County shall strive to ensure there is sufficient Industrial land with proper FLU and zoning designations and adequate infrastructure for future development including industrial parks and business campuses.

B. The EDO shall continue to seek state or federal grants and use other resources to assist in the establishment of necessary infrastructure is in place to advance economic development.

C. The EDO shall identify target development areas to increase the number of targeted industry jobs necessary to support a stronger job, tax and education base within the County.

D. The EDO shall prepare a Strategic Economic Development locations map that indicates the areas within the County that have been identified as potential targeted development areas for new job creation.

Policy 2.12: Streamlined Development Review

A. The County will continue to review its development approval process to identify and eliminate any unnecessary impediments to a fast, effective, and efficient development review process within the County for economic development projects.

B. The County will use the State of Florida Expedited Permitting Process to create a Fast Track Option for Critical Economic Development projects.

C. The County shall continue to use pre-application conferences and shall prepare and distribute guides, handouts, and other information concerning regulatory and permitting procedures affecting economic development, to streamline and expedite the application review and permitting process.

D. The County shall work to reduce or eliminate permits, inspections, or functions that duplicate or overlap State and/or Federal permits, inspections or functions. This shall not preclude the adoption of County regulations more stringent than State or Federal regulations, if so desired by the Board of County Commissioners.

E. The County, through the EDO will disseminate information to interested parties regarding existing and pending local legislation affecting economic development activities.

F. The County will review its existing regulations and rectify or eliminate conflicts that may exist to improve service and expedite permit processing for new and/or expanded businesses to encourage the promotion of economic growth.

Policy 2.13: Additional Privately Owned Industrial Lands

In order to ensure that Highlands County has enough industrial land with proper Future Land Use (FLU) and zoning categories and adequate infrastructure for present and future development, the County will encourage owners of property meeting the criteria of Future Land Use Policy 1.8 to apply for amendment(s) to the Future Land Use Map for the Industrial category and rezoning(s) to Industrial. Analysis of sufficient industrial lands will be conducted, at minimum, every five years.

OBJECTIVE 3: EDUCATION AND TRAINING

The EDO shall maintain partnerships with the South Florida State College, the Highlands County School District, local Chambers of Commerce, and CareerSource Heartland for the purpose of providing education and training programs that concentrate on the labor skills needed by the local business community.

Policy 3.1: Business Presentations

A. The EDO shall continue to conduct annual, publicized presentations to inform area businesses and residents of grants, loans, and other assistance available.

B. The EDO shall encourage partnerships between existing and potential businesses and educational institutions to develop educational programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

C. The EDO shall encourage business and trade associations to develop apprenticeship programs and internships with existing and potential businesses.

Policy 3.2: School-Based Economic Awareness

A. The EDO shall work in coordination with public schools and other institutions to incorporate basic economic awareness in public school curricula.

B. The County shall consider utilizing its various departments for internship opportunities, school visits, and presentations to educate students of the role of government in the local economy.

C. The EDO shall coordinate with educational institutions and the business community to encourage the development of educational programs, which provide students with skills matching the needs of local employers.

Policy 3.3: Vocational and Advanced Training

The EDO shall partner with CareerSource as needed in the survey of local business and prospective employers to identify their job skill and manpower needs. The County shall encourage educational and other institutions to develop and implement training programs. The EDO shall foster partnerships to meet these needs, as well as attract, expand, and retain targeted, high-value industry and sustain the economy.

A. The County and the EDO shall foster and support implementation and continuation of the Florida Career and Professional Education Act, F.S. 1003.491 to provide a planning partnership between the business and education communities.

B. The EDO shall foster partnerships between the business and education communities in order to attract, expand, and retain targeted, high-value industry and to sustain a strong, knowledge-based economy.

C. With the aged population in the County continuing to grow rapidly, the County shall encourage State and local nursing programs to provide training in geriatric care and shall encourage the State University System and local and regional hospitals to continue to improve geriatric services in the County.

D. With the aged population in the County continuing to grow rapidly, the County shall encourage State and local nursing programs to provide training in geriatric care and shall encourage the State University System and local and regional hospitals to continue to improve geriatric services in the County.

E. The County shall encourage multifamily housing and mixed use development where housing, shopping, recreation, medical and other services and facilities are in close proximity to one another, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.

OBJECTIVE 4: SUPPORT OF AIRPORTS

The County shall support airport activities that increase economic opportunities in the County, provided the opportunities do not increase any negative effects beyond an acceptable level.

Capital Improvements Element

CAPITAL IMPROVEMENTS ELEMENT

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INTRODUCTION:

Pursuant to Chapter 163.3177(3)(a), Florida Statutes (F.S.), the following represents the goals, objectives and policies of Capital Improvements. These goals, objectives and policies are intended to establish the long-term 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.

GOAL: THE COUNTY SHALL PROVIDE ADEQUATE SERVICES AND FACILITIES IN A TIMELY AND EFFICIENT MANNER, WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1: CAPITAL FINANCIAL STRATEGY (CFS) AND CAPITAL IMPROVEMENTS ELEMENT (CIE) FOR FACILITIES PLANNING

The County shall utilize its Capital Improvements Element (CIE) and 10-Year Capital Financial Strategy (CFS) to provide needed facilities, including those related to growth, to correct existing deficiencies, and to provide for timely replacement.

Policy 1.1: Capital Improvements Budget

The County shall continue to adopt a capital budget as part of the annual budgeting process. The CIE and 5-Year Capital Improvements Schedule shall be reviewed on an annual basis and modified as necessary, consistent with s.163.3177(3)(a), F.S. The 10-Year CFS shall be included as a reference and be located in the Technical Support Document of the adopted Comprehensive Plan.

Policy 1.2: Capital Equipment

Every County department shall continue to maintain a list and schedule of capital equipment and facilities showing each expected life and replacement date. The schedule is to be updated yearly and used to identify equipment and facilities whose replacement date has been reached providing input to the CFS.

Policy 1.3: 10-Year Capital Improvements Planning

Where financially feasible, the County shall include in the CFS all capital improvements identified in the Comprehensive Plan as needed within the 10-year time frame of the CFS.

Policy 1.4: Reserved

Policy 1.5: Target Areas for Capital Projects

The County shall prioritize the CFS and CIE projects to provide new public services and facilities to existing developed areas with diminished or deficient infrastructure.

OBJECTIVE 2: OFFSETS FOR DEVELOPMENT IMPACTS

The County shall continue to examine methods to assure new development bears its proportional share of the cost of improvements necessary to offset the impacts it generates.

Policy 2.1: Impact Fee/Activity Fee for Parks

The County shall continue to examine impact fees or a fee system which may include activity or user fees to generate appropriate revenue to maintain desired levels of service.

Policy 2.2: New Development - To Pay Fair Share

The County, through its Land Development Regulations, shall not exact from new development more than its proportional share of the cost of improvements necessary to offset the impacts it generates.

In the event that two or more projects are under development review during the same review period for Comprehensive Plan Amendments, zoning changes or site plan approval, and the projects impact some or all of the same roadway links or intersections, a single traffic analysis shall take into account the impacts from all development under review.

The cost of the analysis shall be shared by the applicants, and the costs of any off-site transportation improvements shall be shared based on the proportion of the impacts generated by each development.

Policy 2.3: Growth Based on Availability of Infrastructure and Services

A public facility or service shall be determined as available for potable water, wastewater, solid waste, and drainage if it meets any of the conditions "A through D" below.

Park and Recreation services or facilities and roads shall be determined as available if any of the below conditions "A through E" are met.

A. The facility or service is in place to serve a proposed development when the County's development order, permit, or development agreement is approved.

B. The County's development order, permit, or development agreement is approved subject to the condition that the facility or service will be in place when the impacts of the proposed development occurs.

C. The facility or service is under construction or is financially committed within the first three years of the CFS when the County's development order, permit, or development agreement is approved.

D. The facility or service is the subject of a binding executed construction contract which provides for the commencement of the actual construction of the required facility or the provision of the required service within one year of issuance of the County's development order permit; and if for roads, within 3 years.

E. The facility or service is guaranteed by an enforceable Development Agreement which requires commencement of the actual construction of the facility or the provision of the service within one year of issuance of the County's development order or permit, and if for roads; within 3 years.

OBJECTIVE 3: CAPITAL IMPROVEMENTS TO SUPPORT GROWTH

The County shall manage its finances to ensure the provision of capital improvements for previously issued development orders, and future development and redevelopment.

Policy 3.1: Special Benefits District Option

The County shall continue to use the special districts to provide local improvements where possible.

Policy 3.2: Pursue Grant Revenue Option

The County shall attempt to maximize use of grants and other forms of assistance.

Policy 3.3: Pursue Other Revenue Options

The County shall actively seek out and develop supplemental, continuing revenue sources, such as enterprise funds.

Policy 3.4: Debt Management

The County shall continue to manage its debt to conform to the requirements of the Florida Constitution and State Statutes, including F.S. 200.181.

Policy 3.5: Transportation Review

Highlands County shall monitor the capacity consumed by existing and new developments and the capacity added by the roadway improvements on a network-wide basis.

It is the intent of the County to require improvements from new development that will ensure capacity consumed does not exceed capacity added on a facility and county-wide basis, and that new growth pays a proportionate share of the costs of new capacity added to the transportation network.

If capacity consumed exceeds the capacity added, the County shall develop revenue policies and additional revenue sources necessary to ensure that available capacity is not exceeded by capacity consumed.

Policy 3.6: The CIE has been amended to include the following policy by which Highlands County adopts by reference the Florida Department of Transportation Five-Year Work Program, into the County's CFS.

OBJECTIVE 4: GROWTH TIED TO FISCAL RESOURCES AND CONCURRENCY

Development orders and permit issuance shall be based upon the availability of facilities, the Land Development Regulations, and the financial ability of the county to provide improvements as expressed in the CFS.

Policy 4.1: Concurrency Clearance

The County shall continue to use a "Concurrency Management System" (CMS) to ensure that facilities and service needed to support development are available concurrent with the impacts of such development.

Policy 4.2: Levels of Service Defined

The County shall utilize the following Level of Service standards (LOS) in assessing the ability of the County's infrastructure to support development:

Level of Service Categories as follows:

TRANSPORTATION

Functional Classification	
Principal or Major Arterial	D
Minor Arterial	D
Major Collector	D
Minor Collector	D

DRAINAGE

Utilize the appropriate water management district's drainage procedures and methods to ensure that post-development run-off will not exceed pre-development run-off, for at minimum, a 25-year/24-hour storm event.

Best Management Practices shall be utilized to meet or exceed state water quality standards and the following minimum level of service standards.

SWFWMD LOS:	25-year/24-hour storm event (peak discharge; 25-year/24-hour)
SFWMD LOS:	25-year/24-hour storm event (peak discharge; 25-year/36-hour)
New Development:	Refer to Infrastructure Policy 12.3
Existing Development:	10-year/24-hour storm event

WATER SUPPLY

Potable water supply capacity to provide the following:

R/V Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Subdivision or Multi-Family Development	120 gpcd

A storage capacity, in combination with standby pumping capacity, of at least 50% of the maximum daily system demand. Minimum water pressure for fire flows will be 20 lbs. per square inch with minimum flow capacity as follows:

Residential:	500 gallons per minute
Commercial:	750 gallons per minute
Industrial:	1,000 gallons per minute

On the calculated fire flow rate based on a higher psi.

PARKS/RECREATION

Adequate recreation facilities to maintain a County-wide standard of

10 acres/1,000 population.

SOLID WASTE

County landfill capacity to collect and dispose of at least 5.21 pounds per person/day of solid waste inclusive of all land use categories.

WASTEWATER

Adequate wastewater capacity to treat the following:

R/V Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family or Multi-Family Development	120 gpcd

Policy 4.3: Focus Public Facilities and Services on Existing Needs

Upon adoption, the focus of CFS funding will be to provide facilities and services to concentrated centers of population within the County based on existing needs and projected demand.

Policy 4.4: LOS Standards are Mandatory

The County shall continue to implement Land Development Regulations that require the denial of development permits which cause a reduction in LOS for public facilities and services below the LOS standards adopted within the Comprehensive Plan.

Policy 4.5: Impact Mitigation Options

All of the cost for provision and expansion of facilities and services should be the responsibility of those benefitting. Dedications, construction of improvements, impact fees, or other funding alternatives may be required.

Policy 4.6: Serve Developing Areas First

The County shall continue to act to discourage urban growth where existing or scheduled infrastructure, facilities, and services are inadequate to accommodate such growth.

The County shall implement this intent by adoption and amendment of a Future Land Use Map wherein the land use pattern corresponds to the availability and potential extension of infrastructure, facilities, and services.

In addition, the County shall establish, through the Land Development Regulations, criteria for the establishment of services and facilities in the Sustainable Community Overlays, specific neighborhoods and existing "rural village".

In order to further discourage public services and facilities in outlying or inaccessible areas, the CFS and CIE shall include priority criteria.

Policy 4.7: Development Order Finding

The provision and extension of public services and infrastructure shall be based primarily upon the CIE, and development orders and permits specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

Policy 4.8: Capital Plans to Address Resource Impacts

The County shall ensure that community services and facilities are planned and designed to minimize cost, maximize efficiency, and avoid significant impacts on the natural environment by requiring conformance with natural resource protection criteria adopted into the Land Development Regulations.

Policy 4.9: Fiscal Impact Studies

A. All governmental decisions requiring the new expenditure of 2.5% of annual general revenue for any given undertaking of the County or public action which may have a significant bearing on the fiscal resources of the County or the business community shall be studied for their fiscal impacts, unless waived by the Board of County Commissioners (BCC).

B. If the BCC requests a Fiscal Impact Study for an existing or proposed regulation, and if from such Study it can be determined that significant negative impacts to the economy of the County will result, the BCC shall schedule a public workshop to consider testimony from affected and interested parties about the economic or fiscal impact of the regulation. Prior to taking action at a public hearing, the BCC shall make a finding in the public record that consideration was given to such testimony and served as a basis for the pending action.

Policy 4.10: Development Agreements

It is the intent of Highlands County to secure a strong commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources and reduce the economic cost of development. The County may secure assurance of responsibility for provision of public services and facilities through an executed development agreement.

A. A development agreement shall, at a minimum, include the following:

1. A legal description of the land subject to the agreement, and the names of its legal and equitable owners;

2. The duration of the agreement;

3. The development uses permitted on the land, including population densities, and building intensities and height.

4. A description of the public facilities that will service the development, including who shall provide such facilities, if needed, when the facilities will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;

5. A description of any reservation or dedication of land for public purposes;

6. A description of all local development permits approved for the development of the land;

7. A finding that the development permitted or proposed is consistent with the local government's Comprehensive Plan and Land Development Regulations;

8. A description of any conditions, terms, restrictions or other requirements determined to be necessary by the local government for the health, safety or welfare of its citizens; and

9. A statement indicating that the failure of the agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restriction.

B. A development agreement may stipulate the entire development or any phase thereof be commenced or completed within a specified period of time.

C. The duration of the development agreement shall not exceed 10 years. It may be extended by mutual consent of the County and the developer, subject to a public hearing.

D. In accordance with Section 163.3235, Florida Statutes the County shall review land subject to a development agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of the development agreement.

E. A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.

F. Within 14 days the County enters into a development agreement, the County shall require recording of the agreement with the Highlands County Clerk. A copy of the recorded development agreement shall be submitted to the state land planning agency within 14 days after the agreement is recorded. A development agreement shall not be effective until it is properly recorded in the public records of Highlands County and until 30 days after having been received by the state land planning agency pursuant to this section. The burdens of the development agreement shall be binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

G. If state or federal laws are enacted after the execution of a development agreement which are applicable to and preclude the parties' compliance with the terms of a development agreement, such agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

H. Any party, any aggrieved or adversely affected person as defined in §163.3215(2), F.S., or the state land planning agency may file an action for injunctive relief in Highlands County Circuit Court to enforce the terms of a development agreement or to challenge compliance of the agreement with the provisions of §163.3220 - §163.3243, F.S.

OBJECTIVE 5: CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOLS

Ensure that existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 5.1: School District of Highlands County Financially Feasible Five-Year Capital Improvements Schedule

The CIE has been amended to include the following policy by which Highlands County adopts by reference the School District's Capital Improvements Schedule as included in its Five Year District Facilities Work Program, into the County's CIE.

The School District Five Year District Facilities Work Program includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment based on the adopted LOS standards for public schools.

Policy 5.2: Adopted Level of Service Standard for Highlands County Public Schools

The LOS of school enrollment is defined as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH).

The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District.

The LOS shall be established for all school types within the Highlands County School District as: 100% of permanent FISH capacity**.**

Policy 5.3: Annual Updates to the Capital Financial Strategy for Public School Facilities

The County, shall annually update its tracking of public school facilities capital improvements in coordination with the School Board and municipalities by using the adopted School District Five-Year District Facilities Work Program including the School District of Highlands County Capital Improvements Schedule to ensure maintenance of a financially feasible capital improvements schedule and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period.

Annual Program amendments shall include the addition of a new fifth year to the School District Five-Year District Facilities Work Program, updating of the School District of Highlands County Capital Improvements Schedule, coordinating the School District Five-Year District Facilities Work Program with the plans for other local governments, and, as necessary, updates to the Concurrency Service Area maps. The annual Program amendments shall ensure that the School District of Highlands County Capital Improvements Schedule continues to be financially feasible and that the LOS standards will continue to be achieved and maintained.

OBJECTIVE 6: FUNDING SOURCES AND FACILITIES PROVISION

Support supplemental and alternative sources for school capital funding.

Policy 6.1: Alternative Funding Strategies

Highlands County shall encourage the School Board of Highlands County to research and utilize alternative funding for school capital needs, including, but not limited to, capacity enhancement agreements, educational benefit units, and Community Development Districts.

Policy 6.2: Public/Private Partnerships

Highlands County shall coordinate with the School Board of Highlands County to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy 6.3: Support for Creative Partnerships

Highlands County shall support the School Board of Highlands County by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives.

Lake Okeechobee Basin Management Action Plan Capital Improvement Plan	
Highlands County	**No Projects Identified**

***Note: Projects identified in July 2016 Lake Okeechobee BMAP have been completed.**

Capital Improvements Element

APPENDIX A

Implementation Procedures

A. Overview – Implementation of Capital Improvements Element

B. Overview - Concurrency Management System

C. Concurrency Assessment

D. Administrative Rules for Concurrency Clearance

SECTION A

OVERVIEW

IMPLEMENTATION OF CAPITAL IMPROVEMENTS ELEMENT

Highlands County presently employs a ten-year capital improvements program as an integral portion of its annual budgeting process. Thus, the recommendations within the CIE should be incorporated into the budget review process for the affected fiscal year.

As a part of this process, County staff will examine the implementation measures called for by the Plan, assess their fiscal impacts, and advise the Board of County Commissioners on the following:

- Updating, based on changes in expected population, revenue sources, unanticipated expenses, and completion of scheduled projects.
- Consistency, both internal and to other comprehensive Plan elements.
- Project prioritizing.
- Means of meeting deficiencies, if any exist.
- The effectiveness and fairness of the County's impact fee system, if such a system is adopted.
- The progress of the County in securing financing and other assistance from other agencies to carry out the County's plan.
- The progress of the private development community in meeting the requirements expressed within the Comprehensive Plan elements.
- The County's ability to maintain adopted level of service standards.
- The progress of the County in meeting its commitments within the Comprehensive Plan.
- The effectiveness of the County's concurrency management system in promoting growth management within the County.
- The progress of the County in directing growth to areas of higher levels of services and facilities.
- The progress of the County in implementing intergovernmental coordination with other governmental agencies providing facilities and services within the County.

SECTION B

OVERVIEW

CONCURRENCY MANAGEMENT SYSTEM

The County's Concurrency Management System will provide the means for evaluating proposed development orders to ensure that the level of service standards adopted within the County's Comprehensive Plan are maintained, and that public facilities and services needed to support development are available concurrent with the impacts of such development. In addition, the system will:

1. Include guidelines for interpreting and applying LOS standards to applications for development orders and permits, and for determining at what point in the process the test for concurrency must be met;

2. Indicate how the County will assess the demand placed on public facilities as well as the capacity of public facilities;

3. The means by which the County will monitor changes in the capacity of public facilities and LOS provided by the facilities; and,

4. Indicate that the County will reserve capacity in the public facilities necessary to serve proposed developments following approval of a development order, and such development order will include a time limit during which construction must commence, or the reserve capacity will be forfeited.

In order to ensure that all public facilities included within the County's Concurrency Management System are available concurrent with the impacts of development, a finding of level of service concurrency compliance shall be determined by the County during or before the final site plan, final subdivision plan, or building permit approval process. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements be in place concurrent with the impacts of the proposed development. If a development proposal cannot meet the test for concurrency, or fails to meet a condition of approval once it has commenced, then no additional development orders, permits, or Certificates of Occupancy may be issued. Where concurrency approval precedes final development order issuance, the County will enforce a schedule leading to final development order, and should the applicant fail to meet the schedule, the concurrency permit shall be deemed expired.

The County's land development regulations will specifically list the application requirements for development orders and permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly.

The County Engineer shall administer the provision of the section and shall develop rules, forms, applications and fees, as may be required to implement the Concurrency Management System. In concert, the County's Planning, Zoning and Building Departments will be responsible in supporting the County Engineer for the following:

1. Maintaining an inventory of existing public facilities and capacities or deficiencies;

2. Determining concurrency of proposed development;

3. Cumulative record of the level of service allocation permitted by the approval of final development orders (or other development orders, if reservation of capacity is appropriate) for each referenced public facility; and,

4. Yearly reporting the status of all public facilities covered under this system to the BCC and Local Planning Agency, and recommending a schedule of improvements for those public facilities found to have existing deficiencies, or anticipated to have deficiencies in the near future.

CAPACITY AND LEVEL OF SERVICE INVENTORY

The County will collect, and make available to the public, information on the public facilities which have been assigned an LOS in the County's Comprehensive Plan. This information shall be available, in sufficient time for the Local Planning Agency and BCC to include their input to the County's yearly budgeting process, and updated each year.

INFORMATION BASE FOR CONCURRENCY MANAGEMENT

The County shall maintain the inventories necessary for the concurrency assessment of new development which should include the following inventories:

TRAFFIC CIRCULATION

1. The existing level of service measured by the average annual number of trips per day on a roadway link, and the peak hour trips as provided in the latest counts, taken by the County or the Florida Department of Transportation;

2. The adopted level of service standards for all roadway types;

3. The existing capacities or deficiencies of the roadway network;

4. The capacities reserved for approved but unbuilt development;

5. The projected capacities or deficiencies due to approved but unbuilt development;

6. The improvements to be made to the roadway network in the current fiscal year and future years by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,

7. The improvements to be made to the roadway network in the current fiscal year and future years by the County, the State of Florida Department of Transportation, or other public agency, and the impact of such improvements on the existing capacities or deficiencies.

CENTRAL WASTEWATER

1. The design and permitted capacity of the wastewater treatment facilities;

2. The current demand on the wastewater treatment facilities, including: the existing level of service standards, average month daily flow, peak month average daily flow, peak hour flow, the total number of persons within the service area, and equivalent dwelling unit ratios for non-residential use;

3. The adopted level of service standard for average daily flows per equivalent residential unit;

4. The existing deficiencies of the system, including estimates of infiltration rates;

5. The capacities reserved for approved but un-built development;

6. The projected capacities or deficiencies due to approved but un-built development;

7. The improvements to be made to the facility in the current fiscal year by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,

8. The improvements to be made to the facility in the current fiscal year by the system's owner/operator, and the impacts of such improvements on the existing capacities or deficiencies.

POTABLE WATER

1. The design and permitted capacity of potable water treatment facilities;

2. The current demand on potable water treatment facilities, including: the existing level of service, average number of gallons per day pumped, treated and sold to consumers per average month, peak month and peak hour, and the total number of persons within the service area and equivalent dwelling unit ratio for non-residential use;

3. The existing potable water storage capabilities of the water system;

4. The existing minimum water pressure;

5. The adopted level of service standards for the potable water facility components;

6. The existing capacities or deficiencies of the system;

7. The capacities reserved for approved but un-built development;

8. The improvements to be made to the facility in the current fiscal year by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,

9. The improvements to be made to the facility in the current fiscal year by the system's owner/operator, and the impact of such improvements on the existing capacities or deficiencies.

SOLID WASTE DISPOSAL

1. The design capacity of solid waste disposal facilities;

2. The existing level of service measured by the number of persons served;

3. The adopted level of service standard for solid waste; the capacities reserved for approved but unbuilt development;

4. The projected capacities or deficiencies due to approved but unbuilt development; and,

5. The improvements to be made to the system in the current fiscal year and future years by any approved developments, pursuant to the previous development orders, and the impact of such improvements on the existing capacities or deficiencies.

STORMWATER DRAINAGE

1. The existing level of service measured by storm event as required by the appropriate (South or Southwest Florida Water Management) district; and,

2. The adopted level of service standard for storm drainage.

RECREATION AND OPEN SPACE

1. The existing acreage of park land as defined in the Recreation and Open Space Element of this plan;

2. The existing level of service measured by the number of acres of park land available per 1,000 residents of the County, based on an inventory of park lands in the County and the population of the County;

3. The existing capacities or deficiencies of the recreation facility system;

4. The capacities reserved for approved but un-built development;

5. The projected capacities or deficiencies as a result of approved but un-built development;

6. The improvements to be made to the park system in the current fiscal year and future years by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,

7. The improvements to be made to the park system in the current fiscal year and future years by the County or other public agencies, and the impact of such improvements on the existing capacities or deficiencies.

SECTION C

CONCURRENCY ASSESSMENT

The County Administrator or his/her designee(s) will be responsible for determining concurrency for all applications for development orders for final site plans and/or final subdivision plans, and for earlier concurrency determinations where this has been requested by the applicant. When reviewing applications for such development orders, the departments shall perform a concurrency assessment to ensure that public facilities are available concurrent with the impact of the proposed development. To conduct the assessment, the previous inventory shall be used as a base for the establishment of existing conditions. The capability of existing public facilities to service new development shall then be determined by using the concurrency assessment. Finally, a determination of concurrency shall be made. Such determination may include conditions of approval which are deemed necessary for concurrency to be ensured.

A public facility or service shall be determined as available for potable water, central wastewater, solid waste, and drainage if it meets any of the conditions "1 through 4" below. Park and recreation services or facilities and roads shall be determined as available if any of the below conditions "1 through 5" are met.

1. The facility or service is in place to serve a proposed development when the County's development order, permit, or development agreement is approved.

2. The County's development order, permit, or development agreement is approved subject to the condition that the facility or service will be in place when the impacts of the proposed development occurs.

3. The facility or service is under construction when the County's development order, permit, or development agreement is approved.

4. The facility or service is the subject of a binding executed construction contract which provides for the commencement of the actual construction of the required facility or the provision of the required service within one year of issuance of the County's development order permit.

5. The facility or service is guaranteed by an enforceable Development Agreement which requires commencement of the actual construction of the facility or the provision of the service within one year of issuance of the County's development order or permit.

The adopted level of service standards shall be the acceptable standards with which all proposed new development shall comply.

FACILITIES REPORTING

The County Administrator or his/her designee(s) shall report the information base to the Local Planning Agency and Board of County Commissioners. The report shall also include the degree of any deficiencies, and a summary of the impacts the deficiency(s) will have on the approval of development orders. The Development Services Director and County Engineer shall then recommend a schedule of improvements necessary to prevent reduction in the County's adopted LOS

SECTION D

ADMINISTRATIVE RULES FOR CONCURRENCY CLEARANCE

EXISTING DEFICIENCIES

No development shall be approved which will impact a facility which is currently deficient unless the facility is required to be improved in the current fiscal year pursuant to a previous development order or permit. Any needed improvements shall be completed prior to the projected impacts of the proposed development.

APPROVED IMPACTS

The impacts of new development shall be assessed against the existing conditions as described previously, and the projected impacts from approved but un-built development. These two items together shall be considered the existing conditions for all public facilities for the impact assessment of all proposed development.

PHASING

Development that is proposed to be phased may also phase the improvement of facilities, provided the concurrency requirements for each phasing schedule are met.

TIME SPECIFIC APPROVAL

All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases, but the timing of each phase shall be specified in the development order or permit.

Any required improvements shall also require a time period for construction and completion. Should development or facilities improvements fail to begin or be completed in accordance with the development order or permit, all outstanding approvals of the development shall expire. Amendments to time schedules shall be permitted, but must be approved by the department granting the original approval.

ADDITIONAL INFORMATION

The appropriate department may require additional information from applicants or other County departments in order for an accurate assessment to be conducted. Such additional informational requests shall be provided in writing to the appropriate department.

Should the appropriate department require a special study (such as traffic counts on a road that is not regularly monitored), the applicant shall provide such information. Review and approval of proposed development may be postponed for a reasonable time period in order that more information may be gathered on a facility. Proposed development may be denied approval for failure of the applicant to provide adequate information on the projected impacts created by the development for County review of LOS concurrency compliance.

