



**GLADES COUNTY COMPREHENSIVE PLAN UPDATE
STAFF REPORT
July 8, 2025**

TO: GLADES COUNTY PLANNING AND ZONING BOARD

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: **Evaluation and Appraisal Report (EAR)-Based Comprehensive Plan Amendments:** Amendments to the Text and Maps of the Glades County Comprehensive Plan consistent with the 2024 Evaluation and Appraisal Report (EAR) Letter.

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

The proposed amendments to the Plan are based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Regulations, and input from the community. The County's current Plan respects a 2020 Planning Horizon. The proposed Plan will be updated to the 2050 Planning Horizon consistent with Section 163.3177, Florida Statutes.

The proposed update to the Comprehensive Plan will be separated into two parts:

- Part 1 (Summer 2025):** Minor updates and Amendments for compliance with Florida Statutes (EAR-Based Amendments)
- Part 2 (Fall, Winter 2025):** Amendments based on community vision and growth and development trends.

AGENDA & HEARING DATES:

July 8, 2025, 5:15 PM: Planning and Zoning Board Public Hearing
July 28, 2025: Board of County Commissioners Transmittal Hearing

ATTACHMENTS:

- Table of Contents
- Overview & Proposed Amendments

Planning and Zoning Board Motion Options:

1. Forward the proposed amendments to the County Commission with a recommendation for **approval**.
2. Forward the proposed amendments to the County Commission with a recommendation for **approval with changes**.

**GLADES COUNTY
2050 COMPREHENSIVE PLAN**

TABLE OF CONTENTS

Not all Elements are Included

FUTURE LAND USE ELEMENT

2050 Future Land Use Map

Wetlands Map

FEMA Floodplains Map

Generalized Soils Map

TRANSPORTATION ELEMENT

Evacuation Routes Map

HOUSING

INFRASTRUCTURE ELEMENT

Floridan Aquifer Recharge Areas Map

CONSERVATION ELEMENT

PROPERTY RIGHTS ELEMENT

Glades County

2050 Comprehensive Plan



Future Land Use Element

Draft: July 8, 2025

Overview

Future Land Use Element

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

Language

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

Comments

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

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

FUTURE LAND USE ELEMENT

Introduction	Added Introduction to cite the Future Land Use Element Requirements
GOAL I-1:	Goal updated to continue this policy throughout the 2050 planning horizon.
Policy I-1.1B:	The Policy is updated to reference the 2050 Future Land Use Map.
Policy I-1.2B:	The Policy is updated to reference the 2050 planning horizon.
Policy I-1.2C:	Language added to address location of public schools consistent with Florida Statutes.
Policy I-1.2D:	Policy added to comply with Section 163.31771, Florida Statutes regarding accessory dwelling units.



Future Land Use Element

Goals, Objectives and Policies

Amendments:

1. Ordinance 2010-13, Adopted October 25, 2010
2. Ordinance 2011-09, Adopted December 13, 2011
3. Ordinance 2012-3, Adopted April 23, 2012
4. Ordinance 2021-4, Adopted February 9, 2021

I. Future Land Use Element

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

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

Introduction

Pursuant to Section 1 63.31 77(6)(a), F.S. the following represents the Future Land Use Goals, Objectives, and Polices of Glades 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.

Comment: New section added to state the purpose of the Future land Use Element.

GOAL I-1: WITHIN THE 2025 TO 2050 PLANNING PERIOD, ENSURE THAT LAND USE AND DEVELOPMENT ARE GUIDED IN A MANNER CONDUCTIVE TO PRODUCING SUSTAINABLE AND ORDERLY GROWTH CONSISTENT WITH THE CAPACITY OF THE NATURAL, PHYSICAL AND-HUMAN RESOURCES OF THE COUNTY.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

OBJECTIVE I-1.1: The Board of County Commissioners shall continue to protect and promote the health, safety and welfare of all citizens of Glades County through proper and efficient management of land resources.

Policy I-1.1A: All rezoning requests shall be reviewed by the County to ensure compatibility with surrounding neighborhoods and with the Comprehensive Plan and the Future Land Use Map Series. Incompatible proposals shall not be approved.

Policy I-1.1B: The 2003 2050 Glades County Future Land Use Map (FLUM) ~~as presented in this Element (Exhibit I)~~, or as amended, combined with the goals, objectives and policies of this Element is adopted as the official and primary standard governing future land use and development density and intensity in Glades County.

Comment: The Policy is updated to reference the 2050 Future Land Use Map.

Policy I-1.1C: The Future Land Use Element of the Comprehensive Plan is to remain current to reflect the land use needs of the County.

1. The Land Use Plan will be reviewed by the Board of County Commissioners every seven years consistent with the completion of the Evaluation and Appraisal Report (EAR) to insure that it remains applicable to the County's needs.

2. The Board of County Commissioners will continue to review the County's Land Development Code and/or Regulations every seven years subsequent to Evaluation and Appraisal Report (EAR) based Comprehensive Plan amendments to ensure its relevance to the needs of the County and its compatibility with the Comprehensive Plan. The review will evaluate the continued applicability of the various zoning districts, the types of land uses permitted and the development standards required.
3. All baseline data in the Comprehensive Plan will be reviewed and updated on an annual basis, as appropriate, by the County, with the Planning Director or his/her designee acting as a liaison between the Planning Department and other County Departments in gathering and developing data.

Policy I-1.1D: The County Zoning Map shall be amended to reflect the intent of the County Comprehensive Plan.

1. The Local Planning Agency (LPA) shall review the County Zoning Map every seven years consistent with the completion of the Evaluation and Appraisal Report (EAR), and recommend that the Board of County Commissioners rezone areas if they are in conflict with the Comprehensive Plan.

Policy I-1.1E: The County will hold periodic public hearings to gain input into the long-range direction or vision of growth in order to guide public policy. These public hearings will, at a minimum, be held as part of the Comprehensive Plan Evaluation and Appraisal Report (EAR) process.

Policy I-1.1F: The County shall ensure that all rules, ordinances, regulations, and programs adopted under the authority of this Comprehensive Plan must be developed, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions by others which would harm their property, providing for full and just compensation or other appropriate relief when appropriate according to law, pursuant to Florida Statutes 163.3161(9).

Policy I-1.1G: Pursuant to Florida Statutes 163.3179, no provisions in this Comprehensive Plan shall adversely affect the allowance of the use of a parcel of property solely as a conveyed homestead, notwithstanding the density or intensity of use assigned to the parcel.

OBJECTIVE I-1.2: The Board of County Commissioners shall promote optimal economic benefit from all development through efficient land management and resource utilization as provided for in the County's adopted Land Development Code and/or Regulations.

Policy I-1.2A: Land development may result in a reasonable economic return for the landowner while also providing a net fiscal benefit to the County.

1. The Planning and Zoning Board (PZB) will establish this as one criterion in their review of development proposals.
2. New developments shall be evaluated regarding their impact on existing and

proposed community services and facilities. Only those proposals that demonstrate a positive long-term impact to the Board of County Commissioners shall be permitted. The exception to this will be public or privately sponsored housing replacement efforts for low-income households on a 1:1 ratio, or public projects being completed to meet the requirements of the Comprehensive Plan.

3. The Planning and Zoning Board (PZB) will develop formal development review criteria that incorporates the review of the economic impacts of proposed development. These review criteria will be included in the County's Land Development Code and/or Regulations.
4. The Planning and Zoning Board (PZB) will continue to assess the impact fees for roads, materials extraction, water and sewer utilities, and recreational facilities to address the impact of new development on the County.

Policy I-1.2B: Mappable minerals with potential for development by the end of the year ~~2011~~ 2050 as identified on Figure 1, Special Treatment Areas Map of the Conservation Element, or as subsequently identified, shall be reviewed for such purposes and shall provide adequate buffers consistent with the needs of adjacent uses, the provisions of the Comprehensive Plan, and the requirements for buffers set forth in the County's adopted Land Development Code and/or Regulations.

Comment: The Policy is updated to reference the 2050 planning horizon.

POLICY I-1.2C: PUBLIC SCHOOLS

Public schools are allowed in all land use classifications except Conservation. This provision applies to lands contiguous to existing schools, as well as development of vacant land for new schools. Further, the County encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Land Development Regulations.

Comment: Language added to address location of public schools consistent with Florida Statutes.

POLICY I-1.2D ACCESSORY DWELLING UNITS

The County may permit accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.

Comment: Policy added to comply with Section 163.31771, Florida Statutes.

1.3: Promote varied and balanced urban growth which enhances the community without economically burdening existing urbanized areas.

Policy I-1.3A: A diversity of land uses is encouraged to provide for the housing, retail and wholesale trade, working, institutional, recreational, agricultural, industrial and public utility

needs of the residents of Glades County.

1. Ensure that zoning reflects a diversity of uses in the Land Development Code and/or Regulations, consistent with other policies within the Plan.
2. New residential developments undergoing rezoning that are over 100 acres in size are required to include a mix of land uses to provide for some of the residents service needs.
3. This mix of land uses shall include no more than 85% residential with the remaining 15% allocated between low intensity non-residential uses, civic uses, parks and/or conservation uses.

Policy I-1.3B: Commercial and industrial developments shall be designed to meet the neighborhood, community or regional needs of the residents of Glades County.

1. Commercial rezoning and development will be limited based upon the commercial needs of the residents and the impacts of rezoning on adjacent lands. Additional zoning and development will be approved only upon determination by the Planning and Zoning Board (PZB) that there is a special need, or to meet the needs of transients.
2. Commercial and industrial facilities shall be required to incorporate site design characteristics which aesthetically complement the area within which they are to be located.
3. Commercial and industrial developments shall be reviewed for their impact on support facilities, including, but not limited to, roads, central water, sewage, and fire protection. When new or additional facilities are required, approval for the proposal shall be contingent upon a commitment by the developer to pay a fair share of costs.

~~4. Actions 1-3, above, will be incorporated into the County's Land Development Code and/or Regulations by the end of 2010.~~

Comment: Policy I-1.3.B.4. is removed as this has been added into the County's Land Development Regulations.

Policy I-1.3C: A county economic development and job creation project is a project that complies with Glades County's compatibility requirements and which will have adequate infrastructure. These projects shall be allowed in any Future Land use category, except those lands designated as Conservation, Institutional, Landfill, American Prime Community or Park, consistent with the goals, objectives and policies adopted in the Economic Development Element. Densities, intensities and impervious surface area shall not exceed the values that are established for commercial and industrial uses respectively in Policy 1-1.4E.

Policy I-1.3D: Development proposals that require the addition or expansion of lands for utilities or other public facilities, such as roads and solid waste facilities, shall not be approved unless such

land additions or expansions are assured. Conversely, utilities or public facilities requiring additional lands to meet development proposed needs shall have expansion on siting proposals supported, if the sites are consistent with other site related policies of the plan.

Policy I-1.3E: Development proposals that include priority conservation areas for wildlife corridors or other environmentally sensitive lands shall provide detailed environmental surveys in order to determine overall gross density.

OBJECTIVE I-1.4: The Board of County Commissioners shall continue to maintain and enhance the quality of life and character of the community by maintaining density controls and development standards that shall achieve that end, and will encourage and support public and private efforts to redevelop or similarly renew existing blighted areas.

Policy I-1.4A: The density of proposed residential developments shall be limited, based upon the capacity of the community services available, unless the developer proposes to make all required improvements necessary to mitigate development impacts and meet State and County concurrency requirements.

1. All development proposals submitted to the Planning and Zoning Board (PZB) shall be required to indicate the existing capabilities of the impacted roads, fire districts, schools, recreation facilities, stormwater management, water system, sewer system, (if available), and the degree to which the developer will utilize these facilities, as well as any proposed facilities which the developer intends to add.

Policy I-1.4B: New development emphasizing employment opportunities and needed retail enterprises shall be located within proximity to Glades residents while meeting all infrastructure requirements. Such developments shall be compatible with and complement the existing architectural design and density of surrounding neighborhoods.

1. The Planning and Zoning Board (PZB) will include employment opportunities, compatibility with the surrounding community, architectural design and density as criteria in its plan review.

Policy I-1.4C: Large scale commercial and industrial developments will be allowed in all land use categories, except those designated conservation, Institutional, Landfill, American Prime Community or park, if they meet all of the following requirements:

1. The development is approved as a PD as provided in the Land Development Code;
2. The development is consistent with siting proposals developed by the county staff and approved by the Board of County Commissioners;
3. The project has direct access to principle arterials and collectors or access to the principle arterials and collectors via local roads with adequate capacity can readily be provided by the development;
4. The project has access to, or will extend existing utilities; or a public or private provider will extend and/or expand the utilities or has the extension of utilities in the utility's financially feasible plan. The project must have access to all existing or planned necessary utilities, such as water, sewer, electricity, natural gas, cable,

broadband, or telephone;

5. The project has access to on-site rail facilities, when appropriate; and
6. The project shall provide sufficient open space, buffers, and screening from exterior boundaries where warranted to address all compatibility issues.
7. The Large Scale Commercial and Industrial development must be a minimum of fifty (50) acres if located in the Commercial or Industrial Future Land Use Category. The Large Scale Commercial and Industrial Development must be a minimum of one hundred (100) acres if located in the Residential, Agricultural/Residential, Agricultural/Open or Transition Future Land Use Category. The County has the right to require the project to be larger if the County finds that a project with more land area is necessary to address the impacts of the development on the surrounding area, and if the County submits that a larger site is necessary to provide a viable project.
8. The project must demonstrate that it will produce at least twenty five (25) new jobs within three years after the project is initiated.
9. The project must demonstrate that it is fiscally positive.
10. The development must contribute positively to improving the County's economy.
11. If the project requires that the county expend funds not already provided for in the County Capital Improvement Program (CIP), the project will cooperate with the county in obtaining the funds. This provision includes requiring the County to accelerate a programmed project.
12. The owner/developer of the project will work with the appropriate educational facilities to create the necessary education and training programs that will enable Glades County residents to be employed within the Large Scale Commercial and Industrial Development.
13. Intensities shall not exceed the Floor Area Ratio for Commercial and Industrial uses respectively that are established in Policy I-1.4E.
14. Densities shall not exceed the values for Commercial and Industrial uses respectively that are established in Policy I-1.4E.
15. Impervious surface area shall not exceed the values for Commercial and Industrial uses respectively that are established in Policy I-1.4E.

Policy I-1.5D Existing development should not be allowed to deteriorate through neglect or carelessness.

1. Existing developments shall be policed by code enforcement personnel to ensure compliance with County Ordinances.

Policy I-1.4E: Redevelopment and renewal of blighted areas will be encouraged.

1. The County will encourage the redevelopment and renewal of blighted areas by identifying blighted areas, and making provisions for necessary infrastructure in these areas to facilitate their re-development/renewal.
2. The County will investigate grants and tax incentive programs in an effort to encourage redevelopment and the renewal of blighted areas.

Policy I-1.4F: Land use definitions, densities and intensities of the Future Land Use Map series are as follows:

Residential: Land areas used predominantly for housing with density of up to 7 units per acre. Uses may also include low-intensity non-residential uses such as neighborhood commercial uses including restaurants, barber shops, convenient food stores, movie rentals, houses of worship, public parks and plant nurseries; existing cemeteries; private child care centers and nonprofit private clubs of a fraternal or social character.

Non residential uses shall develop at an intensity no greater than 0.25 floor area ratio and be buffered from residential uses.

All non-residential uses shall be limited to a total amount of 100,000 square feet and shall not exceed 15,000 square feet at any one location for projects that are not associated with a PUD.

Neighborhood retail commercial uses shall develop at an intensity no greater than 0.25 F.A.R and locate within 1,000 feet of the intersection of two arterial roads or the intersection of an arterial road and a collector road, and be appropriately buffered from residential uses.

Projects greater than 150 units shall occur in the form of a Planned Unit Development, be compact, connect to central water and sewer, include a variety of residential units (single family units and multi-family units), and also include the following amenities: parks, and bicycle and pedestrian pathways that are connected in order to promote alternative modes of transportations. Projects greater than 500 units shall also include neighborhood retail uses.

Commercial: Land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services. Densities shall be up to 24 units an acre for motel units; up to 30 units an acre for recreational vehicles; up to 0.5 floor area ratio for single story structures, with a minimum 0.4 site not covered with impervious surfaces; up to 1.0 floor area ratio for multi-story structures, with a minimum 0.4 site not covered with impervious surfaces.

Industrial: Land areas predominantly connected with manufacturing, assembly, processing or storage of products. Densities shall be up to 0.5 floor area ratio for single story structures and up to 1.0 floor area ratio of site coverage for multi-story structures, with a minimum of 0.4 site not covered with impervious surfaces.

Institutional: Buildings, facilities, or lands that are owned or leased, or operated by a

government entity, such as civic centers, hospitals, libraries, police stations, fire stations, administration buildings, sewer systems, and potable water systems. Educational uses include activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. This category may also include churches. Densities shall be up to 0.5 floor area ratio for single story structures and up to 1.0 floor area ratio of site coverage for multi-story structures, with a minimum of 0.4 site not covered with impervious surfaces.

Agricultural/Residential: Land areas with an agricultural orientation but with a combination of agricultural and residential uses. Densities shall be up to 1 residential unit per 5 acres.

Agricultural/Open: Land areas intended for agricultural uses and to preserve for agricultural uses those lands with productive agricultural potential. Open spaces, park lands, water sheds and water recharge areas are also included in these areas. Densities shall be up to 1 residential unit per 20 acres.

Conservation: Land areas designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood control, protection of quality quantity of groundwater or surface water, Wetlands, floodplain management, fisheries management, or protection of unique vegetative communities or protected wildlife habitats. Maximum densities shall be up to 1 unit per 20 acres. The units allowed by these densities shall be transferred and clustered on adjacent non-conservation areas.

The County shall prohibit all development impacts within wetlands that are not adequately compensated for, through the use of adopted and current mitigating actions. In order to approve any wetlands impacts, biological functions of the impacted wetlands system shall be replaced through in-kind mitigation.

Functions that may be considered include, but are not limited to:

- Provision of wildlife and fisheries habitat;
- Maintenance of in-stream flows and lake levels during periods of high and/or low rainfall;
- Erosion control;
- Water quality enhancement; and
- Natural vegetative communities

Mitigation activities for impacting wetland areas will be permitted when the mitigation activities are intended and designed to restore wetland areas to their natural conditions, including water flows, hydroperiods, and native vegetative communities. Mitigation of wetland impacts will be allowed when permits authorizing the mitigation have been obtained from the South Florida Water Management District and/or the Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers, as applicable. The County shall require the developer to have a qualified professional to identify and certify the limits of all wetlands on the development plans.

Transition: Mixed Use Areas in which the present primary use is agricultural, but which have scattered residential and nonresidential use areas and are likely to be infilled with

additional residential uses. This category will not include more than 2.5% of the total land area of Glades County. The maximum densities are a gross residential density of 12 residential units per acre and the maximum floor to area ratio for non-residential uses shall be 0.3.

Landfill: Sanitary landfill disposal site for municipal and household refuse. The disposal site shall: (1) be easily accessible in any kind of weather to all vehicles expected to use it; (2) safeguard against surface and ground water pollution originating from the disposed solid waste; (3) safeguard against uncontrolled gas movement originating from the disposed solid waste; (4) have an adequate quantity of earth cover material that is easily workable, compactable, free of large objects that would hinder compaction, and does not contain organic matter of sufficient quantity and distribution conducive to, the harborage and breeding of vectors; (5) be compatible with surrounding land uses and be appropriately buffered.

Park: Park and recreational areas containing facilities for community-oriented and resource-oriented recreational needs. Density and intensity shall be low with 75% pervious surface coverage.

American Prime Community: Land areas predominantly for housing with densities of one (1) dwelling unit per 1.89 acres on the property containing 1,179.47 acres more or less as described in COMP08-05LS. Uses include residential dwelling units, parks, public and/or private marina(s) with a maximum of 120 wet slips and 120 dry slips and neighborhood commercial not to exceed 41,000 square feet. If no neighborhood commercial uses are developed, then the marina(s) may only have a maximum of 95 wet slips and 95 dry slips. Commercial uses shall be limited to a FAR of 0.5. Clustering of residential units will be strongly encouraged within this district.

The development will adhere to the following criteria:

Wetlands and Canals. The existing wetland located at the western end of the Property, partially straddling the north-south drainage canal, will be preserved and a minimum of 15% of the Property will be comprised of wetlands. The existing drainage canals in the west and along the eastern property line will be preserved and allow for treated stormwater from the Property to enter the Caloosahatchee River.

Lake and Islands. A man-made lake, comprising a minimum of 20% of the Property, will provide adequate flood plain protection and act as a secondary buffer with the eastern drainage canal to buffer the adjacent agricultural lands to the east of the Property. The dredging and construction of the lake will be done in a manner that does not negatively impact any adjacent wetlands. Any islands created in the lake will be built with appropriate stormwater control structures that will facilitate water storage, control and treatment. The finished floor of occupied living space for all residential structures will be built above the 100-year floodplain.

Water Service. At the developer's own expense, the developer will connect the Property to nearest suitable Port LaBelle Utility System (PLUS) and enter into a service agreement with PLUS for the entire water capacity of the development.

Waste Water Service. At the developer's own expense, the developer will construct a centralized waste water treatment plant on the Property to serve the needs of the entire development. The developer will arrange for the plant to be operated and maintained privately until such time as PLUS or any successor utility or any other utility is able to incorporate the plant into its service system and accept the responsibility for operation and maintenance functions.

Roads. The developer will construct an eastern extension of Birchwood Parkway, a public road, in a manner that roughly parallels State Road 80. The developer will construct a north-south public road within the Property that connects the extension of Birchwood Parkway to State Road 80.

