AGENDA SUMMARY ITEM
GLADES COUNTY PLANNING COMMISSION

SUBJECT: Case No. RZ24-01 proposed amendment to Planned Development Ordinance 2022-11 for Lakefront Estates Planned Development.

DEPARTMENT MAKING REQUEST: Community Development Department.

BACKGROUND OR DETAIL OF REPORT: The Glades County Board of County Commissioners approved Ordinance 2022-11 on January 23, 2023, which provided approval and conditions for the Lakefront Estates Planned Development Rezoning. The applicant for that request, Okeechobee Community Developers LLC, is now requesting approval of amendments to that Ordinance as well as the associated Development Agreement. The Lakefront Estates project comprises ±525 acres abutting State Road 78 southwest of the Buckhead Ridge neighborhood.

BUDGET IMPACT:

COORDINATION WITH: Morris-DePew Associates, County Manager, County Attorney, and Community Development Director.

MOTION:

I MOVE TO APPROVE/DISAPPROVE to recommend approval to the Board of County Commissioners to approve Case No. RZ24-01 amendments to Lakefront Estates PD Ordinance 2022-11, and based on the findings and analysis in the staff report dated February 22, 2024, subject to the following:

A few clarifications and correction that staff is recommending be made prior to adoption by the BOCC, which the Applicant has indicated will be made

REQUESTED BY:	**MEETING DATE:**	**SECTION OF AGENDA:**
Susan BuChans, Community Development Dir	February 29, 2024	Public Hearing

MORRIS DEPEW
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Lakefront Estates Planned Development Amendment
Staff Report

DATE: February 22, 2024
TO: Glades County Planning & Zoning Board
FROM: Ben Smith, AICP
RE: Lakefront Estates - Planned Development Amendment to Ord 2022-11 and Amendment to Associated Developers Agreement

The Glades County Board of County Commissioners approved Ordinance 2022-11 by on January 23, 2023, which provided approval and conditions for the Lakefront Estates Planned Development Rezoning. The applicant for that request, Okeechobee Community Developers LLC, is now requesting approval of amendments to that Ordinance as well as the associated Development Agreement. The Lakefront Estates project comprises ±525 acres abutting State Road 78 southwest of the Buckhead Ridge neighborhood. The current planned development approval included the following:

- Four total phases of development
- A Master Concept Plan depicting the area designated to each development phase, a layout of basic use categories, location of vehicle access points, internal roadways, water management features, and wetlands.
- 1,300 total residential dwelling units
- 254,000 square feet of retail commercial
- 80,000 square feet of office commercial
- 31,000 square feet of religious facilities
- 2 schools each with a total of 600 students enrolled
- Schedule of uses listing specific residential, commercial, recreational and institutional uses to be permitted
- Multiple small pocket parks and linear parks, as well as a centrally located 16 acre park proposed as part of the 1st phase of the development.
- Two access points from SR-78 proposed as part of the 1st phase of development
- A third access point from SR-78 proposed as part of the 2nd phase of development
- Development standards requiring certain design of the development
- Requirements for provision of water and sewer services to be arranged and provided by the Developer
- Requirement of a Master Property Owner Association to control and be responsible for maintenance of all common areas and facilities
- Numerous other conditions of approval.

The Applicant has provided a summary list of changes that are being requested to the Planned Development and the Development Agreement. We have reviewed the proposed amendments and find that the Applicant's description of the changes is accurate, as follows:

1. Additional Legal Description: The legal description prepared for the subdivision plat has been added to the legal description that was previously included with the original rezoning request. The legal description prepared for the subdivision plat is a metes and bounds legal description with no "less and except" provisions.
2. Wastewater Collection: There has been a change made throughout the documents to allow for a phased onsite wastewater collection system, with each phase to be built for the phase it is serving and complete prior to the issuance of a Certificate of Occupancy for a structure in that particular phase.
3. Environmental Resource Permit: The documents have been updated to reflect the new South Florida Water Management District Environmental Resource Permit issued for the project. The permit covers all four (4) phases, so reference to Phase 4 being addressed at a later date has been deleted.
4. Infrastructure Timing: Certain deadlines relative to completion of infrastructure were triggered by the issuance of a building permit for that particular phase. This has been revised so that the deadlines are now triggered by the issuance of a Certificate of Occupancy for a structure in that particular phase.
5. Access Point #3: The deadline for completing Access Point #3 has been moved out to prior to Development Order approval for Phase 3.
6. Permitted Uses: "Model homes" has been added as a permitted "Residential" use, and a definition of same has been provided.