APPEALS

Appeals of the appropriate department official's denial of a concurrency permit will be to the Board of County Commissioners who shall take evidence and either approve, deny, or approve with conditions the application for a concurrency permit. In so doing, the Board of County Commissioners shall make the following findings:

1. The impacts created by the proposed development;

2. Whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted level;

3. Those facility(s) improvements or additions that are required to ensure the finding of concurrency; and,

4. The entity responsible for the design and installation of all required facility(s) improvements or additions.

Capital Improvements Element

APPENDIX B

Schedule of Capital Improvements

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 24/25 THRU FY 28/29

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY20242025	FY20252026	FY20262027	FY20272028	FY20282029	5-YR TOTAL
LOS: PARKS AND RECREATION											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 149,690	$ 324,730	$ 324,730	$ 327,730	$ 327,730	$ 1,454,610
Parks and Facilities Equipment	Replacement of Parks and Recreation equipment necessary for the continued maintenance of the parks inventory.	MAINTENANCE	Infrastructure Surtax	County-wide	High	$ 88,000	$ 110,000	$ 115,000	$ -	$ -	$ 313,000
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 260,000	$ 260,000	$ -	$ -	$ -	$ 520,000
Total						$ 497,690	$ 694,730	$ 439,730	$ 327,730	$ 327,730	$ 2,287,610
LOS: POTABLE WATER											
LOS: POTABLE WATER											
Total											
LOS: TRANSPORTATION/PUBLIC WORKS											
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 124,848	$ 159,181	$ 162,365	$ 165,612	$ 168,924	$ 780,930
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 809,928	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 1,351,395	$ 6,058,589
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 640,000	$ 742,846	$ 757,703	$ 772,857	$ 788,314	$ 3,701,720
Road Reconstruction/Dirt Road Paving	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,189,888	$ 2,865,262	$ 2,922,567	$ 2,981,019	$ 3,040,639	$ 13,999,375
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 98,106	$ 100,068	$ 102,069	$ 104,112	$ 106,194	$ 510,549
ADA Transition Plan (Exterior)	Annual funding to address specific improvements to facilities in order to meet the accessibility requirements of the Americans with Disabilities Act.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 28,176	$ 36,612	$ 37,345	$ 38,092	$ 38,854	$ 179,079
TOSIP (Signals/Signs)	Refresh roadway pavement markings on a rotational basis to meet retroreflectivity requirements.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 70,332	$ 89,672	$ 91,466	$ 93,295	$ 95,161	$ 439,926
Right of Way Land Acquisition	Right-of-way acquistion funding for the purpose of obtaining additional right-of-way width along County Maintained roadway for the purpose of installing proper drainage to alleviating flooding concerns and shoulder stabilization.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 80,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 480,000
Sebring Parkway Phase IV Right of Way Land Acquisition	This is for additional right-of-way from Sebring Parkway to SR 17/Arbuckle Creek Rd necessary for the construction of the Sebring Parkway Phase IV.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 320,000	$ -	$ -	$ -	$ -	$ 320,000
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ 300,000	$ 300,000	$ -	$ 600,000

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 24/25 THRU FY 28/29

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY20242025	FY20252026	FY20262027	FY20272028	FY20282029	5-YR TOTAL
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 103,658	$ 211,462	$ 215,693	$ 220,007	$ 224,407	$ 975,227
W College Reconstruct Phase I	W College Dr Phase I is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
W College Reconstruct Phase II	W College Dr Phase II is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
Total						$ 4,964,936	$ 5,578,553	$ 5,988,127	$ 6,099,891	$ 5,913,888	$ 28,545,395
LOS: SCHOOLS											
See School District Work Program											
Total											
LOS: SOLID WASTE											
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 66,000	$ -	$ -	$ -	$ -	$ 66,000
Total						$ 66,000	$ -	$ -	$ -	$ -	$ 66,000
LOS: STORMWATER/DRAINAGE											
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ -	$ 500,000	$ 500,000	$ 600,000	$ 1,600,000
Sebring Basin Improvements Project	ROW Acquisition	IMPROVEMENTS	Infrastructure Surtax	Greater Sebring	High	$ 304,000	$ -	$ -	$ -	$ -	$ 304,000
Total						$ 304,000	$ -	$ 500,000	$ 500,000	$ 600,000	$ 1,904,000
LOS: WASTEWATER											
LOS: WASTEWATER											
Total											
TOTAL LOS EXPENSES						**$ 5,832,626**	**$ 6,273,283**	**$ 6,927,857**	**$ 6,927,621**	**$ 6,841,618**	**$ 32,803,005**

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 24/25 THRU FY 28/29

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY20242025	FY20252026	FY20262027	FY20272028	FY20282029	5-YR TOTAL
INFRASTRUCTURE SURTAX/LOCAL OPTION SALES TAX											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 149,690	$ 324,730	$ 324,730	$ 327,730	$ 327,730	$ 1,454,610
Parks and Facilities Equipment	Replacement of Parks and Recreation equipment necessary for the continued maintenance of the parks inventory.	MAINTENANCE	Infrastructure Surtax	County-wide	High	$ 88,000	$ 110,000	$ 115,000	$ -	$ -	$ 313,000
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 260,000	$ 260,000	$ -	$ -	$ -	$ 520,000
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 124,848	$ 159,181	$ 162,365	$ 165,612	$ 168,924	$ 780,930
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 809,928	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 1,351,395	$ 6,058,589
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 640,000	$ 742,846	$ 757,703	$ 772,857	$ 788,314	$ 3,701,720
Road Reconstruction/Dirt Road Paving	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,189,888	$ 2,865,262	$ 2,922,567	$ 2,981,019	$ 3,040,639	$ 13,999,375
ADA Transition Plan (Exterior)	Annual funding to address specific improvements to facilities in order to meet the accessibility requirements of the Americans with Disabilities Act.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 28,176	$ 36,612	$ 37,345	$ 38,092	$ 38,854	$ 179,079
TOSIP (Signals/Signs)	Refresh roadway pavement markings on a rotational basis to meet retroreflectivity requirements.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 70,332	$ 89,672	$ 91,466	$ 93,295	$ 95,161	$ 439,926
Right of Way Land Acquisition	Right-of-way acquistion funding for the purpose of obtaining additional right-of-way width along County Maintained roadway for the purpose of installing proper drainage to alleviating flooding concerns and shoulder stabilization.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 80,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 480,000
Sebring Parkway Phase IV Right of Way Land Acquisition	This is for additional right-of-way from Sebring Parkway to SR 17/Arbuckle Creek Rd necessary for the construction of the Sebring Parkway Phase IV.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 320,000	$ -	$ -	$ -	$ -	$ 320,000
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ 300,000	$ 300,000	$ -	$ 600,000
W College Reconstruct Phase I	W College Dr Phase I is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
W College Reconstruct Phase II	W College Dr Phase II is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ -	$ 500,000	$ 500,000	$ 600,000	$ 1,600,000
Sebring Basin Improvements Project	ROW Acquisition	IMPROVEMENTS	Infrastructure Surtax	Greater Sebring	High	$ 304,000	$ -	$ -	$ -	$ -	$ 304,000
Total						$ 5,314,862	$ 5,961,753	$ 6,610,095	$ 6,603,502	$ 6,511,017	$ 31,001,229

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 24/25 THRU FY 28/29

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY20242025	FY20252026	FY20262027	FY20272028	FY20282029	5-YR TOTAL
OTHER COUNTY FUNDING											
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 103,658	$ 211,462	$ 215,693	$ 220,007	$ 224,407	$ 975,227
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 66,000	$ -	$ -	$ -	$ -	$ 66,000
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 98,106	$ 100,068	$ 102,069	$ 104,112	$ 106,194	$ 510,549
Total						$ 164,106	$ 100,068	$ 102,069	$ 104,112	$ 106,194	$ 1,551,776
GRANTS (STATE GRANTS)											
W College Reconstruct Phase I	W College Dr Phase I is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
W College Reconstruct Phase II	W College Dr Phase II is an FDOT CIGP grant project scheduled to begin in fiscal year 2024/2025. This project requires a 50% local match. The project will continue the Panther Parkway project by connecting the Panther Parkway to US 27.	IMPROVEMENTS	State Grants and Infrastructure Surtax (50/50)	Greater Sebring/Avon Park Area	High	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
Total						$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
TOTAL FUNDING SOURCES						**$ 5,728,968**	**$ 6,061,821**	**$ 6,712,164**	**$ 6,707,614**	**$ 6,617,211**	**$ 32,803,005**

Public School Facilities Element

PUBLIC SCHOOL FACILITIES ELEMENT

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INTRODUCTION:

Pursuant to Section 163.3177, Comprehensive Plans may include optional Elements. Highlands County is a party to the interlocal agreement related to Highlands County Schools with the School Board of Highlands County, and the municipalities in Highlands County. This Element is a result of that interlocal agreement. The following represents the Public Schools Facilities Goals, Objectives, and Policies of Highlands County. 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.

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES WITHIN THE 2026 TO 2050 PLANNING PERIOD.

OBJECTIVE 1.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN

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

Policy 1.1.1: Co-Location of Facilities

Highlands County shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.1.2: Joint Use Agreements

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

Policy 1.1.3: Coordination of Co-Location Opportunities

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

Policy 1.1.4: Public/Private Partnerships

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

Policy 1.1.5: Connectivity of Public Schools and Facilities

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

OBJECTIVE 1.2: STANDARDS FOR LOCATIONS OF SCHOOLS

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

Policy 1.2.1: Compatibility of Use

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

Policy 1.2.2: School Accessibility

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

Policy 1.2.3: Pedestrian Access

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

Policy 1.2.4: Bus Shelters and Turnarounds

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

OBJECTIVE 1.3: SCHOOL SITING STANDARDS

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

Policy 1.3.1: Joint Site Identification

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

Policy 1.3.2: Location of Elementary and Middle Schools

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

Policy 1.3.3: Location of High Schools

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

Policy 1.3.4: Pedestrian Friendly Schools

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

Policy 1.3.5: Location of Administrative Services

Highlands County shall, when appropriate, coordinate with the School Board of Highlands County in locating appropriate school services, such as administrative offices, in alternative locations, such as, but not limited to, commercial plazas, shopping malls and community centers.

Policy 1.3.6: School Site Identification Requirements

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

Policy 1.3.7: Planning Studies

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

Policy 1.3.8: Coordinated Property Use Opportunities

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

OBJECTIVE 1.4: EXPEDITED SCHOOL SITING PROCESSES

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

Policy 1.4.1: School Siting

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

Policy 1.4.2: Review Process

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

Policy 1.4.3: Water and Wastewater Utilities

Where central water and wastewater services are not available to a public school site, a temporary on-site water and wastewater system may be approved consistent with the Infrastructure Element of the Comprehensive Plan, provided that connection to public supply shall be required when utilities are available to the site.

OBJECTIVE 1.5: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY

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

Policy 1.5.1: School Locations

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

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

B. Public safety.

Policy 1.5.2: Evaluation of Potential New or Expanded School Sites

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

A. Compatibility of the school site with present and projected uses of adjacent property;

B. Whether adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;

C. Whether there are significant environmental constraints that would preclude a public school on the site;

D. Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Highlands County or any local government as a locally significant historic or archaeological resource;

E. Whether the proposed location is within a velocity flood zone or floodway;

F. Whether the proposed location lies within the area regulated by Section 333.03(2)(d), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport;

G. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;

H. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;

I. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities, libraries, and community centers, including opportunities for shared use and co-location of community facilities;

J. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area;

K. Site acquisition and development cost;

L. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;

M. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queuing of vehicles onsite;

N. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

O. Whether the proposed location is in conflict with local government stormwater management plans or watershed management plans;

P. School sites should not be acquired, reserved or accepted by donation in the following locations:

1. Immediately adjacent to water treatment plants or wastewater treatment plants. This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved;

2. Within one-quarter mile of active landfills;

Q. The current and projected levels of service by Concurrency Service Area, including development approvals issued by the County and Municipalities based on school capacity in a contiguous Concurrency Service Area.

Policy 1.5.3: Inter-Local Agreement for Coordination of Planning Activities Among Highlands County, the Municipalities, and the School Board of Highlands County

Highlands County shall implement the Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency, as amended from time to time.

Policy 1.5.4: School Development Standards

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

A. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.

B. The site must contain at least the minimum net buildable acreage necessary to meet the needs of the anticipated educational facility - 20 acres for elementary schools, 40 acres for middle schools, and 60 acres for high schools, or as determined by the School Board of Highlands County.

C. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district.

D. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.

E. Access to school sites shall be governed by Highlands County's adopted Land Development Regulations and Florida Department of Transportation's access management regulations, including installation by the School Board of Highlands County of all access-related improvement required by such regulations and consistent with the Florida Statutes. All school sites shall be connected to the existing network by paved roads.

F. Compliance with the Highlands County Right-of-Way standards contained in the adopted Comprehensive Plan.

G. The site shall be required to connect to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.

H. Development of the site shall be consistent with applicable wetland policies contained within the adopted Comprehensive Plan and Land Development Regulations.

I. Development of the site shall comply with the Land Development Regulations of Highlands County.

GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT

OBJECTIVE 2.1: LEVEL OF SERVICE STANDARD

Ensure adequate school facility capacity consistent with the adopted Level of Service standard.

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

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

Policy 2.1.2: Applicability of the Adopted Level of Service Standard

The adopted LOS standard shall become applicable to Highlands County no later than December 1, 2008.

Policy 2.1.3: Implementation of the Adopted Level of Service

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

Policy 2.1.4: Five-Year Schedule of Capital Improvements

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

Policy 2.1.5: Amending the Adopted Level of Service

Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County Government and Municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule, as adopted into the Capital Improvements Elements of Highlands County and its Municipalities. All proposed amendments shall be reviewed by the School Planning Technical Advisory Committee (SPTAC) which shall provide an approval or a denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Inter-Local Agreement and the adoption of amendments to Highlands County's and each Municipality's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Inter-Local Agreement is fully executed.

Policy 2.1.6: Annual Updates

Annual Plan amendments shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating the School District Five-Year District Facilities Work Program and coordinating the Program with the plans for Highlands County Government and Municipalities. As needed, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the School District Five-Year District Facilities Work Program continues to be financially feasible and the LOS standards will continue to be achieved and maintained.

OBJECTIVE 2.2: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS

Highlands County shall adopt School Concurrency Service Areas as established by the adoption of school attendance zones by the School Board, within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standard, and a proper analysis can be conducted to examine the availability of capacity in adjacent concurrency service areas if capacity is not available in the primary concurrency service area.

Policy 2.2.1: Adopted Concurrency Service Areas

Highlands County's Concurrency Service Areas (CSAs) shall be measured and applied the same as the school attendance zones adopted by the School Board. CSA maps, as amended from time to time, are incorporated herein and attached hereto as Appendix "A".

Policy 2.2.2: Amending the Adopted Concurrency Service Areas

Amendment of adopted CSAs shall submit to the following process: The Initiating Party shall provide a memorandum to all involved parties (the School Board, Highlands County, and Municipalities) that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, subject to evaluation and confirmation by the School Board of Highlands County. All proposed amendments shall be reviewed by the SPTAC. If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through the rule-making process of the School Board of Highlands County pursuant to Chapter 120 of the Florida Statutes. Following the change by the School Board, an amendment to this Element shall occur, as necessary, to include the updated CSA(s). The amended CSA(s) shall not be effective until the effective date of the amendment to this Element.

Policy 2.2.3: Concurrency Service Area Requirements

The School Board shall demonstrate, in the adopted school attendance zones, and, therefore in the adopted CSAs, that adopted LOS standards will be achieved and maintained each year of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. The School District shall take into account in the school attendance zones the extent to which development approvals have been issued by Local Governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued.

OBJECTIVE 2.3: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE

Ensure the inclusion of the School District of Highlands County Five-Year Capital Improvements Schedule in those projects necessary to address existing deficiencies, and to meet future needs based upon achieving and maintaining the adopted level of service standard for each year of School District of Highlands County Five-Year Capital Improvements Schedule.

Policy 2.3.1: Annual Updates to the School District Five-Year District Facilities Work Program

Highlands County, in coordination with the School Board of Highlands County and the Municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School District Five-Year District Work Program including the School District of Highlands County Five-Year Capital Improvements

Schedule which shall serve as the five year schedule of capital improvements required in the Capital Improvements Element. Annual amendments to the School District Five-Year District Facilities Work Program shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating of the financially feasible public school capital facilities program, and coordinating the Program with the plans for other local governments. The annual plan amendments shall ensure that the School District Five-Year District Facilities Work Program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained

Policy 2.3.2: Joint Staff Meetings

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

OBJECTIVE 2.4: SCHOOL CONCURRENCY MANAGEMENT PROCESS

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

Policy 2.4.1: Evaluation of School Capacity

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

Policy 2.4.2: Determination of Concurrency

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

Policy 2.4.3: Level of Service Availability

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

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

B. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or,

C. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 2.4.4: Timing of Impact of Submitted Projects

If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, adequate facilities are not available in an adjacent CSA, and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating, in detail, why the proposed development is not in compliance with school concurrency requirements, and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but the School Board and the County find proportionate share or other mitigation is appropriate and feasible following the conclusion of the mitigation negotiation, then the School Board, the County, and the developer shall enter into an enforceable and binding agreement pursuant to the “Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency”.

OBJECTIVE 2.5: PROPORTIONATE SHARE MITIGATION

Coordinate with the School District to establish proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted Level of Service standard consistent with the adopted School District of Highlands County Five-Year Capital Improvements Schedule.

Policy 2.5.1: Offsetting the Impacts of New Development

The School Board and Highlands County may determine that proportionate share mitigation to offset the impacts of a proposed development, is required where the adopted

LOS standards would otherwise be exceeded. The following options or combination thereof may be utilized to satisfy such mitigation requirements:

A. Payment of calculated proportionate share mitigation fees in accordance with Policy 2.5.5 of this Objective;

B. Contribution of land;

C. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;

D. Donation of buildings for use as a primary or alternative learning facility;

E. Renovation of existing buildings for use as learning facilities;

F. Construction of permanent student stations or core capacity; or

G. Construction of a school in advance of the time set forth in the School District Five-Year District Facilities Work Program.

The School District shall maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the School District of Highlands County Five-Year Capital Improvements Schedule of the School District Five-Year District Facilities Work Program adopted by the School Board.

Policy 2.5.2: Permanent Capacity Mitigation

Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School District of Highlands County Five-Year District Facilities Work Program. Consideration may be given by the School Board to place an additional improvement required for mitigation in the School District of Highlands County Five-Year District Facilities Work Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted School District of Highlands County Five-Year District Facilities Work Program. Portable classrooms will not be accepted as mitigation.

Policy 2.5.3: Use of Capacity of Contiguous Concurrency Service Areas

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

Policy 2.5.4: Execution of Public School Facilities Development Agreements

Mitigation shall be directed to projects on the School District of Highlands County Five-Year District Facilities Work Program that the School Board agrees will satisfy the

demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, Highlands County, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board and Highlands County accept the mitigation plan following the ninety-day (90) negotiation period, the School Board shall add the improvement required for mitigation to the School District of Highlands County Five-Year District Facilities Work Program. This development agreement shall include developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.5.5: Determination of Required Mitigation

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

SUMMARY OF CONCURRENCY EVALUATION & PROPORTIONATE SHARE MITIGATION	
Step 1:	Determine the number of students to be generated by the development
	Number of Dwelling Units in the proposed development (by unit type)
Multiplied By	Student Generation Rate (by type of DU and by School Type)
Equals	Number Students Stations needed to serve the proposed development
Step 2:	Comparing the available capacity to the number of student stations calculated in Step 1 to access the need for mitigation
	Available Capacity (see §5.5.3 (b) of this agreement)
Minus	The Number of new Students needed to accommodate the proposed development
Equals	The shortfall (negative number) or surplus (positive number) of capacity to serve the development

SUMMARY OF CONCURRENCY EVALUATION & PROPORTIONATE SHARE MITIGATION	
Step 3:	Evaluating the available capacity in contiguous service areas
	If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.
Step 4:	Calculating proportionate share mitigation
	Needed additional Student Stations from Step 3
Multiplied By	Average cost per Student Station
Equals	Proportionate Share Mitigation Obligation

GOAL 3: DEVELOPMENT COORDINATION

OBJECTIVE 3.1: STRATEGIES FOR COORDINATION WITH DEVELOPMENT

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

Policy 3.1.1: Conveyance of School Sites

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

Policy 3.1.2: Density Transfer

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

Policy 3.1.3: Considerations in Lieu of School Site Donation

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

A. Conveyance to the District School Board of buildings or land for use as a primary or alternative learning facility or recreational area;

B. Conveyance of land;

C. Funding of renovations of existing buildings that address the capacity needs of the School District;

D. Construction of permanent student stations or core capacity.

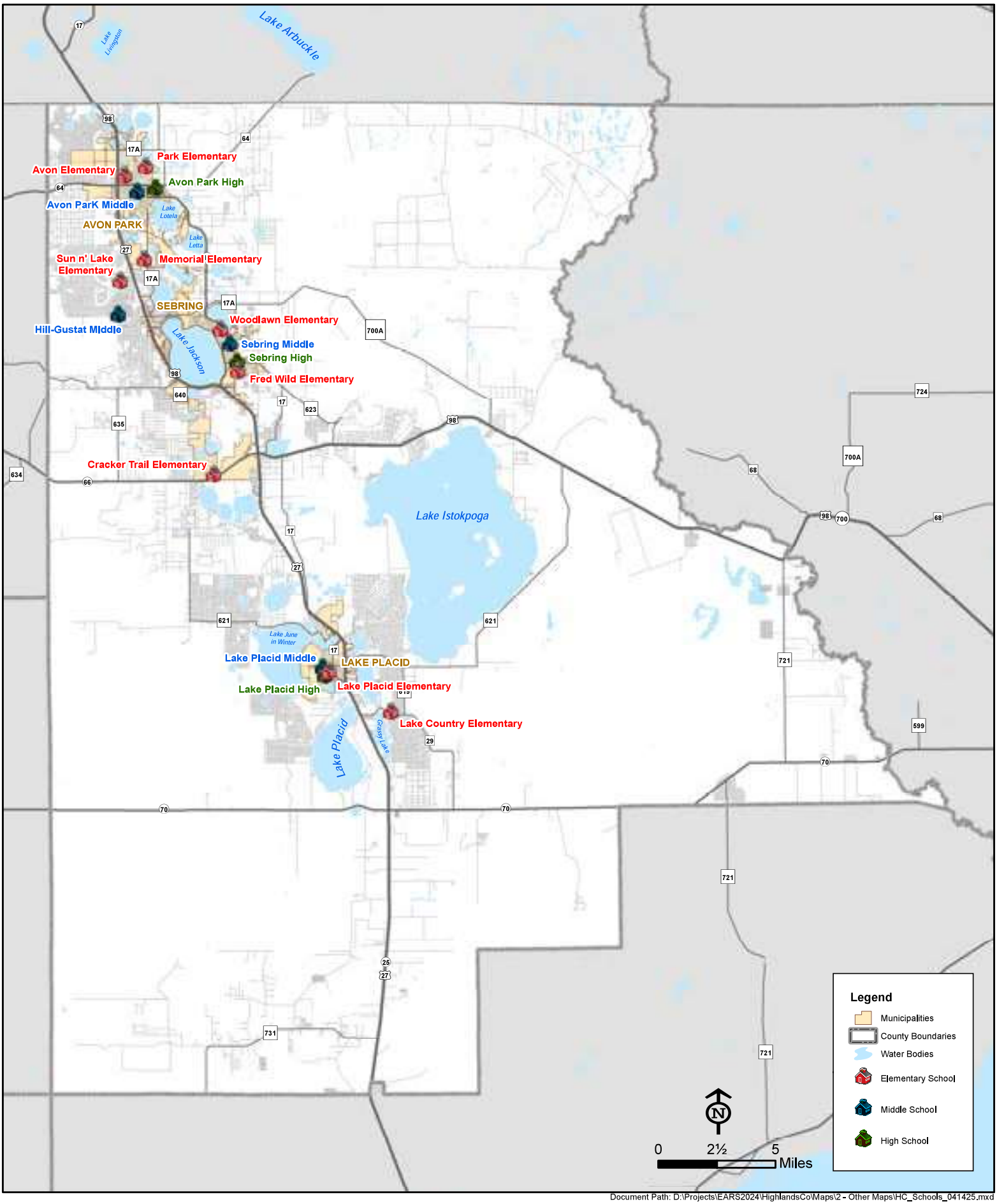
Policy 3.1.4: Impact Fee Credit for Proportionate Share Mitigation

A developer shall receive credit for school impact fees to be paid to the County for land, buildings, permanent student stations or core capacity donated and buildings renovated pursuant to Policy 3.1.3 of this Objective, and accepted by the School District of Highlands County based upon amounts agreed upon by the developer, the School Board, and Highlands County in proportion to the total amount due for the development's Public School Facilities Element impact. If the total impact for schools is prepaid through the developer's proportionate share mitigation, no impact fees for schools shall be due for residential dwelling units constructed within the approved development.

Policy 3.1.5: Connectivity to Schools

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

PSF Map 1
Public School Facilities



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Property Rights Element

PROPERTY RIGHTS ELEMENT

INTRODUCTION:

Pursuant to Section 163.3161(10) F.S., the following represents the Property Rights policy of Highlands County. 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-year long-term planning horizon (2050) as required by Florida Statutes.

GOAL: TO PROVIDE A FRAMEWORK FOR ENSURING THAT PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION MAKING.

OBJECTIVE 1: HIGHLANDS COUNTY WILL RECOGNIZE AND RESPECT ALL JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

Policy 1.1: Highlands County will consider in its decision-making 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: Highlands County will consider in its decision-making 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: Highlands County will consider in its decision-making 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: Highlands County will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Definitions and Acronyms

DEFINITIONS

~A~

ADJUSTED FOR FAMILY SIZE – Means adjusted in a manner that results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people, than the base income eligibility determined as provided in the definitions of very-low-income person/household, low-income person/household, or moderate-income person/households based upon a formula established by the United States Department of Housing and Urban Development.

ADJUSTED GROSS INCOME – Means all wages, assets, regular cash or non-cash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

AFFORDABLE – Means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions of very-low-income persons, low-income persons, or moderate-income persons.

AFFORDABLE HOUSING – Means that monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions of extremely-low-income persons, very-low-income persons, low-income persons, moderate-income persons as indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

AGRICULTURE – Means the science and art of producing plants and animals for use by mankind, including the preparation of land resources to accommodate agricultural practices and, to a variable extent, the preparation and harvesting of agricultural products for marketing purposes. The term "agriculture" encompasses activities such as but not limited to the production of biofuel, food and fiber and all activities that are customarily associated with aquaculture and fisheries, horticulture, floriculture, viticulture, silviculture, and aviculture, livestock and poultry operations, bee keeping, stable and kennel operations, animal husbandry, ranching, dairy

operations, forestry, veterinary medicine, or any other practice which the Board of County Commissioners deems is typical of, necessary to, or in keeping with these listed agricultural activities.

AGRICULTURAL USES – Means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas. Agricultural uses also include activities generally associated with rural settlement, active agriculture including biofuel feedstock and recreation and open space.

AGRITOURISM ACTIVITY - Means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.

AIRPORT CLEAR ZONE – Means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

AIRPORT FACILITY – Means any area of land or water improved, maintained or operated by a governmental agency for the landing and take-off of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

AIRPORT – MILITARY – ACCIDENT POTENTIAL ZONE – Accident Potential Zone (APZ) is an area beyond the clear zone that exhibits a measurable potential for accidents relative to the clear zone. The APZ may curve to follow flight tracks.

AIRPORT – MILITARY – MILITARY AIRPORT NOTIFICATION ZONE – Military Airport Notification Zones are those areas within which notification of airfield proximity is required when property is sold or leased.

AIRPORT – MILITARY – MILITARY AIRPORT ZONE (MAZ) – The Military Airport Zone (MAZ) is an overlay district providing regulatory measures and zoning standards to achieve land use compatibility and protection of public health and safety in the areas exposed to impacts generated by military flight or ground activities occurring at, near, or above military airports.

AIRPORT – NOISE CONTOUR – A line connecting points of similar day night average sound levels measured from a specific noise source.

AIRPORT OBSTRUCTION – Means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

ARTERIAL ROAD – Means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high, operating speed. In addition, every United States numbered highway is an arterial road.

ASSISTED LIVING FACILITY (ALF) – Assisted Living Facility, hereinafter referred to as "facility" or "ALF," means any building or buildings, section of a building, or distinct part of a building, residence, private home, boarding home, home for the aged, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food service, and one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services; or to provide extended congregate care, limited nursing services, or limited mental health services, when specifically licensed to do so pursuant to s.400.407, unless the facility is licensed as an adult family-care home. A facility offering personal services, extended congregate care, limited nursing services, or limited mental health services for fewer than four adults is within the meaning of this definition if it formally or informally advertises to or solicits the public for residents or referrals and holds itself out to the public to be an establishment which regularly provides such services, unless the facility is licensed as an adult family-care home.

AVAILABILITY or AVAILABLE – With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Section 163.3180, Florida Statutes.