Spoil Easements. The developer will seek to relocate and consolidate the two 50-acre United States Army Corps of Engineers (USACOE) spoil easements located on the Property into one 100-acre spoil easement at the extreme northwestern tip of the Property and permit the South Florida Water Management District (SFWMD) to use the easement for an alternative water storage project or other suitable water-related project. If the USACOE denies the consolidation, the developer will seek an alternative relocation plan that keeps the two easements separate. If the USACOE denies the alternative plan, then the developer will appropriately design the development around the existing spoil easements, providing buffers around the perimeters as necessary.

Wildlife. The developer will seek to mitigate potential impacts to the Florida Panther by participating in a Panther Mitigation Bank through the purchase of Panther Habitat Units. The developer will also preserve and relocate off-site as necessary gopher tortoises that are located primarily on the southeast portion of the Property.

Mixed Use: The principles of "Smart Growth" shall govern the Mixed Use District. As used herein, the term "Smart Growth" shall mean and refer to those specific planning and development practices with the following characteristics:

Good Stewardship of the Land: Good stewardship involves preserving and enhancing environmental systems, respecting the regional/ecological setting, and integrating the natural and man-made environment in a complementary and reinforcing manner by creating well-functioning environmental systems on-site. Landscape and open space systems should be designed to mature, add value, and create a strong legacy of beauty and value for future generations. Good stewardship includes setting in place the social institutions to regulate and govern the new communities successfully to ensure protection of the environmental systems in the future.

Designing for Sustainability: The concept of sustainable design is to create an environment that continues to improve over time. This shall be achieved in the Mixed Use District by creating systems where each phase of improvement adds incrementally to the benefits of all of the prior phases (e.g., connecting sections of the linear parks and recreation trails). As the community grows, these systems become more and more significant and, ultimately, they become unique and important resources within the

Mixed Use District and region.

Market Driven Planning: The successful implementation of the Mixed Use District depends on strong market support. Therefore, the regulatory framework needs to provide the necessary flexibility, adaptability, and responsiveness to the market needs and buyer preferences over time.

Small-Town Scale: A small-town scale allows people to comfortably move throughout their neighborhoods, utilizing a variety of travel modes (walking, biking, community waterway, nature trails, and automobile). Mobility and small-town scale are important to generate the enthusiasm and excitement in the marketplace that will yield strong market acceptance and add to the social and economic stability of the larger community

Connectivity and Continuity: Streets will be designed to be pedestrian-friendly and contain visually attractive amenities that promote recreational activities, such as walking and bicycling, and will provide continuity between neighborhoods and the Town Center. Traffic calming methods and the development of multiple and interconnected transportation routes are essential. Transportation planning within the Mixed Use District shall strive to achieve a balance between vehicular and pedestrian needs, while recognizing that vehicular mobility is important for trade and commerce.

Architectural Diversity: Architectural points of interest and architectural diversity within the neighborhoods and along prominent residential streets are encouraged. This is critical to achieving the sense of a friendly "hometown atmosphere." However, diversity can also be realized by variation in street patterns, building siting, site landscape and hardscape, color, and other façade elements. This is an important element in the success of the Mixed Use District.

Flexibility: Master plans for the Mixed Use District shall be designed to be sufficiently flexible to respond to changing markets and community needs. Approvals and the regulatory framework must respond to changes in the marketplace, financial requirements of the developer, and evolution of the community without compromising the original vision.

Development Characteristics of Mixed Use Development

The Mixed Use District shall promote and help sustain a bold economic development strategy for Glades County. This economic development strategy shall be predicated on strong regional and local "place making" that embodies the Smart Growth principles of development identified above.

The District designation will facilitate the integration of a range of land uses typically found in small towns. Such uses may include residential, office, commercial, industrial, recreational, resort, institutional, and civic. A significant portion of the development shall be residential with housing of various densities and price ranges including, but

not limited to, single-family, multi-family, and townhouse homes for sale and rent.

The District will be self-contained and developed from large vacant land holdings by developers under the coordinated guidance and administration of Glades County. High-quality planning/urban design, environmental protection, and enhancement are to be emphasized as fundamental characteristics of the District. It is anticipated that over the life of the District, the development will provide the appropriate infrastructure to service the range of land uses under existing and future regulatory requirements.

NOTE:

1. **For Muse Planning Area Category please see Goal 2 of the Future Land Use Element. For Goals, Objectives and Policies related to the Mixed Use category, see Goal 3 of the Future Land Use Element.**

Policy I-1.4G: Land parcels within areas designated “Transition” on the Future Land Use Map may be converted from agriculture to residential use upon showing that the proposed residential use will not cause any facility subject to a level of service standard set forth in this plan to go below such standard, and that the proposed residential use meets one or more of the following criteria:

1. The use will infill land areas between existing residential uses.
2. The use will extend and be compatible with an adjacent uses.
3. The use will initiate residential use in an area which because of infrastructure, natural features, proximity to public or private facilities or other factors is particularly suitable for residential development.

Residential development within areas designated shall be limited to a maximum gross density of twelve (12) residential units per acre. No more than ten percent (10%) of the lands designated as transition may be developed for new residential uses during the ~~2010-2020~~ planning period. Residential development shall be located in areas adequately served (meeting adopted level of service standards) by roads, stormwater management and other required facilities, and providing for separation and/or buffers between residential development and incompatible nonresidential development.

Policy I-1.4H: Land parcels within areas designated “Transition” on the Future Land Use Map may be converted from agriculture to commercial or industrial use upon showing that the proposed commercial or industrial use will not cause any facility subject to a level of service standard set forth in this plan to go below that standard, and the proposed commercial or industrial use meets one or more of the following criteria:

1. The use will be one which will provide products or services primarily for residents or agribusiness in the immediate area.
2. The use will be adjacent to an existing commercial or industrial use and will be compatible with surrounding uses.
3. The use will initiate industrial or commercial use in an area, which because of infrastructure, natural features, proximity to public or private facilities or other factors is particularly suitable for industrial or commercial development.

Commercial or industrial development within areas designated as “Transition” shall be limited to a maximum Floor Area Ratio (FAR) of 0.3. No more than fifteen percent (15%) of the lands designated as transition may be developed for new commercial or industrial uses during the ~~2010-2020~~ planning period. Commercial or industrial development shall be located in areas adequately served (meeting adopted level of service standards) by roads, stormwater management and other required facilities, and providing for separation and/or buffers between residential development and incompatible non-

residential development.

OBJECTIVE I-1.5: Glades County will continue to review distribution, rate, and type of growth and development to ensure it is consistent with the supportive capacities of natural and man-made systems, while ensuring the protection of natural and historic resources.

Policy I-1.5A: Growth and development shall be encouraged in order to promote the efficient and economical extension of community support services and facilities.

1. The Planning and Zoning Board (PZB) will consider the efficient and economical extension of existing services and facilities as one criterion in its review of projects.

Policy I-1.5B: Zoning uses will be based, upon the capacities of natural and man-made systems to support growth and development.

1. The capacities of natural and man-made systems to support growth and development will be used as a criterion by the Planning and Zoning Board (PZB) in its review of the appropriateness of the County's Zoning Map and the Zoning Code.

Policy I-1.5C: Restrict urban growth and development on lands within the Conservation Future Land Use Category to densities of not more than one dwelling unit per 20 acres and prohibit the storage and handling of hazardous wastes and materials within such conservation lands to ensure compatibility with and protection of environmentally sensitive lands and potable water wellfields. The proper temporary storage and handling of Environmental Protection Agency (EPA) approved agricultural materials listed as hazardous, however, may be allowed following approved EPA standards and guidelines.

Policy I-1.5D: Restrict urban growth and any development to protect significant historical/archaeological resources, consistent with the Florida Department of State guidelines.

Policy I-1.5E: Promote growth which is compatible with the County's Special Treatment Areas, as indicated in Figure 1 of the Conservation Element.

1. The identification of Special Treatment areas impacted by the project and the proposed measures to prevent their deterioration shall be required by the Planning and Zoning Board (PZB) as an element of any development proposals.
2. Land stripping and clearing in residential, commercial, industrial and institutional development proposals will be restricted to the areas necessary for redevelopment. A landscaping plan for these proposals is optional, but encouraged, as part of all development proposals.

Policy I-1.5F: Glades County will continue to maintain the "Ortona Indian Mound Park" project which will protect and provide educational opportunities depicting a Caloosa Indian settlement and ancient Canal system.

Policy I-1.5G: Any development proposed that falls within the band of Development of Regional Impact (DRI) thresholds shall not receive a County development order until the applicable

provisions of F.S. 380.06 are met.

Policy I-1.5H: Require development to be consistent with the suitability of soils and their development potential.

Policy I-1.5I: Within Potable Water Wellfield Cones of Influence, the County shall prohibit inappropriate uses and facilities, (such as underground fuel storage tanks, landfills, handling or storage of hazardous materials listed in the SARA Title III Consolidated List of Chemicals, prepared by EPA, and certain polluting commercial or industrial uses) and limit the intensity of development in these areas to insure that post-development groundwater recharge meets or exceeds pre-development levels. The County shall adopt a Wellfield Protection Ordinance by year-end 2011 to address the provisions of this Policy.

Policy I-1.5J: For the purposes of this Plan, environmentally sensitive lands shall include wetlands, unique vegetative communities containing State and Federal listed plant species and habitats for State and Federal listed wildlife species.

OBJECTIVE I-1.6: Protect and enhance the carrying capacity of the existing and proposed transportation systems of Glades County through proper land use controls and standards, and incorporate these controls and standards into the County's Land Development Code and/or Regulations.

Policy I-1.6A: New land developments adjacent to existing and proposed arterial roads shall provide land for a frontage road or shall design the ingress and egress of the development to minimize the need for multiple access points.

1. The Planning and Zoning Board (PZB) will use this as a criterion in reviewing plans. The County Engineer will review all such proposals and will make recommendations to the PZB.

Policy I-1.6B: Strip commercial land use adjacent to arterials will be discouraged and mixed-use developments near arterials using cluster techniques will be encouraged.

1. The Planning and Zoning Board (PZB) will only recommend the approval for commercial developments, of sufficient size that enable internal circulation patterns, to developments that minimize the need for multiple access points. Smaller commercial developments should only be recommended for approval if they are located to serve an established neighborhood, or at the intersection of arterial and/or collector roads. The County Engineer will review all such proposals and make recommendations concerning this criterion to the PZB.

Policy I-1.6C: Where practicable, land developments adjacent to section lines should reserve space abutting the section lines(s) for future arterial roads, as designated in the Traffic Circulation Element, unless right-of-ways have been designated and preserved.

1. This criterion should be used by the Planning and Zoning Board (PZB) in its review of development proposals. The County Engineer should recommend the amount of space that needs to be reserved for rights-of way.
 2. Incorporate formal site plan review procedures requiring review of all new development by the County Engineer into the County's Land Development Code
-

and/or Regulations.

OBJECTIVE I-1.7: The Board of County Commissioners shall continue to regulate the use of land and promote public and private investment, to maintain or preserve those land and water areas with potential for production of food and fiber.

Policy I-1.7A: Discourage urban encroachment into agricultural areas and encourage the long-term utilization of productive cropland.

Policy I-1.7B: By 2011, adopt Land Development Code and/or Regulations to encourage forest management programs. These regulations will include a provision for the use of controlled burns as a necessary component for healthy forest management.

OBJECTIVE I-1.8: Promote appropriate land uses within the Kissimmee River Floodplain consistent with the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins.

Policy I-1.8A: The County will continue to utilize the following guidelines and standards in determinations of the uses and structures within the Kissimmee River Flood Plain District, as defined in Ordinance 88-9, as adopted on November 14, 1988:

1. Each determination shall be based on preserving the environmental qualities of the Kissimmee River Flood Plain District.
2. No use, structure, or activity, including the filling of land to change the level of land shall be permitted in any floodway which adversely affects normal flood flows, increases flooding of lands above or below the property, increases erosion within or adjoining the floodway, causes diversion of flood waters in a manner more likely to create damage than does flow in a normal course, increases peak flows or velocities in a manner likely to lead to added property damage or hazards to life, or increases amounts of potentially damaging materials (including those likely to be injurious to health) which might be carried downstream in floods.
3. Uses and structures permitted in the floodplain shall be limited to those least likely to be damaged by the kind and amount of flooding anticipated. No area known to be susceptible to frequent and dangerous flash floods shall be used as a place of assembly for substantial numbers of persons during periods when such floods are likely to occur. Any structures permitted in the Kissimmee Flood Plain District shall be so located, elevated on pilings and constructed as to minimize potential hazards and damage from probable flooding or resist flotation, offer minimum obstruction to flood flow and provide that the lowest floor elevation is at least one foot above the base flood elevation as established by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. No use shall be permitted which increases amounts of potentially damaging hazardous materials (including those likely to be injurious to health) which might be carried downstream in floods. Uses and structures shall conserve water and maintain or improve present water quality in the floodplain, and will prevent damage which may be caused by degraded water quality and its consequential effect on the environmental resources of the area.

OBJECTIVE I-1.9: Develop and adopt Land Development Code and/or Regulations implementing this Plan, addressing the provisions provided for in Policy I-1.9A, below.

Policy I-1.9A: Land Development Code shall contain at a minimum, the following provisions:

1. Regulate the subdivision of land.
 2. Protect environmentally sensitive lands, species, and habitats; promote sustainable yields of commercially exploited regulation and wildlife and fisheries; and, provide for urban open space, buffering, and opportunities for rural open space acquisition.
 3. Regulate areas subject to seasonal and periodic flooding and provide for stormwater management. No use, structure, or activity, including the filling of land to change the level of land shall be permitted in the Federal Emergency Management Agency (FEMA) 100-year flood hazard zone which adversely affects normal flood flows, increases flooding of lands above or below the property, increases erosion within or adjoining the floodway, causes diversion of flood waters in a manner more likely to create damage than does flow in a normal course, increases peak flows or velocities in a manner likely to lead to added property damage or hazards to life, or increases amounts of potentially damaging materials (including hazardous materials) which might be carried downstream in floods. For development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.
 4. Protect potable-water wellfields and aquifer recharge areas, consistent with Objective I-1.5 Policy I-1.5C, and require mandatory water quality protection measures for runoff, and water conservation measures for domestic uses.
 5. Regulate signage.
 6. Ensure safe and convenient on-site traffic flow and vehicle parking needs.
 7. Ensure the availability of suitable land for utility facilities to support proposed development.
 8. Protect significant historical and archaeological sites.
 9. Mitigate incompatible land uses.
 10. Provide a concurrency management system that assures that Development Orders and permits not be issued if the service level as specified within this plan is not being met or will not be met for affected public facilities through the issuance of the order or permit, and
 - a. Provides for required recreational facilities to begin construction no later than one year after execution of a binding contract or enforceable development agreement; and
 - b. Monitors Levels of Service and the County schedule of Capital improvements, and
-

- c. Applies concurrency at the time of development approval or building permit (if not required to undergo site plan approval), unless there is a binding local agreement and developer agreement which addresses concurrency and this agreement has been entered into as a requirement of an approval of a subdivision plat, rezoning, site plan, or special permit; and
 - d. Provides relief provisions for replacement housing for low and moderate income persons (Replace is defined as: restore to a former place, position, or condition); and
 - e. Provides for the County Manager or his designee to prepare the annual level of service monitoring report specific in the adopted concurrency management system. The purpose of this report is to provide the affected entities with information in order to evaluate and coordinate level of service standards.
11. Provide that Development Orders contain conditions requiring consistency with the Lake Okeechobee Surface Water Improvement and Management (SWIM) Plan and the Caloosahatchee River SWIM Plan.
12. Restrict strip development along arterials, requiring access in proposed urban expansion areas on the Future Land Use Map (FLUM) to be through streets or by frontage roads, and in existing urban areas require joint entrances to arterials to be a component of redevelopment or renewal proposals.

Policy I-1.9B: Monitor and continue to enforce Land Development Code and/or Regulations that promote innovative land development techniques such as planned unit developments and mixed land use developments.

OBJECTIVE I-1.10: Glades County will promote and preserve existing agricultural uses and the rural setting by developing flexible density and clustering provisions in a Future Land Use Category that realigns density without diminishing prime rural and open space areas.

Policy I-1.10A: Glades County will encourage the clustering of new residential units near commercial uses, whether existing or planned.

Policy I-1.10B: Lower densities will be preserved around existing agricultural uses while minimizing density increases on vital rural sites.

OBJECTIVE I-1.11: Glades County shall allow schools in all Future Land Use Map Categories consistent with the siting procedures and guidelines provided in the Public Schools Facilities Element.

Policy I-1.11A: Schools will be sited consistent with the Objectives, Policies and actions outlined in the Public Schools Facilities Element.

Policy I-1.11B: When acquiring, reserving or accepting by donation sites for schools the following will be considered:

1. Where appropriate, the location of elementary schools will be proximate to and within walking distance of the residential neighborhoods served;
-

2. High schools will be conveniently located to the residential community(s) they are intended to serve with access to major roads;
3. The school is compatible with present and projected uses of adjacent property;
4. Where adequate public facilities and public utilities infrastructure are, or will be, available concurrent with support for the proposed school;
5. Where the school can be co-located with other public use facilities such as parks, libraries, and others.
6. Where the site is adequately drained;
7. Where safe access can be provided to and from the school site for pedestrians and vehicles;
8. The proposed site will be sufficiently sized to accommodate the required recreational programs as well as the parking and circulation of vehicles, or agreements shall be part of a co-location agreement with the County or the City to share recreational programs and the circulation and parking of vehicles.

Policy I-1.11C: Development of public school sites shall be consistent with the Level of Service standards provided in the Public Schools Facilities Element.

GOAL I-2: ENSURE THAT LAND USES AND DEVELOPMENT IN THE MUSE VILLAGE AND THE MUSE PLANNING AREA ARE GUIDED IN A MANNER CONDUCIVE TO PRODUCING FUTURE URBAN DEVELOPMENT THAT IS LARGELY SELF-CONTAINED, IS SUPPORTED BY NECESSARY COMMUNITY INFRASTRUCTURE AND SERVICES, AND PROTECTS IMPORTANT ENVIRONMENTALLY SENSITIVE AREAS.

OBJECTIVE I-2.1: The Muse Village and the Muse Planning Area will provide for a variety of housing types.

Policy I-2.1A: The Muse Village will include residential, commercial, recreational, tourist opportunities, and institutional uses. Various types of land uses that generate economic growth will be encouraged, along with a mix of residential uses and densities. Mixed use developments will be permitted within the Muse Village. Density calculations for mixed use areas will not require separate residential tracts or deduct from residential density when calculated to include commercial acreage as part of their overall development for a true mixed use development.

Policy I-2.1B: The Muse Village will be limited to a total of 3500 units on a total of 1272 +/- acres. Net densities will not exceed 16 units per acre. Higher densities will be located in a reasonable proximity to neighborhood centers, schools, arterial or collector roadways, or the activity center. Adequate buffers will be required between high density residential and lower density residential and between residential and commercial and industrial uses. Such buffers may not be required when such uses are approved as a Planned Development.

Policy I-2.1C: An extensive range of commercial uses are permitted within the Muse Village activity center and the neighborhood centers which include retail, office, medical, wholesale, and service

commercial uses Light industrial and light manufacturing, warehousing and distribution are permitted in the Muse Village activity center. Limited light industrial is permitted within neighborhood centers.

All commercial and industrial uses will be designed and located with an adequate transportation network to serve the commercial and industrial use. The storage and assembly of goods shall be visually screened from public right-of-ways and adjacent properties.

Policy I-2.1D: In an effort to create a largely self-contained community, institutional, recreation, conservation, public and quasi-public uses are permitted in the Muse Village.

Policy I-2.1E: All new development over ten (10) acres, or any development seeking proposed increased densities and intensities must be reviewed and approved as a Planned Development. The application will be reviewed to ensure compliance with the Comprehensive Plan. Development shall be defined as in Chapter 380, F.S.

Policy I-2.1F: Clustering shall be used when necessary to provide common open space, and to protect wetland systems, drainage conveyances, and significant areas of habit for endangered or threatened species.

Policy I-2.1G: Development in Muse Village shall be designed to ensure that environmental protection standards are consistent with Objective V-1.4; Policy V-1.4A of the Conservation Element of the County's comprehensive plan. Natural areas identified by application of said policy shall be set aside for preservation or conservation use and connected to each other in a manner to form an integrated system of open space that will serve the interest of the village and wildlife.

Policy I-2.1H: Muse Village will have a mix of residential and non-residential uses. There will be a minimum of 25% multifamily units, commercial in a range of 200,000 - 350,000 square feet, light industrial in a range of 10,000 - 40,000 square feet, public and institutional in a range of 50 to 80 acres (which includes the acreage of the existing school site), and a minimum of 25% open space and corridors that would enhance the viability and livability of the built Muse Village community.

Policy I-2.1I: Glades County will work with private interests to provide for economic diversification within the Muse Village and the Muse Planning Area.

OBJECTIVE I-2.2: Agricultural uses will remain acceptable uses and may continue and expand within the Muse Village and the Muse Planning Area but may be phased out over time as the properties are converted to other uses.

Policy I-2.2A: Development within the Muse Planning Area must consider adjacent agricultural operations, and adequate buffers must be provided to permit the development and agriculture to co-exist.

OBJECTIVE I-2.3: Development within the Muse Village and Muse Planning Area will be coordinated with transportation capacity.

Policy I-2.3A: Map A establishes a future Muse Transportation Network that will support the Muse Study area and the surrounding area. This map establishes the future public arterial and major collector road corridors and their general alignment. This map will serve as the guide to establish needed corridors and the financial program to ensure that an acceptable level of service will be provided in the long-term future. The roadway alignments may be modified as more detailed development plans and environmental assessments are undertaken; however, the general number of corridors, their functional classification, and connections to adjacent lands will be preserved. Glades County shall continue to review and update, every six years, at a minimum, the future transportation needs of the Muse Study Area and will continue to amend the transportation needs plan to provide for needed arterial and collector roadway corridors.