The applicant is seeking concurrent approval of the preliminary plat at this time and review of the infrastructure plans associated with this plat is still underway. The goal of the applicant and staff is to coordinate this amendment to the Planned Development Zoning Approval, the amendment to the Developer's Agreement, the finalization of the Infrastructure Plans, and all necessary corrections to the Plat to be consistent with one another and in compliance with all applicable local, state, and federal standards. At such time as that is accomplished, adoption of the Final Plat can be scheduled for public hearings.

Staff is recommending **approval** of the Applicant's requested amendments to the Planned Development and associated Development Agreement. However, there are a few clarifications and correction that staff is recommending be made prior to adoption by the BOCC, which the Applicant has indicated will be made.

ROETZEL
ROETZEL & ANDRESS, A LEGAL PROFESSIONAL ASSOCIATION

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February 23, 2024

VIA DROPBOX AND HAND DELIVERY

Susan BuChans, Community Development Director
Glades County Community Development Department
198 Sixth Street
Moore Haven, FL 33471

Re: Proposed Revisions to Planned Development Ordinance 2022-11 – REVISED[1]

Dear Ms. BuChans:

Please accept this cover letter and its enclosure as a public hearing request application relative to the enclosed proposed amendments to Glades County Planned Development Ordinance 2022-11 (Lakefront Estates). The proposed amendments to the Ordinance can be summarized as follows:

1. Recitals: The introductory recitals have been updated to reflect prior and proposed approvals.

2. Additional Legal Description: The legal description prepared for the subdivision plat has been added to the legal description that was previously included with the original rezoning request. The legal description prepared for the subdivision plat is a metes and bounds legal description with no "less and except" provisions.

3. Permitted Uses: "Model homes" has been added as a permitted "Residential" use, and a definition of same has been provided.

4. Wastewater Collection: There has been a change made throughout the documents to allow for a phased onsite wastewater collection system, with each phase to be built for the phase it is serving and complete prior to the issuance of a Certificate of Occupancy for a structure in that particular phase.

5. Environmental Resource Permit: The documents have been updated to reflect the new South Florida Water Management District Environmental Resource Permit issued for the project. The permit covers all four (4) phases, so reference to Phase 4 being addressed at a later date has been deleted.

[1] This version, dated February 23, 2024, is intended to replace the earlier version dated February 19, 2024. No change has been made to this cover letter. The enclosure has been updated to include additional comments from Richard Pringle received on February 21, 2024.

6. Infrastructure Timing: Certain deadlines relative to completion of infrastructure were triggered by the issuance of a building permit for that particular phase. This has been revised so that the deadlines are now triggered by the issuance of a Certificate of Occupancy for a structure in that particular phase.

7. Phase 1 Additions: In addition to those items already scheduled to be constructed during Phase 1, the developer also contemplated constructing a shopping plaza and mikvah. These items have been added to the list of Phase 1 improvements.

8. Access Point #3: The deadline for completing Access Point #3 has been moved out to prior to Development Order approval for Phase 3.

Two (2) copies of this letter and its enclosure will be hand-delivered to Morris-Depew Associates, and one (1) copy will be hand-delivered to Mr. Richard Pringle, County Attorney.

Thank you for your time in reviewing the foregoing and the enclosed. If there is additional information we can provide to assist with your review or answer any questions that may arise, please do not hesitate to contact me.

Very truly yours,

ROETZEL & ANDRESS, LPA



Sarah E. Spector

Enclosure (as stated)