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BEST MANAGEMENT PRACTICES (BMPs) – A practice or combination of those practices currently determined to be the most effective and practicable (including technological, economical, and institutional considerations) means to achieve goals. BMPs can either be adopted requirements or voluntary practices and procedures.

BICYCLE and PEDESTRIAN WAYS – Means any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BLUEWAYS – Blueways are small boat and paddling routes that combine recreation and environmental awareness and allow users to travel to designated stops along the way for rest, overnight stays, and/or enjoyment of land-based attractions in the vicinity.

BUSINESS – Means all gainful private sector activity. Includes commerce, industry, agriculture, construction, tourism, recreation sport, medical practice, retail trades and services, and any other such undertakings contributing to the economic base of Highlands County.

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CANAL – Means any manmade waterway used for the purposes of drainage, irrigation, or transportation which collects and then diverts or directs the flow of surface water or groundwater. A ditch is not a canal. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

CAPITAL BUDGET – Means the portion of Highlands County's budget which reflects capital improvements that are scheduled for a given fiscal year.

CAPITAL IMPROVEMENT – Means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this Comprehensive Plan, physical assets which have been identified as "existing needs" or "projected needs" in the Plan Elements shall be considered capital improvements.

COLLECTOR ROAD – Means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

COMMERCIAL NODE – Means a collection of commercial uses typically located at the intersection of two thoroughfare roadways.

COMMERCIAL RURAL – Means commercial uses of limited size, primarily serving the agricultural community, located within the Agricultural Future Land Use Category.

COMMERCIAL USES – Means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or the performance of services.

COMMUNITY PARK – Means a park located near major roadways, and designed to serve the needs of more than one neighborhood.

COMPACT URBAN DEVELOPMENT AREA (CUDA) – Means the area within a Sustainable Community Overlay in which urban development may occur. This area shall not exceed fifteen percent of the entire Sustainable Community Overlay.

COMPATIBILITY - Means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

COMPREHENSIVE PLAN – Means any Elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. [Source: modified from Chapter 380.031, F.S.]

CONCURRENCY – Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM – Means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CONE OF INFLUENCE – Means an area around one or more major water-wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

CONSERVATION AND RECREATION LAND – Means those lands that are proposed for acquisition because of outstanding natural resources, opportunity for natural resource-based recreation, or historical and archaeological resources. After purchase, these lands are reclassified as Managed Areas.

CONSERVATION USES – Means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CONSISTENCY REZONE – Means that action taken by the Board of County Commissioners to make a property's zoning district classification consistent with its Comprehensive Plan Land Use Designation.

CULTURAL RESOURCE(S) – For purposes of this Comprehensive Plan, means any natural or manmade artifact, structure, or site which conveys knowledge about the history, prehistory, or culture of Highlands County.

CUTTHROATGRASS SEEP – Means any area of land supporting cutthroatgrass (*Panicum abscissum Swallen*) as the dominant species.

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DENSITY – means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

DENSITY BONUS – For each currently entitled dwelling unit within the Sustainable Community Overlay allowed by this Comprehensive Plan that is transferred into the Compact Urban Development Area (CUDA), a property owner shall be awarded two (2) bonus dwelling units. The bonus dwelling units are granted to the property owner for removing residential entitlements from the lands for agriculture, conservation, and preservation land uses (Sustainable Green Assets).

DEVELOPER – Means any person, including a governmental agency, undertaking any development as defined in this Definitions Section. [Source: modified from Chapter 380.031, F.S.]

DEVELOPMENT – Shall mean the exact definition included in Chapter 380.04, F.S.:

"(1) The term "development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

(2) The following activities or uses shall be taken for the purposes of this chapter to involve "development", as defined in this section:

(a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;

(b) A change in the intensity of the use of land, such as an increase in the number of dwelling units in a structure or on land or a material

increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;

(c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in ss 161.021;

(d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;

(e) Demolition of a structure;

(f) Clearing of land as an adjunct of construction; and,

(g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

(3) The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined in this section:

(a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;

(b) Work of any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected land owners;

(c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;

(d) The use of the structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling;

(e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes;

(f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;

(g) A change in the ownership or form of ownership of any parcel or structure; and,

(h) The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

(4) "Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development, reference to particular operations is not intended to limit the generality of subsection (1)."

DEVELOPMENT OF REGIONAL IMPACT – Large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

DEVELOPMENT ORDER/PERMIT – Means any order or approval by Highlands County that grants, denies, or grants with conditions an application for a development permit, including but not limited to any building permit, zoning action or permit, plat approval, certification, variance, or other action having the effect of permitting new development, redevelopment, or ongoing development. [Source: modified from Chapter 380.031, F.S.]

DEVELOPMENT, SMALL SCALE – (a/k/a small scale plan amendment) Means those development proposals or activities which meet the statutory criteria of Section 163.3187(1), F.S.

DITCH – Means a long, narrow, shallow trench or furrow that has been dug in the ground for irrigation, drainage, or boundary line purposes. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

DOMINANT PLANT SPECIES – For the purposes of this Comprehensive Plan, means any individual herbaceous species which constitutes the greatest percent of cover for a given area.

DRAINAGE BASIN – Means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

DRAINAGE FACILITIES – Means a system of man-made structures designed to collect, convey, hold, divert, retain, or discharge stormwater, and includes stormwater, sewers, canals, detention structures, and retention structures.

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ECONOMIC BASE – The structure of the local economy in terms of industries, employers, employment trends and projections, demographic trends and projections, and business conditions.

EDUCATIONAL USES – Means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking.

ENSURE – Provide the resources for achieving a set goal, objective, or policy**.**

ENVIRONMENTAL CLEARANCE – Means those procedures and processes that are used to establish remedies for any negative impacts a specific development proposal may have on natural resources occurring at the development site.

ESSENTIAL NATURAL HABITAT – Land or water bodies that, through the provision of breeding or feeding habitat, are necessary to the survival of endangered or threatened plant and animal species, or species of special concern, as determined by the Florida Fish and Wildlife Conservation Commission or the U.S. Fish and Wildlife Service.

ESTABLISHMENT – An establishment is a multi-family apartment, condominium or townhouse complex, a non-residential commercial or institutional development, or place of business or assembly. Inclusive with an establishment are all buildings or structures and the land appertaining thereto, having an owners association or other legal entity which is responsible for maintenance and operation of the development's sewage treatment and disposal facilities.

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FAIR HOUSING LAND DEVELOPMENT REGULATIONS – An Ordinance adopted by a jurisdiction in keeping with the laws of the United States of America and the spirit of the Constitution of the State of Florida, to promote through fair, orderly, and lawful procedure, the opportunity for each person so desiring to obtain housing of such person's choice without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person.

FINDINGS – For purposes of this Comprehensive Plan, means the factual and legal basis upon which decisions are made in accordance with Comprehensive Plan objectives and policies.

FIREWISE COMMUNITIES – The national Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire - before a fire starts. The Firewise Communities approach emphasizes community responsibility for planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping, and maintenance.

FLOODPLAIN – For purposes of this Comprehensive Plan, means the area calculated to be inundated or the actual area that is inundated during a 100-year storm event, as generally identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOODPRONE AREAS - means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps.

FLORIDA WATER STAR^{SM} – Florida Water Star^{SM} is a voluntary certification program for new and existing residential and commercial developments that encourages water efficiency in household appliances, plumbing fixtures, irrigation systems and landscapes.

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GOAL – Means the long-term end toward which programs or activities are ultimately directed.

GOVERNMENTAL AGENCY – Means:

A. The United States or any department, commission, agency, or other instrumentality thereof;

B. This state or any department, commission, agency, or other instrumentality thereof;

C. Any local government, as defined in this section, or any department, commission, agency, or other instrumentality thereof; and,

D. Any school board or other special district, authority, or other governmental entity. [Source: Chapter 380.031, F.S.]

GREEN BUILDING TECHNIQUES – The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. This is also known as also known as green construction or sustainable building,

GREEN COMMUNITY DESIGN – Design that embraces ecological considerations, sustainability, recycling, conservation of resources, and cleaner, quieter and safer domestic environments.

GREENWAY - A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal. A scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt.

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HAZARDOUS WASTE – Means any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, remanufacture, or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect: (1) public health and safety; (2) the naturally occurring ecology of the County; (3) the purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and, (4) the productivity and usefulness of private property.

Hazardous waste is further defined for the purposes of this Comprehensive Plan as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County.

Hazardous waste also is defined as solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HIGH ECOLOGICAL VALUE – Areas of the unincorporated County that meet the criteria of rarity of habitats or species, quality of native habitats, long-term viability of the natural functions and habitats, ecological connectedness with existing preserved natural areas, and/or importance to maintaining water quality.

HISTORIC RESOURCES – Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HURRICANE SHELTER – Means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

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INCENTIVE – Any assistance granted to aid in the development or expansion of a non-residential enterprise. This may be in the form of financial grants, loans, coordination of training programs for expanding or relocating firms, or any other mechanisms approved by the Highlands County Board of County Commissioners.

INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) – The Highlands County Board of County Commissioners by Resolution, created the Highlands County Industrial Development Authority. The Highlands County Industrial Development Authority and the Economic Development Commission for Highlands County, Inc. - function as one and the same in representing the public and private sectors in a partnership engaged in economic development activities in Highlands County.

INDUSTRIAL USES – Means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFILL – Means a land use strategy to encourage the utilization of existing infrastructure for the orderly development of isolated or skipped-over properties within the urbanized areas of the County. "Infill Development" means the improvement and building up of such properties for the most suitable density and/or intensity or type of land use that is compatible with surrounding development patterns and infrastructure capacities.

INFRASTRUCTURE – Means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwards; revetments; causeways; marinas; navigation channels; bridges, and roadways.

INTENSITY – Means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

INTERNAL TRIP CAPTURE – Means trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

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LAND – Means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land. [Source: Chapter 380.031, F.S.]

LAND CLEARING – Engaging in a land management practice or practices, which will result in the destruction of natural resources (as identified on the Conservation Overlay map; i.e., xeric uplands, cutthroatgrass seep, or wetlands), with the natural resource being replaced or succeeded by something else (e.g. bare soil, different resource type, or invaded by non-native species) which precludes the long-term recovery of the original natural resource type. Land clearing activities which impact listed species may also be subject to state and federal regulation.

LAND DEVELOPMENT REGULATIONS – Include local zoning, subdivision, building, and other regulations controlling the development of land. [Source: Chapter 380.031, F.S.] Highlands County's Land Development Regulations are located in Chapter 12 of the Code of Ordinances.

LAND USE – Means the development that has occurred or is designated to occur on a property by the Future Land Use map series. [Source: modified from Chapter 380.031, F.S.]

LEED – The Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which was developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction.

LEVEL OF SERVICE – Means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LIMITED ACCESS FACILITY/ROAD – Means a roadway especially designed for through

traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

LOCAL ROAD – Means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOT – A “lot” is a parcel of land of at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yard and open space as is herein required. Such lot shall have frontage on an improved public road or street where required by the terms of this chapter and may consist of:

A. A single lot of record;

B. A portion of a lot of record;

C. A combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record;

D. A parcel described by metes and bounds;

Provided that in no case of division or combination shall any residual lot or parcel which does not meet the requirements of this Plan. Includes the words “plot” or “parcel”.

LOT OF RECORD – Means a lot which is part of a subdivision recorded in the office of the Clerk of the Circuit Court, or a lot or parcel described by metes and bounds, the description of which is recorded.

LOW IMPACT DESIGN PRINCIPLES – Low Impact Design (LID) is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible to reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed. LID employs principles such as preserving and recreating natural features, minimizing impervious surfaces to create functional and appealing site drainage which treats stormwater as a resource rather than a waste product. Practices that can be used to adhere to these principles include bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

LOW IMPACT DEVELOPMENT – A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

LOW-INCOME FAMILY(IES)/HOUSEHOLDS – Means "lower income families" as defined under the federal Section 8 Assisted Housing Program, or families whose

annual income does not exceed 80 percent of the median income for Highlands County. The term "families" includes "households".

LOW INCOME PERSONS/HOUSEHOLDS – One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

LOW-INCOME OR MODERATE-INCOME PERSONS – Means families and persons who cannot afford, as defined by federal law, to pay the amounts at which private enterprise is providing a substantial supply of decent, safe, and sanitary housing and fall within income limitations set by the agency in its rules.

LOW-INCOME PERSONS – Means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

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MAJOR PUBLIC FACILITY – Means any publicly owned facility of more than local significance. [Source: Chapter 380.031, F.S.]

MAJOR TRIP GENERATORS or ATTRACTORS – Means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MANUFACTURED HOME – Means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. [Source: Section 320.01, Florida Statutes]

MASTER COMMUNITY PLAN – The Master Community Plan for a Sustainable Community Overlay shall provide for future development which:

A. Establishes future land use patterns for the Compact Urban Development Area (CUDA) of a Sustainable Community Overlay and the maximum and minimum densities and intensities of use for all such land uses;

B. Identifies regionally significant natural resources within the Sustainable Community Overlay;

C. Identifies regionally significant public facilities within the Sustainable Community Overlay;

D. Establishes guiding principles that address urban form and interrelationships of anticipated future land uses; and

E. Identifies procedures to ensure intergovernmental coordination to address extra jurisdictional impacts from the Sustainable Community Overlay.

MINERALS – Means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

MINING – Means the commercial extraction of minerals, ores, and organic matter from their natural location by excavation, including any associated processing and storage of these raw materials.

MOBILE HOME –Means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch. [Source: Section 320.01, Florida Statutes]

MODERATE INCOME PERSONS/HOUSEHOLDS – “Moderate-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MODERATE-INCOME PERSONS – Means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MULTI-MODAL TRANSPORTATION SYSTEM – A Multi-Modal Transportation System is a system that incorporates the movements of people and goods with connections using two or more modes. These modes include air, car, rail, boat, public transit and non-motorized transportation.

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NATURAL DRAINAGE FEATURES – Means the naturally occurring features of an area which accommodates the flow of stormwater, such as streams, rivers, lakes and wetlands.

NATURAL PRESERVATION SITES – Means areas designated for conservation purposes which are operated by contractual agreement with or are managed by a federal, state, regional, or local government or non-profit agency, such as: national or state parks; lands purchased for conservation purposes with public funds, such as under the Save Our Rivers, Preservation 2000, or Highlands County Conservation Trust Fund programs; and, lands used for sanctuaries, natural systems research and education, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

NEIGHBORHOOD PARK – Means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

NONCONFORMING – In the context of this Comprehensive Plan, means that the physical features or use of a particular property which existed prior to the Comprehensive Plan's effective date of adoption do not conform to the requirements or standards established by the policies of the Comprehensive Plan.

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OBJECTIVE – Means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

OPEN SPACE(S) – Means undeveloped lands suitable for passive recreation or conservation uses.

OVERLAY – An area that is superimposed over one or more Future Land Use designations or parts of designations to supplement or supersede existing regulations, and/or permit exceptions or require a less-restrictive guideline. Overlays are adopted as part of the Future Land Use Element of the Comprehensive Plan.

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PARCEL OF LAND – Means any quantity of land capable of being described with such definitiveness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit. [Source: Chapter 380.031, F.S.]

PARK – Means a neighborhood, community, or regional park.

PERFORMANCE-BASED TREATMENT SYSTEMS – A specialized on-site sewage treatment and disposal system designed by a professional engineer with a background in wastewater engineering, registered in the State of Florida, using the appropriate application of sound engineering principles to achieve specified levels of $CBOD_5$ (carbonaceous biochemical oxygen demand 5 Day Incubation), TSS (total suspended solids), TN (total nitrogen), TP (total phosphorus), and fecal coliform found in domestic sewage waste, to a specific and measurable established performance standard. The term also includes innovative systems.

PERSON – Means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity. [Source: Chapter 380.031, F.S.]

PLANNED DEVELOPMENT – A planned development district mixes different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed use developments.

PLANNING PERIOD – Planning Period means the period of time covered by the Comprehensive Plan.

POLICY – Means the way in which programs and activities are conducted to achieve an identified goal.

POLLUTION – Means the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

POTABLE WATER FACILITIES – Means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants,

reservoirs and distribution mains.

PUBLIC FACILITIES – Means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

PUBLIC POTABLE WATER WELL – Means any well serving 15 or more residential households or serving a commercial or industrial property, as defined by Chapter 17-550, FAC.

PUBLIC RECREATION SITES – Means sites owned or leased on a long-term basis by a federal, State, regional, or local government agency for purposes of recreational use.

PUBLIC SERVICES – Means any administrative, entitlement, protective, maintenance, or utility provided by Highlands County to the general public.

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RECREATION FACILITY – Means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

RECREATION, ACTIVE – Means leisure-time activities, usually of a formal nature and often performed with other people, requiring equipment and taking place at prescribed places, sites, or fields. Such activities include swimming, tennis, and other court games, baseball and other field sports such as football and soccer, track, and playground activities.

RECREATION, PASSIVE – Means activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games, and nature walks and observation.

RECREATIONAL USES – Means activities within areas where recreation occurs.

REGIONAL PARK – Means a park which is designed to serve two or more communities.

REGULATION – Means a principle, rule, or law currently implemented in Highlands County, that is designed to govern or control behavior.

RELOCATION HOUSING – Means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

RESIDENTIAL USES – Means activities within land areas used predominantly for housing.

RIGHT-OF-WAY – Means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

ROADWAY – CRITICAL ROADWAY – A transportation facility forecasted to operate at one of the following levels in the base year of the Highlands County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County's Capital Facility Schedule (CFS):

A. Not on a Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 1.1.

B. Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 1.0.

ROADWAY – NEAR CRITICAL ROADWAY – A transportation facility forecasted to operate at one of the following levels in the base year of the Highland County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County's CFS.

A. Not on a Designated Emergency Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 0.9 and less than 1.1.

B. Designated Emergency Evacuation Route: volume to maximum service volume (VMSV) at the adopted level of service standard greater than 0.9 and less than 1.0.

ROADWAY FUNCTIONAL CLASSIFICATION – Means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories.

RURAL VILLAGE – Means a place or locale in the more rural areas of the County for which a master land use plan, called a Rural Village Plan, has been adopted or designated to be done.

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SEASONAL POPULATION – Means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

SELECTED AREA PLAN (SAP) – A detailed, integrated land use plan for an area of the County that includes a Future Land Use designation with objectives and policies establishing a mix of land uses, the densities and intensities of the land uses, and specific provision for roads, potable water, sanitary sewer and parks and recreation facilities. The purposes of the SAP are to incorporate walkability, recreation facilities, and protection of historical resources to be responsive to natural features or specifically to promote employment uses. SAPs are adopted as part of the Future Land Use Element of the Comprehensive Plan.

SERVICES – Means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

SHORELINE OR SHORE – Means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

SMART GROWTH – Smart growth is an urban planning and transportation theory that concentrates growth in the center of a municipality to avoid urban sprawl; and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

Smart Growth uses comprehensive planning to guide, design, develop, revitalize and build communities for all that:

A. Have a unique sense of community and place;

B. Preserve, and enhance valuable natural and cultural resources;

C. Equitably distribute the costs and benefits of development;

D. Expand the range of transportation, employment, and housing choices in a fiscally responsible manner;

E. Value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and

F. Promote public health and healthy communities.

SOLID WASTE – Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

SOLID WASTE FACILITIES – Means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

SOUTHERN WATER USE CAUTION AREA (SWUCA) – A water use caution area is where water resources are or will become critical in the next 20 years. The Southern Water Use Caution Area (SWUCA) encompasses approximately 5,100 square miles, including all or part of eight counties in the southern portion of the Southwest Florida Water Management District (SWFWMD). [Source: SWFWMD]

STANDARD HOUSING CODE – A municipal ordinance (sometimes a state statute) that sets standards for the construction, rehabilitation, and maintenance of buildings.

STORMWATER – Means the flow of water which results from a rainfall event.

STORMWATER FACILITIES – Means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.

STRUCTURE – Means anything constructed, installed, or portable, the use of which

requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. [Source: Chapter 380.031, F.S.]

SUB-STANDARD – Means:

A. Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

B. A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

C. A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

SUITABILITY - means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

SUSTAINABLE COMMUNITY OVERLAY – A Sustainable Community Overlay is characterized as a mixed use urban development that is intended to accomplish the goals of enhancing agricultural sustainability, encouraging conservation of key habitats, and preserving unique natural resources while allowing growth in a higher density urban community with a sustainable mix of uses.

SUSTAINABLE GREEN ASSETS – Sustainable Green Assets refers to agricultural lands, natural resource lands and other lands to be preserved within the Sustainable Community Overlay.

SUSTAINABLE URBAN CENTER – A large and densely populated urban area which may include several independent administrative districts where the quality of life, including ecological, cultural, political, institutional, social, and economic components is improved without leaving a burden on future generations.

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TARGET INDUSTRY – Any industrial sector that is shown through a study to match Highlands County's economic characteristics.

TECHNICAL ADVISORY COMMITTEE (TAC) – The TAC, which is an advisory committee to the Intergovernmental Coordination Element Advisory Committee, consists of representatives from agencies having operational and maintenance responsibility for facilities which have a level of service (LOS) standard established within the County's Plan. The TAC discusses implications of potential LOS changes.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) – Traditional Neighborhood Development (TND), or Neotraditional Planning, is a New Urbanist approach to designing municipalities, towns, and neighborhoods. Traditional, or Neotraditional, planners, developers, architects, and designers try to reduce traffic and eliminate sprawl. Homes, shops, businesses, theaters, schools, parks, and other important services are placed within easy walking distance.

TRAILS - Linear corridors and any adjacent support parcels on land or water providing public access for recreation or authorized alternative modes of transportation. Trails are a common recreational component of greenways. Types of trails include; Bicycle Trail (Bikeways); Canoe and Kayak Trails (Blueways); Equestrian Trail (exercise Par Course); Fitness Trail; Hiking Trail; Interpretative/Nature Trail; and Multipurpose, Multi-Use, or Shared Trail.

TRANSPORTATION DISADVANTAGED – Means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

TRANSPORTATION MANAGEMENT SYSTEM STRATEGIES – Strategies that provide money saving multimodal solutions that relieve congestion, optimize infrastructure investments, promote travel options, and reduce greenhouse gas emissions.

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URBAN LAND USE – Means those land use designations on the Future Land Use Map where urban density and intensity of development is allowed; i.e., land uses with 4 du/acre or higher, commercial, commercial/industrial and industrial.

URBAN ZONING – Means those implementing zoning districts allowed within the urban land use designations.

URBANIZED AREA – Means areas serviced by urban infrastructure such as centralized utilities or compact, walkable development.

~ V ~

VEGETATIVE COMMUNITIES – Means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals.

VERY LOW DENSITY – One (1) dwelling unit per 5 acres or less in areas outside of the Compact Urban Development Area (CUDA).

VERY-LOW-INCOME PERSONS/FAMILY – Means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

VESTING – Means a legal procedure by which Highlands County acknowledges that an individual relied on an act of government to confer specific rights to develop property for certain uses, densities, and intensities of use before the effective date of the Comprehensive Plan or its amendments, even though such development may now be inconsistent with this Plan or its amendments.

VIEWSHED – Indicates the entire area an individual can see from a given point.

VOLUNTARY VISION PLAN – An adopted plan that provides a unified vision for a cohesive geographic area under one or more property ownerships and possibly more than one jurisdiction.

~ W ~

WASTEWATER FACILITIES – Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

WATER-DEPENDENT USES – Means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

WATER-RELATED USES – Means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

WATER SERVICE AREA – The geographical service area that identifies where a Central Water Service provider currently provides direct water service and plans to provide new water service.

WATERSHED – An area of land that drains downslope to the lowest point. The water moves through a network of drainage pathways, both underground and on the surface. Generally, these pathways converge into streams and rivers, which become progressively larger as the water moves on downstream, eventually reaching an estuary and the ocean. Other terms used interchangeably with watershed include drainage basin or catchment basin.

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

WETLAND – Means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal

circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions.

Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. [Source: Florida Statutes, 373.019 (17)]

WILDLIFE HABITAT LINKAGE ANALYSIS – An analysis of that is used to identify ecologically intact core habitats in need of preservation or restoration and also pinpoint wildlife movement corridors as they intersect with highways. Connectivity analyses identify and prioritize those areas most important for a variety of wildlife conservation needs and enables DOTs, resource agencies, conservation partners, and others to make better decisions regarding transportation planning, design, and mitigation.

WORKFORCE HOUSING – Housing that is affordable to those households whose occupants earn between 60 and 150 percent of an area’s median income.

~ X ~

XERIC UPLANDS – Means those areas containing both the soils listed below and the plant species listed below. Xeric uplands are those areas that are dry or relatively dry sites which contain a unique assembly of plants not found in any other Ecosystems (the unique suite of plants which are endemic to central Florida) and contains the appropriate soil, as identified by the following soils: Paola Sand 0 to 8 percent slope (map symbol 1), St. Lucie Sand 0 to 8 percent slope (map symbol 2), Duettee Sand 0 to 5 percent slope (map symbol 4), Daytona Sand 0 to 5 percent slopes (map symbol 5), Tavares Sand 0 to 5 slope (map symbol 6), Astatula Sand 0 to 8 percent slopes (map symbol 9), Orsino Sand (map symbol 11), Satellite Sand (map symbol 14), Archbold Sand 0 to 5 percent slopes (map symbol 28), Tavares-Basinger-Sanabel Complex Rolling (map symbol 34), Pomello Sand 0 to 5 percent slopes (map symbol 36), Astatula-Urban Land Complex 0 to 8 percent slopes (map symbol 42), Satellite-Basinger-Urban Land Complex (map symbol 44), Paola-Basinger Sands Rolling (map symbol 45).

Those plants included in these areas are listed but not limited to the following species (found on pages 55 and 565 of Notes on “Plants Endemic to Florida Scrub”). The landward extent of wetlands shall be delineated pursuant to Sections 62-340.100 through 62-340.550, FAC, as ratified by section 373.4211, F.S.:

SCIENTIFIC NAME	COMMON NAME	(FAMILY)
Ziziphus celata	Florida jujube	(Rhamnaceae)
Lupinus westianus var. ardorum	Scrub lupine	(Fabaceae)
Dicerandra christmanii	Yellow scrub balm	(Lamiaceae)
Chrysopsis floridana	Florida golden aster	(Asteraceae)
Crotalaria sp. nov.	Avon Park Crotalaria	(Fabaceae)
Dicerandra cornutissima	Long-spurred scrub palm	(Lamiaceae)
Dicerandra immaculata	Lakela’s mint	(Lamiaceae)
Dicerandra frutescens	Scrub balm	(Lamiaceae)
Eryngium cuneifolium	Wedge-leaved button-snakeroot	(Apiaceae)
Polygala lewtonii	Lewton’s polygala	(Polygalaceae)
Conradina brevifolia	Short-leaved rosemary	(Lamiaceae)
Warea carteri	Carter’s warea	(Brassicaceae)
Eriogonum longifolium var. gnaphalifolum	Scrub buckwheat	(Polygonaceae)
Calamintha ashei	Ashe’s savory	(Lamiaceae)
Chionanthus pygmaeus	Pygmy fringe-tree	(Oleaceae)
Asimina tetramera	Four-petaled pawpaw	(Annonaceae)
Hypericum cumulicola	Highlands scrub hypericum	(Clusiaceae)
Bonamia grandiflora	Scrub morning glory	(Convolvulaceae)

SCIENTIFIC NAME	COMMON NAME	(FAMILY)
Liatris ohlingerae	Scrub blazing-star	(Asteraceae)
Polygonella myriophylla	Sand-lace	(Polygonaceae)
Polygonella basiramia	Hairy jointweed	(Polygonaceae)
Paronychia chartacea	Papery whitlow-wort	(Caryophyllaceae)
Conradina grandiflora	Large-flowered rosemary	(Lamiaceae)
Schizachyrium niveum	Riparian autumngrass	(Poaceae)
Prunus geniculata	Scrub plum	(Rosaceae)
Lechea cernua	Nodding pinweed	(Cistaceae)
Nolina brittoniana	Scrub beargrass	(Nolinaceae)
Clitoria fragrans	Pigeon-wing	(Fabaceae)
Persea humilus[1]	Silk bay	(Lauraceae)
Pinus clausa	Sand pine	(Pinaceae)
Carya floridana	Scrub hickory	(Juglandaceae)
Ceratiola ericoides	Florida rosemary	(Empetraceae)
Asclepias curtissii	Scrub milkweed	(Asteraceae)
Garberia heterophylla	Garberia	(Asteraceae)
Sabal etonia	Scrub palmetto	(Arecaceae)
Ilex opaca var. arenicola	Scrub holly	(Aquifoliaceae)
Osmanthus magacarpus	Scrub wild-olive	(Oleaceae)
Quercus inopina	Scrub oak	(Fagaceae)
Sisyrinchium xerophyllum	Scrub blue-eyed grass	(Iridaceae)
Bumelia tenax lacuum entity	Scrub buckthorn	(Sapotaceae)

1. Taxon that sometimes is treated as a variety of *Persea borbonia (L.) Spreng*. (e.g., Little, 1979), but here is considered to be specifically distinct because of significant differences from Persea borbonia in density and length of appressed ferrugineous hairs on its abaxial leaf surfaces and in flavonoid complement (see Wofford, 1973).