Policy I-2.3B: The County will focus its transportation improvement funding efforts on the State Roads serving the Muse Planning Area or roads in the area that will relieve congestion on State Roads. The County shall regularly evaluate the levels of service for roadway facilities in the Muse Transportation Network to determine, whether temporary or permanent lower levels of service would better serve the goals of creating a mixed use village while supporting the policy of focusing funding on more significant transportation systems (e.g. SIS or FIHS designated roadways, elements of those systems, or roads in the area that will relieve congestion on State Roads.)

Policy I-2.3C: Glades County will measure concurrency on all roads on the Muse Transportation Network on a segment-by-segment basis.

Policy I-2.3D: A Transportation Finance District (District) will be established to provide its share of the financial needs of the Muse Transportation Network. The District will be bounded by the Charlotte County line to the west, Hendry County line to the south, SR-29 to the east, and the edge of the Muse Study Planning Area, to the north. Additional lands may be added to the District by Glades County if the transportation interests and facility needs are similar or if other areas are going to have a significant (>5%) impact on any links within the District.

Policy I-2.3E: ~~By December 31, 2012, an~~ assessment program, similar to a consumption-based transportation impact fee, shall be developed to establish a financial contribution for each component of development within the District. The financial contribution will be deposited in a separate road improvement fund and said funds can only be spent on improvements to the Muse Transportation Network. This assessment will consider and recognize the contributions that traffic generated within The District makes to other transportation revenue programs that have been established for the purpose of providing for mobility. When adopting the fee, the County shall consider a formula that is consistent with the dual rational, nexus test when considered with the Countywide roads impact fee, and any duly adopted proportionate share ordinance. The assessment rates shall be reviewed and updated by Glades County every three years at a minimum. The objective of the assessment shall be to provide for the capacity needs of the development itself, and not for the needs of other traffic that might use the Muse Transportation Network, nor to cure existing deficiencies.

Policy I-2.3F: Glades County shall work with the legislature and with FDOT to provide for additional

funding, reduced levels of service, and other assistance to permit local use of SIS roads since Glades County is in a Rural Area of Critical Economic Concern (RACEC).

Policy I-2.3G: Assessments from the Muse Transportation District (District) will be collected by Glades County no later than the time when building permits are issued. The funds will be administered by the Glades County Board of County Commissioners, and shall be used for the purposes outlined in this policy.

These funds may be combined with any other funds that may become available to assist in the implementation of transportation improvements.

Policy I-2.3H: With each triennial review of the assessment schedule, Glades County shall review the operating condition of the Muse Transportation Network. The review shall assess the operating conditions and forecast conditions into the near-term future (three to six years) for individual road segments to assess if locations of severe deficiency exist, and summarize the overall condition to measure if conditions are changing in an unforeseen manner. The amount of Muse district travel on the Muse Transportation Network and other traffic will be identified separately to ensure that the Muse Study Area generated travel is within the parameters of its financial commitments to the transportation network via road, impact fees, proportionate share payments, and other funding mechanisms that may be put in place.

Policy I-2.3I: Glades County will consider how and when mass transit can be provided within the Muse Village and Muse Planning area.

Policy I-2.3J: Pedestrian and/or bike paths shall be provided on at least one side of all new arterial and collector roadways. New residential communities and commercial developments must provide pedestrian networks.

Policy I-2.3K: Glades County will work co-operatively with Hendry County and the Florida Department of Transportation to explore the potential for new or expanded north/south roadway corridors that cross the Caloosahatchee River.

Policy I-2.3L: Initial development in the Muse Village shall be limited to 325 residential units and 20,000 square feet of non-residential uses until such time that adequate capacity has been demonstrated to be available on the impacted roadways. Further developments on the site will be contingent on a demonstration, through a professionally acceptable transportation methodology submitted to the County, that adequate capacity is available, or is planned to be available through a financially feasible plan adopted into the comprehensive plan to serve the demands created by the cumulative impacts of the Muse Village Development.

OBJECTIVE I-2.4: Glades County will provide, or work with private interests to provide, adequate potable water and wastewater facilities within or adjacent to the Muse Village and the Muse Planning Area. Regional facilities may be located outside of the Muse Village and Muse Planning area in order to provide adequate water and wastewater facilities.

Policy I-2.4A: Consistent landscape plans shall be created for all new arterials and collector roads within the Muse Village. Landscaped buffers shall be encouraged within the Muse Village and

the Muse Planning Area for all existing arterials and collectors as development and redevelopment occurs.

Policy I-2.4B: All development within the Muse Village shall be connected to central water and wastewater facilities. Septic tanks and wells are permitted for golf course halfway houses, temporary construction trailers and temporary sales centers.

Policy I-2.4C: The County shall conduct further study by June of 2012 to determine whether or not central water and wastewater facilities can be provided to the Muse Planning Area. Densities in the Muse Planning Area shall be limited to a density of two units per acre unless the development is connected to central water and wastewater facilities with sufficient existing or future capacity to serve the build out of the development. The sizing of the lines and facilities shall take into consideration the extension of service to future development areas within the Muse Planning Area.

Policy I-2.4D: The utility service providers to the Muse Village will plan, design, permit, and construct water, wastewater, and reclaimed water utility infrastructure (including water supply, treatment, storage, distribution, collection, and disposal capacity) to support the potable water, sanitary sewer, and irrigation needs of the Muse Village at full build-out and in accordance with the following level of service standards. It is recognized by the parties that said infrastructure may be constructed in phases commensurate with the creation of demand by the Muse Village. Potable Water Level of Service Standards The average daily flow for domestic use shall be calculated at the minimum rate as follows:

- Single-Family (SF) Residence: 100 gpd per capita, 2.5 persons per residence for a flow of 250 gpd per SF residence.
- Multi-Family (MF) Residence: 100 gpd per capita, 2.0 persons per residence for a flow of 200 gpd per MF residence.
- Flow demands for commercial, industrial, and special-type developments shall be established from Florida Administrative Code FAC 64E-6 guidelines, existing records of the last year maximum three-month average, or by using the best available data. A minimum peak day factor shall be 2.5 times the average daily value. An equivalent Residential Unit (ERU) is defined as 250 gpd. The minimum design for water distribution systems shall provide for at least 100% of the combined average day demand rate times the peak factor at 2.5 plus the required fire flow. The allowable minimum service pressure under such design conditions shall be 20 psi.

Policy I-2.4E: The use of native vegetation and xeriscape vegetation will be encouraged through the PD process to reduce the demand for irrigation water.

Policy I-2.4F: The utility service providers to Muse Village will develop and implement a water conservation plan (plan) in accordance with the requirements of the SFWMD Basis of Review section 2.6.I, Water Conservation Plans. The utility service providers shall submit the plan to SFWMD as part of the individual, water use permit application for consumptive use. Eight water conservation elements will be incorporated into the plan including:

1. Limitation of landscape irrigation times to prevent evaporative losses.

2. Use of salt tolerant plants and efficient watering system known as Xeriscaping.
3. Installation of ultra-low volume plumbing fixtures in all new homes and businesses.
4. Use of water conservation-based rate structures.
5. Leak detection programs in case water losses exceed 10 percent.
6. Operation of rain sensor device or automatic switch to override irrigation sprinkler system when adequate rainfall has occurred.
7. Public education programs.
8. Use of reclaimed water.

Policy I-2.4G: Development within the Muse Village will be required to utilize reuse water to meet the irrigation needs of the proposed development to the extent reuse water is available. A reclaimed water utility system will be designed and constructed to serve the Muse Village so that landscaped areas and other potential users will have access to the system. Conventional water sources will be used only when an insufficient volume of reclaimed water is available. Other alternative water sources will be sought and utilized in order to ensure that adequate water supply is available for Muse Village.

Policy I-2.4H: The reclaimed water utility system shall have a control program to protect the public potable water supply system from the possibility of contamination with reclaimed water.

Policy I-2.4I: Potable water shall be provided through a centralized system utilizing the most suitable aquifer based on a Water Resource Assessment, detailed Hydro Geological Investigation, and coordination and collaboration with the South Florida Water Management District (District) during all phases of consumptive water use permitting. The District shall ensure through the consumptive use permitting process that water withdrawals do not adversely impact wetlands or existing legal users in accordance with the District rules.

Policy I-2.4J: Development of Muse Village shall rely on central water and sewer to be provided by a special district or a private developer. The agreement to provide services shall be reflected in either an inter-local agreement with a special district or a development agreement between the County and the developer. Such agreement shall be entered into no later than PD approval, committing to construct the facilities and have the necessary facilities coincident with the issuance of the first certificate of occupancy. The central sewer and water facilities shall be reflected in the County's comprehensive plan and in the Five-Year Schedule of Capital Improvements meeting the statutory requirements of financial feasibility contained in section 163.3177 (2005) no later than the comprehensive plan amendment cycle following PD approval.

Policy I-2.4K: Solid waste service will be provided by a local franchisee selected by Glades County. The service will provide solid waste disposal for all developments within the Muse Village and the Muse Planning Area.

Policy I-2.4L: The County shall consider the adoption of a mandatory garbage ordinance in an effort to reduce illegal dumping of solid waste.

OBJECTIVE I-2.5: All development within the Muse Village and the Muse Planning Area must be coordinated with the location and timing of the infrastructure needed to serve future development. The drainage patterns in the Muse Village and Muse Planning Area, with some exceptions, are in their natural condition. Major conveyance and drainage ways identified on the map identified as Conveyance Map will be retained to ensure proper drainage, and all crossings of the conveyance(s) and drainage ways will be designed to ensure sufficient capacity is provided.

Policy I-2.5A: The County will require the preservation and retention of the most unaltered and biologically diverse wildlife habitat areas within the Muse Village and the Muse Planning Area through the Planned Development process and the Land Development Regulations.

Policy I-2.5B: Regulations will be created that permit the clustering of open space to preserve habitat areas, and give credit within individual tracts, parcels or lots for the larger preserved areas of open space.

Policy I-2.5C: The County will prepare a surface water management study to determine existing hydrologic conditions and hydraulic capacities for the watershed(s) associated with the Muse Planning Area by December 2012. If the study has not been completed prior to the time the first PD application is submitted within the Muse Planning Area. The PD application shall include a surface water management analysis for the entire Muse Planning Area. The application shall demonstrate that the PD will not have any adverse impacts on the hydrologic conditions and hydraulic capacities for the watershed(s). If the County has completed the study at the time of submission of the first, and subsequent, PD's, the PD application must be consistent with the findings of said study.

Policy I-2.5D: Development in the Muse Village will have the following level of service provided.
Subdivision Roads: Centerline above 5 year-1 day event
Arterial/Collector Roads: Profile grade line above the 25 year-3 day event
Finish floor elevations: Above the 100 year-3 day event or FEMA elevation
Water Quality: Post pollutant run off's not to exceed predevelopment
Water Quantity: Post run off rate is not to exceed predevelopment.

GOAL I-3: CREATE A SUSTAINABLE NEW COMMUNITY IN HARMONY WITH THE ENVIRONMENT AND THE REGION.

OBJECTIVE I-3.1: Utilize the Mixed Use Future Land Use District designation to create sustainable new communities.

Policy I-3.1A: To facilitate the economic development objectives in a rural county of economic concern and implement Smart Growth planning principles, Glades County will engage in a collaborative planning process with the developer(s). This process will encourage market-responsive innovative land use techniques, creative urban design and environmental protection through the adoption of a set of land development regulations in a Regulating Book. This document will be prepared by the Applicant, subject to review and adoption by Glades County and will be applicable to the land uses undertaken in the District.

Policy I-3.1B: A Mixed Use District will be planned and initiated by the private sector consisting of one

or more developers with control of the affected property, These Districts are required to include all of the following:

- (i) Minimum planning areas of 1,000 acres; and
- (ii) A mixture of at least two land uses within defined sub-districts (i.e., workplace, town center, and neighborhood center, residential, resort and environmental preserve).

All Mixed Use Districts must be consistent with the adopted County policy on school planning. The developer may enter into one or more Developer Agreements, or similar binding legal agreements to finance, or construct, or operate and/or maintain a K-12 type school facility designed to serve a given population. The location of each proposed school site shall be included in the Land Use Plan unless, in separate negotiations between the School Board and the developer, other satisfactory arrangements have been made to address school facility needs. Additionally, each school site should be co-located adjacent to park facilities or other public open space and civic facilities, where feasible.

However, a covenant to complete this school planning process may be sufficient to allow for certain initial development, pursuant to applicable development thresholds, Pre-development Agreements, and the other applicable laws of the State of Florida and Glades County.

Policy I-3.1C: Any application for Mixed Use District designation shall reflect the use of Smart Growth planning practices to ensure communities contain:

1. Market-driven mixes of land uses that fully promote various means of internal transportation, such as connected pedestrian trails and bikeways.
2. Realistic jobs/housing balance, provide housing opportunities that are conducive to attracting major "clean" industry, corporate and/or resort uses to Glades County, as a whole.
3. Reasonable commitments to protect and enhance sensitive environmental areas and are responsive to the historic traditions of Glades County.

Policy I-3.1D: Land use categories authorized within the District include:

Residential (*single family and multi-family*)

Residential 1 - 1.0 to 3.5 du/ac

Residential 2 - 4.0 to 8.5 du/ac

Residential 3 - 9.0 to 12.0 du/ac

Neighborhood Center (*commercial, office, residential, hotel/inn, recreation*)

Residential 1 and 2

General Commercial: 0.10 to 0.25 FAR

Office: 0.10 to 1.0 FAR

Hotel/Inn

Town Center

Residential 2 and 3

General Commercial, Office and Retail: 0.10 to 1.0 FAR

Hotel/Inn

Workplace

Residential 2 and 3

General Commercial, Office and Retail: 0.26 to 0.70 FAR

Industrial: 0.15 to 0.50 FAR

Resort Development

Residential 2 and 3

General Commercial, Office and Retail: 0.26 to 0.70 FAR

Hotel/Inn (including conference facilities and related accessory uses)

Marina (including boat storage and repair and related ancillary uses)

Note. All land use categories permit:

Utilities (public and private)

Institutional Uses (schools, libraries, hospital, places of worship, meeting halls)

Recreational Uses (public and private; passive and active; community waterways)

Environmental Conservation, Stormwater Management and Enhancement

Policy I-3.1E: A Neighborhood Center is intended to be both a gathering place and a place from which services essential to the maintenance of "community" are provided. Within this area, a mix of uses will exist and may include retail shops, services, restaurants, civic uses, office, residential, recreational, clubhouses and places of worship. These uses are encouraged to be oriented around a main street or streets to promote an active street life and positive pedestrian experience. Neighborhood Centers will also help to provide internal capture of vehicular trips, which will serve to reduce off-site transportation mitigation requirements for the District. Density and intensity will be governed by Policy I-3.1D above.

Policy I-3.1F: Residential neighborhoods should include a variety of dwelling types to promote opportunities for different ages and income groups within an integrated community. Focal points within each neighborhood such as neighborhood parks or neighborhood centers are to be encouraged so that within each neighborhood, residents have a place that is accessible by foot that can become a neighborhood gathering place. Density and intensity will be governed by Policy I-3.1D above.

Policy I-3.1G: A Town Center will provide many of the shopping, professional, entertainment, healthcare and commercial needs of the community and the surrounding areas. As with the Neighborhood Centers, this area will be readily accessible by sidewalks, bike paths, a variety of connecting neighborhood streets and the community waterway system although a greater reliance on vehicular traffic is anticipated and will be considered in design decisions. The intensity of the non-residential uses within the Town Center shall be greater than those contained in the Neighborhood Center, but overall density and intensity will be governed by Policy I-3.1D above.

Policy I-3.1H: A Workplace is intended to provide many of the same functions of a Town Center but shall be designed to address needs beyond the scale required for the District alone. The intensity of the non-residential uses within the Workplace (and the corresponding reliance on vehicular traffic and planning for the impacts and needs in connection therewith) may be greater than those contained in the Town Center, but overall density and intensity will be governed by Policy I-3.1D above.

Policy I-3.1I: Resort Development may be included in the development components of the District and may provide for a mix of residential and non-residential land uses. Residential uses may include single-family detached, single family attached, townhomes, condominiums, and multi-family uses. Non-residential uses include general commercial and retail, marina,

boat storage and repair, office, hotel/inn, institutional uses, public facilities, parks, golf course, tennis, playgrounds, and other similar services designed to meet the needs of adjoining resort neighborhoods. Density and intensity will be governed by Policy I-3.1D above.

Policy I-3.1J: The District shall develop a long-term transportation plan to establish a hierarchy of service and priorities within and between the major land use components within the Neighborhood Center(s); Town Center(s) and Workplace(s) that promotes a high degree of connectivity and internal capture of vehicle trips. To the extent practical, consideration shall be given to planning within the District to adapt to the transit needs of the local and regional citizens.

Policy I-3.1K: Streets within the District are a key element in successful "place-making" and are viewed as community amenities used to showcase the neighborhoods. Streets shall be relatively narrow, two-lane roadways with street trees and interconnected both internally and externally to disperse traffic efficiently. These design elements will facilitate internal trip capture, promote traffic calming, and reinforce the characteristics of a strong community. On-street parking shall be permitted throughout the community. The arrangement and design of streets shall promote a pleasant, pedestrian and bicycle-friendly environment with an emphasis on convenient access to surrounding neighborhoods and community amenities. A connected system of two-lane streets are favored over four-lane and six-lane collectors and arterials that tend to require significant buffering that will then fragment rather than unify neighborhoods.

Policy I-3.1L: Institutional uses, civic buildings, places of worship, and home office uses shall be allowed in all sections of the community, and specifically are not restricted to Neighborhood Center, Town Center or Workplace areas. Schools are an institutional use and will be encouraged to be linked to and co-located with park, recreational, and other institutional uses.

Policy I-3.1M: Within areas defined as Neighborhood Center, Town Center, Workplace and Resort Development, a maximum of 25% of the permitted non-residential square footage shall be allowed as ancillary to the primary land use approved within a specific sub-area District.

OBJECTIVE I-3.2: Require a systems approach to environmental planning and design that protects adjacent agriculture and natural resources.

Policy I-3.2A: The overall master plan will interconnect the recreational open spaces of the community, both internally and externally, so that movement from one section of the community to another is facilitated. Marina facilities and ancillary uses along with public and/or private golf courses may be included in the mix of community recreational offerings in the development components of the Mixed Use District. Recreation and open space may include active and passive recreation areas such as linear parks, neighborhood and community parks, squares, roundabouts, walkways, trails, picnic areas, playgrounds, tot-lots, golf courses, and open spaces and a regional park.

Policy I-3.2B: Consistent with the other Policies in the District, open space may include areas set aside as "environmental enhancement areas." These areas shall, to the fullest extent practicable, be located close to planned neighborhoods so that they complement the

living experience of the residents within and around the community. Where regulatory protocols will allow, efforts should be made to provide limited trail access for controlled, passive recreation within these areas. The goal is to create an environmental network and ethic within the community that effectively integrates the natural environment with the built environment.

Policy I-3.2C: A buffer edge zone will be created as a transition area between the District and adjacent uses. This zone will be 25 feet or greater in width. Land uses permitted in the buffer zones include passive recreational uses, walking and equestrian trails, non-motorized bikeways, and environmental enhancement and mitigation. Enhancement may include stormwater management facilities, wetland mitigation and upland habitat areas which are actively and perpetually managed by an agreed upon entity.

OBJECTIVE I-3.3: Ensure that development within the Mixed Use District is in conformance with the Objectives, Policies, Principals and Standards contained herein.

Policy I-3.3A: Specific urban design standards, principles and procedures shall be adopted as part of a Glades County Planned Development (PD) zoning requirements proposed for the lands included within the Mixed Use District. These standards will be embodied within guidelines entitled "Regulating Book", and will serve, along with the MX/PD Rezoning process, to establish the capacity for development inside the Mixed Use District on a site-specific basis in conformance with the limitations described herein.

All properties will undergo the MX/PD Rezoning process, which involves two steps:

- Step 1 Zoning Land Use Plan approval provides zoning approval on the site. The Zoning Land Use Plan and Regulating Book will be approved by Ordinance.
- Step 2 Final Site Plan approval will occur in a staged process as increments of the overall Zoning Land Use Plan are built over time, and must be in accordance with the Zoning Land Use Plan. Final site plans may be approved administratively by the Community Development Director.

The Regulating Book will address the following areas dealing with development:

- Principles of the Plan
- Environmental/Open Space Development Standards
- Neighborhood Center Development Standards
- Neighborhood Residential Development Standards
- Town Center Development Standards
- Workplace Development Standards
- Resort Development Standards
- Street and Roadway Standards
- Infrastructure and Engineering Development Standards
- General Landscaping Standards
- Definitions

Policy I-3.3B: To the extent the adopted Zoning Land Use Plan is inconsistent with the County's Planned Development Zoning District regulations or other provisions of the adopted Land Development Code, the adopted Zoning Land Use Plan and its Regulating Book shall be deemed controlling. Since it is the intent of the Mixed-Use District to encourage creative planning and land use management techniques, the adopted Zoning Land Use Plan and

its Regulating Book may permit minor deviations from the County's Planned Development Zoning District that may be approved by the Community Development Director if such deviations are shown to enhance the adopted Zoning Land Use Plan and otherwise not impede the achievement of the objectives of the Mixed-Use District.