21119990 _2

ORDINANCE NO. ~~2022-11~~
2024-_____

~~AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GLADES COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF GLADES COUNTY FOR THE PLANNED DEVELOPMENT ZONING DISTRICT APPROVED IN RZ18-04, ORDINANCE NO. 2020-03, KNOWN AS THE GLENN HARVEY PLANNED DEVELOPMENT, TO CHANGE THE DEVELOPMENT NAME TO LAKEFRONT ESTATES PLANNED DEVELOPMENT AND TO APPROVE OTHER CHANGES TO THE APPROVALS GRANTED IN RZ18-04 BY ORDINANCE NO. 2020-03, FOR~~ AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GLADES COUNTY, FLORIDA AMENDING THE PLANNED DEVELOPMENT ZONING DISTRICT APPROVED IN RZ 22-02 BY ORDINANCE NO. 2022-11, KNOWN AS THE LAKEFRONT ESTATES PLANNED DEVELOPMENT, TO APPROVE CERTAIN CHANGES TO THE APPROVALS GRANTED IN ORDINANCE NO. 2022-11, FOR THE 525+/- ACRES, SOUTH OF BUCKHEAD RIDGE, OKEECHOBEE, PARCEL NUMBERS; A04-39-34-A00-0060-0000, A03-39-34-A00-0010-0000, A34-38-34-A00-0030-0000, A02-39-34-A00-0010-0000 AND A35-38-34-A00-0060-0000; APPLICANT AND PROPERTY OWNER OKEECHOBEE COMMUNITY DEVELOPERS, LLC; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Glades County, Florida, has adopted Ordinance 75-3 in which a revised Official Zoning Map was adopted for said County; and

WHEREAS, the Board of County Commissioners of Glades County, Florida, has adopted Ordinance 2012-7, in which revised Planned Development district regulations were adopted for said County and such regulations create the opportunity for adoption of a Planned Development Ordinance to allow the applicant and the County to create appropriate site and use specific development regulations; and

WHEREAS, the owner of the property more particularly described ~~hereafter~~ in Exhibit A has heretofore filed an application pursuant to the Land Development Regulations of Glades County to amend the Official Zoning Map of Glades County for the Planned Development Zoning District approved in RZ18-04, Ordinance No. 2020-03 known as the Glenn Harvey Planned Development, to change the development name to Lakefront Estates Planned Development and to approve other changes to approvals granted in RZ18-04 by Ordinance No. 2020-03 for approximately 525 acres; and

WHEREAS, the Board of County Commissioners approved Ordinance No. 2022-11, including the exhibits attached thereto, on January 23, 2023, which approved the amendment of the Glenn Harvey Planned Development Zoning District approved in Ordinance No. 2020-

03, to become the Lakefront Estates Planned Development; and

WHEREAS, the owner ("Developer") of the Lakefront Estates Planned Development property has filed an application pursuant to the Land Development Regulations of Glades County to change certain approvals and obligations granted in Ordinance No. 2022-11; and

~~**WHEREAS,** the Glades County Planning and Zoning Board continued the September 13, 2022, public hearing for Case #RZ22-02 to a special public hearing to be held on October 6, 2022, at 5:15 PM in the County Commission Chambers, Glades County Courthouse, 500 Avenue J, Moore Haven, Florida; and~~

~~**WHEREAS,** the Glades County Planning and Zoning Board continued the October 6, 2022, public hearing for Case #RZ22-02 to a special public hearing to be held on October 18, 2022, at 6:00 PM in the County Commission Chambers, Glades County Courthouse, 500 Avenue J, Moore Haven, Florida; and~~

~~**WHEREAS,** the Glades County Planning and Zoning Board continued the October 18, 2022, public hearing for Case #RZ22-02 to a date and time in the future set by staff using the normal County guidelines; and~~

WHEREAS, the Glades County Planning and Zoning Board, in a public hearing on ~~December 13, 2022~~ February 29, 2024, based on the application and the findings and analysis of the Staff Report dated ~~December 5, 2022~~ _____, 2024, and the findings of fact in evidence at ~~that continued~~ the hearing, recommended approval of certain changes to the approvals and obligations granted in Ordinance 2022-11; and ~~the zoning amendment, with conditions; and~~

WHEREAS, Case ~~#RZ22-02~~ #RZ24-_____has been heard by the Glades County Board of County Commissioners in a public hearing on March 12, 2024, ~~January 10, 2023,~~ and March 25, 2024, ~~January 23, 2023,~~ and the Board of County Commissioners has found such application to be complete and, based on the contents of the application and the review of the application, and the Staff Report and the recommendations of the Planning and Zoning Board, and the evidence and testimony presented at the public hearings, the Glades County Board of County Commissioners has found the requested changes to the approvals and obligations granted in Ordinance 2022-11, ~~rezoning amendment~~, subject to the property development criteria, regulations, conditions and Conceptual Master Plan described herein and made a part hereof, to be consistent with the County's Comprehensive Plan and Land Development Code and the densities, intensities and general use requirements set forth therein; and