~ Y ~

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ACRONYMS

AICUZ	Air Installation Compatible Use Zones
ARS	Archaeological Reconnaissance Survey
ALF	Assisted Living Facilities
BL	Binding Letter
BLIVR	Binding Letter of Interpretation of Vested Rights
BMP(s)	Best Management Practice(s)
BOA	Board of Adjustments – Highlands County
CAC	Citizen Advisory Committee
CAG	Corridor Advocacy Group
C.A.R.L.	Conservation and Recreational Lands – State
CDBG	Community Development Block Grant – Federal
CDD	Community Development Districts
CERCL	Comprehensive Environmental Response Compensation Liability Act – Federal
CIE	Capital Improvements Element
CFS	Capital Facilities Schedule – Highlands County
CFS	Capital Financial Strategy
CIS	Capital Improvement Schedule – Highlands County
Co.	County
CO	Certificate of Occupancy
CORPS	Corps of Engineers – Federal
CR #	County Road #
CFRPC	Central Florida Regional Planning Council
CPA	Comprehensive Plan Amendment
CPL	Conceptual Plan Line
CPTED	Crime Prevention Through Environmental Design
CSA	Concurrency Service Area
CUDA	Compact Urban Development Area
DACS	Department of Agriculture and Consumer Services – State
DEO	Department of Economic Opportunity - State
DEP	Department of Environmental Protection – State
HUD	Housing and Urban Development – Federal
DO	Development Order
DOD	Department of Defense – Federal (Avon Park Bombing Range & Wildlife Area)
DOT	Department of Transportation – State
DRC	Development Review Committee
DRASTIC	A standardized system for evaluating groundwater pollution potential (D = depth of water; R = net recharge; A = aquifer media; S = soil; T = topography; I = impact vados zone media; C = hydraulic conduct activity)
DRI(s)	Development(s) of Regional Impact

D.U.(s)	Dwelling Unit(s)
EDB	Ethylene Dibromide
EDC	Economic Development Commission – Highlands County
EDO	Economic Development Office
EIR	Environmental Impact Report
EPA	Environmental Protection Agency – Federal
ERUs	Equivalent Residential Units
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FDBPR	Florida Department of Business and Professional Regulation
FDEP	Florida Department of Environmental Protection
FDHRS	Florida Department of Health and Rehabilitative Services
FDOT	Florida Department of Transportation
FEFM	Federal Emergency Flood Management
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps of the National Flood Insurance Program
FISH	Florida Inventory of School Houses
F.S. or FS	Florida Statutes
FmHA	Federal Farmers Home Administration
FLUE	Future Land Use Element
FLUM	Future Land Use Map
FQD	Florida Quality Developments
Gen. Ag.	General Agriculture
gpcd	gallons per capita per day
gpm	gallons per minute
HCCP	Highlands County Comprehensive Plan
HCIA	Highlands County Industrial Authority
HCP	US Fish and Wildlife Service Habitat Conservation Plan
HCSB	Highlands County School Board
HRS	Florida Department of Health and Rehabilitative Services
HRTPO	Heartland Regional Transportation Planning Organization
HRWUCA	Highlands Ridge Water Use Caution Area
HSE	Housing Element
HSR	Historic Significance Report
HSWCD	Highlands Soil & Water Conservation District
HUD	Federal Department of Housing and Urban Development
IDA	Highlands County Industrial Development Authority
ICE	Intergovernmental Coordination Element
IFAS	Institute of Flood and Agriculture Services – State
INF	Infrastructure Element
JLUS	Joint Land Use Study
KRRMP	Kissimmee River Resource Management Plan
lbs.	pounds
LDR(s)	Land Development Regulation(s)
LEED	Leadership in Energy and Environmental Design

LID	Low Impact Development
Lim. Ag.	Limited Agriculture
LOS	Level of Service
LPA	Local Planning Agency pursuant to Chapter 163, FS (see PZC)
LPRP	Lake Placid Regional Plan
LRTP	Long Range Transportation Plan
MAZ	Military Airport Zone
Manuf.	Manufactured
MCL	**maximum contamination level**
MOA	Military Operating Area
MSBU	Municipal Service Benefit Units
MSTU	Municipal Service Taxing Units
MSA	Metropolitan Statistical Area
NRAC	Highlands County Natural Resources Advisory Commission
NRCS	Natural Resources Conservation Service – Highlands County
NRE	Natural Resources Element
PCC	Predevelopment Conference Committee
PD	Planned Development
PL	Public Law – Federal
PPH	Persons Per Household
PZC	Planning and Zoning Commission – Highlands County (designated as the LPA)
Pop.	Population
PUD(s)	Planned Unit Development(s)
QWIP	Quality of Water Improvement Project – Water Management Districts
RAICUZ	Range Air Installation Compatible Use Zones
Res.	Residential
Ridge	Lake Wales Ridge in Highlands County
ROE	Recreation/Open Space Element
ROW(s)	Right(s) of Way
RPC	Regional Planning Council
RV	Recreational Vehicle
SAP	Selected Area Plan
SCS	see US SCS
S.F.	Square Feet
SFWMD	South Florida Water Management District
SHIP	State Housing Initiatives Partnership
SIS	Strategic Intermodal System
SOR	Save Our Rivers – Program of the Water Management Districts
SPTAC	School Planning Technical Advisory Committee
SR #	State Road #
SWFWMD	Southwest Florida Water Management District
SWIM	Surface Water Improvement Management
SWMC	Solid Waste Management Center
SWUCA	Southern Water Use Caution Area

TAC	Technical Advisory Committee
TCE	Traffic Circulation Element
TDR(s)	Transfer of Development Right(s)
TND	Traditional Neighborhood Development
US	United States
USDA	United States Department of Agriculture
USFW	United States Fish and Wildlife Service
USGBC	United States Green Building Code
US SCS	United States Soil Conservation Service
WIC	Women, Infants, and Children – Program of HRS
WMD(s)	Water Management District(s)
WSFWP	Water Supply Facilities Work Plan
WUCA(s)	Water Use Caution Area(s)

Chapter 360.3151, FS	Florida's Local Government Comprehensive Planning and Land Development Regulation Act, (a/k/a the Growth Management Act)
Chapter 380, FS	Florida's Local Land and Water Management Act, (includes DRI procedures)

Administrative Section

ADMINISTRATIVE SECTION

The Administrative Section was created to consolidate procedural information that was previously located throughout the Comprehensive Plan.

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SECTION I: CONSISTENCY AND COMPATIBILITY REVIEW – FUTURE LAND USE AMENDMENTS/ZONING DISTRICT CHANGES

Density

Planning analysis shall be conducted within the framework of the following guidelines when determining an appropriate land use category and zoning district for a particular property:

1. Unless otherwise provided for under this Plan, the upper end of a land use range cannot be exceeded on a gross site acreage basis.

2. The number of units allowed to a residential project shall be based on the gross acreage of the project site contained within a Residential, Agricultural or Public Land Category.

3. The starting density of each residential density range will be used as a starting point for determining an appropriate density for a particular site within a Residential Land Use Category. Density above the starting density may be allowed if the project furthers the objectives and policies governing central potable water and central wastewater services, the transfer of development rights, family homesteads, affordable housing density bonuses, bonuses for conservation set asides, and other applicable provisions of this Plan.

4. Residential zoning districts of a lesser density or intensity are allowed to occur in any residential land use category of the FLUM of greater density or intensity. Selected residential zoning districts with densities of 1 dwelling unit per acre or less are permitted to occur within the Agriculture land use category.

Compatibility

Analysis of land use amendments and zoning district changes will consider the following factors:

1. Compatibility with surrounding development and zoning and FLUM patterns;

2. Natural environmental constraints pursuant to Natural Resources Policy 3.3;

3. Potential traffic impacts and circulation network capacity;

4. Provision of central potable water and/or central wastewater lines to the site and the ability to extend such lines to adjacent areas;

5. Proximity to schools and business and employment centers; and

6. Project amenities and potential positive revenue generation for the County.

Findings Required

Approval action on land use amendments shall contain findings that the approved land use activity is consistent with the County's Comprehensive Plan, and applicable Concurrency and Environmental Clearance requirements.

Consistency between Comprehensive Plan Category and Zoning Designation

Whenever a Land Use Amendment makes a property's zoning district classification inconsistent with its new land use designation, a "Consistency Rezone" action shall be required to bring the property's zoning district classification into conformance with its land use.

It shall be the option of the Board of County Commissioners to process a Consistency Rezone; 1) concurrently with the Land Use Amendment; or, 2) after confirmation from the Florida Department of Economic Opportunity (DEO), Division of Community Development that the Land Use Amendment has been found in compliance. In accordance with Section) 163.3184(3)(c)4,F.S., the effective date of an Expedited State Review Land Use Amendment ordinance or the Consistency Rezone ordinance shall become effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. In accordance with Section 163.3184(4)(e)5,F.S.,

however, the effective date of the State Coordinated Review Land Use Amendment ordinance or the Consistency Rezone ordinance shall be the date when a finding of compliance is issued by the DEO, or when a decision is rendered by the Administration Commission at the end of any applicable appeal period.

When a property has a Land Use Category that is inconsistent with the adopted zoning district, Highlands County shall initiate the analysis required in this Policy.

If the analysis required reveals that the "consistency rezone" process is not appropriate and the FLU Category is required to be changed, Highlands County may initiate a "Consistency Comprehensive Plan" action to bring the property's FLU Category into compliance with the zoning or with the actual use of the property.

There shall be three categories of "Consistency Comprehensive Plan" amendments:

1. Those Comprehensive Plan amendments that are "Small Scale" amendments under the Section 163.3187,F.S. definition of small scale amendment; or

2. Those Comprehensive Plan amendments that are "Large Scale" amendments under the F.S. 163.3184; or

3. Those zoning changes or Comprehensive Plan amendments that should have no action. In inconsistent areas where development may appear to be premature, or not correctly located under current development patterns, and would best be left in an inconsistent status until the owner makes application for development, no action will be taken.

Errors, Omissions, Boundary Adjustments

Errors, omission, or boundary adjustments due to scrivener's errors (which can be documented by reference to records of official action) on the Future Land Use Map series, shall be verified by the Planning Department and confirmed by the Board of County Commissioners. Any Plan amendment to correct such mistakes will be by the County at no cost to the affected party.

SECTION II: COMPREHENSIVE PLAN AMENDMENTS

An amendment to the Comprehensive Plan may either be a change to the text, e.g., the goals, objectives and policies of the Plan; or, a change in the land use designation shown on the Future Land Use Map.

Amendment Review

The basis for review of a proposed Plan amendment is the same as the basis for the adoption of the Comprehensive Plan, which includes:

1. A review of data and analysis in support of the Plan amendment;

2. An analysis of the impact of the amendment on public facility Levels of Service; and

3. An analysis of the need for the proposed amendment in relation to the existing development of the County and of the future of the County as expressed in the goals, objectives and policies of the Comprehensive Plan.

Frequency of Amendments

The submission requirements for small scale amendments are listed below. Large scale Plan amendments are approved by the Board of County Commissioners (BCC) for transmission to the Florida DEO for their review before they are adopted. Small scale Plan amendments may be adopted by the Board before transmittal and sent to the DEO.

Generally small scale Plan amendments are not reviewed by the DEO, and are defined by Florida Statute as:

1. Encompassing the use of 20 or fewer acres of any land use category in a designated Rural Area of Opportunity;

2. Does not include any text change to the Plan's goals, objectives and policies; however, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible consistent with Section 163.3187. Florida Statutes;

3. Is not located within an area of critical state concern;

4. The local government can approve the amendment without exceeding its yearly maximum of 120 acres of small scale amendments; and,

5. The change must maintain internal consistency between elements of the comprehensive plan.

Applications for all Amendments

All requests for Plan amendments shall be submitted by application to the Development Services Department, together with applicable fees that are established by resolution of

the Board of County Commissioners on forms developed and provided by the Development Services Department and shall contain the following:

1. A description of the proposed Plan amendment;

2. Which Goals, Objectives, or Policies in the Plan support or justify the amendment;

3. A legal description of the property, if applicable; and,

4. A concurrency analysis of public facilities and services that would be impacted by the proposed amendment for which a Level of Service has been established in the Comprehensive Plan.

Additional Information Required for Future Land Use Map Amendments

Applications for amendments affecting the Future Land Use Map shall contain the following:

1. Large Scale Comprehensive Plan shall require an application that contains those items listed in paragraph (3) below.

2. Small Scale Comprehensive Plan amendments shall submit an application that contains only those items listed in paragraph (3a) through (3e) below.

3. Plan amendment applications shall contain the following, where required:

    a. The size of the property; a description of the property; type of vegetation on the site (map); and existence of any flood-plains on the site (map).

    b. The type of soil present on the site and in the area (map); an analysis of the limitations for construction of each type of soil; and, an absorption rate for septic fields.

    c. Identification of habitats present on the site as indicated by the soil type; and inventory of any threatened or endangered plant and animal species (mammal, birds and reptiles listed by the State or federal agencies) on the site.

    d. Inventory and analysis of land uses and map(s). Location of the site within the County; the existing land use; the existing adjacent land uses, the existing FLUM and zoning designations; and all county and municipal boundaries within 500 feet.

    e. Inventory of public facilities, based on the maximum build-out allowed by the proposed amendment.

4. Location of existing central wastewater service and central potable water facilities that will serve the site with their capacities, including existing built and committed developments, and future demand associated with the proposed development.

5. An analysis of recreation land and facilities needs generated by the proposed land use classification.

6. An analysis of solid waste and/or hazardous waste generation, storm shelter space needs (mobile homes and RVs), the presence or potential for historic and archaeological resources and stormwater management.

SECTION III: COMPREHENSIVE PLAN LINE

Conceptual Plan Line (CPL)

Certain future activities or development plans will be shown on the Future Land Use Map through the Conceptual Plan Line. The overall purpose of the CPL will be to inform citizens of future proposed actions by the federal, state, county or private individuals. The application of the CPL will implement an objective or policy contained in this Plan, each objective or policy will contain the parameters concerning how the CPL will be applied. The application of the Conceptual Plan Line does not confer or take land use of property rights on the properties where the CPL is applied. The application of the CPL will not prejudice any development order that may be requested for any parcel of land or building.

Application of Conceptual Plan Line (CPL)

The Conceptual Plan Line will show proposed Conservation and Recreation Land (CARL) sites, Water Management District purchases of environmentally sensitive land, and the Kissimmee River Restoration project, proposed County purchases and any Save Our Rivers purchases, Greenway Corridors, trails, parks and future road rights-of-way.

SECTION IV: COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT

As part of the next Evaluation and Appraisal Report (EAR) for the Highlands County Comprehensive Plan, the County shall evaluate the effective implementation of the General Growth Management Strategy, which reinforces existing development, ensures that urban sprawl is discouraged, protects natural resources, and is supported by adequate existing and planned public facilities.

Analysis of Planning Strategy

The evaluation shall be based on the following components:

1. An inventory and evaluation of the vacant, developable land currently available to accommodate the population anticipated within the long-term planning time-period.

2. An evaluation of the need for additional land to accommodate the population anticipated within the long-term planning period.

3. Evaluation and Identification of where growth occurred – consistency with the General Growth Management Strategy.

4. Evaluation of the effectiveness of the policies to protect environmentally sensitive lands.

5. Evaluation of the effectiveness of policies to protect surface and ground water quality.

6. Evaluation of the percentage of development connected to a central potable water system and a central wastewater system.

7. Evaluation of the effectiveness of policies to limit green house gasses.

8. Evaluation of maintaining the adopted Level of Service standards.

9. Evaluation of the effectiveness in limiting plan amendments inconsistent with the General Growth Management Strategy.

10. Evaluation of the development of alternative transportation methods.

11. Evaluation of the effectiveness of the Concurrency Management System.

12. Evaluation of the effectiveness of the Platted Lands Strategy.

13. Evaluation of the effectiveness of providing affordable, work force, and special needs housing.

14. Evaluation of the effectiveness of commercial development guidelines.

15. Evaluation of the implementation of the Long Range Transportation Plan.

16. Evaluation of the economic vibrancy of the County.

17. Evaluation of the effectiveness in maintaining agriculture.

18. Evaluation of the effectiveness in achieving functional, attractive mixed use areas.

SECTION V: DEVELOPMENT ORDERS/AGREEMENTS

Execution

Final Development Orders may be executed by a binding Development Agreement pursuant to the County's Development Agreement Enabling Ordinance.

Expirations

The County will continue to administer Land Development Regulations which include provisions relating to the expiration of development approvals, including the following:

1. Final development orders and permits (excepting building permits) shall expire within four (4) years if no substantial improvements have been undertaken at the affected project site, or unless a Development Agreement executed by the Board of County Commissioners allows otherwise;

2. Procedures for the Board of County Commissioners to authorize an extension of time for the maximum period of 12 months from the four-year expiration date specified in subparagraph 1 above; and

3. Affected County actions shall include the expiration date as a condition of approval.

SECTION VI: VESTED RIGHTS

Vested Rights

The County shall protect private property rights and shall recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action. It is the intent of the county that nothing in this Comprehensive Plan or the Land Development Regulations, which are adopted or amended to be consistent with and to implement this Comprehensive Plan, be applied or construed in a manner that:

1. Abrogates the vested rights of a property owner under Florida Statute 163.3167;

2. Abrogates the vested rights of a property owner under Florida Statutes or the common law of the State of Florida; or,

3. Constitutes a taking of property or otherwise violates the Federal or Florida Constitutions.

To effectuate this intent, the County will continue to administer, a "Vested Rights Ordinance" identifying the procedures and criteria for determining whether or not lands within the County have "vested rights" to complete development, notwithstanding the impact of the Local Governmental Comprehensive Planning and Land Development Regulation Act (the "Act"), including, but not limited to, this Comprehensive Plan.

Standards for Determination of Vested Rights

The following standards are established and require demonstration rights that are vested under the standards of this paragraph. The burden shall be, at all times, on the applicant to establish entitlement to the vested rights claimed. The vested rights determination shall allow completion of the development determined to be vested up to and through issuance of appropriate certificates of occupancy, subject to the limitations set forth in this policy and subject to compliance with such laws and regulations against which the development is not vested.

1. Certain projects vested (Chapter 380, F.S.): Developments of Regional Impact, which are authorized under Chapter 380.06, Florida Statutes, pursuant to a valid, unexpired Binding Letter of Interpretation of Vested Rights (BLIVR) issued by the state planning agency, including approved modifications to such Binding Letter of Vested Rights (the “Binding Letter”), are vested, as set forth in the Binding Letter, from the Highlands County Comprehensive Plan, from the Land Development Regulations adopted to implement the Plan, and from Concurrency. Such vesting shall continue until development approval in the Binding Letter is complete or until the expiration or invalidation of the Binding Letter, whichever occurs first. A proposed change to a development vested hereunder shall be reviewed pursuant to the substantial deviation or change criteria provided for in Chapter 380.06, Florida Statutes. Any substantial deviation after January 25, 1991, shall cause those development rights that are subject of such deviation to become subject to the Plan, the Land Development Regulations adopted to implement the Plan, and Concurrency.

2. Certain development orders vested: A development that has been issued a local development order and has commenced and is continuing in good faith is vested, to the extent of the development permitted by such local development order from the Highlands County Comprehensive Plan, from the Land Development regulations adopted to implement the Plan, and from Concurrency as provided in this paragraph. Possession of a valid unexpired local development order shall vest

the development approved under such permit for the purposes of the Plan if issued prior to January 25, 1991; if issued prior to the effective date thereof, for purposes of the land development regulations adopted to implement the Plan and Concurrency; and, if issued prior to the effective date of any Plan amendments for purposes of such amendments.

3. Common law vesting: Consistent with the common law of the United States and the State of Florida, a property owner may also establish vested rights by proving that he has reasonably relied in good faith upon some act or omission of the County, and has made such a substantial change in position or has incurred such extensive obligations and expenses, that it would be highly inequitable or unjust to destroy the rights he has acquired. In making this determination, Highlands County may consider a number of factors, including but not limited to whether construction or other development activity has commenced and is continuing in good faith and whether the expense or obligation incurred cannot be substantially utilized for a development permitted by Highlands County's Comprehensive Plan and land development regulations.

4. Certain lots-of-record vested: Construction or reconstruction of single-family residential units and related structures upon legal lots-of-record existing prior to the adoption of the Highlands County Comprehensive Plan are vested against the use or intensity provisions of the Highlands County Comprehensive Plan when necessary to provide the property owner a reasonable and economically viable use of the property. The determination of vested rights shall allow the issuance of development orders and permits for such construction and reconstruction.

5. Certain subdivisions vested: The lands within the boundaries of subdivisions are vested if:

    a. Plats were approved and recorded according to law on or before January 25, 1991; and,

    b. The subdivisions contain roads which had been accepted by the County or State for maintenance or which are maintained by a special benefit district; and,

    c. The subdivisions contain many property owners with a diverse geographic pattern of ownership.

    All other provisions of federal, state and local laws, rules, and regulations as in effect from time to time shall govern the development of all lands within those platted subdivisions.

6. Certain existing uses of structures, existing uses of the land, or existing buildings vested: Any property owner wishing to expand, rebuild, or change an existing use of structures, buildings, or land that, while inconsistent with the Comprehensive Plan Future Land Use Map complied with the zoning regulations when built or commenced and obtained all required building permits when developed, built, or established shall have the right to continue that use of the structure or use of the land until that use is discontinued and may be permitted to expand, rebuild, or change that use if such expansion, rebuilding or change in use is allowed by the zoning district regulations currently in effect for the property. All other land development regulations, concurrency, and other County ordinances then in effect shall govern the permitting of the expansion, rebuilding or change in use.

Limitations on Determination of Vested Rights

A determination of vested rights will not relieve a property owner from the application of any future County impact fee ordinance.

1. Except as otherwise expressly provided herein, vesting determinations shall be limited to use, density and intensity against the Comprehensive Plan, but not against the adopted Highlands County Land Development regulations, Zoning regulations, other requirements of this Comprehensive Plan, or other regulations as may be applicable.

2. Except as otherwise expressly provided, a determination of vested rights will not relieve a property owner from responsibility of complying with the County's adopted concurrency ordinance.

3. Notwithstanding anything in this section to the contrary, a vested rights determination may be revoked upon a showing by the County of a peril to public health, safety or general welfare of the residents of Highlands County unknown at the time of approval.

Vested Rights Ordinance:

The "Vested Rights Ordinance" shall include procedures and processes by which property owners may apply for a determination of "vested rights" and the criteria upon which determinations shall be made. At a minimum, the Vested Rights Ordinance shall include provisions for:

1. Use of a hearing officer or board;

2. Minimum period of two years from the date of the adoption of the County's Comprehensive Plan in which to apply for a vesting determination;

3. Minimum criteria for vesting as provided under Section 163.3167 of the Florida Statutes being substantially as follows: the development:

   a. Has been authorized as a development of regional impact pursuant to Florida Statutes Chapter 380; or

   b. Has been issued a final local development order and development has commenced and is continuing in good faith:

   c. Minimum criteria for vesting under the common law of the State of Florida being substantially as follows - the property owner:

   d. Has relied in good faith upon some act or omission of the government; and

   e. Has made such a substantial change in position, or

   f. Has incurred such extensive obligations and expenses, that it would be highly inequitable or unjust to destroy the rights he has acquired.

Consistent with the common law of the State of Florida, the mere existence of zoning contrary to this Comprehensive Plan will not be deemed to vest rights under the minimum criteria for common law vesting;

1. Minimum criteria as may be necessary to prevent the application of this Comprehensive Plan or the Land Development Regulations adopted or amended to be consistent with and to implement this Comprehensive Plan from constituting a temporary or permanent taking of property or otherwise violating the State or Federal Constitutions;

2. Criteria to determine the extent of vesting as it relates to use, density, intensity, and concurrency, where applicable;

3. Allowing the issuance of development orders and permits for the construction and reconstruction of single-family residential units and related structures upon legal lots-of-record existing prior to the adoption of this Comprehensive Plan which do not meet the use, density, or intensity provisions of this Comprehensive Plan when allowing such construction or reconstruction is necessary to provide the property owner a reasonable and economically viable use of the property;

4. The fact that a determination of vested rights will not relieve a property owner from the application of any future County Impact Fee Ordinance;

5. Criteria for recognizing the continuation of existing uses rendered nonconforming by this Comprehensive Plan and providing for the maintenance, rebuilding, and

repair of existing structures in keeping with the existing use of the property and allowing expansion of existing single-family residential structures in keeping with the existing use of the property; and,

6. Except as otherwise provided in Section 163.3167, F.S., vesting determinations shall be limited to use, density, and intensity and all other requirements of this Comprehensive Plan must be met.

Consistency Requirement:

No development orders shall be issued which are inconsistent with the Highlands County Comprehensive Plan, except where a positive determination of vested rights has been made.

Vested Properties Deemed Consistent:

Properties determined to be vested shall be considered consistent with the Future Land Use Element. Such properties shall be allowed to develop to the extent of their vesting determination and in accordance with the uses, densities, and intensities permitted under the land development regulations in existence at the time of the adoption of the County's Comprehensive Plan.

Rezoning and Re-Platting Vested Property:

In order to encourage modernization, re-planning, and improvement of vested projects, a subdivision which has received a positive determination of vested rights may, subject to County approval, rezone and re-plat portions of the subdivision and not affect its vested status or require a Future Land Use Map amendment, provided that:

1. Net residential density for that portion of the subdivision is not increased; and that,

2. The total net acreage and intensity for any commercial and industrial land uses are not increased; and that,

3. The re-zoned or re-platted portions comply with the County's current subdivision regulations.

SECTION VII: INTERGOVERNMENTAL COORDINATION

Plan Distribution

The County shall provide an amended copy of its adopted Comprehensive Plan to all public libraries within the County, the municipalities of Sebring, Avon Park and Lake

Placid, adjacent counties, the Department of Defense (Avon Park Air Force Range), the Highlands County School Board, the Natural Resources Conservation Service, Public Health Unit, Industrial Development Authority, other appropriate County independent districts, and the libraries of the Water Management Districts, CFRPC and FDOT District #1.

Land Development Regulations (LDRs) go to Libraries

The County shall continue to provide a copy of its updated LDRs to all public libraries within the County.

Information Exchange Protocol

The County shall continue the exchange of relevant planning data between the County and its municipalities, the Highlands County School Board, adjacent counties, and the Water Management Districts, CFRPC, the Department of Defense and FDOT District #1.

Technical Support

TECHNICAL SUPPORT

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I. INTRODUCTION

The Technical Support Document contains the supporting data of the Highlands County Comprehensive Plan. The Technical Support Document shall be used, where appropriate, to assist in the review of proposed amendments to this Comprehensive Plan and may be updated as necessary to facilitate the continuing use of this supporting data. The Technical Support Document shall not be adopted and shall not require amendment pursuant to Chapter 163.3187, Florida Statutes.

II. TECHNICAL SUPPORT FOR THE FUTURE LAND USE ELEMENT

1. The Quantity of Future Growth Population Projections through the Year 2030

Highlands County's 2008 total population (permanent and seasonal) of 115,739 persons will increase to 150,959 persons by the year 2030, which is an increase of 30.43 percent.

PERMANENT AND SEASONAL POPULATION ESTIMATES THROUGH 2030						
Population	**2008**	**2010**	**2015**	**2020**	**2025**	**2030**
Permanent	100,207	101,900	108,600	116,300	123,700	130,700
Seasonal	15,532	15,795	16,833	18,027	19,174	20,259
Total	**115,739**	**117,695**	**125,433**	**134,327**	**142,874**	**150,959**

Source: US Census Bureau Table 4: Annual Estimates of Housing Units for Counties in Florida: April 1, 2000 to July 1, 2008

2. Comprehensive Plan Amendments

An amendment to the Comprehensive Plan may either be a change to the text, e.g., the goals, objectives and policies of the Plan; or, a change in the land use designation shown on the Future Land Use Map.

A. Amendment Review: The basis for review of a proposed Plan amendment is the same as the basis for the adoption of the Comprehensive Plan, which includes:

1. A review of data and analysis in support of the Plan amendment;

2. An analysis of the impact of the amendment on public facility Levels of Service; and,

3. An analysis of the need for the proposed amendment in relation to the existing development of the County and of the future of the County as expressed in the goals, objectives and policies of the Comprehensive Plan.

B. The submission requirements for small scale amendments are listed below. Large scale Plan amendments are approved by the Board of County Commissioners (BOCC) for transmission to the Department of Economic Opportunity, Division of Community Development (DEO) for their review before they are adopted. Small scale Plan amendments may be adopted by the BOCC before transmission and sent to the DEO. Generally small scale Plan amendments are not reviewed by the DEO, and are defined by Florida Statute as:

1. Encompassing the use of 20 or fewer acres of any land use category;

2. Does not include any text change to the Plan's goals, objectives and policies; however, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible consistent with Section 163.3187, Florida Statutes.

3. Is not located within an area of critical state concern; and,

4. The local government can approve the amendment without exceeding its yearly maximum of 120 acres of small scale amendments.