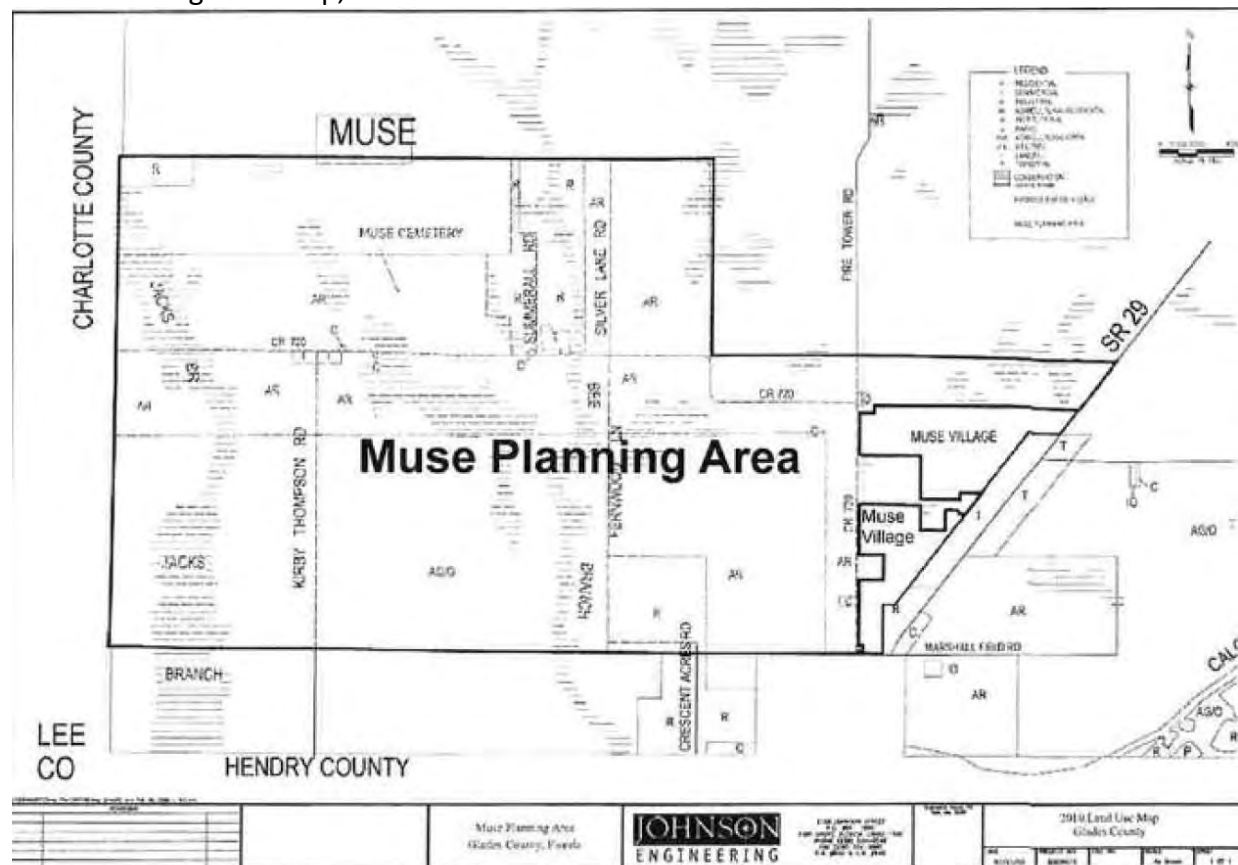
Policy I-3.3C: The property within the Mixed-Use District shall be rezoned prior to commencement of development. The rezoning shall include a Zoning Land Use Plan with a description of how the overall site plan meets the guidelines that reflect Smart Growth principles and the Policy Guidelines set forth herein. If applicable, a DRI Master Development Plan (Map H) may serve as the Zoning Land Use Plan for the development in the Mixed Use District.

OBJECTIVE I-3.4: The River Grove Mixed-Use District is hereby established.

Policy I-3.4A: The density and intensity of the River Grove Mixed-Use District shall be limited to 6,162 residential units, and 1.4 million square feet of commercial area with a maximum FAR of 1.0.

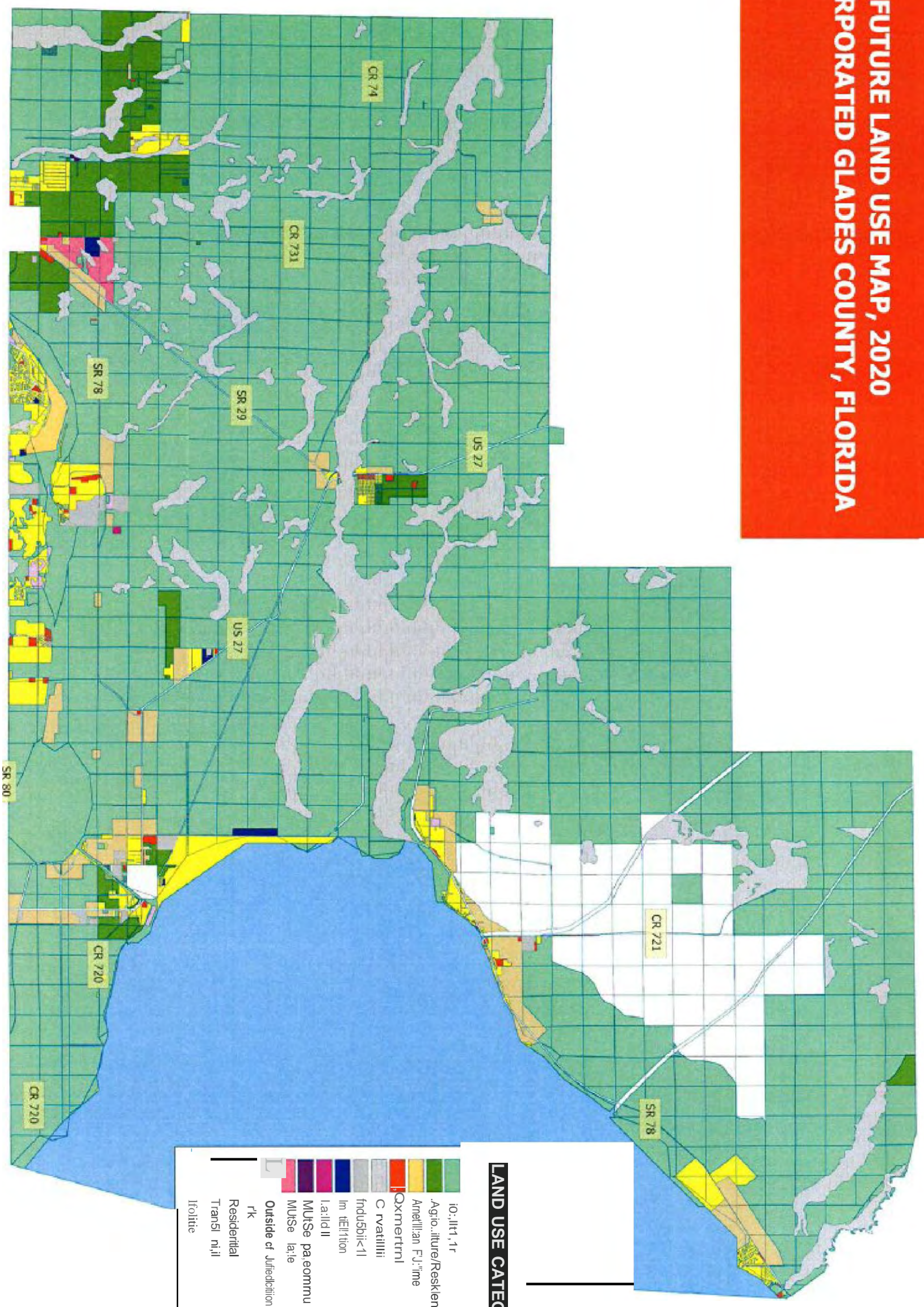
I. Future Land Use Map Series

Muse Planning Area Map, 2020



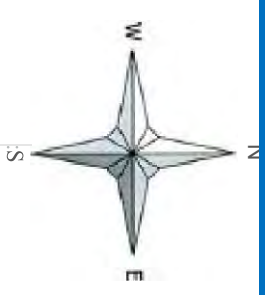
[Replace maps below with year 2050 maps.](#)

FUTURE LAND USE MAP, 2020 UNINCORPORATED GLADES COUNTY, FLORIDA

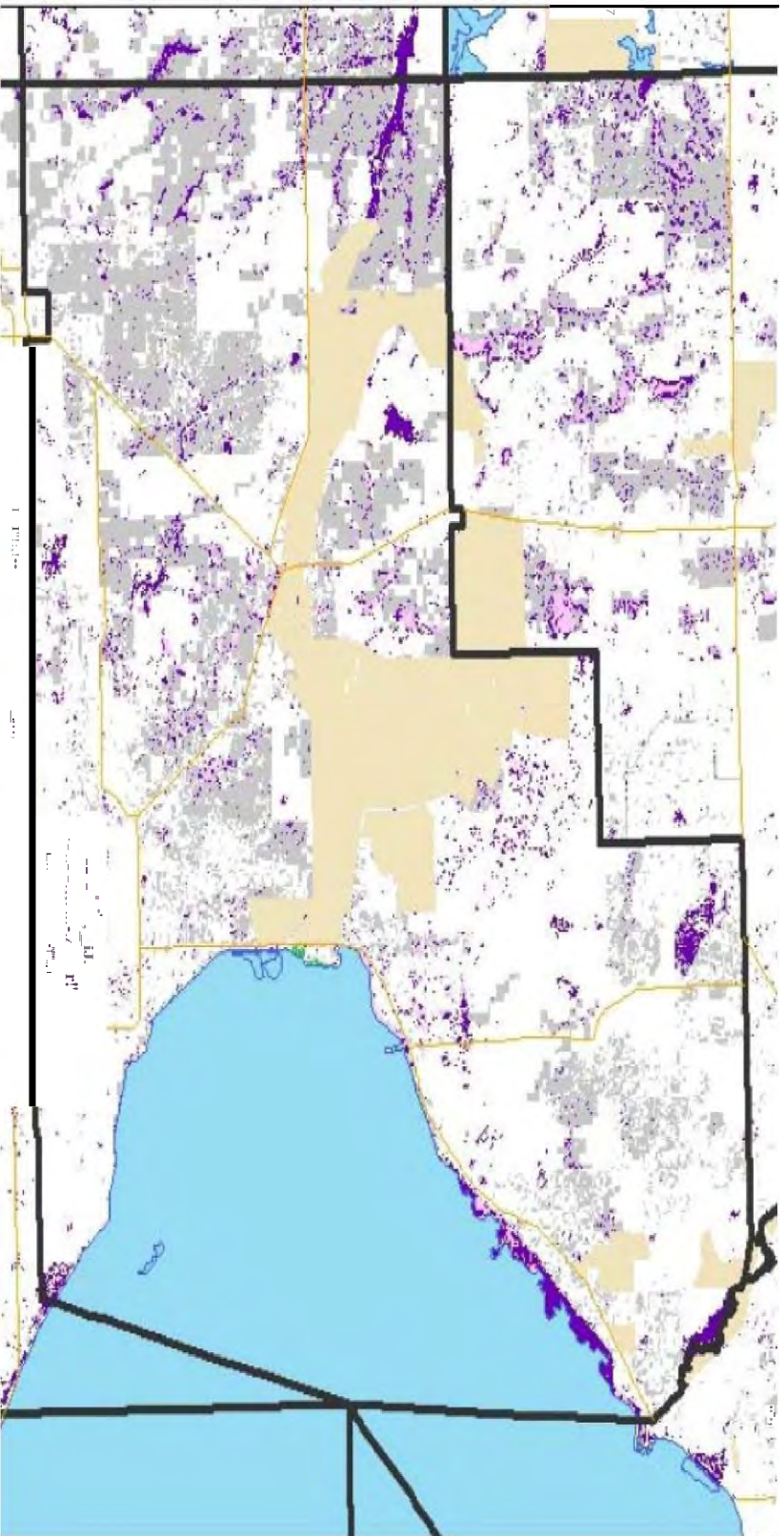









LAND USE CATEGORIES

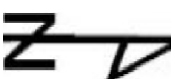
	10:ltt'1r
	Agio:ilture/Reskental
	Ametllian FJ:"ime
	Qxmertml
	C rvatillii
	fnud5pik<11
	ln tll'ltion
	la:lldll
	MUSe pa,eommu
	MUSe la:le
	Outside of Jurisdiction
	r'k
	Residential
	Transl n:il
	Irroite



Glades County Priority Wetlands

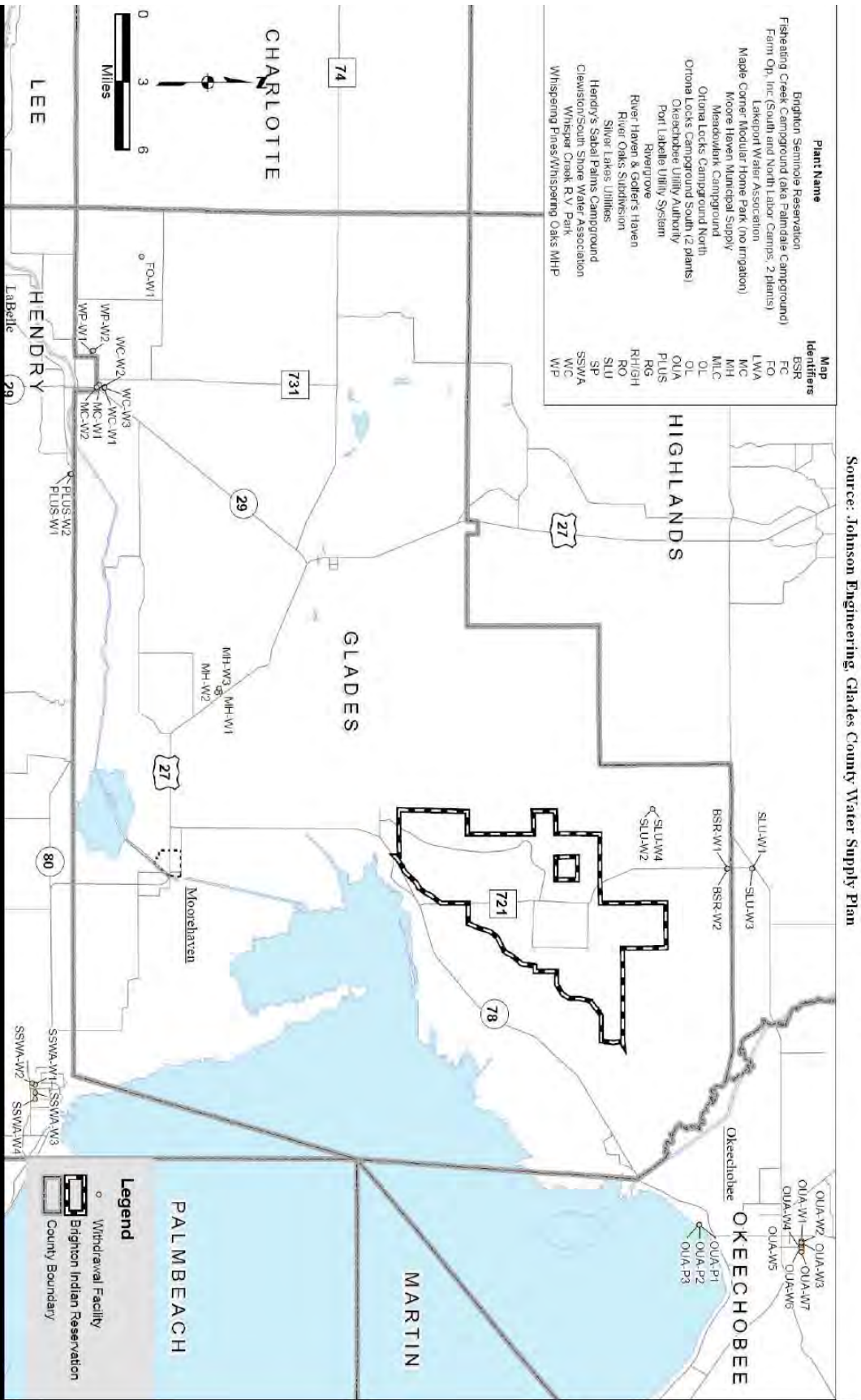


- Legend**
-  county_bnd_allbers
 -  publicland_dec06
 -  Prio rity 1 Wetlands
 -  Priority 2 Wetlands
 -  Priority 3 Wetlands
 -  Priority 4 Wetlands
 -  Priority 5 Wetlands

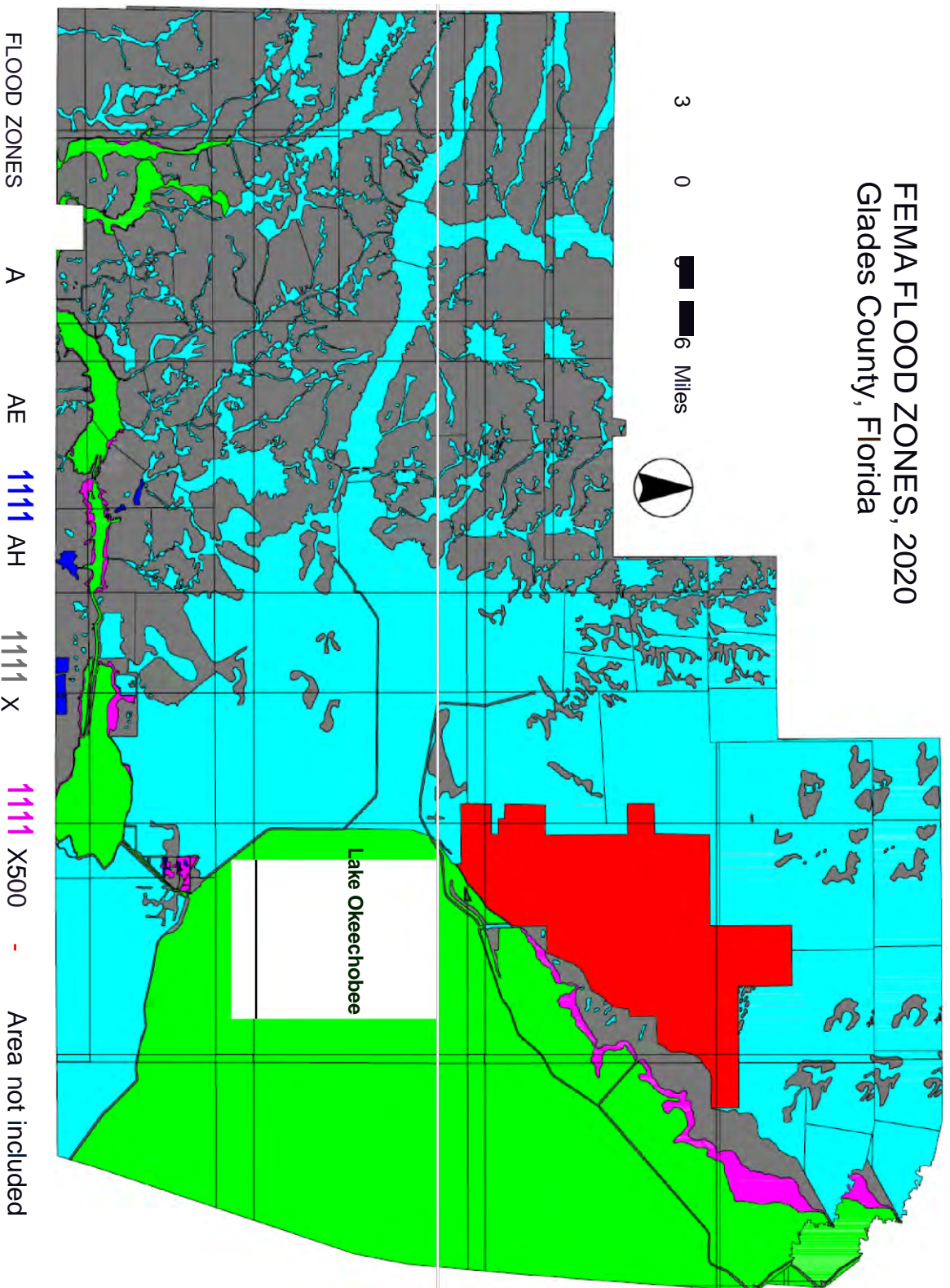


Glades County Existing and Planned Potable Water Facilities and Well Locations, 2020