WHEREAS, the Board of County Commissioners has found that this Planned Development Ordinance includes regulations to ensure that the Planned Development will meet or exceed all performance and locational standards set forth in the County's Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has found the zoning amendment request to be compatible with existing or approved uses in the surrounding area or can be

made compatible using the provisions (criteria, regulations, conditions, etc.) contained in this Planned Development Ordinance; and

WHEREAS, the Board of County Commissioners has found that the approval of this Planned Development Ordinance will not place an undue burden upon existing or committed transportation or other services and facilities; and

WHEREAS, the Board of County Commissioners has found that, based on the findings and analysis of the Staff Report dated _____, 2024, ~~December 5, 2022, as updated,~~ and the findings of fact in evidence at the Glades County Board of County Commissioners public hearing on March 12, 2024, ~~January 10, 2023,~~ and on March 25, 2024, ~~January 23, 2023,~~ including but not limited to the application, the Staff Report, the recommendations of the Planning and Zoning Board, and testimony at the above referenced public hearings, and after due consideration, it is in the best interest of the inhabitants of Glades County to ~~amend the Glenn Harvey~~ change certain approvals and obligations granted in Ordinance 2022-11 for the Lakefront Estates Planned Development Zoning District approved in RZ22-02, ~~RZ18-04,~~ by Ordinance No. 2022-11,~~2020-03~~, ~~to become the Lakefront Estates Planned Development, RZ22-02, approved in this Ordinance No. 2022-11,~~ including the Exhibits attached hereto and made a part hereof, as herein set forth.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Glades County, Florida, that:

SECTION 1: RECITALS
The above recitals are true and correct and are incorporated herein and made a part hereof as though fully set forth below.

SECTION 2: AUTHORITY
This Ordinance is enacted pursuant to the provisions of Chapters 125, Florida Statutes, and other applicable provisions of law.

SECTION 3: REZONING GRANTED
Based upon the application, and the Staff Report, all of which has been made a part of the record, and the evidence received at the public hearings, and further, based upon the recitals stated above, all of said recitals being incorporated herein and made a part hereof, the requested changes to certain approvals and obligations granted in Ordinance No. 2022-11, ~~zoning amendment~~ as described herein, including, the property development criteria, regulations, and conditions and the Conceptual Master Plan contained herein and in Exhibits "B" and "C"," attached hereto and made a part hereof, ~~from the Glenn Harvey Planned Development Zoning District approved in RZ18-04, Ordinance No. 2020-03,~~ to the Lakefront Estates Planned Development Zoning District ~~RZ22-02, Ordinance No. 2022-11,~~ is determined to be consistent with the Glades County Comprehensive Plan and Land Development Code and is granted and adopted/approved as to the ~~following described~~ real

property located in Glades County, Florida, described in Exhibit A attached hereto and made a part hereof, ~~to-wit~~:

~~See attached Exhibit "A."~~

SECTION 4: PROPERTY DEVELOPMENT CRITERIA AND REGULATIONS
The property site plan (Conceptual Master Plan) and development criteria and regulations for the site described in the requested rezoning is as set forth in the attached Exhibits "B" and "C" and all development within the site shall comply with and shall be subject to the terms and conditions of the requirements of Exhibits "B" and "C" and the Glades County land development regulations in effect on the effective date of this Ordinance. If the terms and conditions set forth in this Ordinance conflict with other land development regulations of the County's Land Development Code, the terms and conditions of this Ordinance shall govern the development of the property described in Exhibit "A." All of the changes to the language and the approvals and obligations described in Ordinance 2022-11 is shown by interlineation (deleted words are struck through and added words are underlined) on Exhibits “B and “C” attached hereto and made a part hereof.

~~**SECTION 5: ORDINANCE NO. 75-3 AND OFFICIAL ZONING MAP AMENDMENT**~~
~~Glades County Ordinance 75-3, which included the Official Zoning Map, is hereby amended to reflect the new zoning designation of Lakefront Estates PD for the subject real property as described in Exhibit "A."~~

SECTION 5 ~~6~~: SCRIVENER'S ERRORS
Corrections of typographical errors which do not affect the intent of this rezoning may be authorized by the County Manager, or the County Manager's designee, without need of public hearing, by filing a corrected ordinance with the County Clerk.