C. Applications for all Amendments: All requests for Plan amendments shall be submitted by application to the Development Services Department, together with applicable fees that are established by resolution of the Board of County Commissioners on forms developed and provided by the Development Services Department and shall contain the following:

1. A description of the proposed Plan amendment,

2. Which Goals, Objectives, or Policies in the Plan support or justify the amendment.

3. A legal description of the property, if applicable.

4. A concurrency analysis of public facilities and services cited in D.3.e. below, that would be impacted by the proposed amendment for which a Level of Service has been established in the Comprehensive Plan.

D. Additional Contents of the Application for Amendments to the Future Land Use Map: Applications for amendments affecting the Future Land Use Map shall contain the following:

1. Large Scale Comprehensive Plan shall require an application that contains those items listed in paragraph (3) below.

2. Small Scale Comprehensive Plan amendments shall submit an application that contains only those items listed in paragraph (3a) through (3e) below.

3. Plan amendment applications shall contain the following, where required:

a. The size of the property; A description of the property; Type of vegetation on the site (map); and, Existence of any flood-plains on the site (map).

b. The type of soils present on the site and in the area (map); an analysis of the limitations for construction of each type of soil; and, an absorption rate for septic fields.

c. Identification of habitats present on the site as indicated by the soil types; and inventory of any threatened or endangered plant and animal species (mammal, birds and reptiles listed by the State or federal agencies) on the site.

d. Inventory and analysis of land uses and map(s). Location of the site within the County; the existing land use; the existing adjacent land uses, the existing FLUM and zoning designations; and, all county and municipal boundaries within 500 feet.

e. Inventory of public facilities. Based on the maximum buildout allowed by the proposed amendment.

4. Location of existing sanitary central sewer service and potable water facilities that will serve the site with their capacities, including existing built and committed developments, and future demand associated with the proposed development.

5. An analysis of recreation land and facilities needs generated by the proposed land use classification.

6. An analysis of solid waste and/or hazardous waste generation, storm shelter space needs (mobile homes and RVs), the presence or potential for historic and archaeological resources and storm water management.

3. Sprawl Rule Indicators

Future Land Use Map Amendments must be reviewed consistent with the Sprawl Rule Indicators set forth by Chapter 163.3177 F.S.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law

enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(1) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(2) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(3) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(4) Promotes conservation of water and energy.

(5) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(6) Preserves open space and natural lands and provides for public open space and recreation needs.

(7) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

(8) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

4. Relationship of the Future Land Use Map to the Adopted Zoning Map

Urban land use designations are those land uses allowing for high density and intensity of development (4 du/ac or higher), not including the Agriculture land use, Conservation Management land use or Low Density residential land use.

RELATIONSHIP OF THE FUTURE LAND USE MAP TO THE ADOPTED ZONING MAP			
Land Use Classification Name	**Rural/ Urban**	**FLUM Abbreviation**	**Existing Zoning Abbreviation***
Agriculture: (1 du/5 acres)	Rural	AG	AU; RR**; FUD*** & PD****
Low Density Residential: (1 du/acre to 3 du/acre)	Rural	RL	RR; M-1-S; EU; FUD*** & PD****
Medium Density Residential: (4 du/acre to 8 du/acre)	Urban	RM	R-1; R-1A; R-2; M-1-S; M-1; M-2; R-3; FUD*** & PD****
High Density Residential: (9 du/acre to 12 du/acre); (Assisted Living Facility: up to 30 units/suites/acre)	Urban	RH	R-3; R-3 NC; RV-FUD; CG-1; CG-2; CG-3; M-2; FUD*** & PD****
Commercial: FAR=0.7 (Offices); FAR=0.8 for other commercial uses.	Urban	C	B-1; B-2; B-3; B-4; FUD*** & PD****
Commercial/Industrial: Mixed Use FAR = 0.8	Urban	CI	B-2; B-3; B-4 & I-1; BC-1; BC-2; A-1; FUD*** & PD****
Industrial: FAR = 1.0	Urban	I	I-1; I-2; BC-1; BC-2; A-1; FUD*** & PD****
Public\Quasi-Public Facility and Institutional Lands: (0.1 to 1.0 du/acre)	Urban	P	P; A-1
Conservation/ Management Lands: (1du/80 acres for public uses, 1 du/lot for vested subdivisions)	Rural	CM	CM
Public Water Supply	Urban	PW	PW

RELATIONSHIP OF THE FUTURE LAND USE MAP TO THE ADOPTED ZONING MAP			
Land Use Classification Name	**Rural/ Urban**	**FLUM Abbreviation**	**Existing Zoning Abbreviation***
Mixed Use	Urban	MU	TND**** & PD (may also be applied to DRI, FQD, & BL)
Existing Designation	Urban	E	E Selected existing land use and their zoning established prior to January 16, 1991
Overlay District	Rural and/or Urban	OL	As required by FLU Objective 12: Specific Area Plan Policies
Agriculture – Training Center	Urban	AU-TC	AU PD
Vested Development	Urban	V	R-1; R-1A; M-1-S; M-1; and R-2 when Single Family Detached Structure

Note: See Administrative Section *Plan Amendments and Policies* for integrating residential uses within residential areas of higher densities and intensities.

\# No commercial, industrial or residential densities or intensities are allowed except the FAR and impervious surfaces directly related to public water supply.

* All applicable zoning districts must comply with the appropriate density standards established in FLU Policy 1.3E. and as designated on the FLUM. (See Land Use Classification column of this table for density ranges. Zoning districts RV-FUD, CG-1, 2, & 3 may require density approval in public hearing.)

** RR (Rural Residential Zoning District): A residential zone to be applied to residential units that have developed in areas designated Agriculture on the FLUM, through Transfer of Development Rights (TDR), clustering (at net densities of 1 unit per acre), vested subdivisions with lots larger than 1 acre but less than 5 acres, and legal lots of record that are 1 acre but less than 5 acres.

*** FUD (Flexible Unit Development Zoning Districts): An overlay zoning district that permits a departure from the typical single lot/single unit layout permitting condominium type units, clustered units, townhouse units or similar layouts with adjusted setbacks, net densities and intensities within the development, at the designated gross density of the FLUM, with the approval of the Board of County Commissioners.

**** TND (Traditional Neighborhood Development district): A district available to a developer wishing to implement Traditional Neighborhood Development practices, which emphasizes mixed uses, pedestrian oriented living environment within the matrix of open spaces and designed to integrate multi-modal transportation facilities. *(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS)*

***** Vested Development is an overlay category that will be applied to the Vested Development category and allow all existing zoning districts to be consistent in this FLUM category.

Note: See FLU Policy 1.5.C. for integrating residential uses within residential areas of higher densities and intensities.

Note: Rounding up to the next whole number is permitted when the remainder is 0.75 or larger in determining dwelling units per gross acre.

5. Existing Designation Categories Included On The Future Land Use Map (Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998) (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER):

EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP							
#	**Map**	**Location**	**STRAP**	**Subdivision**	**Existing Use**	**Present Zoning**	**Size of Site**
1	10B	8880 W. Josephine Rd.	C-06-36-28-A00-0030-0000	None	Industrial	AU	10 Acres
2	50C	4700 SR 66	C-23-35-28-A00-0011-0000	None	Light Manufacturing	I-2	2 Acres
3 – Reserved							
4	85A	5176 CR 64 East	C-03-33-29-A00-0031-0000	None	11 Stores, 1 story	B-2	1 Acre
5	85A	5660 CR 64 East	C-03-33-29-A00-0060-0000	None	Mobile Homes	M-2	20.75 Acres
6	85D	2063 N. McCollough Rd.	C-10-33-29-010-0010-0100 C-10-33-29-010-0010-0101	River Ridge Ranches-Unrec.	2 Single Family	M-1-S	4.34 Acres
7	86C	36 S. Riverdale Rd.	C-21-33-29-010-0260-00AA	River Ridge Estates	6 Houses, 336 Vacant lots	R-1	11.88 Acres
8	87B	E. Sylvan Shores Rd, S. Marion Rd. Hibiscus, E. Avon Pines Rd.	C-28-33-29-010-various	Avon Pines, Avon Vista	8 Single Family, 29Vacant Lots	R-1	40 Acres
9	85A	SR 64 & Arbuckle Rd.	C-03-33-29-010-A000-0000 C-03-33-29-020-AA00-0000	Horseshoe Sub, Horseshoe Sub 2nd Ed.	30 Mobile Homes .50lots Vacant	M-1-S	30 Acres
10	106A	7269 & 7255 E. Horse Hammock Rd.	C-01-33-29-010-0010-0330 C-01-33-29-010-0010-0350	Riverside Estates Sec.1	Single Family, Vacant	R-1	14.24 Acres
11	86C	250 North Riverdale Rd.	C-21-33-29-020-0180-0060	River Ridge Ranches, Unrec	Vacant Residential	R-2	7.42 Acres
12	50C	4750 SR 66	C-23-35-28-A00-0050-0000	None	Vacant	M-2	36.5 Acres
13	50C	4750 SR 66	C-23-35-28-A00-0050-0000	None	Vacant	B-3	4.15 Acres
14	197D	East Shore of Lk. Istokpoga	C-20-35-31-010-0000-0000	Sunset Shores	Residential	R-1	15 Acres (52 lots)

EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP							
#	**Map**	**Location**	**STRAP**	**Subdivision**	**Existing Use**	**Present Zoning**	**Size of Site**
15	198A	East Shore of Lk. Istokpoga	C-29-35-31-020-0000-0000	Istokpoga Shores	Single Family	R-1	22.9 Acres (62 lots)
16	215B	Sebring Ranchettes PB 8 Pg 51	C-16-35-31-010-0000-0000	Sebring Ranchettes	Few Single Family Res.	R-1	100 Acres
17	216C	Lake & Ranch Club PB 8 Pg 29	C-33-35-31-010,011,020,030-0000-0000	Lake and Ranch Club	Single Family Res	R-1	10 Acres
18	216C	3225 Evergreen Rd. 3219 Evergreen Rd.	C-33-35-31-A00-00K0,00K1-0000	None	2 Single Family Res.	R-1	1.5 Acres
19	215B	Mossey Cove Fish Camp	C-16-35-31-010-0040-0010	Mossy Cove Fish Camp	Camp	CG-3	40 Acres
20	214C	Bluff Hammock Estates	C-09-35-31-010-A000-0000	Bluff Hammock Estates	Mobile Homes. Vacant Res.	M-1-S	14 Acres (49 lots)
21	214C	3724 Irish Drive 3108 Irish Drive	C-09-35-31-A00-0028-0010 C-09-35-31-A00-0028-0000	None	Single Family, Vacant	R-2	10 Acres (2 lots)
22	180D	Eagles Nest Estates	C-36-36-30-010-0000-0000	Eagles Nest Estates	Single Family Res, Vacant	R-1-A	13 Acres (44 lots)
23	156C	35 Henderson Rd	C-33-35-30-A00-0030-0000	Hendersons Fish Camp	Camp, MH Sites	CG-2	5.89 Acres
24	156C	Paradise Cove, Section 2	C-33-35-30-020-0000-0000	Paradise Cove, Sec 2	Single Family Res.	M-1-S	20 Acres
25	156C	Paradise Cove	C-33-35-30-010-0000-0000	Paradise Cove	Single Family Res.	R-1	10 Acres
26	134D	Istokpoga Park	C-20-35-30-010-0000-0000	Istokpoga Park	Mobile Homes	M-1	40 Acres
27	155C	Istokpoga Manor PB 14 Pg 28	C-21-35-30-050-AAAA-0000	Istokpoga Manor	Mobile Homes /Single Family	M-1-S	8 Acres
28	135A	Ewing Sub. Unrec/ Morris Sub.	C-29-35-30-010-0000-0000 C-29-35-30-020-0000-0000 C-29-35-30-030-0000-0000	Ewing Unrec, W.S. Ewing Morris Sub	Mobile Homes, Single Family Res.	M-1-S, M-2	25 Acres
29	135A	Ewing Sub. Unrec Morrie Sub.	C-29-35-30-A00-0130-0000	Reas Tract Unrec, Diaco-Earley Unrec, McCustion Manor. Quail Hollow. Istokpoga Manor	Single Family Res. & Mobile Homes	M-1-S, M-1	30 Acres

EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP							
#	**Map**	**Location**	**STRAP**	**Subdivision**	**Existing Use**	**Present Zoning**	**Size of Site**
30	183A	1764 CR 29	C-25-37-30-A00-0040-0000	None	2 Mobile Homes	M-1-Scu	4.82 Acres
31	143C	Nicholas Acres PB 12 Pg 57	C-19-38-30-010-A000-0000	Nicholas Acres	Single Family, Mobile Homes, Vacant	M-1-S	80 Acres
32	104C	54 Shepperd Rd.	C-21-39-29-A00-0161-0000	None	Venus Haven General Store	B-3	8 Acres
33	105B	Venus PB 2 Pg 72	C-28-39-29-010-0000-0000	Venus Plaza	Vacant	R-1	80 Acres
34	104C	1433 CR 731	C-21-39-29-A00-0000-0050	None	Commercial Building	B-1	1.5 Acres
35	125D	CR 731 PB 2 Pg 46	C-24-39-29-010-0000-0000	Venus Palm Heights	Vacant	R-1	40 Acres
36	126A	Venus PB 2 Pg 158	C-25-39-29-010-0000-0000	Venus City Annex Sub.	Vacant	R-1	21.85 Acres
37	146A	3 U.S. Hwy 27 S.	C-17-39-30-A00-0030-0000	None	Post Office	B-3	33.91 Acres
38	146A	3 U.S. Hwy 27 S.	C-17-39-30-A00-0030-0000	None	Vacant-Pasture	M-2	33.91 Acres
39	125B	288 Old SR R , Venus	C-14-39-29-A00-0060-0000	None	Vacant	B-3	2 Acres
40	163C	1857 U.S. Hwy 27 S, Venus	C-09-38-30-A00-0050-0000	None	Groves	I-1	9.02 Acres
41	165B	830 U.S. 27 N 840 U.S. 27 N. 860 U.S. 27 N. 900 U.S. 27 N. 101 Hickory Branch Rd.	C-28-38-30-A00-0070-0000 C-28-38-30-A00-0071-0000 C-28-38-30-A00-0072-0000 C-28-38-30-A00-0073-0000 C-28-38-30-A00-0090-0000	None	Signs & Ted Rows Diesel Serv.	B-3	25 Acres
42	165C	Leisure Lane PB 9 Pg 62	C-33-38-30-020-0000-0000	Holiday Acres 1st Ad	Mobile Homes	M-1-S	50 Acres
43	145A	Venus	C-05-39-30-A00-0010-0000	None	Vacant	I-2	15 Acres
44		480 U.S. 27 N, Venus	C-04-39-30-010-0000-0060	None	Old South Auto Salvage	I-1cu	12 Acres
45	166B	500 US 27 North PB 8 Pg 39	C-04-39-30-010-0000-0000	Placid Highlands Comm. Park	Vacant	B-3	5 Acres
46 – Reserved							
47	166B	Hwy 27	C-04-39-30-A00-0061-0000 C-04-39-30-A00-0070-0000	None	Diesel Service	I-2	1.74 Acres

EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP							
#	**Map**	**Location**	**STRAP**	**Subdivision**	**Existing Use**	**Present Zoning**	**Size of Site**
48	146D	Hwy 27	C-20-39-30-A00-0010-0000	Highland Hills	Vacant	B-1	40 Acres
49	114C	Lake Lynn Drive PB 13 Pg 25	C-35-35-29-010-A000-0000	Lake Lynn Shores	Single Family, Groves	R-1-A	40 Acres
50	196A	Arbuckle Creek Road	C-05-35-31-A00-0131-0000 C-05-35-31-A00-0130-0000	None	Vacant	M-1-S	58 Acres
51	44A	Fox Lake Road	C-13-33-28-A00-0274-0000 C-13-33-28-A00-0275-0000	None	Single Family	R-1	1.23 Acres
52	44A	1400 St. Rd. 17A	C-13-33-28-020-0000-00A0	Bible Covenant Comm.	Mobile Homes	M-2	20 Acres
53	73B	Grand Concourse	C-03-36-29-120-A000-0000	Sebring Lakes Acres	Vacant	B-3	1 Acre
54	73B		C-06-36-29-A00-0010-0000	Sebring Lakes Acres	Vacant	I-1	20 Acres
55	73B		C-06-36-29-A00-0010-0000	Sebring Lakes Acres	Vacant	I-2	20 Acres
56	73B		C-03-36-29-100-A000-0000	Sebring Lakes Acres	Vacant	B-2	6.24 Acres
57	258D	11808 US 98, Lorida	C-34-35-323-AOO-0060-0000 C-34-35-32-AOO-0080-0000	Riverview Fish Camp	Camps, Restaurant	B-3, M-1-S	39 Acres
58 & 59 – RESERVED							
60	272A	964 CR 721, Lorida	C-17-36-33-A00-0013-0000 C-17-36-33-A00-0020-0000	Hidden Acres Campground	Camps & Mobile Homes	M-2, CG-3	20 Acres
61	271D, 272A	Basin St., Lorida	C-17-36-33-020	Kissimmee River Shores	Mobile Home Subdivision	M-1	27 Acres
62	278C	Tut & We Rd., Lorida	C-33-37-33-010	M & E Fish Camp	Camp	R-1, CG-1	4 Acres
63	282A	17300 SR 70 West	C-27-37-33-010	Town of Harding	Single Family & Mobile Home Sub.	M-1-S	76 Acres
64	285B	200 NW Riverside Rd.	C-26-37-33-010	Riverside Subdivision	Mobile Homes	M-1-S	6.5 Acres
65	285B	16720 SR 70 West	C-26-37-33	Kissimmee River Estates (Vacated)	Vacant	M-1-S	123 Acres
66	285B	15601 SR 72 West	C-25-37-33-A00-0010-0000	Kissimmee River Fishing Resort	Camps	M-2	60 Acres
67	28C	655 Vaughn Rd.	C-9-35-28-A00-0010-0000	None	Vacant	CG-1	40 Acres

EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP							
#	**Map**	**Location**	**STRAP**	**Subdivision**	**Existing Use**	**Present Zoning**	**Size of Site**
68	100B	3000 SR 70 East	C-4-38-29-A00-0010-0000	None	Vacant	B-2, M-2	60 Acres
69	163-B	537 SR 70 East	C-04-38-30-A00-0012-0000	Country Oaks	Vacant	B-3, CG-3; I-2 CU	22.95 Acres
70	67C	2887 SR 17 South	C-7-34-29-A00-0290-0000	None	Veterinarian Office	B-3	5 Acres
71	90B	1117 Weigle Ave. 1108 Weigle Ave. 1008 Weigle Ave.	C-28-34-29-040-1430-0150 thru C-28-34-29-040-1430-0180 and C-28-34-29-040-1470-0020 thru C-28-34-29-040-1470-0120	None	Industrial Hollenberg & Wolf	I-2	2.5 Acres
SUMMARY = 1,671.51 ACRES							

6. Density Accounting Through Future Land Use Map Amendments

Pursuant to the Growth Management policies of the Highlands County Comprehensive Plan, the purpose of density accounting through Future Land Use Map Amendments is to determine the impact of the various land use amendments on available densities and intensities concomitant with the demands of the current and anticipated population. Densities and intensities have been increased through Plan amendments. Conversely, densities and intensities have been reduced or even removed through Plan amendments where the lands were withdrawn from urban development and placed in permanent easements or in public ownership. Whatever the final disposition of these amendments, the objective of the above stated policy is directed toward determining and reallocating these respective disengaged urban densities and intensities elsewhere within the urban areas of the County concomitant with the demands of future population growth. Reallocation of this disengaged or excess approved density will be pursuant to the provisions and reviews required by §163.3184, F.S. as is required for any other future land use amendment. The factoring units will be in residential dwelling units and floor area ratios (FAR) which will be reincorporated into the Plan wherever subsequent population growth manifests itself with requests for the urbanization of additional lands. The following amendment categories, containing these densities and intensities, are listed here. The following are givens that govern the use of this policy:

A. Lands affected by amendments beginning with then Stipulated Settlement Agreement adopted on December 28, 1999 by Ordinance No. 99-42 for DCA 96-2 (DOAH Case No. 97-07070GM);

B. Lands currently being considered for amendment since August 22, 2000, adopted by Ordinance No. 0023, CPA-00-131, DCA No. 00-1ER;

C. Lands increasing or decreasing densities by changes to Other Urban Uses or to Agriculture;

   1. Incorporating all future Plan amendments subsequent to the adoption date of this policy; and,

   2. This shall not apply to future amendments changing the land use to Conservation/Management under actual public ownership or easements in the County’s favor.

D. Applying the Conservation/Management land use designation and equivalent implementing zoning district to areas within subdivisions that have over 50% public ownership.

E. Lands annexed into the incorporated communities of Avon Park, Sebring and the Town of Lake Placid.

Density/Intensity Accounting Through FLUM Amendment
January 1998 to Present

FLUM Amendment 1998 thru present plus the Settlement of 96-2 represents a reduction of 2,516 dwelling units.

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-96-002LS (Settlement Agreement)	Various	Various	Various	Various	3,426	-2,902
CPA-98-078SS (Bus Garage)	AU	PU	AU	P	9.89	+9
CPA-98-079SS (Brown/Roth)	DENIED					0
CPA-98-080LS (Highlands Ridge)	AU	R-1 FUD	AU	RL	53.128	+96
CPA-98-081SS (Abraham)	**Withdrawn**					0
CPA-98-082SS (Salazar)	AU	R-1&B-4	AU	R & B	2.5, 2.5	+15
CPA-98-083SS (Vance)	B-2 & R-3	B-3	R	B	4.00	-24
CPA-98-084LS (Catfish Road)	AU	R-1A	AU	R	3.233	+19
CPA-98-085LS (County-EAR Text)	**EAR Text Amendment**					0
CPA-98-086LS (County- FLUM)	AU	CM	AU	CM	1,510.52	-283
CPA-98-087SS (County Property)			AU	P	3.33	+3
CPA-98-088SS (County Property)			AU	P	2.9	+3
CPA-98-089SS (County Property)			AU	P	4.75	+5
CPA-98-090SS (County Property)			R & A	P	5.3	+4
CPA-98-091SS (County Property)	**Withdrawn**					0
CPA-98-092SS (County Property)			B	P	.72	+1
CPA-98-093SS (County Property)			AU	P	7.79	+7
CPA-98-094SS (County Property)			R	P	.25	-1
CPA-98-095SS (County Property)			R	P	.52	-2
CPA-98-096SS (County Property)			R	P	.32	-1
CPA-98-097LS (County Wellfields)	**Deleted**					0

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-98-098LS (County Conceptual Plan Map Amendment)	**Deleted**					0
CPA-099SS (Brown)	**Cancelled**					0
CPA-99-100LS (County-Highlands VFD)	**Cancelled**					0
CPA-99-101SS (Tropical Harbor)	M-1-S	M-2	R	RH	1.11	+7
CPA-99-102SS (Tomkins)	B-3	B-3	AU	B	1.96	0
CPA-99-103SS (Carafano)	B-3	B-3	AU	B	9.62	-2
CPA-99-104SS (Seb. Pk of Comm)	AU	B-3&I-2	AU	B& I	95.97	-19
CPA-99-105LS (Batts)	**Withdrawn**					0
CPA-99-106SS (Wohl)	M-2	R-3 FUD	R	RH	9.92	+10
CPA-99-107SS (Desmeules)	AU	CG-1	AU	R	5.0	+29
CPA-99-108SS (Sun Ridge Bapt.)	R-1	B-3	R	B	.0935	-1
CPA-99-109SS (Coleman Group)	M-1	B-3	RH	B	.03	-1
CPA-99-110LS (County EAR-Based 2nd Round)	**EAR based Text Amendments**					0
CPA-99-111LS (Public Water)	**Text Amendment**					0
CPA-99-112SS (Kiker)	**Void**					0
CPA-99-113SS (Greg Harris)	B-2	B-3	ED	B	8.22	0
CPA-99-114LS (Wellfields FLUM)	Various		Various	PW	44.82	-50
CPA-99-115SS (Mr. & Mrs. Seb.)	B-3	AU	ED	AU	3.96	+1
CPA-99-116LS (County- Phase 1 & 2 inconsistencies)					104.7	-408
CPA-99-117SS (Brown)	R-1	B-3	R	B	.69	-3
CPA-99-118SS (Te Ama, Inc.)	**Denied**					0
CPA-99-119SS (Creed Family)	AU	B-3	AU	B	9.9	-1
CPA-99-120SS (Saxon Groves)	AU	M-2	AU	R	9.59	+57
CPA-99-121LS (Co. Inconsistencies)	**Void**					0

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-99-122LS (School Board)- Collocation	**Text Amendment, School Site Requirements**					0
CPA-99-123LS (Life Long Lrng)	**Packet incomplete**					0
CPA-99-124SS (Backus, Ross)	R-1& I-1	B-3	RH	B	5.87	-70
CPA-99-125SS (Salazar)	**No Change/ Easement Only**					0
CPA-99-126SS (Rehig/Daycare)	R-1A	R-3	MDR	HDR	3.23	+20
CPA-99-127LS (Wolf Creek)	PD	(615 dus)	AU	RL	638	+487
CPA-99-128SS (Newby)	B-2	R-1	B	R	2.0	+12
CPA-99-129LS (Vizcaya Lakes)	PD	(591 dus)	AU	RL	616	+468
CPA-99-130SS (Steve & Susan Parker) Ord. No. 2000-2	B-3CU	R-1	AU	MDR	4.57	36
CPA-00-131LS (HC 3rd Rd EAR amend) Ord. No. 2000-23	**Text amendments**					
CPA-00-132SS (Charles R. Kenner) Ord. No. 2000-6	B-3	R-1A	AU	MDR	3.05	24
CPA-00-133LS (HC. Fall >00) Ord. No. 00-01-7	M-1-S AU AU	M-1-S AU AU	HDR MDR RL	MDR AU AU	1.87 42.92 109.05	- 7 - 335 - 305
CPA-00-135LS (L.P. Holding Co.) Ord. No. 00-01-6	R-1	AU	CM	AU	19.87	0
CPA-00-136SS (Sam Battle, et.al.) Ord. No. 2000-9	AU	B-2	AU	COM	1.2	0
CPA-00-137SS (William S. Hortos Jr.) Ord. No. 2000-10	B-2	R-1A	COM	MDR	7.5	60
CPA-00-138LS (Lake Francis Landing) Ord. No. 00-01-5	AU	PD	AU	RL	325	910
CPA-00-140SS (Brian Yacoboni) Ord. No. 2000-12	B-2	B3	MDR	COM	1.04	-8
CPA-00-141SS (Dan Barr) Ord. No. 2000-15	R-1A	AU	MDR	AU	3.58	-28
CPA-00-142SS (Marguerite Murray) Ord. No. 2000-14	EU	B-3	M/HD	COM	0.57	0

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-00-143SS (Ben Hill Griffin III) Ord. No. 2000-16	AU	B-1	AU	COM	1	0
CPA-00-144SS (Moheidin Hanafi) Ord. No. 2000-24	AU	B-3	AU	COM	0.87	0
CPA-00-145SS (Robert Mielke) Ord. No. 2000-17	AU	B-3	AU	COM	0.9	0
CPA-00-147SS (Carl G. Canevari) Ord. No. 00-01-4	B-2	B-3	MDR	COM	1.25	-10
CPA-00-148SS (Julien Sapp) Ord. No. 00-01-9	AU	B-3	AU	COM	0.92	0
CPA-00-149SS (Ole South Auto Salvage) Ord. No. 00-01-10	AU	I-2	AU	I	9.42	-1
				Total Density Change for Yr 2000		**-350**
CPA-01-150LS (HC Spring >01) Ord. No. 00-01-23	AU CM	CM AU	AU CM	CM AU	2,401.27 10,296.36	0
CPA-01-152SS (Rick Whidden) Ord. No. 00-01-14	AU	B-3	AU	COM	5	-1
CPA-01-154SS (Richard Wagner) Ord. No. 00-01-19	R-1	B-2	AU	COM	2	0
CPA-01-155LS (Brian Paul Ind Park) Ord. No. 01-02-25	AU	BC-2	AU	BI	186	-37
CPA-01-157SS (Highlands Ridge VII) Ord. No. 00-01-22	AU	R-1 FUD	AU	RL	9.9	29
CPA-01-160SS (Andrew Crivello Jr) Ord. No. 00-01-28	R-3/I-2 R-3FUD	B-3	MDR HDR	COM	6.93 3.00	-55 -36
CPA-01-161SS (Danette Ripper) Ord. No. 00-01-29)	EU	B-3	RL	COM	4.27	-13
CPA-01-162SS (Kathryn Beard) Ord. No. 00-01-30	R-1	B-3	HDR	COM	4.32	-52
CPA-01-163SS (Jimenez Cayetano) Ord. No. 00-01-31	M-1-S	B-3	MDR	COM	0.53	-4
CPA-01-164SS (Sun-Lite Citrus Co.) Ord. No. 00-01-32	AU	B-3	AU	COM	5	-1
CPA-01-165SS (Caloosa Youth Support) Ord. No. 01-02-1	CG-2	EU	P	RL	9.6	29
CPA-01-167SS (HC - William Young) Ord. No. 01-02-3	AU	B-3	MDR	COM	0.23	0