Source: Johnson Engineering, Glades County Water Supply Plan



FEMA FLOOD ZONES, 2020 Glades County, Florida



FLOOD ZONES

A

AE

1111

AH

1111 X

1111

X500

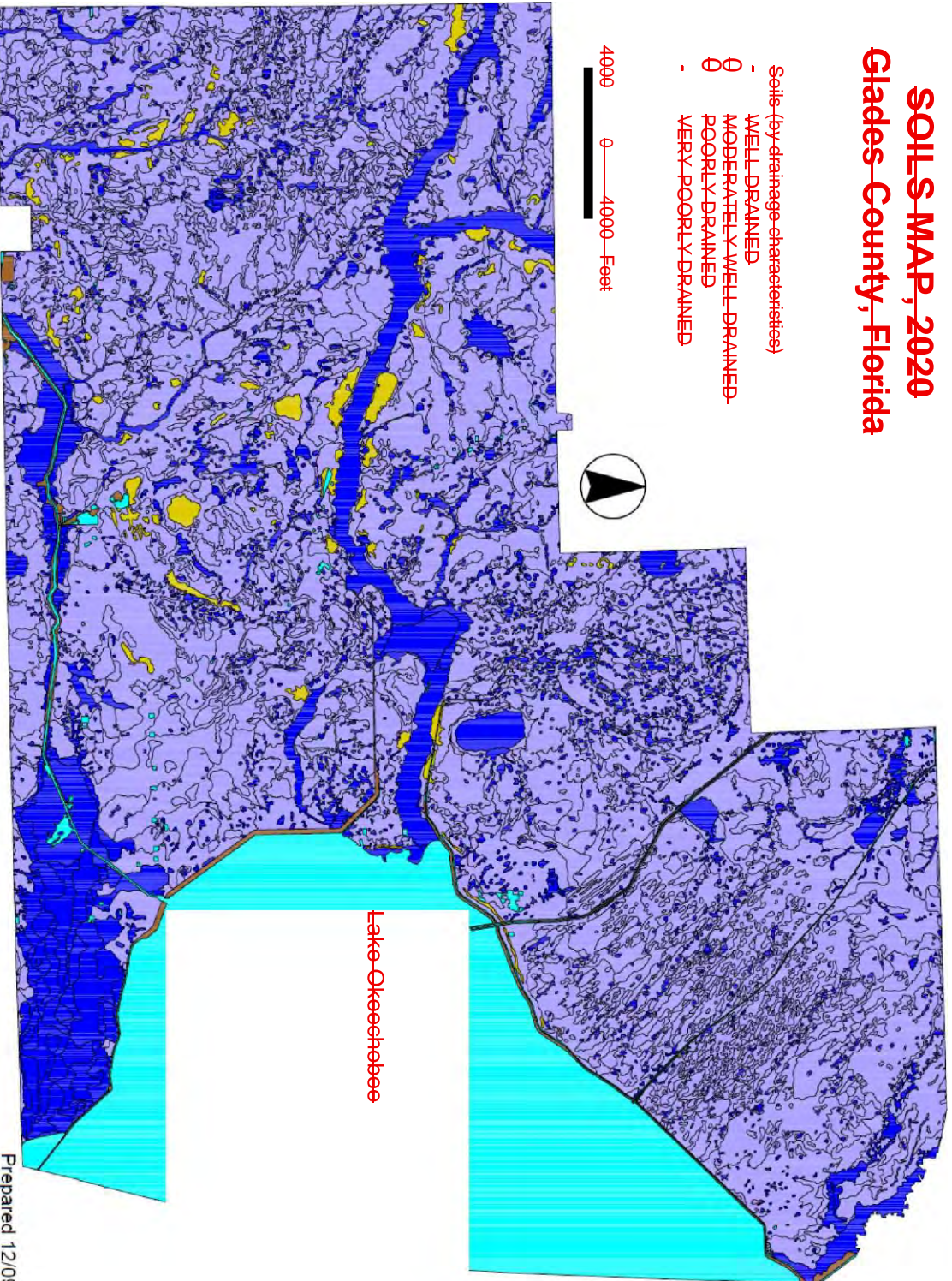
-

Area not included

SOILS MAP, 2020 Glades County, Florida

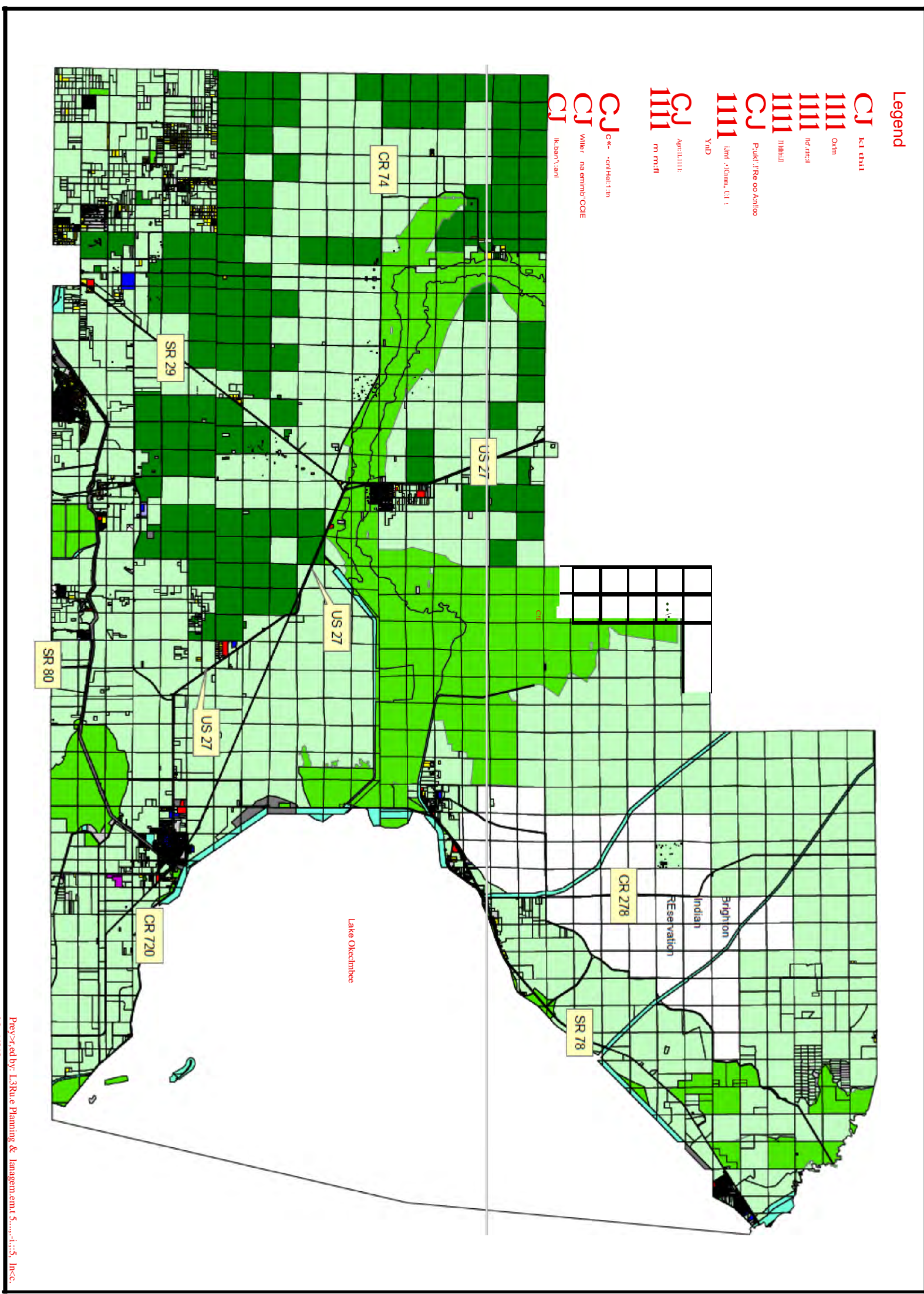
- Soils (by drainage characteristics)
- WELL DRAINED
 - 0 MODERATELY WELL DRAINED
 - POORLY DRAINED
 - VERY POORLY DRAINED

4000 0 4000 Feet

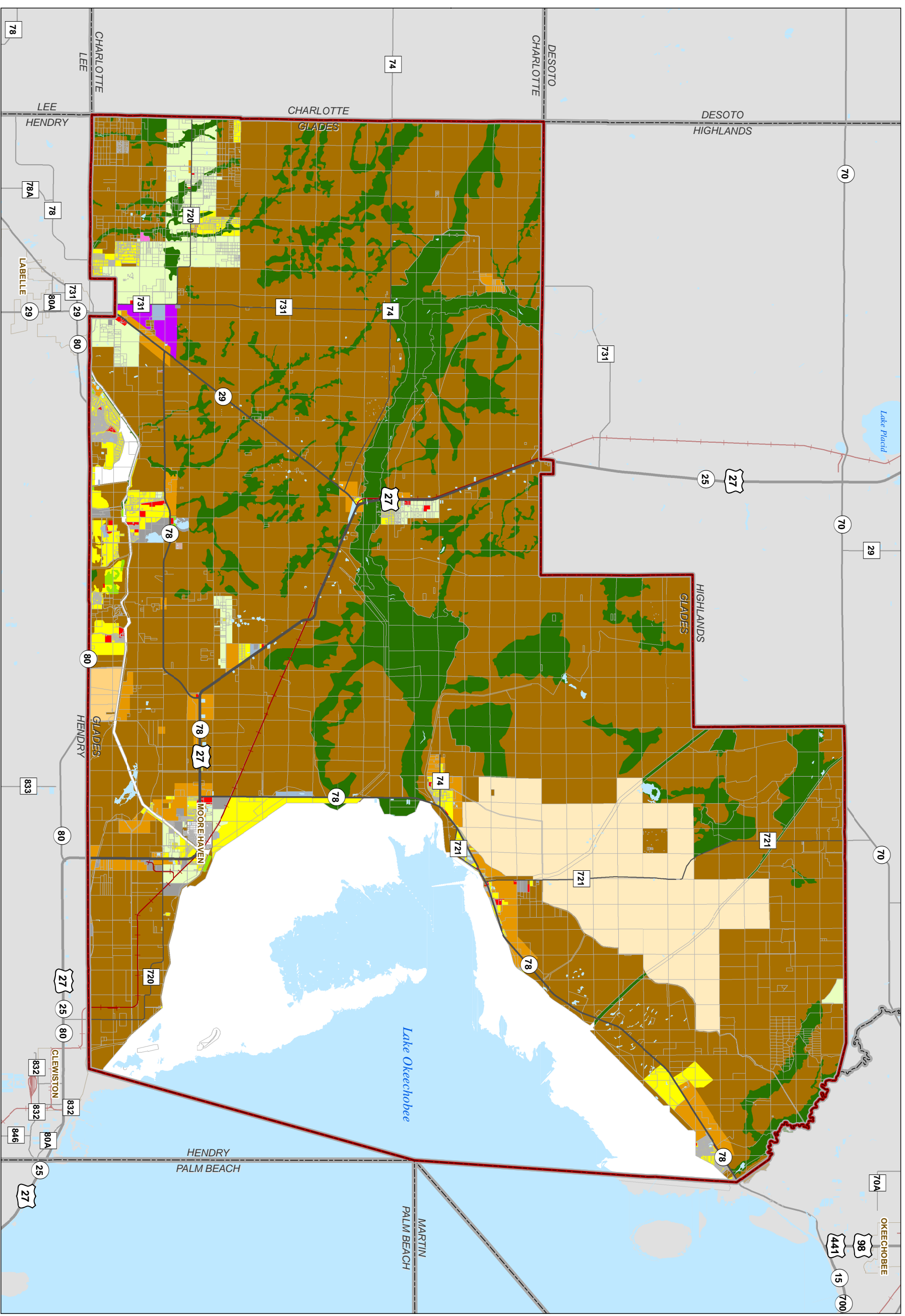


Prepared 12/09

EXISTING LAND USE, 2009 Unincorporated Glades County, Florida



GLADES COUNTY - 2050 FUTURE LAND USE MAP



Legend

- Glades County
- Parcels
- Municipalities
- Water Bodies
- Railroads

Glades County Future Land Use

- Agricultural/Open
- Agricultural/Residential
- Residential
- Mixed Use
- Transition
- Commercial
- Institutional
- Industrial
- Landfill
- Muse Air Park
- Muse Village
- Brighton Indian Reservation
- Park
- Conservation

0 2 4 8
Miles

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
535 East Churston Road, Bartow, FL 33830-3931
(888) 946-6000
www.cfrpc.org

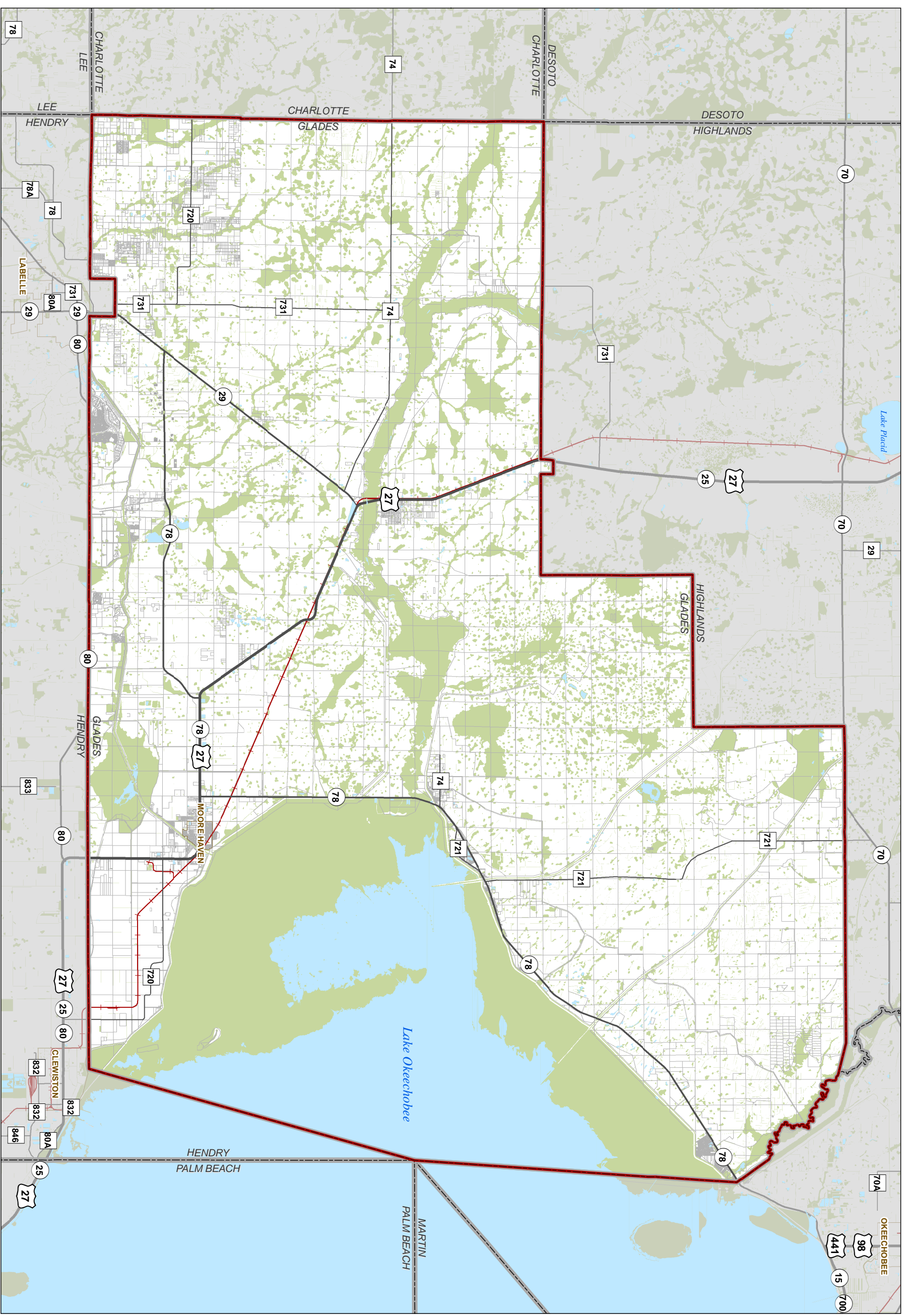
GLADES COUNTY
500 Avenue J SW, Moore Haven, FL 33471
(863) 946-6000
www.myglades.com

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
Glades County Property Appraiser
Glades County

DATE: 06/20/25 | DRAWING: FPL - FUTURE LAND USE | PROJECT: FUTURE LAND USE | SCALE: 1" = 1 MILE

GLADES COUNTY - WETLANDS MAP



Legend

- Glades County
- Parcels
- Municipalities
- Water Bodies
- Railroads
- Wetlands

0 2 4 8
Miles

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Churchoke Rd., Bartow, FL 33830-3931
(883) 946-6000
www.cfrpc.org

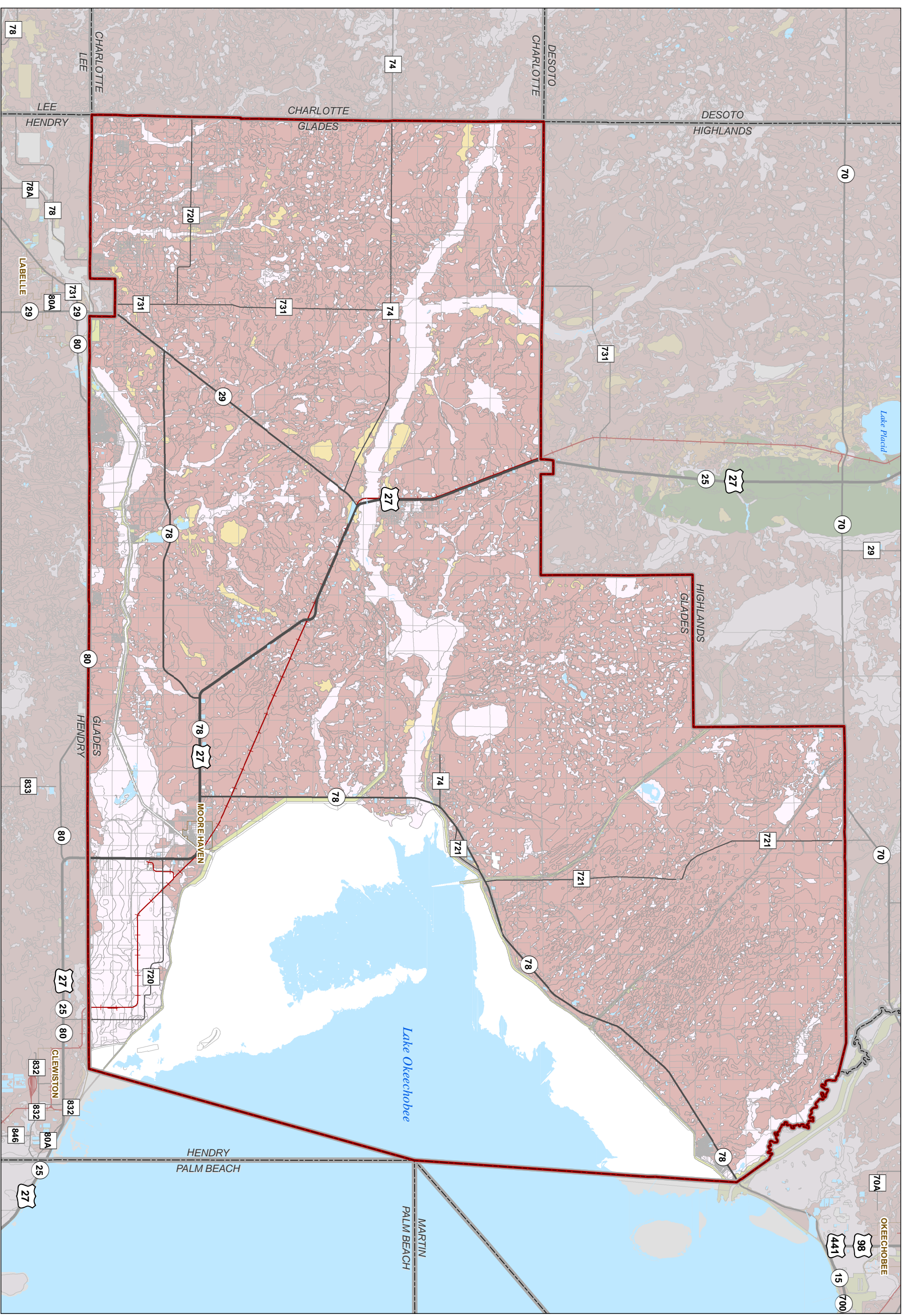
GLADES COUNTY
500 Avenue J SW, Moore Haven, FL 33471
(863) 946-6000
www.myglades.com

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
National Wetlands Inventory (FWS)
Glades County Property Appraiser
Glades County

Map: 6/27/2025 11:00am; Path: D:\Projects\443822\Glades\011\MapDocs\Wetlands_06/27/25.mxd

GLADES COUNTY - GENERALIZED SOILS CLASSIFICATION MAP



Legend

- Glades County
- Parcels
- Municipalities
- Water Bodies
- Railroads

Soils (by Drainage Classification)

- Very poorly drained
- Poorly drained
- Somewhat poorly drained
- Moderately well drained
- Well drained
- Excessively drained

0 2 4 8
Miles

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Churchokee Blvd.
Bartow, FL 33830-3931
www.cfrpc.org

GLADES COUNTY
500 Avenue J SW, Moore Haven, FL 33471
(863) 946-6000
www.myglades.com

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 Agriculture & Consumer Services (FDACS)
Glades County Property Appraiser
Glades County

Map: 6/12/2021, Document Path: D:\Projects\48362021\Glades\011\MapDoc_Soil_06/17/20.mxd

Glades County

2050 Comprehensive Plan



Transportation Element

Draft: July 8, 2025

Overview

Transportation Element

Language

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

Comments

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

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

TRANSPORTATION ELEMENT AMENDMENTS

Introduction	Language added consistent to set up of other Elements. The intent is sources from Florida Statutes 163.3177(6). The Element has been renamed from Traffic Circulation Element – consistent with Florida Statutes.
Policy II-1.1.A.	Reference updated to the Highlands Transit Development Plan.
Policy II-1.1F.	Policy added to comply with Florida Statute 339.282 for more efficient and proactive transportation improvements by the private sector.
Objective II-1.5 & Policy II-1.5A:	Updated text for greater clarification regarding non-motorized roadway users and reference to the Heartland Regional Transportation Planning Organization efforts.
Objective II-1.8 & Policies II-1.8A - D:	Objectives and policies added to reflect State and HRTPO safety initiatives.



II. Traffic Circulation Element

Goals, Objectives and Policies

II. Traffic Circulation Transportation Element

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

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

INTRODUCTION

Pursuant to Section 163.3177 (6), F.S., the following represents the Transportation Goals, Objectives and Policies of Glades 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.

Comment: Introduction added for purpose of Element. Reference to Florida Statute revised to reflect most current. "Traffic circulation" updated to "transportation".