SECTION 7: SEVERABILITY
If any provision or portion of this Ordinance is held or declared to be unconstitutional, invalid or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect the applicability of this Ordinance to any other person, property or circumstances.

SECTION 8: EFFECTIVE DATE
This Ordinance shall take effect upon the adoption of this Ordinance by the Glades County Board of County Commissioners, and upon a filing of a certified copy hereof with the Florida Department of State.

The foregoing Ordinance was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Timothy (Tim) Stanley	____
~~Donna Storter Long~~	____
_____	____
Hattie Taylor	____
Jerry Sapp	____
Tony Whidden	____

This Ordinance was duly passed and adopted on the _____ day of _____, 2024~~3~~.

GLADES COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

BY: _____
Timothy (Tim) Stanley, Chair

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

_____
Richard W. Pringle, County Attorney

ATTEST:

SEAL:

_____
Tami P. Simmons, Clerk of Courts
or her designee

EXHIBIT "A"

LEGAL DESCRIPTION:

(PARCEL 1)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST THENCE NORTH 89°29'59" EAST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 823.40 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 4;

THENCE NORTH 00°27'22" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1368.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON FLORIDA'S DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP, MAP SECTION 05020-000, DATED AUGUST OF 2014; THE FOLLOWING FOUR CALLS ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

1)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 3681.45 FEET TO THE POINT OF BEGINNING;

2)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 2072.29;

3)THENCE NORTH 57°48'46" EAST, A DISTANCE OF 2770.06;

4)THENCE NORTH 57°49'26" EAST, A DISTANCE OF 3460.71 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S ACCESS ROAD FOR STRUCTURE (S-127); THE FOLLOWING THREE CALLS ARE ALONG SAID WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE;

1)THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 398.89;

2)THENCE NORTH 57°49'57" EAST, A DISTANCE OF 597.92;

3)THENCE SOUTH 32°16'04" EAST, A DISTANCE OF 2733.87 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48), SAID POINT ALSO BEING ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST;

THENCE SOUTH 89°34'44" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48) ALSO BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, A DISTANCE OF 2160.98;

THENCE SOUTH 45°26'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48), A DISTANCE OF 6438.67;

THENCE NORTH 59°53'11" WEST, A DISTANCE OF 1050.18;

THENCE NORTH 38°57'14" WEST, A DISTANCE OF 2464.28 TO THE POINT OF BEGINNING;

LESS AND EXCEPT

A STRIP OF LAND LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST ALSO LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, THENCE SOUTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1129.30 FEET TO THE BASELINE OF SURVEY OF STATE ROAD NUMBER 78 AS SHOWN ON THE FLORIDA DEPARTMENT

OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAINTENANCE MAP, MAP SECTION 05020-000 DATED OCTOBER 2014;

THENCE CONTINUE SOUTH 00°25'09" EAST ALONG SAID EAST LINE OF SECTION 4, A DISTANCE OF 38.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAINTENANCE MAP, THE FOLLOWING 3 COURSES WILL BE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT IS ALSO THE POINT OF BEGINNING.

1)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 438.75 FEET;

2)THENCE NORTH 57°48'46" EAST, A DISTANCE OF 2770.07 FEET;

3)THENCE NORTH 57°48'41" EAST, A DISTANCE OF 3460.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) ACCESS ROAD FOR STRUCTURE 127 SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE SOUTH 32°10'34" EAST, ALONG SAID WEST LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) ACCESS ROAD FOR STRUCTURE 127 AND THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THB PUBLIC RECORDS OF GLADES COUNTY, FLORIDA, A DISTANCE OF 44.15 FEET;

THENCE SOUTH 57°30'40" WEST, A DISTANCE OF 1210.02 FEET;

THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 8.40 FEET;

THENCE SOUTH 59°15'09" WEST, A DISTANCE OF 393.13 FEET;

THENCE SOUTH 72°40'00" WEST, A DISTANCE OF 51.73 FEET;

THENCE SOUTH 58°05'19" WEST, A DISTANCE OF 1807.71 FEET;

THENCE SOUTH 57°49'12" WEST, A DISTANCE OF 4839.15 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE NORTH 38°57'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 27.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAINTENANCE MAP;

THENCE NORTH 57°49'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1633.54 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN GLADES COUNTY, FLORIDA