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-01-168LS (Robert Sharp) Ord. No. 01-02-26	AU	B-3	HDR	BI	15.15	-182
CPA-01-169SS (James Harrison Ord. No. 01-02-4	B-2	B-4	MDR	COM	1	-8
CPA-01-170SS (Virginia Fryman) Ord. No. 01-02-10	R-1/R-2/B-3	R-3 FUD	MDR	HDR	10	40
				Total Density Change for Yr 2001		**-293**
CPA-02-173LS (S N L of Sebring) Ord. No. 01-02-27	**Densities remain the same per Binding Letter cap. Amendment matched land use designations to existing densities**					
CPA-02-174LS (HC Spring >02) Ord. No. 02-03-14			AU AU RL R B	CM City City City City	 3,033.62 57.80 48.00 23.40 15.00 	0 -11 -144 -187 0
CPA-02-175SS (HC Dan Hosek) Ord. No. 01-02-14	B3CU	AU	COM	AU	4.21	0
CPA-02-177SS (Norman Sutton) Ord. No. 01-02-13	AU	B-3	AU	COM	6.41	-1
CPA-02-179LS (Picerne)	**See CPA-01-170SS**					
CPA-02-182SS (Freeland) Ord. No. 01-02-15	AU/ R-2	R-1	AU	MDR	2.5	20
CPA-02-183SS (Leucadia) Ord. No. 01-02-16	AU/ R-2	R-1	AU	MDR	2.31	18
CPA-02-184LS (HC 12 sites) Ord. No. 02-03-15	R-3	R-3	HDR	HDR	40.31	0
CPA-02-185SS (Michael Shield) Ord. No. 01-02-19	B-2	B-2	MDR	COM	0.53	-4
CPA-02-187SS (Richard Wagner) Ord. No. 01-02-24	R-1	B-3	AU	COM	2.78	0
CPA-02-188LS (Parson, Matthews, et al) Ord. No. 02-03-11	AU	R-3	RL	HDR	21.12	190
CPA-02-189LS (Woodlands of LP) Ord. No. 02-03-	CG-3	CM	AU	CM	16	3
CPA-02-190SS (Woodlands of LP) Ord. No. 01-02-21	B-3	B-3	AU	COM	4	0
CPA-02-191LS (Joseph Rowley) Ord. No. 02-03-12	AU	RVFUD	AU	HDR	10.4	123

FLU DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	**Zoning**		**FLUM**		**Acres**	**Density Change DU=s**
	From	**To**	**From**	**To**		
CPA-02-192LS (Creed Family Ltd) Ord. No. 02-03-16	AU/ B-3	I-1 I-2	AU	I	23.9	-4
CPA-02-193SS (Country RV, Inc.) Ord. No. 01-02-22	RV-FUD	B-4	HDR	COM	9.1	-109
CPA-02-194LS (Moss Hammock, Inc.) Ord. No. 02-03-13	AU AU	R-1 B-2	AU AU	MDR COM	29.0 2.95	2270
CPA-02-195LS (Leucadia) Ord. No. 02-03-17	AU/ R-2	R-1	AU	MDR	22.1	172
CPA-02-197SS (J. Reed Family) Ord. No. 02-03-4	AU	I-2	MDR	I	9.16	-73
CPA-02-198SS (Ted Walker) Ord. No. 02-03-5	AU	AU	RL	AU	5.04	-14
CPA-02-199SS (Dr. W. Anderson -_Vet) Ord. No. 02-03-6	AU	B-3	AU	COM	2.1	0
CPA-02-201SS (Bruce Enders) Ord. No. 02-03-8	M-1	M-1-S	E	MDR	1.38	0
CPA-02-202SS (Kelly Springs) Ord. No. 02-03-25	AU	PW	AU	PW	9.9	-1
CPA-02-204SS (John Breau) Ord. No. 02-03-10	B-3	B-3	MDR	COM	0.25	-2
CPA-02-206SS (James Nelson) Ord. No. 02-03-21	AU	EU	AU	RL	4.65	14
CPA-02-207SS (Ronnie Waldron) Ord. No. 02-3-22	AU	B-3	AU	COM	1.97	0
					Total Density Change for Yr 2002	**-96**

CPA-96-022LS ..... **-2,902**
1998 Comprehensive Plan Amendments ..... **- 149**
1999 Comprehensive Plan Amendments ..... **+ 535**
2000 Comprehensive Plan Amendments ..... **-350**
2001 Comprehensive Plan Amendments ..... **-293**
2002 Comprehensive Plan Amendments ..... **+96**

Total reduction in dwelling units through Comprehensive Plan Amendments-3,063
(Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS)

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
2003							
CPA-03-209LS (Landings Sub) Ord./No. 02-03-36	EUPD	AU	RL	AU	238.60	-668	
CPA-03-210LS (SNLID)						0	Subdivision vested by BLIVD, no net change to approved density
CPA-03-211LS (Trails Map) Ord./No, 02-03-37						0	Greenway and Trails Map
CPA-03-212LS (Mr. Jones, Sun'n Lake) Ord./No. 02-03-38	R3	R3	RL	RH	7.87	24	
CPA-03-213SS (Woolworth) Ord./No. 03-02-23	AU	B3	AU	B	2.31	0	
CPA-03-214LS (Leisure Lake) Ord./No. 02-03-39						0	Subdivision vested by BLIVD, no net change to approved density
CPA-03-215 (County Boat Ramp) Ord./No. 02-03-40	AU, CG1	CG1	AU	RH	6.02	71	
CPA-03-216LS (Sun'n Lake -LP) Ord./No. 02-03-41	B2	R1	AU	RH	72.00	0	
CPA-03-217SS (Wenzel) Ord./No. 02-03-27	AU	R1FUD	AU	RH	5.96	48	
CPA-03-218SS						0	Denied
CPA-03-219SS (Wohl) Ord./No. 02-03-24	R3FUD, M2	R3FUD	RL	RH	2.54	10	
CPA-03-220SS (Sebring Water Plant) Ord./No. 02-03-28	AU	PW	R,AU	PW	4.47	-9	
CPA-03-221SS						0	Denied

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-03-222SS (Heartland Water) Ord./No. 02-03-34	AU	AU	AU	PW	7.89	-1	
CPA-03-223SS (Rhoads) Ord./No. 02-03-33	B3	I2	BI	I	3.84	0	
CPA-03-224LS						0	Text Amendment
CPA-03-225LS						0	Text Amendment
CPA-03-226LS (Lagrow) Ord./No. 03-04-11	AU	I2	AU	I	11.81	-2	
CPA-03-227LS						0	Withdrawn
CPA-03-228 (Windy Point Park) Ord./No. 03-04-12	AU, M2, M2CU	PW	R	PW	36.66	-239	
CPA-04-229LS (EEEE Fish Camp)	CG1, M2	CM	E	CM	37.36	-400	
CPA-03-230LS (CR 621 Comm) Ord./No. 03-04-13	R1	B3	R	B	26.00	-105	
CPA-03-231SS (Sebring Water Plant)	AU	PW	AU	PW	0.19	0	
CPA-03-232SS (Virginia Ave Comm) Ord./No. 02-03-42	B2	B2	R	B	1.30	-10	
CPA-03-233SS (Lake McCoy Apts.) Ord./No. 02-03-46	B3	R3	R	RH	0.71	3	
CPA-03-234SS (LP Water Bottle Plant) Ord./No. 02-03-47	AU	B4	AU	B	3.39	0	
CPA-03-235SS (Mendez) Ord./No. 03-04-03	B3	B3	AU	B	6.00	-1	
CPA-03-236SS (Animal Hospital) Ord./No. 03-04-04	AU	B3	AU	B	3.50	0	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-03-237SS (Red Beach Dev) Ord./No. 03-04-07	R1A	R1A	RL	RH	9.43	47	
CPA-03-238SS (Quilt Shop) Ord./No. 03-04-08	AU	B2	AU	B	1.50	0	
CPA-03-239SS (SNLID Church) Ord./No. 03-04-09	I2	R2	BI	R	6.00	0	
						-1,232	
2004							
CPA-04-240LS (District 3) 53 lots Consistency	Various	Various	Various	Various		236	
CPA-04-241LS						0	Withdraws
CPA-04-242LS						0	Withdraws
CPA-04-243LS						0	Denied
CPA-04-244LS (District 5) 563 lots Consistency	Various	Various	Various	Various		-92	
CPA-04-245LS (District 6) 878 lots Consistency	Various	Various	Various	Various		829	
CPA-04-246SS (Sebring Lakes) Ord./No. 03-04-19	B2	B2	AU	B	8.93	-1	
CPA-04-247SS (L&S Family) Ord./No. 03-04-17	AU, R1	EU	R	RL	9.51	-48	
CPA-04-248LS (District 7 Consistency)	Various	Various	Various	Various		-268	
CPA-04-249SS (Kajfasz) Ord./No. 03-04-20	B2	M1S	B	RL	4.18	17	
CPA-04-250SS						0	Withdraws
CPA-04-251SS (Roller) Ord./No. 03-04-21	B2	B2	AU	B	9.91	-1	
CPA-04-252SS (Fisher) Ord./No. 03-04-22	AU, M1S	B3, R1	RL	B, R	4.00	11	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-04-253SS (Klepinger) Ord./No. 03-04-24	AU	AU	I	AU	5.00	1	
CPA-04-254SS (Designer Homes) Ord./No. 03-04-25	B2	R3	B	RH	0.80	9	
CPA-04-255SS (Pickarski) Ord./No. 03-04-27	P	R1A	P	R	0.96	4	
CPA-04-256LS (Davis)	AU	R1A	AU	R	40	49	
CPA-04-257LS (Davis) Ord./No.04-05-7	AU	R1A, R3	AU	R, RH	139.24	956	Subject to North Sebring Specific Area Plan
CPA-04-258LS (Davis) Ord./No.04-05-8	AU	B3, R1	AU	B		0	Subject to North Sebring Specific Area Plan
CPA-04-259LS (Davis) Ord./No. 04-05-9	AU	B3, R1	AU	B	9.05	0	
CPA-04-260LS (Chaney)						0	Withdrawn
CPA-04-261LS (Saxon)	AU	R1A	AU	R	113.816	75	
CPA-04-262LS (Saxon)	AU	EU	AU	RL	52.11	49	
CPA-04-263LS (Saxon)	AU	B3	AU	B	41.35	0	
CPA-04-264LS (Saxon)	R3	B3	RH	B	9.91	0	
CPA-04-265SS (Saxon) Ord./No. 03-04-28	B1, R3	B3	R	B	8.23	-66	
CPA-04-266LS (Crutchfield) Ord./No. 04-05-15	AU	R1A	AU	R	409.00	1,334	Subject to North Sebring Specific Area Plan
CPA-04-267LS (Crutchfield) Ord./No. 04-05-16	AU	EU	AU	RL	19.40	32	Subject to North Sebring Specific Area Plan

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-04-268LS (Crutchfield)						0	Withdrawn
CPA-04-269LS (Crutchfield) Ord./No. 04-05-17	AU	R3	AU	RH	12.00	144	Subject to North Sebring Specific Area Plan
CPA-04-270LS (Crutchfield)						0	Withdrawn
CPA-04-271LS (Crutchfield)	B2, AU	B3	AU	B	1.93	0	
CPA-04-272LS (Crutchfield)	AU	B3	AU	B	34.91	0	
CPA-04-273LS (Crutchfield)	AU	I2, B3	AU	I, B	41.68	0	
CPA-04-274LS (Gapway) Ord./No. 04-05-22	AU	R1A	AU, RL	R	323.00	1,292	Subject to North Sebring Specific Area Plan
CPA-04-275LS (Hancock) Ord./No. 04-05-23	AU	EU	AU	RL	59.36	75	
CPA-04-276LS (Hayes) Ord./No. 04-05-24	AU	R1A	AU	R	318.00	750	
CPA-04-277LS (Wade)	AU	EU, B2	AU	RL, B	79.33	49	
CPA-04-278LS (Gose)	AU	R1A	AU	R	20	37	
CPA-04-279LS (Phypers)	AU	EU	AU	RL	37	49	
CPA-04-280LS (Phypers)	AU	EU	AU	RL	253.5	507	
CPA-04-281LS (Barben)						0	Withdrawn
CPA-04-282LS (Sapp)	AU	EU	AU	RL	21.83	36	Annexed by the City of Sebring
CPA-04-283LS (Lake Placid Groves)						0	Withdrawn
CPA-04-284LS (Lake Placid Groves)						0	Withdrawn
CPA-04-285LS (Lake Placid Groves)						0	Withdrawn
CPA-04-286LS (Lake Placid Groves)						0	Withdrawn

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-04-287LS (Lake Placid Groves)						0	Withdrawn
CPA-04-288LS (Lake Placid Groves)						0	Withdrawn
CPA-04-289LS A (Barben)	AU	B3	AU	B	31.35	0	
CPA-04-289LS B (Barben)	AU	B3	AU	B	43.25	0	
CPA-04-290LS (Gurganus) Ord./No. 04-05-31	AU	R1A	AU	R	34.54	150	
CPA-04-291LS (Reynolds)	B3, M2	B3, M2	AU	B, R	73.11	192	
CPA-04-292LS (Reynolds)	AU	EU	AU	RL	36.93	144	
CPA-04-293LS (Reynolds)						0	Withdrawn
CPA-04-294LS (Reynolds)	AU	EU	AU	RL	26	30	
CPA-04-295LS (Reynolds)	AU	EU	AU	RL	253.57	127	
CPA-04-296LS (Kahn) Ord./No. 04-05-36	AU	R3	AU	RH	19.43	233	Subject to North Sebring Specific Area Plan
CPA-04-297LS (Kahn) Ord./No.04-05-52	AU	B3	AU	B	8.00	0	Subject to North Sebring Specific Area Plan
CPA-04-298LS (Crews)	AU	I2, R3	AU	I, RH	75.03	432	
CPA-04-299LS (Crews) Ord./No. 04-05-38	AU	R1A, R3	AU	R, RH	296.00	1,315	
CPA-04-300LS (Crews) Ord./No. 04-05-41	AU	R1A	RL	R	175.51	572	
CPA-04-301LS (Crews) Ord./No. 04-05-39	AU	R1A	AU	R	75.02	245	
CPA-04-302LS (Crews) Ord./No. 04-05-40	AU, I	R1A, I	AU	R, I	184.00	587	
CPA-04-303LS (Crews)						0	Withdrawn

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-04-304LS (Crews)						0	Withdrawn
CPA-04-305LS (Crews)	AU, I2CU	I1, I2	AU	I	215.25	0	
CPA-04-306LS (Crutchfield)	I2	B3	I	B	69.27	0	
CPA-04-307LS-B & 307LS-C Ord./No. 04-05-50 & 04-05-51						0	Text Amendments
CPA-04-308SS (Raz Properties) Ord./No. 03-04-29	B2	R3	B	RH	1.82	21	
CPA-04-309LS (Maxcy)	AU	I2	AU	I	300	0	
CPA-04-309SS (Pardee) Ord./No. 03-04-33	CG1	B3	AU	B	5.20	-1	
CPA-04-310SS (Tidwell) Ord./No. 03-04-31	R3FUD	R3FUD	AU	RH	1.83	21	
CPA-04-311SS (Fryman) Ord./No. 03-04-32	R2	B3	R	B	5.38	-43	
CPA-04-312SS							Denied
CPA-04-313SS (Lagrow) Ord./No. 03-04-34	AU	R1	AU	R	3.50	28	
CPA-04-314LS (McNorton et.al.) Ord./No. 04-04-44	AU	B3	AU	B	11.55	-2	
CPA-04-314SS (Wicker) Ord./No. 04-05-01	AU	EU	AU	RL	0.96	1	
CPA-04-315SS (Cabrera) Ord./No. 03-04-02	M1S	M1S	RL	R	0.90	5	
CPA-04-316SS (Wilson) Ord./No. 04-05-03	AU	B3	AU	B	6.58	-1	
						10,121	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
2005							
CPA-05-317SS (Chen) Ord./No. 04-05-53	AU	R1A	AU	R	8.65	68	
CPA-05-319SS (Asmussen) Ord./No. 04-05-54	B3	B3	AU	B	4.26	0	
CPA-05-320SS (Reed) Ord./No. 04-05-55	M1S	M1S	RL	R	2.57	12	
CPA-05-321SS (Choquette) Ord./No. 04-05-56	AU	B3	AU	B	2.57	0	
CPA-05-322SS (Leza Aircraft Corp) Ord./No. 04-05-57	R3	R3	B	RH	6.15	73	
CPA-05-323LS Parcel A (Lake Placid Groves)	AU	B3	AU	B	20.87	0	
CPA-05-323LS Parcel B (Lake Placid Groves)						0	Denied
CPA-05-324LS (Dasher)	AU	R1A	AU	RL	120.4	197	
CPA-05-325LS (Hauptmann) Ord./No. 04-05-72	AU	EU	AU	RL	19.37	10	
CPA-05-327SS (Amvets)	B3	BE	AU	B	1.40	0	
CPA-05-329LS (Kahn)	AU	B3	AU	B	6.24	0	
CPA-05-330SS (Phoenix Two) Ord./No. 04-05-81	R3, B2	B3	R	B	1.00	0	
CPA-05-331 (Parkera) Ord./No. 04-05-59	M1S	M1S	E	R	0.29	0	
CPA-05-332SS (Grand Placid Resorts) Ord./No. 04-05-61	R3FUD	R1A	RH	R	2.45	-9	
CPA-05-333SS (Sebring land Limited Partnership) Ord./No. 04-05-60	M2CU	R3FUD	R	RH	9.99	39	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-05-334SS (Becerra)						0	Rescinded
CPA-05-336SS (Reed Family) Ord./No. 04-05-63	AU	B3	R	B	4.92	-39	
CPA-05-337LS (District 10 Consistency)						0	
Area 795	M1S	M1S	AU	R	178	0	
Area 796	M1	M1	I	P	5	0	
Area 797	M1	M1	AU	R	3	0	
CPA-05-338LS (District 8 Consistency)						0	
Area 81	R3FUD	R3FUD	R	RH	6.54	0	
Area 82	R1, R3, B-3, P	CM	AU, CM	AU, CM	449	0	
Area 86	M1	AU	AU	AU	14.8	0	
Area 86A	M1	CM	AU	CM	451	0	
Area 190	B1	R2	R	R	0.75	0	
Area 192	AU	AU	R	AU	36.13	0	
Area 193	I2	I2	R	I	0.58	0	
Area 194	B1, B2, B3	R3	AU	RH	11.95	0	
Area 201	B2	R3	R	RH	1.36	0	
Area 203	R3	R3	AU	RH	21.76	0	
Area 204	R3	R3	R	RH	3.6	0	
Area 211	EU	R1	R	R	2.46	0	
Area 214	R3	R1	R	R	38.32	0	
Area 216	R3	R1	R	R	18.16	0	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
Area 217	I2CU	R1	AU	AU	7.67	0	
Area 220	B3	AU	AU	AU	4.3	0	
Area 220A	B3	B3	AU	B	1.94	0	
Area 222	CG1	R1	R	R	1.61	0	
Area 228A	R1A	AU	AU	AU	3.04	0	
Area 229	R2	R1	AU	AU	38.14	0	
Area 236	R1A, R2, R3, AU	CM	AU	CM	36.43	0	
Area 309	R1A	R1A	AU	R	0.55	0	
Area 311	R1	R1	AU	R	1.46	0	
Area 312	M1	M1	AU	R	21.39	0	
Area 314	R3	R3	AU	P	10.64	0	
Area 314A	R2	R2	AU	P	0.81	0	
Area 319	B3	B3	AU	B	17.18	0	
Area 323	B2	R2	AU	AU	3.74	0	
Area 323A	B2	B2	AU	B	12.68	0	
Area 324	R3	R1A	AU	AU	49.17	0	
Area 326	R3	R1A	AU	AU	20.88	0	
Area 328	R2	R1A	AU	AU	26.03	0	
Area 330	R3	R1A	AU	AU	11.35	0	
Area 332	B3	B3	AU	B	1.86	0	
Area 339	R2	R1A	AU	AU	30.28	0	
CPA-05-341LS (Wells)	AU	R3	AU	RL	37.52	150	

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-05-340SS (Syeda) Ord./No. 04-05-78	AU	EU	AU	RL	8.85	16	
CPA-05-341SS (Spires) Ord./No. 04-05-67	AU	B3	R	B	2.63	-21	
CPA-05-342SS (Jones) Ord./No. 04-05-68	R1	R3FUD	RL	R	0.81	4	
CPA-05-343LS (EMW Associates)	AU	EU	AU	RL	75.81	75	
CPA-05-344LS (Sun'n Lake Enterprises)	AU, R1	EU	AU	RL	154.16	288	
CPA-05-345LS (Wava Howard)	AU	AU	AU	RH	127	635	
CPA-12-527LS Parcel A (CPA-05-347LS Lost Lake Groves)	AU	R1A	AU	R	341.61	1050	
CPA-12-527LS Parcel B (CPA-05-347LS - Lost Lake Groves)	EU	R1A	RM	RL	8.38	0	Originally part of CPA-05-347LS Added to GLPPVO
CPA-05-348SS (Star-Lite Pools) Ord./No. 04-05-68	B2	B2	AU	B	2.23	0	
CPA-05-352SS (Fox) Ord./No. 05-06-3	AU	EU	AU	RL	5.18	9	
CPA-05-354SS (Indigo Builders Tomoka Heights) Ord./No. 04-05-74	R3FUD	R2FUD	I	R	3.73	29	
CPA-05-355LS (Highlands County Sun 'n Lake Acres)						0	Withdrawn
CPA-05-356LS (Highlands County)						0	Text Amendment
						191	
APPROVED DWELLING UNITS LOST THRU ANNEXATION							

APPENDED FLU TABLE FOR AMENDMENTS IN YEARS 2003, 2004, and 2005							
AMENDMENT	**ZONING FROM**	**ZONING TO**	**FLUM FROM**	**FLUM TO**	**ACRES**	**DENSITY CHANGE DU'S**	**COMMENTS**
CPA-00-138LS (Lake Francis Landing) Ord. No. 00-01-5						-910	Annexed by the City of Sebring
CPA-99-127LS (Wolf Creek)						-615	Annexed by the City of Sebring
CPA-99-129LS (Viscaya Lakes)						-591	Annexed by the City of Sebring
CPA-04-282LS (Sapp)						-36	Annexed by the City of Sebring
						-2,152	

1998 through 2002 3,063
2003 Comprehensive Plan Amendments 1,232
2004 Comprehensive Plan Amendments (to date) ..... +10,121
2005 Comprehensive Plan Amendments (to date) ..... +191
Approved Dwelling Units lost thru Annexation 2,152
Density Bank thru December 30, 2005 ..... + 2,128

7. Vested Rights

LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)							
Area/Subd	**Total Area**	**Platted Lots**	**Existing Units**	**Vesting Date**	**Vesting Authority**	**Map Number**	**Zoning**
Avocado Park	115	348	42	June 94	R-94-23-1	49B	R-1A
Avon Acres	313	72	33	Dec. 94	R-94-23-2	85C	AU
Avon Prk Ests	2,531	1408	25	June 94	R-94-23-1	2C	EU/AU
Avon Park Lks (1)	2,400	13,047 (1)	2,611	Dec. 94	R-94-23-2	2B, C, D, 3A, B, C, D	R-1
Bluff Hammock Estates	54	49	25	June. 94	R-94-23-1	214 C	M-1-S
Breezy Cove	5	22	6	June 94	R-94-23-1	117A	R-1A
Breezy Pt Pk	41	111	44	June 94	R-94-23-1	96A	R-1A
Buttonwood Bay	131	964	927	Dec. 94	R-94-23-2	93B	M-1, M-2, CG-3
Carva Hills	41	216	84	Dec. 94	R-94-23-2	92A	R-1
Citrus Lakes Colony	22	77	64	June 94	R-94-23-1	116B	M-1-S
Clearview Mobile Estates	5	31	7	Apr. 95	R-94-23-3	48C	M-1
Cormorant Pt	70	198	177	July 91	V-91-010	27D	R-3 FUD
Country Clb of Sebring	493	275	113	Dec. 91	R-91-18	28C	R-1A, R-3
Country Walk	40	90	34	Dec. 94	R-94-23-2	95B	R-1
Covered Bridge (aka Venetian Village)	75	413	223	Dec. 94	R-94-23-2	95A	M-1 FUD
Creek Side	10	9	6	June 94	R-94-23-1	118C	R-1
Crestview Shrs	9	18	11	Dec. 94	R-94-23-2	93C	R-1
Dee Ann Lakefront Ests	3	1	70	Apr. 95	R-94-23-3,	161C	R-3 FUD
Deer Lake RV Resort	52	399	399	Apr. 95	R-94-23-3	22B	RV FUD
DeSoto City	151	339	74	Dec. 94	R-94-23-2	92A, D	R-1, R-3, R-1A, B-2
DeSoto City Second Subd	340	763	132	June 94	R-94-23-1	91D, 92A	R-1, AU
Douglas Estates	16	69	44	Dec. 94	R-94-23-2	90B	R-1
Fairway Lk Ests	36	65	20	Dec. 94	R-94-23-2	49A	R-1

LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)							
Area/Subd	**Total Area**	**Platted Lots**	**Existing Units**	**Vesting Date**	**Vesting Authority**	**Map Number**	**Zoning**
Fransvilla	53	139	76	June 94	R-94-23-1	95A	R-1
Golf Hammock	533	534	371	July 91	V-91-010	27D	R-1
Gran-lore Rnchts/1st Add	190	38	27	Apr. 95	R-94-23-3	53D, 54A	AU
Harder Hall Country Clb	121	261	42	Dec. 94	R-94-23-2	49A, B	R-1
Harris= Sun=n Lake Mobile Estates	14	30	24	Apr. 95	R-94-23-3	162A	M-1
Highlands Lake	365	595	0	Apr. 94	V-91-057	70C	R-1A, R-2
Highlands Pk Ests	4,228	8,734	521	Sept. 78	BLIVR 78-002	158A,B,C,D, 159A,B,C	R-1, R-3
Highlands Ridge	498	373	112	Apr. 94	V-91-057	67D, 88C	R-1, M-2
Hillside Lk Ests	620	275	126	June 94	R-94-23-1	94A, D, 115B,C	AU
Holiday Acres & 1st Add	141	98	60	June 94	R-94-23-1	114D, 165C	M-1-S
Holiday Country Club-SNL LP	185	266	35	Dec. 94	R-94-23-2	162B	R-3 FUD
Holiday Country Club - Villas, I	2	1	16	Dec. 94	R-94-23-2	162B	R-3
Holiday Hills	388	87	46	Dec. 94	94-23-2	110B, C	AU
Holiday Lk Ests	309	246	113	June 94	R-94-23-1	196D, 197A	M-1-S
Horseshoe Sub Add	20	29	17	Apr. 95	R-94-23-3	85A, 106B	M-1-S
Horseshoe Sub	13	21	17	Apr. 95	R-94-23-3	85A, 106B	M-1-S
Horton's Landing	29	41	32	Apr. 95	R-94-23-3	96A	R-1A
Istokpoga Shores	43	119	77	June 94	R-94-23-1	198A	R-1
Josephine Nature Land	20	16	12	Apr. 95	R-94-23-3	93C	AU
Knotts Landing MHP	38	226	0	Feb. 94	V-91-035	159D	M-2
Lago Vista	13	30	28	June 94	R-94-23-1	48A	R-1A
Lake Angelo Hts	16	23	16	June 94	R-94-23-1	44D	R-1A
Lake Bonnet Campgrounds	42	190	61	May 94	V-93-161, V-93-162	67A	M-2
Lake Haven Ests	660	827	300	June 94	R-94-23-1	49A,D	R-1A
Lk Josephine Heights	35	128	120	June 94	R-94-23-1	93C	R-1
Lk Josephine Shrs	15	35	15	Apr. 95	R-94-23-3	93C	R-1

LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)							
Area/Subd	**Total Area**	**Platted Lots**	**Existing Units**	**Vesting Date**	**Vesting Authority**	**Map Number**	**Zoning**
Lk Josephine Sub, #2	90	61	36	Apr. 95	R-94-23-3	72D, 93C	R-1
Lk Josephine Sub	110	70	53	Apr. 95	R-94-23-3	72D, 93C	R-1A
Lake Lillian	458	742	185	Apr. 95	R-94-23-3	22B,C	R-1
Lake Placid Camp Florida	116	400	400	Apr. 94	V-93-153	140A	RV FUD, CG-3
Lake Seb Ests	97	231	90	Dec. 94	94-23-2	46D	R-1
Lakewood Terr	77	833	408	June 94	R-94-23-1	49A, B	R-1A
Lebanon Hts 1, 2, & 3	41	89	20	May 95	V-95-185	92C	R-2
Leisure Lakes	4,961	11,975	401	Dec. 94	R-94-23-2	74A,B,D, 75A,B,D, 95A,B,C, 96 B,C	R-1
Loquatt Terrace	6	8	3	Dec. 94	94-23-2	49B	R-1A
Lorida Acres	27	22	22	June 94	R-94-23-1	196D	M-1-S
Lotela Gardens	25	1	0	June 94	R-94-23-1	44D, 45A	AU
Maranatha Vlg	168	253	253	Apr. 94	V-92-117	89B,C	R-3, M-2
Martha Estates	36	84	49	June 94	R-94-23-1	71B	R-1A
Mossey Cove Fish Camp	10	27	27	Apr. 95	R-94-23-3	218B	CG-3
Northside	170	591	118	June 94	R-94-23-1	91D, 92A	AU, R-1
Oak Beach Colony	65	182	76	Dec. 94	R-94-23-2	72D	R-1
Orangewood Acres	32	86	52	Dec. 94	R-94-23-2	22D	R-2 FUD
Orange Blossom	3,955	6,919	478	Sept. 92	V-91-002, V-91-003, V-91-002	29A, 49B,C, 50A,B, 71B,C, 72B,C, 52A	R-1, R-1A, R-3
Orange Villa Ests	9	33	9	Dec. 94	R-94-23-2	91C	R-2
Palm Haven Est	4	16	9	June 94	R-94-23-1	49B	R-1A
Paradise Cove	14	47	42	June 94	R-94-23-1	156C	R-1, M-1-S
Persimmon Cove	7	10	1	Dec. 94	R-94-23-2	95A	R-1 CU
Pine Haven Estates	2	6	2	Dec. 94	R-94-23-2	49D	R-1A
Pinecrest Lks	289	125	87	June 94	R-94-23-1	45A,C,D	R-1A, R-1, R-3
Pine Ridge Park	43	407	407	June 94	R-94-23-1	163B	CG-3

LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)							
Area/Subd	**Total Area**	**Platted Lots**	**Existing Units**	**Vesting Date**	**Vesting Authority**	**Map Number**	**Zoning**
Placid Lakes	3,467	4,126	600	Nov. 75	BLIVR 76-012	97C,D, 98A,D, 118C, 119A,B,C,D	R-1A
Placid Parkland	490	97	40	June 94	R-94-23-1	121B,C	AU
Quail Cove	34	41	7	Dec. 94	R-94-23-2	96A	R-1A
Red Hill Farms Resub	65	337	21	Apr. 95	R-94-23-3	2B,C,D	AU, R-1
Red Water Terrace	7	9	2	Mar. 91	V-91-004	46D	M-1-S
Ridgewood Estates	21	64	45	Dec. 94	R-94-23-2	90B	M-1-S
Ridgewood Estates Unit II	11	32	32	Apr. 95	R-94-23-3	90B	M-1-S
River Greens	15	22	21	Dec. 94	R-94-23-2	22A	R-3
River Ridge Ests & Replat	177	186	13	Apr. 95	R-94-23-3	86C	M-1-S, AU
Sebring Acres	260	205	31	Apr. 95	R-94-23-3	8A	AU
Sebring Highlands	2,760	2,154	5	June 94	R-94-23-1	87C,D, 88A,B,C,D, 89A, 109C	AU
Sebring Lakes	201	717	76	Dec. 94	R-94-23-2	72C, 73A,B,C, 94A,B	R-1
Sebring Manor	41	222	168	Dec. 94	R-94-23-2	91B	M-1
Sebring Oaks	58	168	26	Dec. 94	R-94-23-2	91B,C	R-1
Seb Ranchettes, Replat	75	223	1	Apr. 95	R-94-23-3	215B,C	R-1
Seb Ranchettes, Sect A	201	339	16	Apr. 95	R-94-23-3	215B,C	R-1
Sebring Ridge (A-G)	328	1,248	417	Apr. 95	R-94-23-3	25D, 46B,C,D	R-1
Seminole Shores MHP	33	188	0	June 95	V-91-033	197B	M-2
Settler’s Landing	66	241	0	July 94	V-93-148	93B	M-2
Silver Fox Ranch	640	147	94	Apr. 95	R-94-23-3	29D, 50C	AU
Sommervale Downs	320	46	30	June 94	R-94-23-1	51C	AU
Spring Lake	3,338	2,666	702	Oct. 78	BLIVR 78-015	154B, 155B, 176B,C, 175C,D	R-1
Suburbia	52	54	35	June 94	R-94-23-1	113B,C	R-1, B-3
Sun 'n Lks Acres	1,102	427	113	June 94	R-94-23-1	162A,D	AU
Sun 'n Lks LP	2,250	3,878	704	June 74	BLIVR 74-170	160B,C, 161A,B,C,D, 162A	R-1

LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)							
Area/Subd	**Total Area**	**Platted Lots**	**Existing Units**	**Vesting Date**	**Vesting Authority**	**Map Number**	**Zoning**
Sun 'n Lks Seb	7,110	15,609	1,033	May 88	BLIM 88-001, BLIR 88-001	4A,B,C,D 5A,B, 25A,B,C,D, 26A,B	R-1, R-3
Sun'n Lake Turf & Beach Club LP	36	170	7	Apr. 95	R-94-23-3	159D	R-3 FUD, R-2
Sylvan Shrs	488	928	284	June 94	R-94-23-1	138A	R-1
Temple Terrace	50	153	74	July 94	V-93-152	116D	R-1A
The Palms Estates of Highlands Cty	46	171	61	Apr. 94	V-92-074	197B	M-2 FUD
Tomoka Heights, Sec 1-8	154	323	180	Apr. 95	R-94-23-3	117A	R-3 FUD
Tradesmen Commons	16	17	3	Nov. 96	V-91-056	92D, 93A	B-3
Twin Lakes Ests	67	148	92	Dec. 94	R-94-23-2	116B	R-1
Vacation Estates	60	150	35	Apr. 95	R-94-23-3	138A	R-1, R-1A
Vantage Pointe	20	54	103	Apr. 95	R-94-23-3	27A	R-2 FUD
Vantage Pointe, Phase II	20	56	4	Apr. 95	R-94-23-3	27A	R-2 FUD
Village Green	7	12	1	Dec. 94	R-94-23-2	22A	R-3
W Sebring Ests	670	1,586	81	Dec. 94	R-94-23-2	28A	R-1
Walton	17	3	3	Sept. 92	V-91-045	62C	AU
Welz-Harvey Ests	5	5	2	Apr. 95	R-94-23-3	53D	AU
Willow Gate	18	81	27	Apr. 95	R-94-23-3	27A	R-1 FUD
Totals	51,136	86,586	15,808				

(1) Two platted lots are required to meet the minimum lot size for 1 single family dwelling within its land use designation of Medium Density Residential and R-1: Residential zoning district classification.

VESTING AUTHORITY: Highlands County Board of County Commissioners Resolution No. 94-23; May 3, 1994
R-94-23-1- Subdivision Vesting List No. 1; June 27, 1994
R-94-23-2- Subdivision Vesting List No. 2; December 23, 1994
R-94-23-3- Subdivision Vesting List No. 3; April 11, 1995
V-Individual Vesting determinations

III. TECHNICAL SUPPORT FOR THE TRANSPORTATION ELEMENT

The following table provides a comprehensive list of arterial and collector roadways within the County, as well as projected needs and highway Level of Service Standards. These standards are consistent with those documented in the Transportation Element based on functional class and location within the Urban Growth Area.

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
A MIRACLE AVE	E MAIN ST	CIRCLE ST	Min C	2U	2U	D
ARBUCKLE CREEK RD	SR 17	MARTIN LUTHER KING JR BLVD / POWERLINE RD	Maj C	2U	2U	D
ARBUCKLE CREEK RD	MARTIN LUTHER KING JR BLVD / POWERLINE RD	US 98	Maj C	2U	2U	D
AVON PARK PARKWAY	STRYKER RD	COLLEGE DR	Maj C		4D	D
AVON PARK WESTERN PARKWAY	US 27/STRYKER RD	SR 64	Min A		4D	D
AVON PARK WESTERN PARKWAY	SR 64	SEBRING PARKWAY PH 3	Min A		4D	D
BALBOA BLVD	GRANADA BLVD	COLUMBUS BLVD	Min C	2U	2U	D
BASKET LAKE RD	ARBUCKLE CREEK RD	POWERLINE RD	Min C	2U	2U	D
BAYVIEW ST	US 27	LAKEVIEW DR	Min C	2U	2U	D
BEN EASTMAN RD	LAKEVIEW DR	SEBRING PKWY	Min C	2U	2U	D
BEN EASTMAN RD	SEBRING PKWY	SR 17	Min C	2U	2U	D
BLUE HEAD ARC	SR 70	COUNTY LINE RD	Min A		2U	D
BRUNNS RD	HAMMOCK RD	FLARE RD	Min C	2U	2U	D
BURKETT AVE/APPLE RD	SR 66	JONQUIL AVE	Min C	2U	2U	D
BUTLER RD	CR 64	RIVERDALE RD	Min C	2U	2U	D
CATFISH CREEK RD	END	PLACID LAKES BLVD	Min C	2U	2U	D
CATFISH CREEK RD	PLACID LAKES BLVD	W INTERLAKE BLVD	Maj C	2U	2U	D
CENTRAL AVE	TULANE CIRCLE	CR 17A	Min C	2U	2U	D
CLOVERLEAF RD	LAKE JUNE RD	US 27	Min C	2U	2U	D
COLLEGE DR	US 27	MEMORIAL DR	Min C	2U	2U	D
COLUMBUS BLVD	SUN N LAKE BLVD	BALBOA BLVD	Min C	2U	2U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
CORTEZ BLVD	GRANADA BLVD	BALBOA BLVD	Min C	2U	2U	D
CORVETTE AVE	THUNDERBIRD RD	SCHUMACHER RD	Min C	2U	2U	D
COUGAR BLVD	THUNDERBIRD RD	SCHUMACHER RD	Min C	2U	2U	D
COUNTY LINE RD	SR 70	SR 66	Maj C		2U	D
COWHOUSE RD	END	US 98	Min C	2U	2U	D
CR 17	US 27	SKIPPER RD	Maj C	2U	4D	D
CR 17	SKIPPER RD	US 98	Maj C	2U	4D	D
CR 17	US 98	CR 623/KENILWORTH BLVD	Maj C	2U	2U	D
CR 17A	US 98	LUNSFORD RD	Min A		4D	D
CR 17A	LUNSFORD RD	SEBRING PARKWAY PH 2	Min A		4D	D
CR 17/MAIN AVE	HEARTLAND BLVD	LAKE JUNE RD	Maj C	2U	2U	D
CR 17A	SR 17	CR 64	Min A	2U	2U	D
CR 17A	CR 64	CR 627	Min A	2U	2U	D
CR 17A	CR 627	US 27	Min A	2U	4D	D
CR 29	SR 70	CR 619	Min A	2U	4D	D
CR 29	CR 619	S SUN N LAKES BLVD	Min A	2U	4D	D
CR 29	S SUN N LAKES BLVD	US 27	Min A	2U	4D	D
CR 619	CR 29	CR 621	Min C	2U	2U	D
CR 621	US 27	CR 619	Maj C	2U	4D	D
CR 621	CR 619	US 98	Maj C	2U	2U	D
CR 623/KENILWORTH BLVD	SR 17/SE LAKEVIEW DR	SEBRING PKWY/N HIGHLANDS AVE	Maj C	2U	2U	D
CR 623/KENILWORTH BLVD	SEBRING PKWY/N HIGHLANDS AVE	PETERS RD	Maj C	2U	2U	D
CR 623/KENILWORTH BLVD	PETERS RD	HAYWOOD TAYLOR BLVD	Maj C	2U	2U	D
CR 627	CR 17A	POLK CO	Maj C	2U	2U	D
CR 635	SR 66	HAMMOCK RD	Maj C	2U	2U	D
CR 64/E MAIN ST	A MIRACLE AVE / SR 17	CR 17A	Maj C	2U	4D	D
CR 64	CR 17A	BUTLER RD	Maj C	2U	2U	D
CR 64	BUTLER RD	POLK CO	Maj C	2U	2U	D
CR 721	SR 70	US 98	Min C	2U	2U	D
CR 731	GLADES CO	OLD SR 8	Min C	2U	2U	D
CR 731	OLD SR 8	US 27	Min C	2U	2U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
DAFFODIL ST	LAKE CRUISE AVE	CATFISH CREEK RD	Min C		2U	D
DAFFODIL ST	LAKE CREWS RD	LAKE JUNE RD / LAKE JUNE BLVD	Min C	2U	2U	D
DAL HALL BLVD	MAIN AVE	US 27	Maj C	2D	2D	D
DE SOTO CITY RD/TRACTOR RD	US 27	PETERS RD	Min C	2U	2U	D
DE SOTO RD	US 27	DE SOTO CITY RD	Min C	2U	2U	D
DOZIER AVE	LAKEWOOD RD	MEDINA WAY	Min C	2U	2U	D
DUANE PALMER DR	SPRING LAKE BLVD	SPRING LAKE BLVD	Min C	2U	2U	D
E CANFIELD ST	S VERONA AVE	SR 17 / MEMORIAL DR	Min C	2U	2U	D
E CENTER AVE	PARK CR	MARTIN LUTHER KING JR BLVD	Min C	2U	2U	D
E INTERLAKE BLVD	MAIN AVE	US 27	Maj C	2U	2U	D
E O DOUGLAS AVE	MARTIN LUTHER KING JR BLVD	END	Min C	2U	2U	D
EGRET ST	HOWEY RD	THUNDERBIRD RD	Min C	2U	2U	D
EUCALYPTUS ST	SR 17/LAKEVIEW DR	SEBRING PKWY	Min C	2U	2U	D
FLARE RD	BRUNNS RD	US 27	Min C	2U	2U	D
FLARE RD	US 27	LAKEVIEW DR	Min C	2U	2U	D
FLORAL DR	US 98	CASTILE RD	Min C	2U	2U	D
GEORGE BLVD	SR 66	US 27	Min C	2U	2U	D
GLORIA BLVD	S SUN N LAKES BLVD	CR 29	Min C	2U	2U	D
GOLFVIEW RD	LAKEWOOD RD	US 27	Min C	2U	2U	D
GRANADA BLVD	BALBOA BLVD	PONCE DE LEON BLVD	Min C	2U	2U	D
GRANADA BLVD EXT	PONCE DE LEON BLVD	US 27	Min C		2U	D
GREEN DRAGON DR	MARQUATA DR	W INTERLAKE BLVD	Min C	2U	2U	D
HALLMARK AVE	CR 621	PONCE DE LEON ST	Min C	2U	4D	D
HALLMARK AVE	ALT US 27 S	PONCE DE LEON ST	Min C		2U	D
HAMMOCK RD / CR 634	HARDEE CO	CR 635	Maj C	2U	2U	D
HAMMOCK RD / CR 634	CR 635	LAKEWOOD DR	Maj C	2U	2U	D
HAMMOCK RD / CR 634	LAKEWOOD DR	US 27	Maj C	2U	4D	D
HAYWOOD TAYLOR BLVD	US 98	CR 623/KENILWORTH BLVD	Maj C	4D	4D	D
HAYWOOD TAYLOR BLVD	CR 623/KENILWORTH BLVD	AIRPORT ENTRANCE	Min C	2U	4D	D
HEARTLAND BLVD	TANGERINE AVE	MAIN AVE	Min C	2U	2U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
HEARTLAND BLVD	MAIN AVE	US 27	Maj C	2U	2U	D
HENSCRATCH RD	CLARK RD	LAKE JOSEPHINE DR	Min C	2U	2U	D
HERON ST	HAMMOCK RD	SPARROW AVE	Min C	2U	2U	D
HIAWATHA AVE	LAKEVIEW DR	HOME AVE	Min C	2U	2U	D
HIGHLANDS BLVD	SR 70	MOON GLOW AVE/FAWNWOOD AVE	Min C	2U	2U	D
HIGHLANDS LAKE DR	CR 621	IVY ST	Min C	2U	2U	D
HILLCREST ST	DAL HALL BLVD	HEARTLAND BLVD	Min C	2U	2U	D
HOLMES AVE	CR 29	CR 621	Min C	2U	2U	D
HOME AVE	HIAWATHA AVE	SEBRING PKWY	Min C	2U	2U	D
HOME AVE	SEBRING PKWY	SR 17	Min C	2U	2U	D
HOWEY RD	EGRET ST	HERON ST	Min C	2U	2U	D
JACK CREEK DR	LAKE JUNE RD	END	Min C	2U	2U	D
JACK WEISSER BLVD	S SUN N LAKES BLVD	CR 29	Min C	2U	2U	D
JONQUIL AVE/WOODBURY AVE	LAKEWOOD RD	APPLE RD	Min C	2U	2U	D
LAKE DENTON CONNECTOR	US 27	MEMORIAL DR	Min C		2U	D
LAKE DR BLVD/SCHLOSSER RD	MEDINA WAY	SPARTA RD	Min C	2U	2U	D
LAKE DR BLVD/SCHLOSSER RD	SPARTA RD	US 27	Min C	2U	2U	D
LAKE DR E	PLACID VIEW DR	MAIN AVE	Min C	2U	2U	D
LAKE FRANCIS RD	LAKE FRANCIS DR	US 27	Min C	2U	2U	D
LAKE GROVES RD NW	END	PLACID LAKES BLVD	Min C	2U	2U	D
LAKE GROVES RD EXT	EXIST LK GROVES	LAKE PLACID VIEW DR	Min C		2U	D
LAKE ISIS AVE	US 27	N CENTRAL AVE	Min C	2U	2U	D
LAKE JOSEPHINE DR	PAYNE RD	US 27	Min C	2U	2U	D
LAKE JUNE BLVD	HENSCRATCH RD	LAKE JUNE RD	Min C	2U	2U	D
LAKE JUNE RD	MILLER AVE/LAKE JUNE BLVD	US 27	Min C	2U	2U	D
LAKEVIEW BLVD	SHERMAN TER	US 98	Min C	2U	2U	D
LAKEVIEW BLVD	US 98	DUANE PALMER DR	Min C	2U	2U	D
LAKEVIEW DR	US 27	US 27 ALT/SR 17	Maj C	2D	2D	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
LAKEVIEW DR	US 27	SCENIC HWY	Maj C	2U	2U	D
LAKEVIEW DR	SCENIC HWY	HIAWTHA AVE	Maj C	2U	2U	D
LAKEVIEW DR	HIAWTHA AVE	PARK ST	Maj C	2U	2U	D
LAKEVIEW DR	PARK ST	W CENTER AVE	Maj C	2U	2U	D
LAKEVIEW DR	W CENTER AVE	SR 17/RIDGEWOOD DR	Maj C	2U	2U	D
LAKEWOOD RD EXT	SR 66	QUEEN AVE	Min A		4D	D
LAKEWOOD RD EXT	QUEEN AVE	WOODBURY AVE	Min A		4D	D
LAKEWOOD RD	WOODBURY AVE	HAMMOCK RD	Maj C	2U	4D	D
LEMON AVE	N PINE ST	MARTIN LUTHER KING JR BLVD	Min C	2U	2U	D
LINCOLN RD NW	END	PLACID LAKES BLVD	Min C	2U	2U	D
LINCOLN RD NE	PLACID LAKES BLVD	WASHINGTON BLVD NE	Min C	2U	2U	D
MAIN AVE	US 27	PLUMOSA ST	Maj C	2U	2U	D
MAIN AVE	PLUMOSA ST	DAL HALL BLVD	Maj C	2D	2D	D
MAIN AVE	DAL HALL BLVD	HEARTLAND BLVD	Maj C	2U	2U	D
MANATEE DR	MEMORIAL DR	SR 17	Min C	2U	2U	D
MARQUATA DR	GRIGSBY	GREEN DRAGON WAY	Min C		2U	D
MARQUATA DR	GREEN DRAGON WAY	LAKE DR	Min C	2U	2U	D
MARTIN LUTHER KING JR BLVD	END	ARBUCKLE CREEK RD	Min C	2U	2U	D
MEDINA WAY	DOZIER AVE	LAKE DR BLVD/SCHLOSSER RD	Min C	2U	2U	D
MEMORIAL DR	SEBRING PKWY	MANATEE DR	Maj C	2U	4D	D
MEMORIAL DR	MANATEE DR	COLLEGE DR	Maj C	2U	4D	D
MEMORIAL DR	COLLEGE DR	SR 17 / CORNELL ST	Maj C	2U	4D	D
MIKE KAHN RD	DE SOTO CITY RD	CR 17	Min C	2U	2U	D
MINORCA DR	COLUMBUS BLVD	PONCE DE LEON BLVD	Min C	2U	2U	D
MONTE REAL BLVD	US 98	CASTILE RD	Min C	2U	2U	D
MOON GLOW AVE/FAWNWOOD AVE	S SUN N LAKES BLVD	HIGHLANDS BLVD	Min C	2U	2U	D
MORRILL ST	US 27	WL KIRKLAND ST	Min C	2U	2U	D
N COMMERCE AVE	PARK ST	PARK CR	Min C	2U	2U	D
N HIGHLANDS BLVD	W AVON BLVD	US 27	Min C	2U	2U	D
N LAKE AVE	E MAIN ST	CR 17A	Min C	2U	2U	D
N OLIVIA DR	SR 64	STRYKER RD N	Min C	2U	2U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
N OLIVIA DR	STRYKER RD N	NAUTILUS RD/NAUTILUS DR	Min C	2U	2U	D
N PINE ST	PARK ST	CENTER AVE	Min C	2U	2U	D
NAUTILUS RD/NAUTILUS DR	N OLIVIA DR	N HIGHLANDS BLVD	Min C	2U	2U	D
NEW LIFE WAY	CORVETTE AVE	US 27	Min C	2U	2U	D
NORTHERN BLVD	HENSCRATCH RD	WILDFLOWER ST	Min C	2U	2U	D
NORTHERN BLVD	WILDFLOWER ST	END	Min C	2U	2U	D
NORTHERN BLVD	LAKE FRANCIS RD	CR 17	Min A		4D	D
NORTHERN BLVD	END	LAKE FRANCIS RD	Min A		2U	D
NORTHERN BLVD EXT	HENSCRATCH RD	DESOTO CO LINE	Min A		2U	D
OLD SR 8	CR 731	SR 70	Min C	2U	2U	D
OLD SR 8	SR 70	US 27	Min C	2U	4D	D
ORANGE BLOSSOM BLVD S	LAKE JOSPHINE DR	SR 66	Min C	2U	2U	D
ORTEGO ST	SCHUMACHER RD	GRANADA BLVD	Min C	2U	2U	D
PARK CR	N COMMERCE AVE	N COMMERCE AVE	Min C	2U	2U	D
PARK RD	LAKE CLAY DR	ALT US 27S	Min C		2U	D
PARK ST	LAKEVIEW DR	N PINE ST	Min C	2U	2U	D
PAYNE RD	WILLIAMS RD	SR 66	Min C	2U	2U	D
PAYNE RD EXT	NORTHERN BLVD EXT	WILLIAMS RD	Min C		2U	D
PETERS RD	DE SOTO CITY RD	CR 623/KENILWORTH BLVD	Min C	2U	2U	D
PLACID LAKES BLVD	SR 70	TOBLER BLVD	Min C	4D	4D	D
PLACID LAKES BLVD	TOBLER BLVD	CATFISH CREEK RD	Min C	2U	2U	D
PLACID VIEW DR	SR 70	WASHINGTON BLVD NE	Maj C	2U	2U	D
PLACID VIEW DR	WASHINGTON BLVD NE	LAKE DR E	Maj C	2U	2U	D
PLACID VIEW DR/LAKE MIRROR DR	LAKE DR E	US 27	Maj C	2U	2U	D
PLUMOSA ST	MAIN AVE	US 27	Min C	2U	2U	D
PONCE DE LEON BLVD	GRANADA BLVD	US 27	Min C	2U	2U	D
POWERLINE RD	ARBUCKLE CREEK RD	SR 17	Min C	2U	2U	D
RIVERDALE RD	ARBUCKLE CREEK RD	AVON PINES AVE	Min C	2U	2U	D
RIVERDALE RD	AVON PINES AVE	BUTLER RD	Min C	2U	2U	D
S AVON ESTATES BLVD	W LITTLE RD	SR 64	Min C	2U	2U	D
S COMMERCE AVE	PARK CR	SEBRING PKWY/N HIGHLANDS AVE	Min C	2U	2U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
S DELANEY AVE/ERNEST E. SIMS ST	MEMORIAL DR	E MAIN ST	Min C	2U	2U	D
S FLORIDA AVE	W BELL ST	MAIN ST	Min C	2U	2U	D
S LAKE AVE / E CORNELL ST	MEMORIAL DR	W BELL ST	Min C	2U	2U	D
S LAKE AVE	W BELL ST	E MAIN ST	Min C	2U	2U	D
S LAKE BLVD	TULANE DR	W CORNELL ST / TULANE CIR	Min C	2U	2U	D
S LAKEVIEW RD/LAKE CLAY DR	US 27	CR 621	Min C	2U	2U	D
S PINE ST	SR 17/SE LAKEVIEW DR	E CENTER AVE	Min C	2U	2U	D
S SUN N LAKES BLVD	US 27	CR 29	Maj C	2U	2U	D
SW VISTA DR	LAKE JUNE RD	US 27	Min C	2U	2U	D
SCENIC HWY	LAKEVIEW DR	MANATEE DR	Min C	2U	2U	D
SCHUMACHER RD	HARDEE COUNTY LINE	BLUEBERRY RD	Maj C		4D	D
SCHUMACHER RD	BLUEBERRY RD	US 27	Maj C	2U	4D	D
SEBRING PKWY	US 27	BEN EASTMAN RD	Min A	4D	4D	D
SEBRING PKWY	BEN EASTMAN RD	SR 17	Min A	4D	4D	D
SEBRING PKWY	SR 17	CR 623/KENILWORTH BLVD	Min A	4D	4D	D
SEBRING PKWY/N HIGHLANDS AVE	US 27	CR 623/KENILWORTH BLVD	Min A	2U	4D	D
SEBRING PKWY PH 2 EXT	SR 66	US 27	Maj C		2U	D
SEBRING PKWY PH 3	SEBRING PKWY PH 1	LAKE DENTON CONNECTOR	Min A		4D	D
SEBRING PKWY PH 4	SEBRING PKWY PH 1	ARBUCKLE CREEK RD	Maj C		4D	D
SHONTEE AVE	LAKEVIEW DR	SEBRING PKWY	Min C	2U	2U	D
SKIPPER RD	SR 66	US 27	Min C	2U	2U	D
SKIPPER RD	US 27	CR 17	Min C	2U	2U	D
SPARROW AVE	EGRET ST	US 27	Min C	2U	2U	D
SPARTA RD	SR 66	US 27	Maj C	2U	2U	D
SPRING LAKE BLVD	US 98	DUANE PALMER DR	Min C	2U	2U	D
SR 17 / ALT US 27 / SE LAKEVIEW DR	US 27	CRESCENT DR	Maj C	2U	2U	D
SR 17/SE LAKEVIEW DR	CRESCENT DR	CR 623/KENILWORTH BLVD	Maj C	2D	2D	D
SR 17/SE LAKEVIEW DR	CR 623/KENILWORTH BLVD	S PINE ST/ S RIDGEWOOD DR	Maj C	4U	4U	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
SR 17/RIDGEWOOD DR	LAKEVIEW DR	PARK CR	Maj C	2U	2U	D
SR 17/RIDGEWOOD DR	PARK CR	SEBRING PKWY	Maj C	2U	2U	D
SR 17	SEBRING PKWY	ARBUCKLE CREEK RD	Min A	2U	4D	D
SR 17	ARBUCKLE CREEK RD	CR 17A	Min A	2U	4D	D
SR 17/MEMORIAL DR/MAIN ST	CR 17A	MEMORIAL DR	Maj C	2U	4D	D
SR 17/MEMORIAL DR/MAIN ST	MEMORIAL	CR 64/E MAIN ST	Maj C	2U	4D	D
SR 17/MAIN ST	CR 64/E MAIN ST	S DELANEY AVE	Maj C	4D	4D	D
SR 17/MAIN ST	US 27	S DELANEY AVE	Maj C	4D	4D	D
SR 64	HARDEE COUNTY LINE	S AVON ESTATES BLVD	Maj A	2U	4D	C
SR 64	S AVON ESTATES BLVD	US 27	Maj A	2U	4D	D
SR 66	HARDEE COUNTY LINE	CR 635	Min A	2U	2U	D
SR 66	CR 635	SKIPPER RD	Min A	2U	2U	D
SR 66	SKIPPER RD	US 27	Min A	2U	2U	D
SR 70	DESOTO CO LINE	PLACID VIEW DR	Maj A	2U	4D	C
SR 70	PLACID VIEW DR	OLD SR 8	Maj A	2U	4D	C
SR 70	OLD SR 8	CR 29	Maj A	2U	4D	D
SR 70	CR 29	OKEECHOBEE CO LINE	Maj A	2U	2U	C
SR 8 CONNECTOR	OLD SR 8	US 27	Min C		2U	D
STRYKER RD N	N OLIVIA DR	US 27	Maj C	2U	2U	D
STUART RD	CATFISH CREEK RD	LAKE DR	Min C		2U	D
SUN N LAKE BLVD	BALBOA AVE	COLUMBUS BLVD	Maj C	2U	4D	D
SUN N LAKE BLVD	COLUMBUS BLVD	US 27	Maj C	4D	4D	D
SUNNILAND DR	SR 17	MARTIN LUTHER KING JR BLVD	Min C	2U	2U	D
SUNSET ST EXT	SCENIC HWY	BEN EASTMAN RD	Min C		2U	D
TANGERINE AVE	W INTERLAKE BLVD	HEARTLAND BLVD	Min C	2U	2U	D
THUNDERBIRD RD	COUGAR BLVD	US 27	Min C	2U	2U	D
TOWER ST	US 27	CR 621	Min C	2U	2U	D
TRACTOR EXT	PETERS RD	CR 623/KENILWORTH BLVD	Min C		2U	D
TULANE CIRCLE	W CORNELL ST	FEAGIN AVE	Min C	2U	2U	D
TULANE DR	S LAKE BLVD	VERONA AVE	Min C	2U	2U	D
US 27	GLADES CO	CR 731	Maj A	4D	4D	C
US 27	CR 731	SR 70	Maj A	4D	4D	C
US 27	SR 70	CR 29	Maj A	4D	6D	D