GOAL II-1: WITHIN THE 2025 TO 2050 PLANNING HORIZON, PROVIDE AND MAINTAIN A SAFE, COORDINATED, EFFICIENT AND COST-EFFECTIVE TRANSPORTATION SYSTEM FOR THE MOVEMENT OF PEOPLE AND GOODS THROUGHOUT GLADES COUNTY, WHILE REMAINING COMPATIBLE WITH EXISTING AND POTENTIAL LAND USE.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

OBJECTIVE II-1.1: Glades County will implement a Master Road Planning process which will encourage the provision of a comprehensive system of highways and roadways to meet the circulation needs of Glades County and its citizens, to maintain levels of service standards identified within the Plan and to coordinate the traffic system with future land use.

Policy II-1.1A: Ensure the reservation and protection from encroachment of rights-of-way necessary for new road construction.

1. The Planning and Zoning Board (PZB) will require through the County's Land Development Code and/or Regulations that all proposed developments set aside sufficient rights-of-way for necessary road expansion, with providing sufficient setbacks to guarantee safe road access, or to guarantee a right-of-way easement for frontage roads. Other identified right-of-way needs will be addressed through an annually updated twenty-year road right-of-way acquisition program. ~~The right-of-way acquisition program will be developed by year end 2011.~~ All section lines are hereby recognized as the possible sites for minor collectors, unless otherwise indicated.

Policy II-1.1B: Ensure that new roads, parking and multi-purpose walkways/bikepaths are constructed

to meet the growing County need and to maintain levels-of-service standards.

1. The Board of County Commissioners will annually notify the Florida Department of Transportation of level-of-service deficiencies of State roads within Glades County.
2. Developers will be required to provide frontage roads, signalization, turning lanes, acceleration and deceleration lanes, walkways and bikepaths adequate to meet the needs of their project, as determined by the County Engineer or the private engineering firm commissioned by Glades County to make such recommendations.
3. The Board of County Commissioners will annually prepare and update a five year priority listing and a budget for County arterials and collectors roads needing improvements or construction.
4. As funds become available, the Board of County Commissioners will complete feasibility studies for bikeway and walkway facilities for unstudied communities within Glades County and, to the extent possible, implement the recommendations of these studies in a timely manner.
5. The Board of County Commissioners will continue to coordinate with the Florida Department of Transportation, the City of Moore Haven, the Glades County School Board, and the Brighton Reservation regarding roadway and multi-purpose walkway/bikepath needs.
6. Glades County is rural in nature and dense multi-modal projects are not anticipated in the near future. However, the Board of County Commissioners will encourage multi-modal projects that combine a number of transit options including walkways, bikeways, equestrian trails, and other means of transportation as practicable.

Policy II-1.1C: Provide adequate maintenance of existing roadways.

1. The Board of County Commissioners will annually examine the five year maintenance needs of the County roadways, particularly arterials and collector.
2. The Board of County Commissioners will continue to evaluate the feasibility of and hold discussions regarding the utilization of additional gas taxes or property taxes, in addition to a Special Tax District, to provide for roadway maintenance.
3. The Board of County Commissioners will continue to evaluate the feasibility of and hold discussions regarding the utilization of Special Taxing Districts to maintain local roads. Such districts may also be suitable for establishing funds for the construction of neighborhood multi-purpose sidewalks, bicycle paths, etc.

Policy II-1.1D: The County shall regulate development to maintain the level of service standard of “C”, or better, peak hour, on all County and State arterials and collectors, and shall expand and promote FDOT to expend funds necessary to maintain, expand, or create roads to maintain this LOS through the continuing 5 Year Capital Improvement Program. Special

Transportation Areas may be created for limited areas, or times, with lower LOS than C, but will be identified and approved through comprehensive plan amendments.

Policy II-1.1E: The County shall, through its land development regulations, require future development proposals to be consistent with the right-of-way and access management requirements of FDOT, as well as County requirements, and of other transportation facility providers, such as the City of Moore Haven.

POLICY II-1.1F: To encourage the more efficient and proactive provision of transportation improvements by the private sector, if a developer or property owner voluntarily contributes right-of-way and physically constructs or expands a state transportation facility or segment, and such construction or expansion improves traffic flow, capacity, or safety, the voluntary contribution may be applied as a credit for that property owner or developer against any future transportation concurrency requirements pursuant to chapter 163, provided such contributions and credits are set forth in a legally binding agreement executed by the property owner or developer, the local government of the jurisdiction in which the facility is located, and the department. If the developer or property owner voluntarily contributes right-of-way and physically constructs or expands a local government facility or segment and such construction or expansion meets the requirements in this section and is set forth in a legally binding agreement between the property owner or developer and the applicable local government, the contribution to the local government collector and the arterial system may be applied as credit against any future transportation concurrency requirements within the jurisdiction under chapter 163.

Comment: Policy added to comply with Florida Statute 339.282

OBJECTIVE II-1.2: Glades County will continue to promote the retention and use of rail service, and coordinate rail service with roadways.

Policy II-1.2A: Encourage continued and increased use of rail traffic in Glades County while protecting the integrity of existing and future population centers.

1. ~~By the end of 2011, the~~ Local Planning Agency (LPA) will identify rail needs in the Land Use Plan by designating special treatment corridors.
2. ~~By the end of 2011, the~~ Local Planning Agency (LPA) will identify incompatible uses within these corridors.
3. ~~By the end of 2011, the~~ Local Planning Agency (LPA) will evaluate the existing level-of-service for rail service in the County, and provide for coordination with appropriate agencies if level-of-service conflicts arise.

Policy II-1.2B: Prevent conflicts in land use between roadway and railroad intersections.

1. The Road Department, in coordination with FDOT, shall identify critical roadway/railroad intersections for special treatment in traffic control and

management.

2. The Road Department will restrict unnecessary crossing of railroads by roadways through its review of zoning and subdivision requests.

OBJECTIVE II-1.3: The aviation needs of Glades County will be identified and the County will assist in the provision of these needs.

Policy II-1.3A: Promote an up-to-date Air Systems Plan.

1. The Board of County Commissioners will request the Florida Department of Transportation (FDOT) address the air systems needs of Glades County in any future Air Systems Plan for the County.
2. In the event a County airport site is needed, special airport zoning will be instituted for any selected site, in accordance with best available management practices.

OBJECTIVE II-1.4: The County will support the activities of programs addressing use and access to the County's waterways.

Policy II-1.4A: Encourage adequate and suitable waterfront areas to be set aside for future water-dependent development.

1. The Planning and Zoning Board (PZB) will examine waterfront commercial zoning along certain parts of the County's accessible waterways.

OBJECTIVE II-1.5: ~~The County's mass transit needs will be identified through the completion of a mass transit needs analysis and a potential funding sources study.~~

SAFE, CONVENIENT, EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM

Glades County shall provide for a safe, convenient and energy efficient Multi-Modal Transportation System, for its residents and visitors

Policy II-1.5A: ~~Encourage that adequate transportation access be available for all County residents through County efforts as well as coordination with the Florida Department of Transportation (FDOT), the Glades County School Board and adjacent local governments. The location of employment centers and commercial businesses will be considered when determining adequate transportation access.~~

- ~~1. The Board of County Commissioners will request FDOT to evaluate the County's mass transportation needs and deficiencies by 2011.~~
- ~~2. The Board of County Commissioners will work with FDOT, the City of Moore Haven, and the Glades County School Board in developing an action plan and identifying potential funding sources to address the County's mass transit needs by 2011.~~

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. The development of inter-modal transportation terminals which will provide access to auto, air, rail, bike, and bus facilities.
- D. Promoting the incorporation of alternative facilities for bicyclists, pedestrians, and other non-motorized roadway users into the existing and future traffic circulation system.
- E. The potential for a new limited access corridors, providing for greater regional connectivity.

Comment: Updated text for greater clarification regarding non-motorized roadway users and reference to the Heartland Regional Transportation Planning Organization efforts.

OBJECTIVE II-1.6: Ensure that adequate transportation facilities are constructed to support development.

Policy II-1.6A: All transportation facilities are required to be in place or under construction within three years after approval of a building permit.

OBJECTIVE II-1.7: The County shall conserve and properly manage energy consumption to the best of the County's abilities and encourage green design practices in all new transportation projects to foster sustainable, energy efficient land use patterns.

Policy II-1.7A: The County shall continue to support alternative modes of travel as called for in the Transportation Element to minimize fuel consumption, promote energy-efficient land use patterns, and reduce greenhouse gas emissions.

Policy II-1.7B: Glades County shall require consideration of pedestrian and bicycle rider safety in the planning, design, and construction of all transportation facilities.

Policy II-1.7C: The County will continue to provide for additional bike paths and sidewalks where needed.

OBJECTIVE II-1.8

THE COUNTY WILL PROMOTE ROAD SAFETY AWARENESS AND REDUCE CRASHES THROUGH EDUCATION, ENFORCEMENT AND INFRASTRUCTURE IMPROVEMENT.

POLICY II-1.8A:

Recognize and support FDOT's Target Zero initiative to reduce the number of transportation-related serious injuries and fatalities.

POLICY II-1.8B

Support the HRTPO's safety initiatives, including the development of a regionwide Safety Action Plan.

POLICY II-1.8C

Support road safety campaigns targeting drivers, pedestrians, cyclists, and passengers.

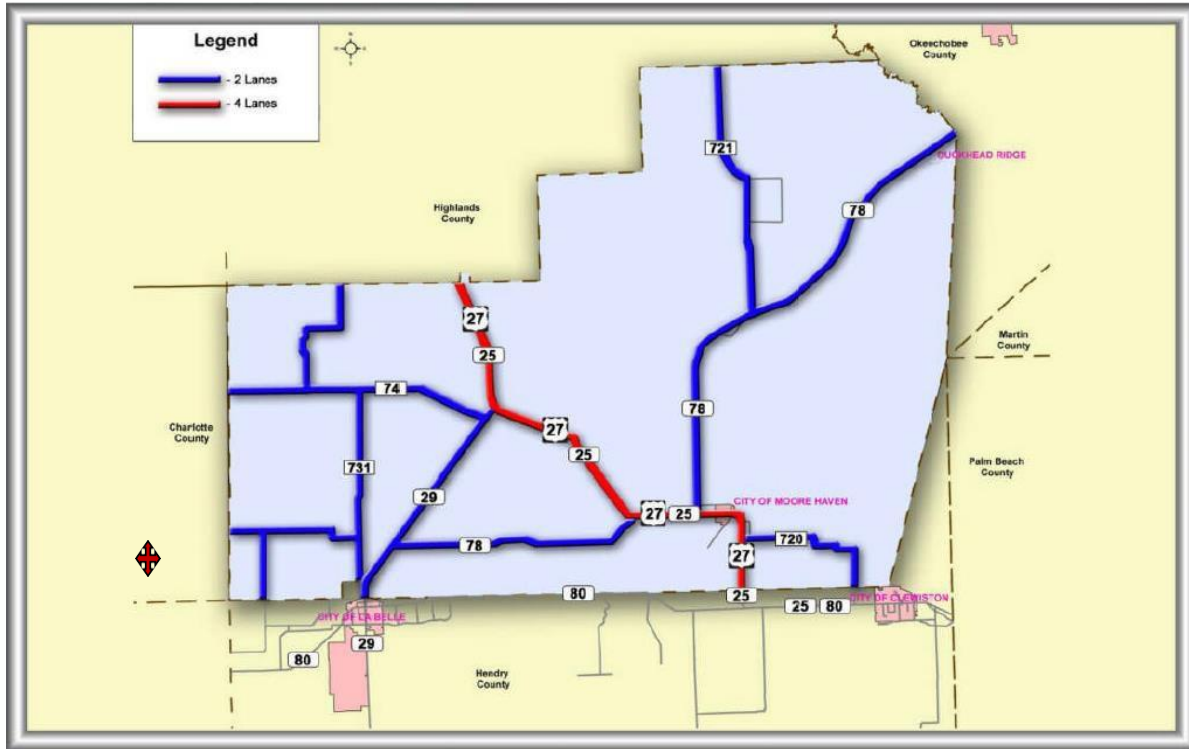
POLICY II-1.8.D

Support law enforcement efforts to ensure compliance with speed limits and other traffic rules.

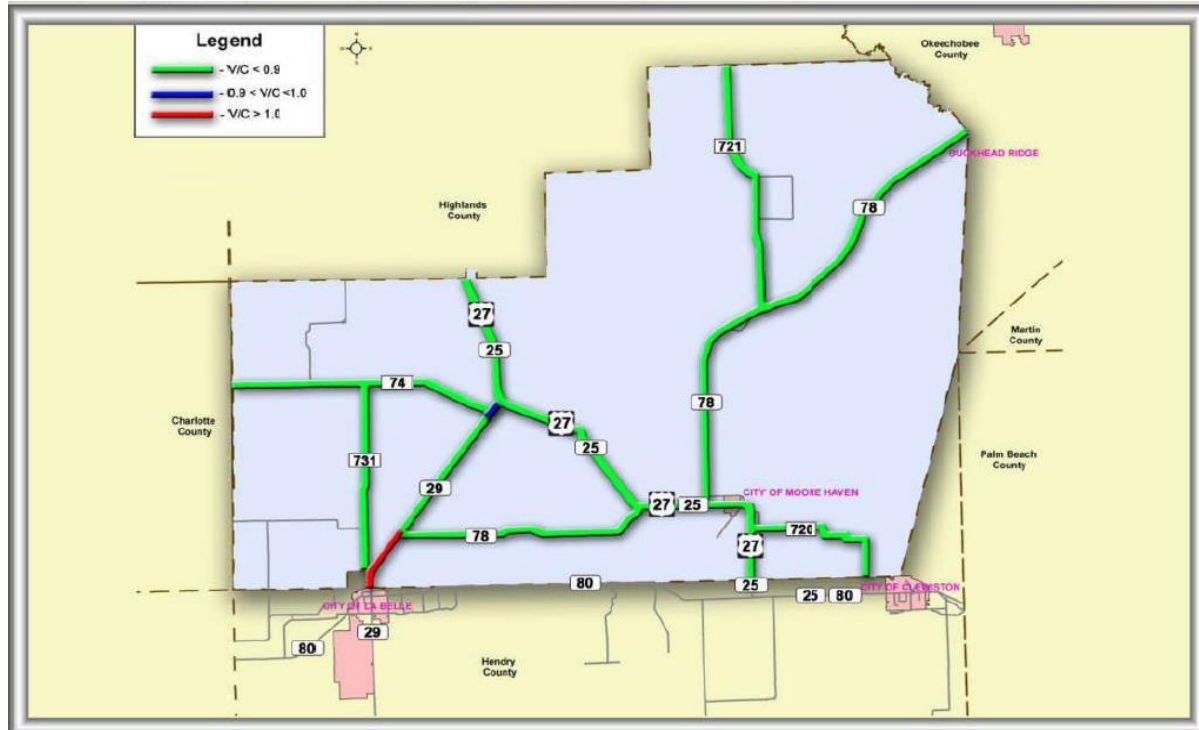
Comment: Objectives and policies added to reflect State and HRTPO safety initiatives.

The following maps will be updated

2020 Roadway Network Characteristics



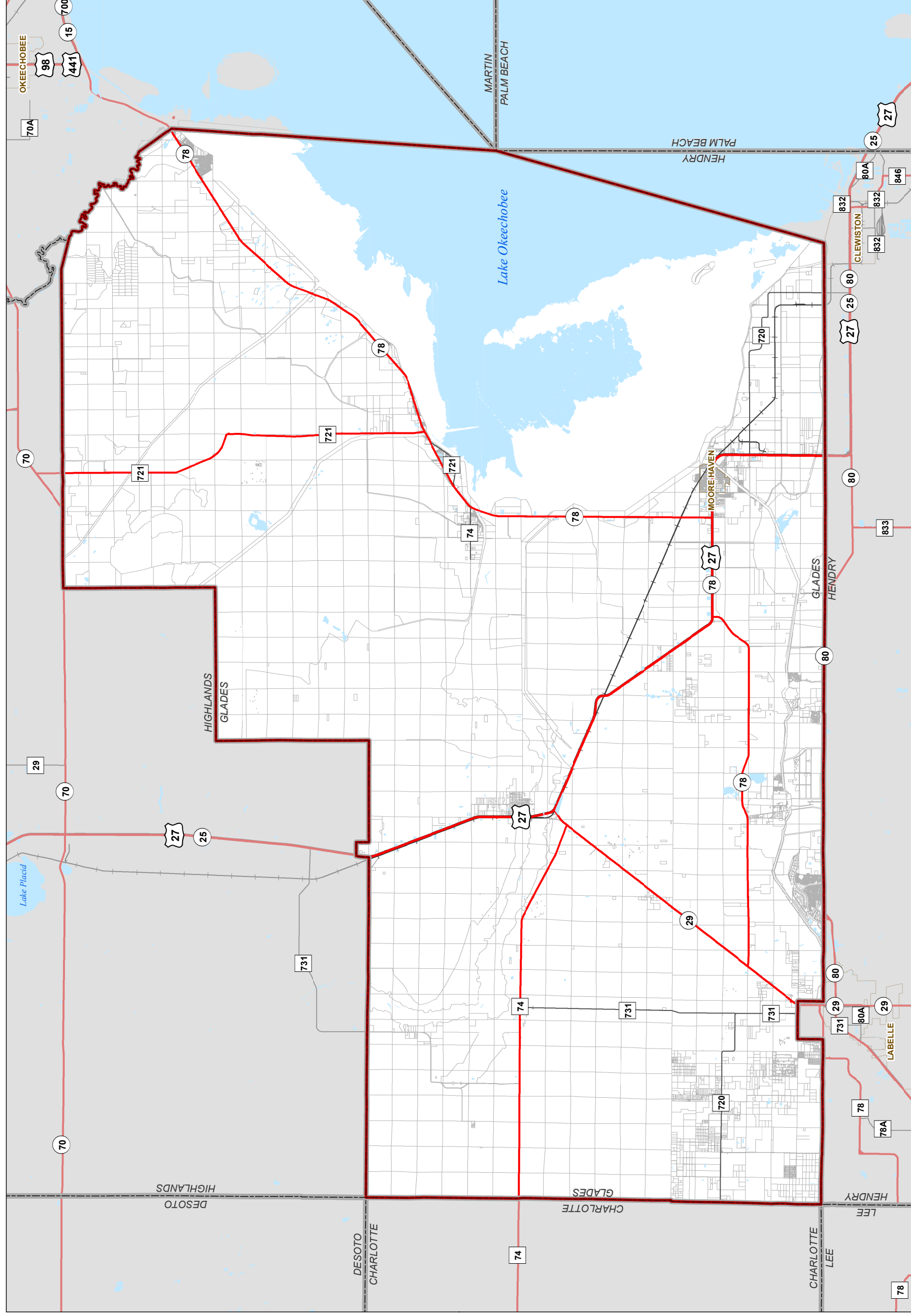
YR 2020 Roadway Volume to Capacity Ratio (V/C)



Source: Glades County Long Range Transportation Plan Draft 11-09

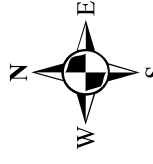
Note: The "C" in the V/C Ratio is the service volume at the adopted roadway level of service standard.

GLADES COUNTY - EVACUATION ROUTES MAP



Legend

- Glades County
- Parcels
- Municipalities
- Water Bodies
- Evacuation Routes
- Railroads



CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Suite 100
Orlando, FL 32801-3881
(863) 534-7130
www.cfrpc.org



GLADES COUNTY
500 Avenue J SW, Moore Haven, FL 33471
(863) 946-6000
www.myglades.com

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
Glades County Property Appraiser
Glades County

Glades County

2050 Comprehensive Plan



Housing Element

Draft: July 8, 2025

Overview

Housing Element

Language

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

Comments

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

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

HOUSING ELEMENT AMENDMENTS

Introduction	Added Introduction to cite Housing Element Requirements
GOAL	Provided Planning Timeframe as this is an ongoing goal.
Policy III-1.1H	Added to comply with Florida Statutes 163.31771 addressing accessory dwelling units.
Policy III-1.4G:	Policy updated. Greenhouse gas reduction no longer required by Florida Statutes. Outdated references deleted.



III. Housing Element

Goals, Objectives and Policies

III. Housing Element

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

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

Introduction

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of Glades 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.

Comment: New section added to state the purpose of the Housing Element.

GOAL III-1: WITHIN THE 2025 TO 2050 PLANNING PERIOD, PROVIDE DECENT, SAFE AND SANITARY HOUSING AND A SUITABLE LIVING ENVIRONMENT FOR ALL PRESENT AND FUTURE RESIDENTS OF GLADES COUNTY.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

OBJECTIVE III-1.11: Glades County will continue to encourage ~~and assist~~ the development of a variety of housing choices by type and location within the economic reach of all residents of Glades County and will identify programs to correct substandard housing conditions.

Policy III-1.1A: Encourage and promote development controls that provide flexibility and innovation in residential design and permit a choice of housing types, sizes, styles and price ranges.

1. The Planning and Zoning Board (PZB) shall evaluate and modify as necessary, all zoning and subdivision regulations, and building and development codes to encourage the use of proven, innovative techniques and materials.
2. The Planning and Zoning Board (PZB) shall implement the planned unit development ordinance.
3. Glades County shall continue to permit mobile homes in conformance with the Zoning Ordinance and Subdivision Development Regulations and consistent with the provisions of Section 320.8285 (5) F.S. Florida Statutes.

Comment: Provided a general reference as Florida Statutes changes. .

Policy III-1.1B: Promote public and private programs that will meet the housing needs of moderate, low and very-low income households (both owners and renters), provide for group homes, foster care facilities and special need housing (including rural and farmworker housing), housing for the elderly and the handicapped and will correct substandard housing conditions.