THE REAL PROPERTY DESCRIBED ABOVE IS ONE AND THE SAME AS THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST ALSO LOCATED IN SECTIONS 2, 3 AND 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, THENCE SOUTH 00°25'09" EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1,199.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER OFFICIAL RECORD BOOK 361, AT PAGE 931 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA AND SAID POINT BEING THE **POINT OF BEGINNING**;

THE FOLLOWING SEVEN (7) CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE:

1) THENCE NORTH 57°49'47" EAST, A DISTANCE OF 455.13 FEET;

2) THENCE NORTH 57°48'46" EAST. A DISTANCE OF 2770.07 FEET;

3) THENCE NORTH 58°05'19" EAST, A DISTANCE OF 1807.71 FEET;

4) THENCE NORTH 72°39'59" EAST, A DISTANCE OF 51.73 FEET;

5) THENCE NORTH 59°15'09" EAST, A DISTANCE OF 393.13 FEET;

6) THENCE NORTH 32°10'34" WEST, A DISTANCE OF 8.40 FEET;

7) THENCE NORTH 57°30'40" EAST, A DISTANCE OF 1,210.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICTS ACCESS ROAD;

THE FOLLOWING THREE (3) CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE:

1) THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 355.49 FEET;

2) THENCE NORTH 57°49'57" EAST, A DISTANCE OF 597.92 FEET;

3) THENCE SOUTH 32°16'04" EAST, A DISTANCE OF 2,733.87 FEET TO A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE L-48;

THE FOLLOWING TWO (2) CALLS ARE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE:

1) THENCE SOUTH 89°34'44" WEST, A DISTANCE OF 2,160.98 FEET;

2) THENCE SOUTH 45°26'00" WEST, A DISTANCE OF 6,438.67 FEET TO A POINT ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 917 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THE FOLLOWING TWO (2) CALLS ARE ALONG SAID EASTERLY LINE:

1) THENCE NORTH 59°53'11" WEST, A DISTANCE OF 1,050.18 FEET;

2) THENCE NORTH 38°57'14" WEST, A DISTANCE OF 2,437.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER OFFICIAL RECORD BOOK 361 AT PAGE 931 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE NORTH 57°49'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,613.95 FEET TO THE **POINT OF BEGINNING**.

LOCATED IN GLADES COUNTY, FLORIDA CONTAINING 524.995 ACRES.

EXHIBIT "B"

Property Development Regulations

PD INTENT AND PURPOSE

I. PURPOSE AND INTENT OF PROPOSED DEVELOPMENT

The purpose of the Planned Development District approved by Ordinance 2020-3 was to provide for a single-family residential development with neighborhood commercial uses with the intent of providing a positive impact on Glades County and both current and prospective residents. The rezoning application is to amend the previously approved Planned Development District to:

A. Increase the maximum residential density to the maximum approved residential density described herein

B. Add permitted, accessory and ancillary uses to the existing list of approved uses for the Glenn Harvey Planned Development Zoning District approval in RZ18-04, as follows:

1. Residential uses:
   - a. Dwellings, two-family attached*
   - b. Dwellings, hybrid*
   - c. Dwellings, townhouses*
   - d. Dwellings, multiple-family
   - e. Accessory apartment/guest house
   - f. Accessory Public Utility Facilities
   - g. Houses of Worship
   - h. Recreation Outdoors, such as parks and docks for resident use
   - i. Ritual Bathhouses
   - j. Model Homes*

   *See information below for a further definition of the dwelling types.

2. Neighborhood Commercial uses:
   - a. Houses of Worship
   - b. Mixed use (retail, office and/or residential)
   - c. Public Service uses (as listed in this Schedule of Permitted uses below)
     - i. Colleges, vocational and non-vocational
     - ii. Communication facilities, services, towers, transmitting facilities
     - iii. Emergency Medical Services, public and private
     - iv. Government buildings, including emergency facilities, libraries, etc.
     - v. Hospitals
     - vi. Public Utility Facilities

vii. Schools, public and private (maximum of two (2) schools; maximum enrollment of 600 students per school)
viii. Water and Sewer Facilities, public and private
ix. Utility Facilities, public and private

d. Recreation Outdoors, such as parks and docks for resident use
e. Restaurants without drive-through (the "Restaurants with drive-through" use is currently permitted; this would allow for non-drive through restaurants as well)
f. Ritual Bathhouses

II. DESCRIPTION OF THE CHARACTER OF THE PROPOSED DEVELOPMENT

The development proposed by the previous ordinance would result in the development of approximately 525 acres of agricultural lands with single-family residential and neighborhood commercial uses. The intent was to provide for single-family residential units, open space, bicycle and pedestrian paths around the lakes and picnic areas and plazas, and a neighborhood commercial area near the entrance to provide convenient services to the residents, local area, and travelers.