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
US 27	CR 29	PLACID VIEW DR/LAKE MIRROR AVE	Maj A	4D	6D	D
US 27	PLACID VIEW DR/LAKE MIRROR AVE	MAIN AVE	Maj A	4D	6D	D
US 27	MAIN AVE	CR 621	Maj A	4D	6D	D
US 27	CR 621	LAKE JUNE RD	Maj A	4D	6D	D
US 27	LAKE JUNE RD	CR 17	Maj A	4D	6D	D
US 27	CR 17	SKIPPER RD	Maj A	4D	6D	D
US 27	SKIPPER RD	US 98/SR 66	Maj A	4D	6D	D
US 27	US 98/SR 66	SEBRING PKWY/N HIGHLANDS AVE	Maj A	6D	6D	D
US 27	SEBRING PKWY/N HIGHLANDS AVE	US 27 ALT	Maj A	6D	6D	D
US 27	US 27 ALT	SE LAKEVIEW DR (S)	Maj A	6D	6D	D
US 27	SE LAKEVIEW DR (S)	SPARTA RD	Maj A	6D	6D	D
US 27	SPARTA RD	HAMMOCK RD	Maj A	6D	6D	D
US 27	HAMMOCK RD	LAKEVIEW DR (N)	Maj A	6D	6D	D
US 27	LAKEVIEW DR (N)	THUNDERBIRD RD	Maj A	6D	6D	D
US 27	THUNDERBIRD RD	SCHUMACHER RD/SEBRING PKWY	Maj A	6D	6D	D
US 27	SCHUMACHER RD/SEBRING PKWY	SUN N LAKE BLVD	Maj A	6D	6D	D
US 27	SUN N LAKE BLVD	COLLEGE DR	Maj A	6D	6D	D
US 27	COLLEGE DR	SR 17/MAIN ST	Maj A	6D	6D	D
US 27	SR 17/MAIN ST	STRYKER RD N	Maj A	6D	6D	D
US 27	STRYKER RD N	N HIGHLANDS BLVD	Maj A	4D	4D	D
US 27	N HIGHLANDS BLVD	POLK CO LINE	Maj A	4D	4D	D
US 27 ALT	US 27	SR 17/SE LAKEVIEW DR	Maj C	2U	2U	D
US 27 ALT	US 27	HALLMARK AVE	MinA		4D	D
US 98	US 27	CR 17 (N)	Maj A	2U	4D	D
US 98	CR 17 (N)	CR 17 (S)	Maj A	2U	4D	D
US 98	CR 17 (S)	HAYWOOD TAYLOR BLVD	Maj A	2U	4D	D
US 98	HAYWOOD TAYLOR BLVD	LAKEVIEW BLVD	Maj A	2U	2U	D
US 98	LAKEVIEW BLVD	ARBUCKLE CREEK RD	Maj A	2U	2U	C

NEEDS PLAN ROADWAY IMPROVEMENTS AND LEVEL OF SERVICE STANDARDS						
Roadway Facility			Functional Class	Existing Lane and Type	Proposed Lane and Type	LOS Standard
On Street	From Street	To Street				
US 98	ARBUCKLE CREEK RD	CR 621	Maj A	2U	2U	C
US 98	CR 621	CR 721	Maj A	2U	2U	C
US 98	CR 721	OKEECHOBEE CO	Maj A	2U	2U	C
VALERIE BLVD	US 27	MEMORIAL DR	Min C	2U	2U	D
VALERIE BLVD	MEMORIAL DR	MANATEE DR	Min C	2U	2U	D
VALERIE BLVD	MEMORIAL DR	SEBRING PKWY PH 3	Min C		2U	D
VAUGHN RD	END	CR 635	Min C	2U	2U	D
S VERONA AVE	TULANE DR	SR 17/ MAIN ST	Min C	2U	2U	D
VICKI DR	US 27	LAKEVIEW DR	Min C	2U	2U	D
W AVON BLVD	N HIGHLANDS BLVD	US 27	Min C	2U	2U	D
W BELL ST	US 27	S VERONA AVE	Min C	2U	2U	D
W CENTER AVE	LAKEVIEW DR	PARK CR	Min C	2U	2U	D
W HAL MCRAE BLVD	US 27	S LAKE BLVD	Min C	2U	2U	D
W INTERLAKE BLVD	CATFISH CREEK RD	TANGERINE AVE	Maj C	2U	2U	D
W INTERLAKE BLVD	TANGERINE AVE	MAIN AVE	Maj C	2U	2U	D
W JOSEPHINE RD	BETHEA LN	PAYNE RD	Min C	2U	2U	D
W PLEASANT ST	US 27	N LAKE AVE	Min C	2U	2U	D
WASHINGTON BLVD	CR 621	HALLMARK AVE	Min C	2U	2U	D
WASHINGTON BLVD NE	PLACID LAKES BLVD	PLACID VIEW DR	Min C	2U	2U	D
WASHINGTON BLVD NW	CHRISTINE ST	PLACID LAKES BLVD	Min C	2U	2U	D
WILDFLOWER ST	LAKE JUNE RD	NORTHERN BLVD	Min C	2U	2U	D
WILKES ST/E CIRCLE ST	N LAKE AVE	A MIRACLE AVE	Min C	2U	2U	D
WL KIRKLAND ST	MORRILL ST	S LAKE BLVD	Min C	2U	2U	D
WOODBURY AVE	LAKEWOOD RD	WOLF LAKE RD	Min C	2U	2U	D
WOODLAWN DR	SEBRING PKWY	SR 17	Min C	2U	2U	D
YOUTH CARE LN	SEBRING PKWY/N HIGHLANDS AVE	DE SOTO CITY RD	Min C	2U	2U	D
YOUTH CARE LN	RAINBOW	DE SOTO CITY RD	Min C		2U	D

Notes: Min C: Minor Collector
Maj C: Major Collector
Min A: Minor Arterial
Maj A: Major Arterial
2U: 2 Lane Undivided
4D: 4 Lane Divided
6D: 6 Lane Divided

IV. TECHNICAL SUPPORT FOR THE NATURAL RESOURCE ELEMENT

1. References Acknowledged by County

The County adopts the following documents as guidelines for developing land development regulations for establishing mitigation, on-site protection, and remedial actions for the protection of habitats and listed species:

A. Office of Environmental Services of the Florida Game and Fresh Water Fish Commission's Non-game Wildlife Program Technical Report:

1. No. 4 entitled "Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus Polyphemus) Populations Found on Lands Slated for Large-Scale Development in Florida" dated December 1987; and,

2. No. 8 entitled "Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Aphelocoma coerulescens*)" dated April 1991.

B. Chapter 68A-27, Florida Administrative Code, which establishes regulations and enforcement for the protection of species of special concern.

C. U.S. Fish and Wildlife Service publication entitled "Habitat Management Guidelines for the Bald Eagle in the Southeast Region, Third Revision dated January 1987.

D. U.S. Fish and Wildlife Service, Multi-Species Recovery Plan for South Florida, 1999.

V. TECHNICAL SUPPORT FOR THE INTERGOVERNMENTAL COORDINATION ELEMENT

Principles and Guidelines

Principles and guidelines are provided to facilitate coordination with other units of government and to serve to reinforce the goals, objectives and policies of the Intergovernmental Coordination Element.

Principle A: In order to maximize intergovernmental coordination, organizations designed to promote coordination and cooperation among all levels of government should be established and actively supported.

Guidelines:

a. Increase the general public's understanding of and support for the establishment of coordinative organizations and activities.

b. Explore all possible funding sources which may be utilized for the establishment and support of coordinative organizations and activities.

c. Attempt to formally establish the roles and responsibilities of all participating government entities.

Principle B: The establishment and refinement of procedures designed to enhance intergovernmental coordination should be a continuous and flexible process.

Guidelines:

a. Reevaluate, on a periodic basis, all established procedures intended to promote intergovernmental coordination among all levels of government.

b. Encourage the establishment of and support procedures which enhance intergovernmental coordination.

c. Provide continuous support to coordinative organizations with regard to improving and implementing their operating procedures.

d. Evaluate existing coordinative procedures in relation to their effectiveness at promoting adopted goals and objectives.

e. Improve or abolish those operating procedures which are not or have not been highly effective.

Principle C: Effective intergovernmental coordination mandates the active participation of all affected government entities on matters which transcend jurisdictional boundaries.

Guidelines:

a. Strive to maximize intergovernmental coordination and cooperation among federal, state and local government entities.

b. Participate, to the greatest possible extent, in intergovernmental coordination activities and organizations.

c. Promote among all public and private citizens an awareness of and an appreciation for intergovernmental coordination.

d. Promote the coordination of programs and activities which are of mutual concern and benefit in order to reduce procedural fragmentation and duplication of effort.

e. Evaluate the potential impacts proposed programs and activities may have on adjacent government entities before actively pursuing implementation.

Principle D: Technical and policy coordination prior to plan or program development reduces those conflicts which may arise during implementation and contributes to greater operational efficiency.

Guidelines:

a. Encourage coordination and communication among the general public, the elected officials and the professional staff of all government entities with respect to current and/or future programs and activities.

b. Increase the general public's understanding of and support for policy planning on the federal, state and local level.

c. Encourage discussions aimed at resolving current or potential areas of disagreement which pertain to existing and/or proposed technical standards and policies.

d. Establish and support technical advisory committees which are responsible for promoting uniform technical standards and policies.

e. Provide technical assistance to and exchange information with other government entities on matters of mutual concern.

Principle E: The continuous dissemination of information pertaining to current and/or future programs and activities, especially those related to comprehensive planning, is essential for meaningful intergovernmental coordination.

Guidelines:

a. To every extent possible, the comprehensive plan and elements thereof shall be consistent with those of state, regional and other local government entities.

b. Transmit all comprehensive plan elements and other relevant documents for review and comment prior to their adoption and implementation.

c. Notify and offer an opportunity for comment to all government entities which might be affected by proposed and/or revised programs and activities.

d. Consider all comments received by affected/concerned government entities pertaining to transmitted comprehensive plan elements or other relevant documents.

e. Consider the programs and activities of surrounding jurisdictions before making decisions which may have multi-jurisdictional effects.

VI. TECHNICAL SUPPORT FOR THE VOLUNTARY VISION PLAN FRAMEWORK

(A) Voluntary Vision Plan Framework

The Voluntary Vision Plan Framework, as established through Objective 16 of the Future Land Use Element, is designed to promote the long-term economic, environmental, and cultural health of the County and its jurisdictions and communities. It recognizes the value of the County's distinctive neighborhoods and natural features. The results of the Voluntary Vision Plan Framework process, including the establishment of Voluntary Vision Plans and their associated Overlay Districts and Selected Area Plans, can then direct changes to zoning and development design.

(B) Framework Components

(1) Voluntary Vision Plan

A Voluntary Vision Plan is an adopted plan that provides a unified vision for a cohesive geographic area under one or more property ownerships and possibly more than one jurisdiction. Voluntary Vision Plans are adopted through a sub-objective of Objective 16 within the Future Land Use Element which recognizes the existence of the Voluntary Vision Plan and identifies it as a document that must be considered during development review. An adopted Voluntary Vision Plan may serve as a stand-alone document outlining the vision for a cohesive geographic area or may be the catalyst for the development of Overlay Districts and/or Selected Area Plans.

Individual property owners may opt to not participate in this voluntary visioning process. Requirements of the Vision Plan apply only to parcels located within the Vision Plan Area boundaries as shown in the adopted

Voluntary Vision Plan. Adopted Voluntary Vision Plans may not overlap one another but may be overlapped by Overlay Districts and/or Selected Area Plans.

Voluntary Vision Plans are:

- Adopted by the Highlands County Board of County Commissioners (BOCC).
- Established through a sub-Objective added to Objective 16 of the Future Land Use Element.
- Provided along with supporting data and analysis in an exhibit in the Ordinance adopting the text amendment to the Future Land Use Element for the Voluntary Vision Plan.
- Included on the Future Land Use Map and therefore, requires an amendment to the Future Land Use Map.

(2) Overlay District

Overlay Districts are superimposed over one or more Future Land Use designations or parts of designations on the Future Land Use Map to supplement or supersede existing regulations, and/or permit exceptions or varying guidelines. Upon adoption of a Voluntary Vision Plan, an Overlay District may be established for all or a portion of the area identified in the Voluntary Vision Plan. Overlay Districts may be located within an identified Voluntary Vision Plan area but may include property outside a Voluntary Vision Plan area. The Overlay District will be added to the Future Land Use Map upon adoption. Requirements of the Overlay District impact all property owners located within the Overlay District boundaries as shown as the adopted Overlay District on the Future Land Use Map.

Overlay Districts are:

- A mechanism to identify an area related to a Voluntary Vision Plan on the Future Land Use Map.
- A subset of a Voluntary Vision Plan area or a stand-alone district.
- Adopted by the BOCC.
- Established through policies in the Future Land Use Element and if implementing a Voluntary Vision Plan, shall be housed within a sub-objective of Objective 16 of the Future Land Use Element.

- Included on the Future Land Use Map and therefore, requires an amendment to the Future Land Use Map.

(3) Selected Area Plan (SAP)

Selected Area Plans are detailed, integrated land use plans for an area of the County that includes a Future Land Use designation with objectives and policies establishing a mix of land uses, the densities and intensities of the land uses, and specific provision for roads, potable water, sanitary sewer and parks and recreation facilities. The purposes of a SAP are to incorporate walkability, recreation facilities, and protection of historical resources to be responsive to natural features or specifically to promote employment uses. A SAP may be established for all or a portion of the area identified in either the Voluntary Vision Plan or Overlay District, but SAPs are not required to be located in either area. The SAP will be added to the Future Land Use Map upon adoption. Requirements of the Selected Area Plan impact all property owners located within the Selected Area Plan boundaries as shown as the adopted Selected Area Plan on the Future Land Use Map.

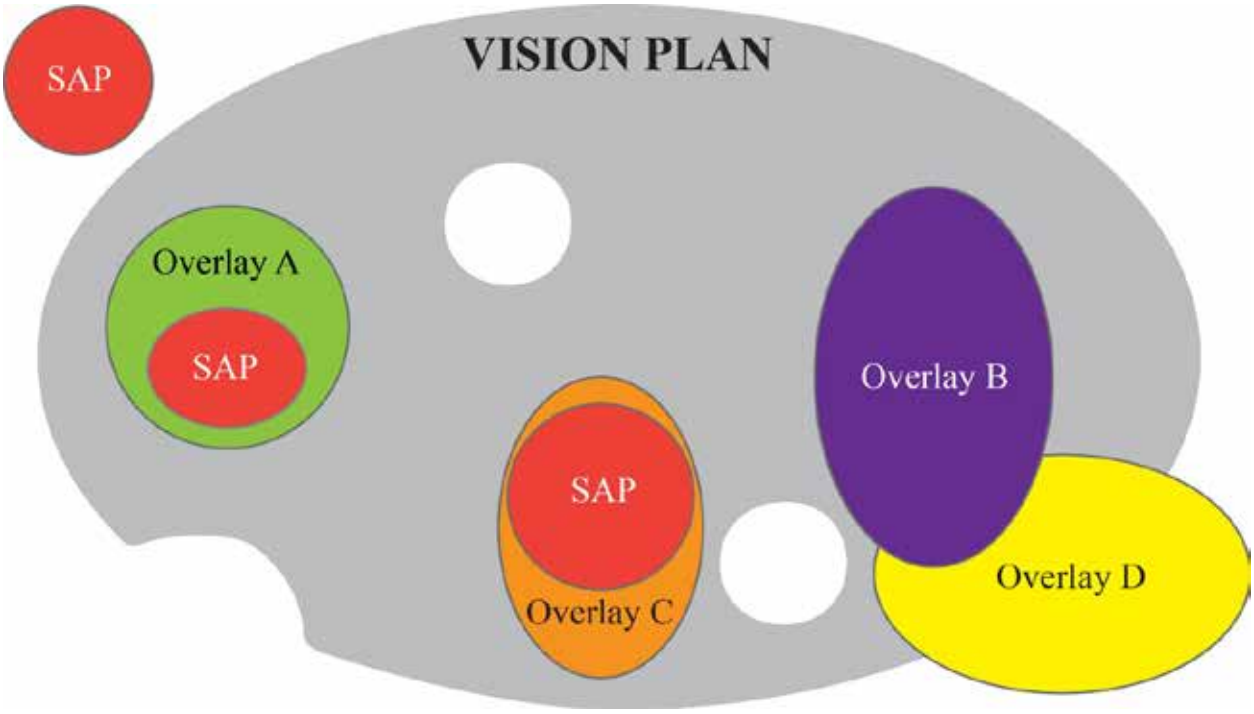
Selected Area Plans are:

- A mechanism to enforce specific development criteria for an area designated on the Future Land Use Map.
- A subset of the Voluntary Vision Plan area or a stand-alone district.
- A subset of the Overlay District or a stand-alone district.
- Adopted by the BOCC.
- Established through policies in the Future Land Use Element and if implementing a Voluntary Vision Plan, shall be housed within a sub-objective of Objective 16 of the Future Land Use Element.
- Included on the Future Land Use Map and therefore, requires an amendment to the Future Land Use Map.

Table 1: Process Applicability Chart

	Voluntary Vision Plan	Overlay District	Selected Area Plan
Voluntary For Property Owners	X		
Adopted by BOCC	X	X	X
Included in Future Land Use Element	X	X	X
Included on Future Land Use Map		X	X
Specific Development Criteria			X

Figure 1: Voluntary Vision Plan Framework



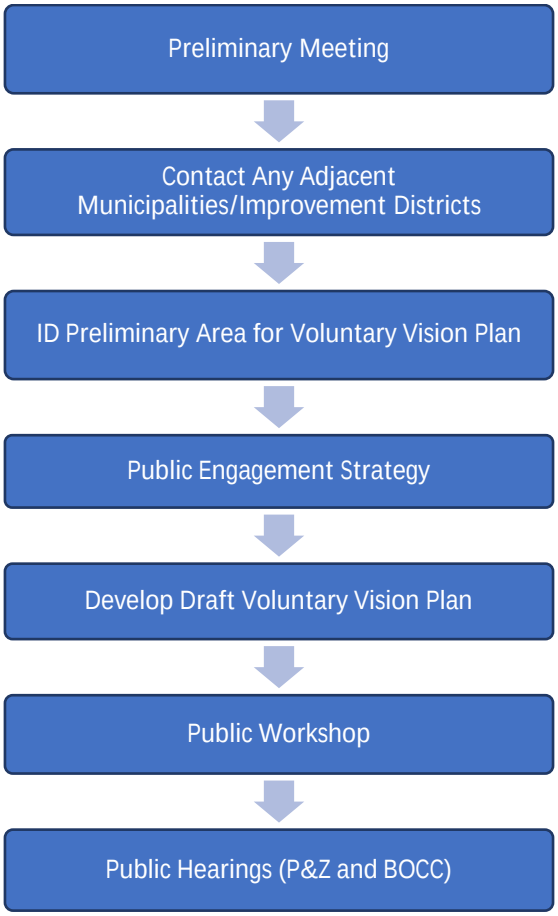
(C) Process and Requirements

Review and approval of Voluntary Vision Plans, Overlay Districts, and Selected Area Plans follow the same process, as described below. It is important that the process is systematic, objective, and sufficiently comprehensive to ensure all major issues have been considered. However, the County recognizes that the different components and identified areas will have unique characteristics and potential, so the framework process will be specifically adapted for each component level and location to accommodate local issues and objectives.

Community involvement must be sought early in the process and at all relevant stages.

Voluntary Vision Plans, Overlay Districts, and Selected Area Plans may be reviewed concurrently.

Figure 2:
Flowchart for Establishing a Voluntary Vision Plan, Overlay District, and/or Selected Area Plan



(1) Process:

a. Preliminary Meeting with Highlands County

Before preparing an application, the applicant shall schedule a meeting with the Development Services Director to review the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan. This meeting is to assist the applicant in understanding the process and procedures associated with the Voluntary Vision Plan framework and to determine methodology for data and analysis.

The data and analysis will be dependent upon the location, size, and nature proposed in the Voluntary Vision Plan, Overlay District, and/or Selected Area Plan.

b. Contact Adjacent Municipalities

The County and the applicant shall coordinate with adjacent municipalities that may be impacted by the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan. Continuous coordination with the impacted municipalities shall be maintained throughout the development of the Voluntary Vision Plan, Overlay District, and/or Selected Area Plan.

c. Identify Preliminary Area for Voluntary Vision Plan

The applicant shall provide maps identifying the Preliminary Area for the Vision Plan.

d. Public Engagement Strategy (Identify Stakeholders)

The applicant shall prepare a strategy and Voluntary Vision Plan in consultation with the County to engage the public.

1. The applicant shall work with the County to identify stakeholders and property owners within the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan. Stakeholders may include but are not limited to:

    i. Property Owners;
    ii. Community Residents;
    iii. Business Owners;
    iv. Civic/Religious groups and non-profit groups;
    v. Homeowner’s Associations; and
    vi. Governmental and non-governmental agencies.

2. The applicant shall hold an initial meeting with stakeholder groups to identify the purpose and intent for the Vision Plan. This initial meeting is in addition to the public workshops as outlined in Section VI(C)(1)(f).

3. The applicant shall notify all community residents, property owners, business owners, civic groups, agencies, and County departments that wish to participate in land use or public facilities planning.

4. The applicant shall provide proof to the County that the applicant mailed notices to all community residents, property owners, business owners, civic groups, agencies, and County departments.

e. Plan Development and Review

Prior to scheduling public workshops, the applicant shall develop the preliminary Voluntary Vision Plan, Overlay District, and/or Selected Area Plan in conformance with the procedures and requirements of the Voluntary Vision Plan Framework. The applicant may meet with County staff, property owners, and other stakeholders, as necessary, to develop the proposed plan.

1. Preliminary Application Submittal:

An application for approval of a Voluntary Vision Plan, Overlay District, and/or Selected Area Plan must be submitted to the County for review. In addition to the requirements as outlined in Section IV(C)(2), the following items must be submitted with the Application:

i. Proposed Future Land Use Text Amendment language providing objectives and policies to promote the vision of the area.

ii. Proposed Future Land Use Map Amendment, as necessary.

iii. List and discuss special features that promote area desirability and contribute to the area's needs.

2. Sufficiency Determination:

Upon determination by the Development Services Director that the application package is sufficient, copies of the package will be forwarded to County departments and outside agencies. If the Development Services Director determines that the application package is not sufficient, the Development Services Director will notify the applicant of the outstanding items.

3. Review:

The appropriate County departments and outside agencies as established in the approved methodology will review the application package and provide comments to the Development Services Director within 30 business days of receipt of said package. The Development Services Director will inform the applicant of all comments and recommendations related to the preliminary application.

f. Public Workshops

1. Voluntary Vision Plan: Although public engagement is ongoing, a public workshop must be held to receive input from the stakeholders and public on the proposed Voluntary Vision Plan prior to the public hearing process. The applicant may hold more than one public workshop to present a general plan for information and the proposed plan prior to adoption.

2. Overlay District: Proposed Overlay District(s), including the proposed Future Land Use Map amendment and proposed Future Land Use Element text amendment, must be presented to stakeholders and the public at a public workshop prior to the public hearing process. Overlay Districts under review concurrently with Voluntary Vision Plans or SAPs may utilize the same public workshop.

3. Selected Area Plan: Proposed Selected Area Plans, including the proposed Future Land Use Map amendment and proposed Future Land Use Element text amendment, must be presented to stakeholders and the public at a public workshop prior to the public hearing process. SAPS under review concurrently with Voluntary Vision Plans or Overlays may utilize the same public workshop.

g. Finalize Application following Public Workshops

Following the required public workshop(s) regarding a Voluntary Vision Plan, Overlay District, and/or Selected Area Plan under consideration for a Comprehensive Plan Amendment, the application for the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan shall be revised, finalized and scheduled for public hearings.

h. Public Hearings

Public hearings for the transmittal and adoption of a Voluntary Vision Plan, Overlay District, and/or Selected Area Plan shall follow the standard procedures consistent with Section 163.3184 of Florida Statutes.

1. Highlands County Planning and Zoning Commission

A public hearing shall be scheduled before the Highlands County Planning and Zoning Commission.

2. Highlands County Board of County Commissioners

i. Transmittal Public Hearing*:* Following a public hearing before the Highlands County Planning and Zoning Commission, a public hearing before the Highlands County Board of County Commissioners shall be scheduled.

ii. Adoption Public Hearing: Following review by the Department of Economic Opportunity, as required, an adoption public hearing before the Highlands County Board of County Commissioners shall be scheduled.

(2) Data and Analysis Requirements to Support Application:

The County recognizes that the different components and identified areas will have unique characteristics and potential, so the data and analysis will be specifically adapted for a proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan. Data and analysis requirements are listed below.

a. Boundary and Property Identification

1. Location Map showing the relationship of the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan to municipalities, major roadways, and natural features.

2. An Existing Land Use Map showing types of uses that currently exist in the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan.

3. A Future Land Use Map showing the Future Land Uses in the Proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan.

4. A Traffic Circulation Map identifying any existing or proposed roads in or adjacent to the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan and indicating the road names and maintenance jurisdiction.

5. A Parcel Map of all properties within the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan including the name of each property owner and the acreage of each parcel.

b. Demographics

1. Calculation of the current and projected resident (and transient) population of the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan area.

2. Indication of the expected demographic composition of the additional population (age/socioeconomic factors).

3. Description of the potential service area and the current population thereof.

4. Description of the current and projected employment characteristics for a proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plans that include non-residential components.

c. Environmental Features and Impact

1. Topographical Map with contour intervals of no greater than five feet, the identification of the Voluntary Vision Plan, and a delineation of the areas of special flood hazard (100-year floodplain).

2. A Soils Map with soils designated by the Natural Resources Conservation Service classifications. Include a general analysis of the limitations for construction on each type of soil.

3. A Wetlands and Floodplains Map showing wetlands and floodplains within the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan including the size

of the total area and the existence of any wetlands and floodplains.

4. Provide identification of habitats present on the site as indicated by soil types; and a general inventory of any threatened or endangered plant and animal species (mammal, birds, and reptiles listed by the State and federal agencies) in the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan.

5. Indicate what impact the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan will pose to natural communities and affected state or federally listed wildlife and plant resources.

6. Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality.

d. Infrastructure*:*

1. Demand:

Quantify the estimated demand on the provision for the following services:

i. Parks and Recreation;
ii. Education Facilities (pre-k, preschool/ elementary/ middle/ high schools);
iii. Health Care (emergency/hospital)
iv. Fire Protection;
v. Police Protection and Security; and
vi. Electrical Power Supply.

2. Roadways*:*

To assess the impact of the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan on existing, planned, and programmed roadways, the applicant shall:

i. Indicate what modifications to the present transportation system will be required;

ii. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

iii. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modal access.

iv. Preliminary traffic analysis including:

a. Daily and PM peak hour traffic volumes on all functionally classified roads within the study area and a corresponding estimate of Level of Service (LOS). This information may be available from the FDOT or County.

b. An estimate of future year average annual daily traffic and corresponding LOS on all functionally classified roads within the study area. Both existing plus funded improvements may be considered, and the year of analysis shall be consistent with the County's Long Range Transportation Plan (LRTP). This information may be available from the FDOT or County.

c. Depending upon the magnitude of new traffic impacts and/or location of proposed development, additional traffic analyses may be required.

3. Central Potable Water:

To determine the potential amount of water to be consumed, how it will be distributed, and the impact on the surrounding area, the applicant shall:

i. Indicate the proposed source(s) of water supply and the type of treatment;

ii. Identify potential service provider(s); and

iii. Indicate the current provider's capacity.

4. Central Wastewater:

   To determine the potential amount of wastewater to be generated by the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan, the applicant shall:

   i. Indicate the relationship between the proposed wastewater system to Highlands County's plans or the respective municipality's plans and policies for wastewater systems;

   ii. Identify potential service provider(s); and

   iii. Indicate the current provider's capacity.

5. Surface Water Management and Drainage:

   To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed Voluntary Vision Plan, Overlay District, and/or Selected Area Plan, the applicant shall:

   i. Discuss the potential impacts on surface water quality; and

   ii. Describe local aquifer recharge and groundwater conditions and discuss the anticipated changes to these water supplies.