1. The Housing Department shall continue efforts to obtain Community Development Block Grant monies from ~~DCA~~ [the Florida Department of Commerce](#).

Comment: Updated agency which has been renamed from the Florida Department of Community Affairs to the Florida Department of Commerce.

2. The Board of County Commissioners will consider reconstituting the Glades County Housing Authority, and shall support application for neighborhood housing loans and grants provided by state, Federal, or private sources, consistent with the Plan. The Board of County Commissioners shall also continue to support the efforts of the State Housing Initiatives Partnership (SHIP) program.
3. The Board of County Commissioners will work closely with the United States Department of Agriculture to obtain assistance for homeowners and renters within the County.
4. The Board of County Commissioners will continue to assist private developers in their efforts to locate building sites and gain local approvals for low, very-low, and moderate income housing within the County.
5. The County will encourage local lending institutions to promote low interest loan programs for housing maintenance, rehabilitation and construction with a priority for rural housing and/or associated improvements associated with agriculture.
6. Glades County shall continue to investigate and participate in workshops to learn more about public subsidies, grant programs and loan programs and other potential programs for affordable housing and will contact appropriate agencies on a regular basis to learn of available programs.
7. Glades County shall encourage mixed-use developments 100 acres or more in size that contain employment centers to provide associated workforce housing to accommodate a portion of the project employees.

Policy III-1.1C: The County shall permit adequate sites for group home facilities and foster care facilities to ensure the benefits of living in traditional residential communities are available to the elderly, dependent children, physically disabled, and other non- dangerous disabled persons, in conformance with Chapter 419, F.S., as well as other such facilities that are licensed by the Department of Health (DOH).

1. The Planning and Zoning Board (PZB) shall review and amend zoning regulations to

permit County licensed group homes and foster care facilities in a residential zone as an exceptional use.

Policy III-1.1D: Encourage private owners and public agencies to provide adequate, safe, appropriate and sanitary migrant housing.

1. The Health Department and the Department of Business Regulation, as appropriate, will vigorously police existing migrant housing facilities to ensure compliance with appropriate state and federal regulations.
2. The Board of County Commissioners in its Land Development Code will adopt a housing code to address deficiencies identified in the ~~2000~~ 2020 U.S. Census, which will apply to conventional housing and mobile homes.

Comment: *Updated Census year.*

3. The Board of County Commissioners will adopt in their Land Development Regulations a requirement that property owners demolish abandoned housing and rehabilitate inhabited substandard housing, or the County will undertake it at charge. This, however, in no way restricts County support for applications for Federal, State, or private sources for funds for low, very-low, or moderate income owners to rehabilitate deteriorating structures.

Policy III-1.1E: Encourage coordination among the city, county and other agencies in the implementation of housing plans and programs.

1. Establish Interlocal agreements for housing planning among Glades County, the City of Moore Haven, and other local housing agencies.
2. The Planning Department will review housing proposals which impact Glades County through the Intergovernmental Coordinated Review (ICR) process and state Development of Regional Impact review processes.

Policy III-1.1F: Encourage equal access to an open housing market for all persons at each income level, regardless of age, race, religion, sex or ethnic background.

1. The Board of County Commissioners will continue to identify and address any discriminatory housing practices in the County.

Policy III-1.1G: The County will continue to implement, if feasible, programs allowing an expedited permitting and approval process for proposed housing developments meeting the moderate, low, and very-low income needs of Glades County in order to provide housing in a timely manner and minimize housing costs.

Policy III-1.1H: 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.

*Comment: Policy III-1.1HF. updated to clarify "residential" structures such as accessory dwelling units.
Policy 1.1.G. added to comply with Florida Statutes 163.31771.*

OBJECTIVE III-1.2 2: Encourage the conservation and rehabilitation of existing residential areas, and protect such areas from deterioration and substandard housing conditions.

Policy III-1.2A: Encourage the maintenance of an effective housing code with realistic and humane minimum housing standards, as well as an enforcement program.

1. Ensure that the housing code is updated and is vigorously enforced to the extent this is financially feasible for the property owner. Where enforcement of the housing code would create a hardship for low-income households, the County will seek funds for housing rehabilitation, through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program and the Farmers Home Administration. In all cases, sanitation requirements (i.e., cleanliness, garbage disposal, litter, open storage of abandoned items, etc.) shall be enforced.
2. The Planning and Zoning Board (PZB) shall ensure that appropriate standards regulating the condition of mobile homes are developed and enforced.
3. The Planning and Zoning Board (PZB) shall identify historically significant housing and shall ensure that appropriate standards are developed and implemented.
4. The County will continue to implement the housing rehabilitation and replacement program, and will evaluate additional potential funding sources (e.g. grant funds) and/or programs intended to address housing rehabilitation needs and the need-for affordable housing.

OBJECTIVE III-1.3: Promote new housing developments that are consistent with the orderly and economic growth of Glades County.

Policy III-1.3A: Require that all new residential developments are consistent with the Comprehensive Plan.

1. The Local Planning Agency (LPA) shall establish review procedures to ensure that all new residential development is consistent with the Comprehensive Plan.

Policy III-1.3B: Require all housing developers to provide adequate and necessary public facilities and services, or funds (fee-in-lieu) to provide for their proportionate share of such facilities and services.

1. The Planning and Zoning Board (PZB) will establish this as a criteria in their review of development proposals.
2. The Planning and Zoning Board (PZB) will continue to assess the feasibility of implementing impact fees for roads, materials extraction, water and sewer utilities, and recreational facilities to address the impact of new development on the County.

Policy III-1.3C: The Land Development Code and/or Regulations will be amended by 2011 to encourage private residential development in areas within, or contiguous to, established growth areas.

OBJECTIVE III-1.4: To encourage environmentally responsible and energy-efficient development that will not adversely affect natural systems.

Policy III-1.4A: Encourage new residential developments to take every precaution necessary to alleviate possible negative environmental impacts to the air, water, and adjacent land area.

1. In coordination with state and regional environmental agencies, environmentally sensitive areas shall be mapped and special regulations shall be developed and maintained by the Planning and Zoning Board (PZB) to manage such areas. The County will coordinate with the South Florida Water Management District (SFWMD) on an annual basis in an effort to identify environmentally sensitive resources within Glades County.

Policy III-1.4B: Encourage the development of housing in areas having suitable soils.

1. The Planning and Zoning Board (PZB) will establish this as a criteria in their review of development proposals.

Policy III-1.4C: Encourage energy-efficient home siting, landscaping and design.

1. The Planning and Zoning Board (PZB) will establish this as a criteria in their review of development proposals.

Policy III-1.4D: ~~By April 1, 2012, the~~ County shall ~~revise implement~~ the Land Development Code and/or Regulations ~~to include~~ including specific procedures for identifying and protecting environmentally sensitive resources. South Florida Water Management District regulatory language and/or guidelines shall be authorized as a basis for defining, identifying procedures to identify and protect environmentally sensitive resources.

Policy III-1.4E: The County shall create LDRs which require the use of renewable energy resources in all new construction.

Policy III-1.4F: The County shall not prohibit the placement of solar panels.

~~Policy III 1.4G: The County shall, by 2015, determine a threshold and criteria for requiring energy efficient standards/certification in development and redevelopment projects. Strategies from nationally or state recognized sustainability-based building programs such as, but not limited to, Leadership in Energy and Environmental Design (LEED) or Low Impact Development (LID) should be utilized.~~

Comment: Greenhouse gas reduction strategies are no longer required in Florida Statutes. Other policies in the Comprehensive Plan support energy reduction strategies.

OBJECTIVE III-1.5: To the extent possible, protect the residents of Glades County from the effects of natural disasters.

Policy III-1.5A: Require that adequate precautions against storm damage be implemented in all residential developments.

1. The Board of County Commissioners shall maintain a current emergency management program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist County residents in emergencies.
2. ~~By year end 2011, the Planning and Zoning Board (PZB)~~ The County shall adopt language in the Land Development Code and/or Regulations requiring future mobile home parks to design on-site support buildings (such as laundry and recreational facilities) to also function as windstorm shelters for park residents.
3. The Planning and Zoning Board (PZB) shall require (all residential development to comply with the standards of the National Flood Insurance Program.
4. The County Emergency Management Coordinator shall implement their responsibilities of the approved regional hurricane evacuation plan for Southwest Florida.

Glades County

2050 Comprehensive Plan



Infrastructure Element

Draft: July 8, 2025

Overview

Infrastructure Element

Language

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

Comments

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

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

INFRASTRUCTURE ELEMENT AMENDMENTS

Introduction	Added Introduction to cite Infrastructure Element Requirements
GOAL	Provided Planning Timeframe as this is an ongoing goal.



IV. Infrastructure Element

Goals, Objectives and Policies

IV. Infrastructure Element

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

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

INTRODUCTION

Pursuant to Section 163.3177(6)(c), F.S., the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of Glades County, Florida. All goals, objectives, and policies contained herein shall be adopted by ordinance.

Comment: Introduction added to cite references in Florida Statutes.

GOAL IV-1: WITHIN THE 2025 TO 2050 PLANNING PERIOD, ENSURE THAT THE POTABLE WATER, SANITARY SEWER, STORMWATER MANAGEMENT, SOLID WASTE, AND NATURAL GROUNDWATER AQUIFER RECHARGE NEEDS OF THE RESIDENTS OF GLADES COUNTY ARE MET ECONOMICALLY AND EFFICIENTLY, WHILE PROTECTING THE COUNTY'S NATURAL RESOURCES AND ENVIRONMENTAL QUALITY.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

OBJECTIVE IV-1.1: The County will continue to implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy IV-1.1A: The following level-of-service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility Type	Level-of-Service Standard
Sanitary Sewer Facilities	100 gallons per capita per day*
Potable Water Facilities	125 gallons per capita per day*
Solid Waste Facilities	4.5 – 7.0 pounds per capita per day
Stormwater Management Facilities System	Historic discharge for 25 year - 3 day storm event Water Quality Standards contained in Ch. 17-3, F.A.C. and the Design Standards contained in Ch. 17-25, F.A.C.
Flood Protection for Buildings	100 year 3-day storm event

In order to ensure that these levels-of-service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak

demand coefficients for each facility and for the type of development proposed.

* A lower level-of-service may be acceptable for recreational vehicle development, if substantiated with data.

Policy IV-1.1B: All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level-of-service standards for the facilities.

Policy IV-1.1C: No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy IV-1.1D: Prior to approving a building permit or its functional equivalent, the County shall consult with the appropriate County water supplier to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent by the County.

OBJECTIVE IV-1.2: The County will continue to maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this plan.

Policy IV-1.2A: Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the County Department responsible for the project.

Policy IV-1.2B: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

1. Whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
2. Whether the project increases efficiency of use of existing facilities, presents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
3. Whether the project represents a logical extension of facilities and services within a designated service area.

Policy IV-1.2C: The County's Five Year Capital Improvements Program (CIP) will be reviewed and updated annually, prior to or concurrent with the annual budgetary review process, based on anticipated funding sources.

Policy IV-1.2D: The County will review the water suppliers' Capital Improvements Schedules annually and provide input that prioritizes needed potable water improvements to meet the

demands of future growth and approved developments.

Policy IV-1.3E: The County will provide input to the production, expansion capabilities, and life expectancy of the water treatment plants in each update to the Water Supply Plan.

OBJECTIVE IV-1.3: The residents of Glades County will be provided adequate potable water, within the sustainable capacity of the resource being used.

Policy IV-1.3A: Protect or improve the quality of raw water supply sources.

1. The Board of County Commissioners will not approve development proposals which will result in the deterioration of surface or groundwater supply sources.
2. The Board of County Commissioners will encourage the use of agricultural Best Management Practices applicable to operations in Glades County, as recommended by the Soil Conservation Service.

Policy IV-1.3B: Promote coordination among the various water suppliers.

1. The Board of County Commissioners will support proposals to develop coordinated and interconnected water systems.

Policy IV-1.3C: Require adequate water supply facilities for the future growth of Glades County.

1. The Board of County Commissioners will review development proposals with respect to adequacy of water supply and quality.
2. The Board of County Commissioners will coordinate with the appropriate fire departments on these proposals.

Policy IV-1.3D: Promote sound water conservation practices for all new development and assist the SFWMD in the implementation of water conservation plans and programs.

1. The Board of County Commissioners shall require low water use plumbing fixtures and other water conservation measures (as recommended by SFWMD) in all development proposals.

Policy IV-1.3E: The County recognizes the need for, and requirement to prepare and adopt a 10-Year Water Supply Facilities Work Plan that will ensure coordination with the regional water supply plan. The Work Plan will include consideration of the Kissimmee Basin and the Lower West Coast Water Supply Plan. The County will update its Water Supply Facilities Work Plan every five years in coordination with the SFWMD and amend the Comprehensive Plan if necessary.

Policy IV-1.3F: The Comprehensive Plan will be updated within 18 months of updating the South Florida

Water Management District's Regional Water Supply Plan to incorporate the alternative water supply projects.

Policy IV-1.3G: Promote the coordination and information sharing between water suppliers and the County. Water suppliers will share a number of connections (residential and commercial), water treatment capacity, SFWMD permitted allocation, number of anticipated future connections, rate schedule, interlocal agreements, and other pertinent information every five years prior to preparation of the update to the 10-Year Water Supply Facilities Work Plan.

OBJECTIVE IV-1.4: The County, in coordination with the City of Moore Haven, will continue to provide adequate sanitary sewer or septic service to the residents of Glades County, in accordance with environmental standards.

Policy IV-1.4A: Promote properly operating septic tanks.

Policy IV-1.4B: Promote efficient and effective sewage treatment collection and treatment systems.

1. The Board of County Commissioners will not approve any development proposal that does not have adequate sewage disposal for projected peak demand.
2. The Board of County Commissioners will support efforts to coordinate and connect sewage treatment systems for the purpose of increasing efficiency and improving operation and maintenance of systems.
3. The Board of County Commissioners will pursue funding for the construction of additional centralized sanitary sewer treatment facilities for the unserved areas of Lakeport.
4. The Board of County Commissioners will assess the feasibility of a Countywide maintenance and inspection program for septic tanks, evaluate potential funding sources for this program in order to facilitate the creation and implementation of a regular inspection program in conjunction with the Florida Department of Health, and ~~by year-end 2011~~ adopt a program for funding the inspections.

Policy IV-1.4C: Promote flexibility in sewage disposal.

1. The Board of County Commissioners will support innovative methods in the disposal of sewage wastes, consistent with the public health and environmental quality.

Policy IV-1.4D: The County will continue to coordinate with Okeechobee County to provide wastewater collection and treatment to the unserved area surrounding Lake Okeechobee.

OBJECTIVE IV-1.5: The County will continue to make provisions for adequate management of

stormwater runoff to protect the public health, safety and welfare.

Policy IV-1.5A: The County will continue to manage stormwater and regulate stormwater management in a manner consistent with the public health and safety and in a manner consistent with the other elements of the Plan.

1. The Board of County Commissioners will coordinate with the SFWMD in requiring new developments to:
 - a. Integrate natural storage areas and drainage canals into the drainage stormwater management plans of new developments and special districts;
 - b. Maintain natural hydrological conditions for downstream receivers;
 - c. Prohibit the construction of stormwater management projects which would eliminate the effective functioning of wetland systems and prohibit projects that endanger the functions of major wetland system;
 - d. Use Best Management Practices to control runoff; maintain or improve water quality and groundwater recharge, minimize erosion, and promote water conservation;
2. Prohibit further alteration of natural watercourses without mitigation consistent with SFWMD regulations. Continue implementing land development regulations that will ensure that maintaining predevelopment conditions for flow quality, hydroperiod, direction and volume will be the LOS for post development conditions.
3. The County will continue to request the technical assistance of the South Florida Water Management District in expanding water quantity and quality monitoring programs, in identifying additional areas with stormwater management and drainage problems, in reviewing and alleviating flooding problems in the County, and in preparing and implementing stormwater master plans for such areas.
4. The County will evaluate the feasibility, cost, and effectiveness of alternative stormwater improvements identified in coordination with the South Florida Water Management District.

Policy IV-1.5B: Ensure that new development have adequate stormwater management systems.

1. The Board of County Commissioners shall not approve any development which does not meet the stormwater management system standards of the SFWMD.
2. The Board of County Commissioners will not promote the construction of permanent structures in flood prone areas (100 year flood zone), unless they meet

the standards of the Federal Insurance Administration.

3. The Board of County Commissioners will require that the operation and maintenance of all stormwater management systems in Glades County are supervised by the responsible agency.

OBJECTIVE IV-1.6: Provide adequate solid waste collection, transportation and disposal for the residents of Glades County through franchises and other methods.

Policy IV-1.6A: Promote mechanisms to improve solid waste collection.

1. The Board of County Commissioners will promote additional franchises for solid waste collection, where additional urbanization is forecasted in the Future Land Use Element (FLUE) and no current franchise exists.
2. The Board of County Commissioners will require all large Developments of Regional Impact (DRI) developments to contract with a Solid Waste collector for services.

Policy IV-1.6B: Eliminate illegal dumping and littering.

1. The Board of County Commissioners will examine mechanisms for increasing the detection of violators, including stricter ordinances and prosecution of violators.
2. The Board of County Commissioners will continue to implement programs to alleviate illegal dumping activity within the County, and will evaluate and solicit potential sources for funding assistance for these programs.

Policy IV-1.6C: Improve landfill operations to meet all solid waste disposal needs.

1. Alternatives will continue to be available for the disposal of animal carcasses and other types of refuse not currently handled by the sanitary landfill.

Policy IV-1.6D: Continue to provide adequate landfill facilities for a twenty-year period and ensure that adequate landfill space is available for the projected future needs of the County.

Policy IV-1.6E: The County will continue to coordinate with the Florida Department of Environmental Protection (FEP), and will implement a coordinated review process for occupational license applications for potentially hazardous waste generators.

Policy IV-1.6F: The County will support recycling efforts through the continued implementation of the County's recycling program.

OBJECTIVE IV-1.7: The County will implement procedures to provide that natural groundwater aquifer high recharge and prime recharge areas that are necessary to support and provide water resources continue to be protected.

Policy IV-1.7A: The County shall continue to coordinate with the South Florida Water Management District (SFWMD) in the protection and regulation of land use impacts on water resources.

OBJECTIVE IV-1.8: To provide quality potable water service throughout Glades County, the County will coordinate with service providers to ensure that withdrawal and distribution of potable water is compatible with conservation of natural resources.

Policy IV-1.8A: Glades County will coordinate with the City of Moore Haven Utilities, Silver Lake Utilities, South Shore Water, Lakeport Water Association, and Okeechobee Utility Authority to provide potable water to those residents and users within their respective franchise areas. Such coordination shall also include the Brighton Seminole Indian Reservation based on their recent water treatment plant expansion.

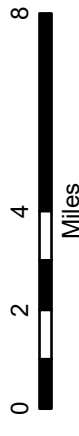
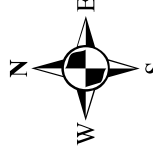
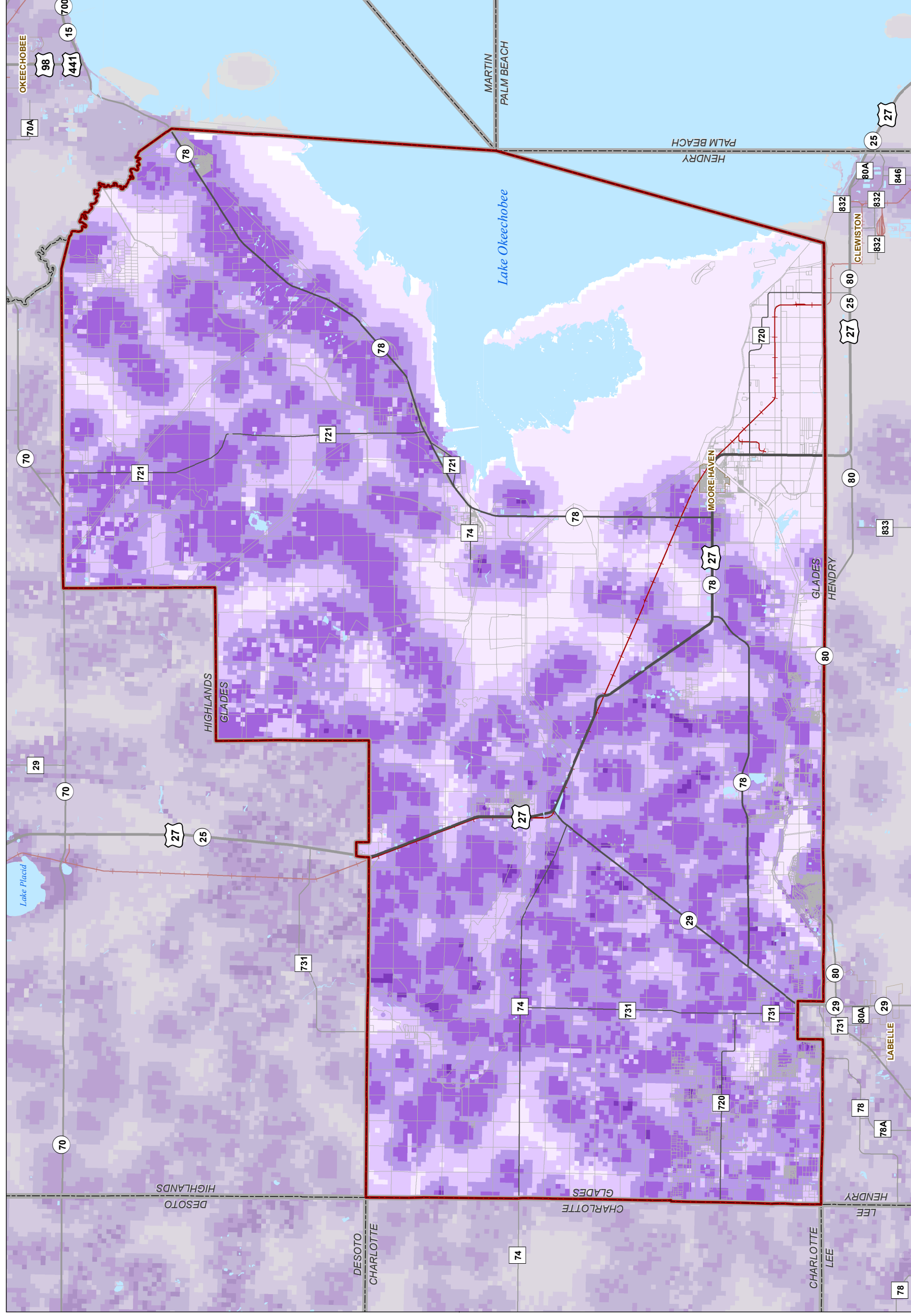
GLADES COUNTY - FLORIDA AQUIFER RECHARGE AREAS MAP

Legend

- Glades County
- Parcels
- Municipalities
- Water Bodies
- Railroads

Aquifer Recharge Areas

- Priority 1 (Highest)
- Priority 2
- Priority 3
- Priority 4
- Priority 5 (Lowest)
- Priority 6



CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
 555 East Church Street, Palm Bay, FL 32909-3981
 (888) 534-7130
 www.cfrpc.org



GLADES COUNTY
 500 Avenue J SW, Moore Haven, FL 33471
 (863) 946-6000
 www.myglades.com

DISCLAIMER:
 The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
 Central Florida Regional Planning Council
 Fla. Natural Areas Inventory (FNAI) & Advanced GeoSpatial, Inc
 Glades County Property Appraiser
 Glades County

Glades County

2050 Comprehensive Plan



Conservation and Natural Resources Element

Draft: July 8, 2025

Overview

Conservation and Natural Resources Element Element

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

Language

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

Comments

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

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

NATUARL RESOURCE ELEMENT

Introduction	Added Introduction to cite the Conservation and Natural Resource Element Requirements in Florida Statutes.
GOAL:	The planning period has been updated.
Policy V-1.2I:	Updated on-going policies.
Objective V-1.6:	This is no longer a requirement in Florida Statutes. Other policies in the Comprehensive Plan address energy efficiency.