All development on site was to be (and will still be) constructed in accordance with federal, state, and county regulations, with federal, state, and county regulations controlling over anything to the contrary in the Planned Development zoning approval. The Applicant was required (and is still required) to obtain satisfaction of all required federal, state, or county permits. Similarly, the Applicant was required (and is still required) to obtain permits to connect to existing county facilities or obtain permits to provide on-site facilities prior to development. A site development plan was to be (and must still be) approved by Glades County Community Development prior to development onsite. To satisfy the requirement, the Applicant was required (and is still required) to meet the Glades County building plan application requirements.

The entirety of the property subject to Ordinance 2020-3 was sold to the Applicant, who purchased the property with the intention of building a similar community to that which was previously approved. As noted above, the reason for the request for an amendment to the Planned Development District is to increase the residential density and add additional permitted and accessory uses, including but not limited to a variety of dwelling types (single-family, two-family attached, hybrid, townhouses, and multiple-family). The following is a comparison of the previously approved versus proposed development parameters.

	PREVIOUSLY APPROVED	PROPOSED
Total Residential Area	359.83 acres	220.93 acres
Total Residential Units	482 single family detached	1300 total (840 single family and 460 multi-family/single-family attached)
Gross Residential Density	1.13 du/acre	2.48 du/acre
Total Commercial Area	37.90 acres	25.57 acres
Non-Residential Intensity/FAR	0.18	0.30 (See Note)
Total Open Space	174.2 acres	197.18 acres
Percentage Open Space	33.2%	37.56%

Note: For designated non-residential areas only. Development within the Planned Development will not exceed the residential density, non-residential floor area, or maximum school enrollment contained in the submitted traffic analysis dated October 24, 2022, without demonstrating that total combined trip generation will remain within the maximum calculated trips. The traffic analysis dated October 24, 2022, includes provisions for:

840 single-family homes
460 multi-family/single-family attached homes
254,000 sf various shopping areas (commercial retail space)
80,000 sf commercial office
31,000 sf synagogues/shuls
2 private schools with a total of 1200 students
0.3 FAR on designated non-residential areas

III. EXPLANATION OF CONFORMANCE WITH COMPREHENSIVE PLAN

The proposed Planned Development amendment request is in conformity (consistent) with characteristics of the following elements, goals, objectives, and policies of the Glades County Comprehensive Plan, and is similar to that presented when the original Planned Development zoning was approved:

A. Future Land Use Element

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

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

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.

This request to amend the Planned Development to increase density and add additional permitted and accessory uses is consistent with this policy of the Glades County Comprehensive Plan. If approved, the proposed Planned Development Amendment will add to the diversity of land uses previously approved and will increase the number of residential dwelling units permitted, while still staying well under the maximum gross residential density of twelve (12) dwelling units per acre and maximum floor to area ratio of 0.3 for non-residential uses permitted in the Transition Future Land Use Category, as established in Policy I-1.4F of the Comprehensive Plan.

B. Traffic Circulation Element

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 expend 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.

The proposed development, as amended through the Planned Development amendment process, will be consistent with this policy. A turn lane has been permitted with the Florida Department of Transportation (FDOT) for Phase 1. The application's Traffic Analysis prepared by O'Rourke Engineering & Planning demonstrates that the proposed development will not adversely affect the current LOS for SR-78 for Phase 1. Future phases may require additional improvements, which will be coordinated with Glades County and FDOT.

In addition to external improvements, the development, as currently proposed, provides for the construction of internal roads and accessways to allow for internal trip capture between the residential and neighborhood commercial and public uses in an attempt to prevent adverse impact on surrounding properties.

C. Infrastructure Element

Policy IV-1.1A: The following level-of-service standards (for sanitary sewer facilities, potable water facilities, solid waste facilities, stormwater management facilities, and flood protection) are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:….