V. Conservation and Natural Resources Element

Goals, Objectives and Policies

V. Conservation and Natural Resources Element

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

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

INTRODUCTION

The purpose of the conservation element is to provide a guide for the conservation, use, and protection of natural resources in the County. Pursuant to Section 163.3177(6)(d) F.S, the following represents the conservation goals, objectives, and policies of the County. These goals, objectives, and policies are intended to address the establishment of a long-term vision for protecting and enhancing the natural resources found in the community.

Comment: New section added to state the purpose of the Conservation.

GOAL V-1: PROVIDE FOR THE MANAGEMENT, ENHANCEMENT AND PROTECTION OF THE NATURAL RESOURCES OF GLADES COUNTY WITHIN THE 2025 TO 2050 PLANNING PERIOD.

Comment: Goal updated to continue this policy throughout the planning horizon.

OBJECTIVE V-1.1: The County's soils and mineral resources will continue to be managed in a manner consistent with their fullest potential.

Policy V-1.1A: Encourage the retention of agricultural soils for agricultural uses.

1. The Board of County Commissioners will plan and coordinate development near agricultural areas to avoid adverse impacts on land and water resources essential to agricultural production. This will be addressed in the County's Land Development Code and/or Regulations.
2. The Board of County Commissioners will ensure that agricultural lands are appropriately zoned agriculture.

Policy V-1.1B: Promote uses on agricultural lands, combining uses such as agricultural, fishing, recreation, and conservation.

1. The Board of County Commissioners will ensure that County zoning is flexible enough to encourage compatible uses of agricultural lands and discourage incompatible use.

OBJECTIVE V-1.2: Glades County shall protect the quality and quantity of surface and groundwater resources by establishing the programs and activities outlined in the following policies:

Policy V-1.2A: The County will adopt a level-of-service for stormwater management with a provision that post-development stormwater run-off volume and quality shall not exceed that of pre-development conditions.

Policy V-1.2B: All development shall meet stormwater management level-of-service standards, including water quality standards, as established in the Stormwater Management Sub-element and the Capital Improvements Elements of this comprehensive plan.

Policy V-1.2C: Glades County shall participate in the implementation of the Lake Okeechobee Surface Water Improvement and Management (SWIM) Plan and the Kissimmee River Resource Management Plan. The County shall also participate in the preparation of the proposed Caloosahatchee River SWIM Plan.

Policy V-1.2D: Glades County shall continue to coordinate with the South Florida Water Management District (SFWMD) in the identification and mapping of high aquifer recharge and prime aquifer recharge areas, and in the protection of all County water resources and recharge areas. Upon completion of the groundwater resources study by the water management district, the County shall amend its Comprehensive Plan to include a map depicting aquifer recharge areas and to include more specific policies addressing the protection of aquifer recharge areas.

Policy V-1.2E: Potable water wellfields and cones and influence shall be protected as outlined in Objective 5 and its implementing policies in the Future Land Use Element of this Comprehensive Plan, and through the maintenance of wellfield protection policies in the County's Land Development Code and/or Regulations.

Policy V-1.2F: New construction and redevelopment projects shall be required to use low volume plumbing fixtures and other water conservation measures (as recommended by SFWMD).

Policy V-1.2G: Only development or land use activities which make provisions for stormwater discharge to flow into wetlands, rivers or other bodies of water, or into freshwater fisheries, lakes or sinkholes with sufficient prior treatment to protect receiving waters from degradation below applicable state water quality standards including the state's anti-degradation standards, shall be approved. Pretreatment shall be consistent with the requirements of Rule 17-25, F.A.C. and as specified in the adopted stormwater management level-of-service standards.

Policy V-1.2H: The County shall assess projected water needs and sources and include recommendations for revisions, as appropriate, to coordinate with the South Florida Regional Water Supply Plan.

Policy V-1.2I: As part of the Lower West Coast Planning Area of the South Florida Water Management District (SFWMD), the County recognizes that in order to ensure an adequate supply of

potable water throughout the area, implementing conservation measures will be required. As such, the County shall undertake the following implementing sub-policies:

1. The County shall require, through provisions contained in the County Code of Ordinances, water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.
2. The County shall inform residents and businesses of, and shall encourage their participation in, County or SFWMD-sponsored water conservation programs. These information and educational programs shall include the following types of efforts:
 - a. Brochures and signage to be made available at the County Courthouse/Administration Building;
 - b. Pursuing funding through the SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and
3. Inviting speakers for forums or workshops at the County Courthouse/Administration Building. The County shall adopt an Ordinance which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.
4. The County will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
5. The County will encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).
6. The County BOCC shall coordinate local water conservation education efforts with the SFWMD and the Glades County School Board.
7. The County shall adhere to SFWMD emergency water shortage restrictions when mandated by the District.
8. ~~By the end of 2011, t~~The County shall develop a leak detection and repair program for all County facilities. It shall also inform and encourage its businesses and residents to adopt such a program for their own individual properties.

9. ~~By the end of 2011, t~~The County shall develop a water audit program for all County facilities, including irrigation. The County shall also consider developing a water audit program, including irrigation systems, for the public.
10. ~~By the end of 2011, t~~The County shall prepare informational brochures on proper irrigation operating instructions for the public. These brochures will be made available at the County Courthouse/Administration Building.
11. The County will enforce the SFWMD's lawn and landscape irrigation rule, ~~which limits irrigation to two days per week between the hours of 4 p.m. and 10 a.m., with some exceptions, as may be revised.~~

Comment: Policy updated to provide ongoing policies.

OBJECTIVE V-1.3: The County, whenever possible, will continue to prevent deterioration of the County's air quality.

Policy V-1.3A: Permit no development which would violate state air quality standards.

1. The Board of County Commissioners shall require necessary federal and state air quality permits to be reviewed by the appropriate agencies before final site plans are approved by the County.

OBJECTIVE V-1.4: Glades County shall ensure the protection of wetlands, native vegetative communities and habitats for wildlife species by designating such areas as environmentally sensitive and regulating the development of such areas consistent the following policies.

Policy V-1.4A: Development of wetlands shall be conducted as outlined in Objective I-1.1, Policy I-1.1F of the Future Land Use Element as identified in Future Land Use Element Objective I-1.4, Policy I-1.4E and as further defined in this policy:

1. Impacts to wetlands shall be avoided. Where they cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement so that there is "no net loss" of wetland functions. Wetland impacts, where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted.
2. If the site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop at a gross density of one dwelling unit per twenty acres (1 DU/20 AC).
3. Development shall be required to locate on the non-wetland portions of a development site. Development regulations shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same

development subject to the following:

- a. Residential densities shall be transferred from wetland areas to non-wetland areas as shown on the Future Land Use Map. Portions of lots may be platted into wetland areas and shall not be construed as having disturbed wetland areas for this density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within wetland areas.
 - b. All such transfers of density shall be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.
4. The Board of County Commissioners shall require that development proposals do not alter surviving natural shorelines and provide a vegetative fringe buffer along such shorelines consistent with the function of the waterbody.
 5. The Board of County Commissioners shall continue to promote Fisheating Creek as a Florida Wild and Scenic River.
 6. The Board of County Commissioners shall continue to coordinate with the South Florida Water Management District (SFWMD), local stormwater management districts, the Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Environmental Protection (FDEP) to identify, preserve and protect wetland areas from the impacts of development.
 7. The County shall continue to revise the Land Development Code and/or Regulations to include specific procedures for identifying and protecting environmentally sensitive resources.

South Florida Water Management District regulatory language and/or guidelines shall be utilized as a basis for defining, identifying and developing procedures to identify and protect environmentally sensitive resources.

Policy V-1.4B: Protect vegetative species, wildlife and wildlife habitat for species listed as rare endangered, threatened or species of special concern and support programs that maintain or increase populations.

1. ~~By the end of 2011, the~~ County's Land Development Code and/or Regulations ~~will shall be revised to~~ require major development proposals (projects over ten acres in size and more than two acres of impervious surfaces) to conduct a critical habitat survey. Development proposed in areas known as habitat for threatened, endangered and species of special concern shall be required to conduct a critical habitat survey regardless of size. Habitat areas shall be identified on the site plan for the proposed development. If listed species are found on the site and would be adversely impacted by the development, a specific mitigation/management plan must be prepared by the developer, including any necessary modifications to the proposed development, to

ensure the preservation and maximum protection of the listed species and their habitats.

2. The Board of County Commissioners will request technical assistance and recommendations from the Florida Fish and Wildlife Conservation Commission (FWC) in maintaining habitat listings for protected wildlife, and to review development proposals and wildlife protection/mitigation management plans for consistency with adopted management rules of the FWC for affected habitat and species.
3. The County will assist the FWC in the implementation of the Audubon's Crested Caracara Recovery Plan and will assist in the preparation of protection plans for the Florida Panther.
4. Glades County shall coordinate with the Florida FWC in the establishment of a regional wildlife corridor/protection plan.
5. Glades County shall coordinate with the South Florida Water Management District and University of Florida, Institute of Food and Agricultural Sciences Citrus/Wildlife Study to evaluate methods to integrate Citrus Production and Wildlife Protection and amend the Plan to implement these techniques, if found feasible.
6. In addition to the above Actions, The Board of County Commissioners shall continue to coordinate with the South Florida Water Management District (SFWMD), the (FWC), and the Florida Department of Environmental Protection (FDEP) in the-identification and protection of vegetative species, wildlife species, and/or wildlife habitat within the context of this policy.

Policy V-1.4C: Encourage the preservation of native vegetation.

1. The Planning and Zoning Director shall review site plans for building and subdivision construction to ensure that only the minimum number of trees will be removed for the proposed construction.
2. The Board of County Commissioners will develop tree preservation site design standards in the Land Development Regulations.

Policy V-1.4D: Control noxious pest plants and animals.

1. The Planning and Zoning Director shall encourage site development plans and proposals to eliminate noxious vegetative species, and prohibit the use of such species in the landscaping of such development plans and proposals.
2. The Board of County Commissioners will coordinate with City of Moore Haven Mosquito Control District and the Buckhead Ridge Mosquito Control District in insect control and in site plan review, consistent with other aspects of the Conservation Element.

3. The Board of County Commissioners should require an aquatic weed control program as an element of any development site plan.

Policy V-1.4E: Continue to support the South Florida Water Management District's (SFWMD) efforts in identifying and protecting by acquisition lands necessary for water management, water supply, and the conservation and protection of water resources.

OBJECTIVE V-1.5: The County will continue to identify, protect, and conserve the County's Special Interest Areas and natural preservation areas.

Policy V-1.5A: Encourage the public acquisition or formal protection of the County's rare and unique areas and participate in protection plans for the protection of unique vegetative communities which are located within more than one jurisdiction.

1. The Board of County Commissioners will pursue acquisition of Special Interest Areas and natural preservation areas through state, federal, or private funds made available for such purposes.
2. The Board of County Commissioners will ensure that Special Interest Areas and natural preservation areas are appropriately zoned.
3. The Board of County Commissioners shall assist the South Florida Water Management District (SFWMD) in their efforts to purchase proposed "Save Our Rivers" lands.
4. The Board of County Commissioners shall continue to ensure public access to Fisheating Creek.
5. The Board of County Commissioners shall evaluate and solicit alternate sources of funding assistance for land acquisition.

Policy V-1.5B: Encourage continuation of the existing Open Space designated areas within the County.

1. The Board of County Commissioners will ensure open space areas are appropriately zoned.

Policy V-1.5C: Promote utilization of the County's scenic areas.

1. The Board of County Commissioners will ensure scenic areas are appropriately zoned.
2. The Board of County Commissioners will examine the feasibility of developing recreational facilities which complement scenic areas, contingent upon financial feasibility.

Policy V-1.5D: Preserve the County's historic and archaeological sites.

1. The Board of County Commissioners will encourage the identification, preservation, and acquisition of historic and archaeological sites through the development and implementation of one or more programs intended to identify, preserve and protect historic and archaeologically significant sites.
2. The Board of County Commissioners should prohibit the destruction of historic and archaeological sites through County ordinances and penalties.
3. The Board of County Commissioners will ensure historic and archaeological sites are appropriately zoned.

Policy V-1.5E: Promote and protect continued agricultural use of agricultural lands.

1. The Board of County Commissioners will ensure agricultural land areas are appropriately zoned, consistent with the recommended detailed soil survey.

~~**OBJECTIVE V-1.6: The County will promote incentives that reduce greenhouse gas emissions and support energy conservation initiatives.**~~

~~**Policy V-1.6A:** By 2012, the County will create an energy conservation committee to identify incentives to encourage energy conservation throughout the community.~~

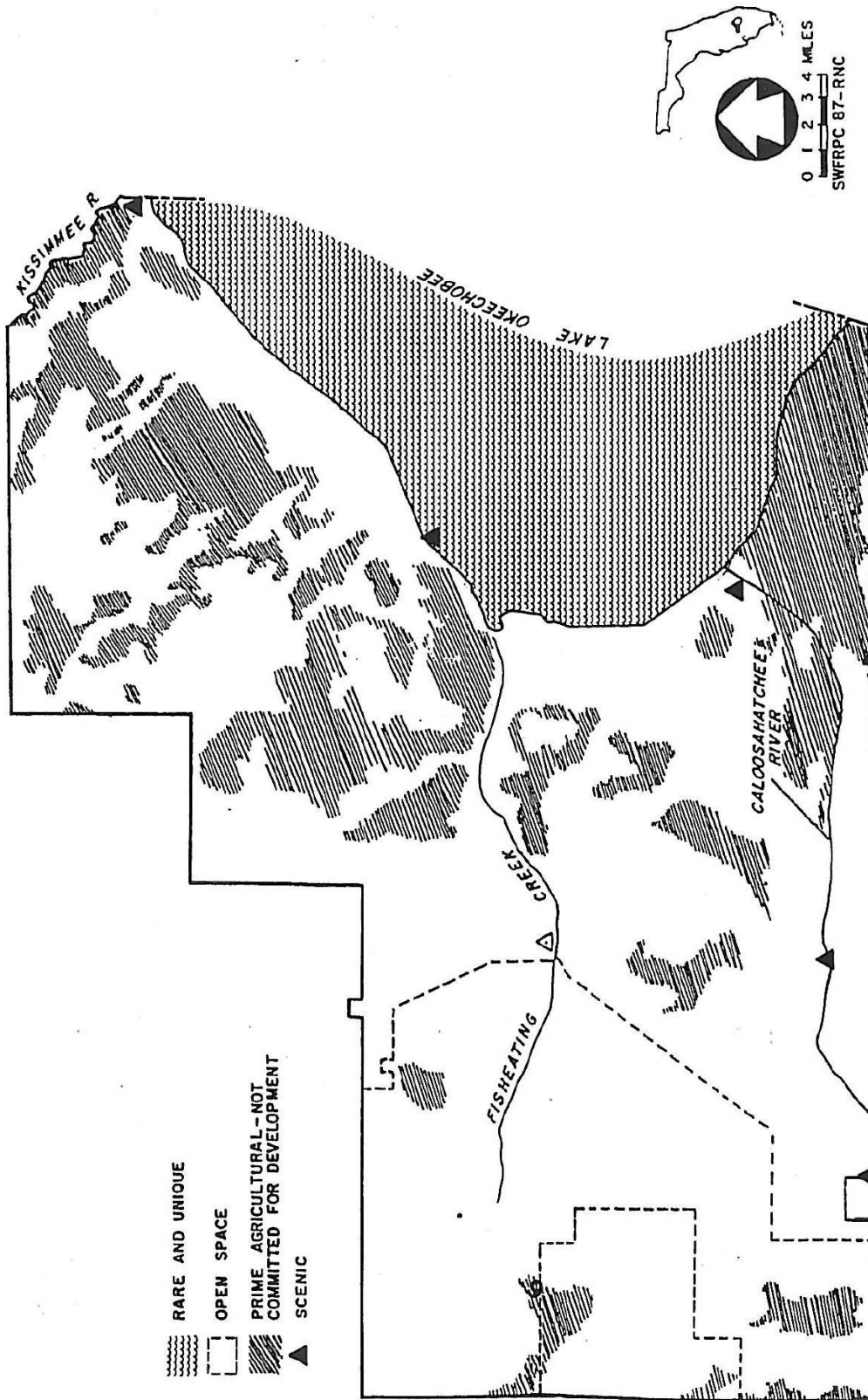
- ~~1. The County will encourage green certified developments such as LEED, Audubon and State green certified projects.~~
- ~~2. By the end of 2013, the County will adopt Land Development Regulations that encourage energy efficient development designs that consider methods such as:

 - ~~• Infill development~~
 - ~~• Compact and clustered development close to transit and services~~
 - ~~• Bicycle/pedestrian system connecting all land uses~~
 - ~~• Provision of bicycle racks or storage facilities~~
 - ~~• Cooperation in locating bus stops, shelters and other passenger transit systems~~
 - ~~• Efficient stormwater design~~
 - ~~• Preservation of environmentally sensitive lands~~
 - ~~• Use of energy efficient window design~~
 - ~~• Use of operable windows and ceiling fans~~
 - ~~• Installation of energy efficient appliances and equipment~~
 - ~~• Low flow plumbing fixtures~~
 - ~~• Energy efficient street lighting, directed downward towards the street.~~
 - ~~• Selection of native plants, trees and other vegetation and design features that reduce watering requirements and reduce the need for fertilizers.~~
 - ~~• Encourage planting shade trees~~
 - ~~• Provision for structural shading whenever practical when natural shading cannot be used effectively~~~~

- ~~Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind~~

Comment: *This is no longer a requirement in Florida Statutes. Other policies in the Comprehensive Plan address energy efficiency.*

Figure 1: Special Treatment Areas Map, 2020 (to be revised by 2012)



GLADES COUNTY
SPECIAL TREATMENT AREAS

Glades County

2050 Comprehensive Plan



Property Rights Element

Draft: July 8, 2025

Overview

Property Rights Element

Language

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

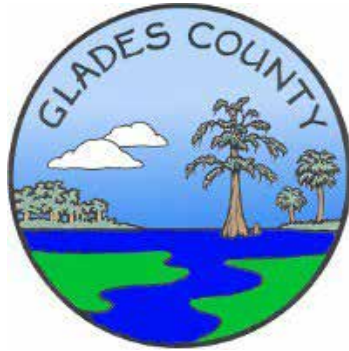
Comments

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

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

PROPERTY RIGHTS ELEMENT AMENDMENTS

Introduction	Added Introduction to cite Property Rights Element Requirements consistent with Section 163.3161(10), Florida Statutes.
--------------	---



XI. Property Rights Element

Goals, Objectives and Policies

1. Created by Ordinance 2022-1

Exhibit A

XI. PROPERTY RIGHTS ELEMENT

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

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

INTRODUCTION

Pursuant to Section 163.3161(10) F.S., the following represents the Property Rights policy of Glades County. This policy is intended to recognize and respect judicially acknowledged or constitutionally protected private property rights.

Comment: Language added consistent to set up of other Elements. The intent is sources from Florida Statutes 163.3161(10).

GOAL XI-1: STATEMENT OF RIGHTS

OBJECTIVE XI-1.1: The following rights shall be considered in local decision making:

Policy XI-1.1A: 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 XI-1.1B: 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 XI-1.1C: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy XI-1.1D: The right of a property owner to dispose of his or her property through sale or gift.