Development onsite will not exceed the Policy's established levels of service standards for sanitary sewer facilities, potable water facilities, solid waste facilities, stormwater management facilities, or flood protection. The Applicant will coordinate development with the necessary public service providers to ensure the development does not overload County facilities. ~~Onsite~~ Phased onsite community wastewater collection and treatment and disposal systems will be used until public facilities become available.

The Applicant will coordinate potable water needs with the Okeechobee Utility Authority. The potable water demand of the site at build out will not exceed the capacity provided by the Okeechobee Utility Authority.

Solid waste collection will be coordinated with a contracted solid waste disposal contractor who is authorized to do business in Glades County. Stormwater runoff requirements will be satisfied by construction of the surface water management system as approved by South Florida Water Management District Permit Number 22-108575-P ~~22-101892-P (conceptual approval for Phases 2 and 3) and Permit Number 22-101893-P (construction approval for Phase 1), which will be modified as needed to address the change in layout shown on the proposed Conceptual Master Plan and use types as described above. Phase 4 will be permitted separately in the future~~.

The requirements of the Glades County Flood Plain Ordinance and the Florida Building Codes shall apply to all construction within the development.

The table below describes the minimum Level of Services that will be provided for the described utilities.

Facility Type	Level-of-Service (LOS)
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

D. Economic Development Element

Objective X-1.1: Promote Glade County's Location for Economic Development and Job Creation Projects. Glades County will promote its location within the center of South Florida's population of permanent residents, seasonal residents and visitors/tourists (Orlando and Tampa southward to Miami and Naples). The County is within a two and one half hour drive by truck or automobile to six international airports and five seaports. Four of the airports accommodate both passengers and cargo, while four of the seaports accommodate freight and major cruise lines.

Objective X-1.6: Promote and support becoming a center for Tourism. With more than 30 miles of Lake Okeechobee shoreline, 60 miles of Caloosahatchee River frontage and 52 miles of paddling trails on pristine Fisheating Creek, Glades County offers outdoor tourism assets that are unparalleled in Florida, for birders, bicyclists, boaters, hunters, fishermen, canoeist, and kayakers.

Approval of the Planned Development Amendment request is consistent with these objectives as the site is adjacent to the Rim Canal with access to Lake Okeechobee through the Buckhead Ridge boat locks. This project will provide permanent residential units as well as a neighborhood commercial area and public service uses for the residents and surrounding

communities and will showcase access to recreation opportunities for homeowners and second homeowners including proximity to Lake Okeechobee. Attracting permanent residents to the County allows potential businesses to be established to serve a growing population base in the County.

IV. DESCRIPTION OF PROPOSED METHODOLOGY FOR MANAGING STORMWATER RUNOFF

Stormwater runoff requirements will be satisfied by construction of a surface water management system as approved by South Florida Water Management District Permit Number 22-108575-P ~~22-101892-P (conceptual approval for Phases 2 and 3) and Permit Number 22-101893-P (construction approval for Phase 1), which will be modified as needed to address the change in layout shown on the proposed Conceptual Master Plan and use types as laid out above. Phase 4 will be permitted separately in the future~~.

PD PHASING SCHEDULE

The Applicant proposes to amend the PD Phasing Schedule included on Exhibit "B" of Ordinance 2020-3 to provide for four (4) designated phases, as opposed to three (3) designated phases with one (1) undesignated phase, and to provide for ~~an~~ a phased onsite community wastewater treatment system until such time as public service is available. The identification of each of the four (4) phases shall be as set forth on the binding Conceptual Master Plan attached hereto and made a part of hereof.

For ease of reference, the following sets forth the previously approved PD Phasing Schedule, updating out of date or incorrect references and removing reference to the exhibits included with Ordinance 2020-3, which will be replaced by the exhibits to this newly approved ordinance, all of which will be binding upon the subject property described in Exhibit A. Given that a Developer's Agreement has already been approved for this Planned Development, references to entering into a Developer's Agreement have been replaced with references to amending the existing Developer's Agreement to address the changes presented by the changes approved by this Ordinance. An amended Developer's Agreement to address the amendments to the Planned Development approval granted by this Ordinance will be negotiated and entered into by the landowner with the County.

Site development shall occur as described in the Conceptual Master Plan attached hereto and made part hereof and, as set forth above, will occur in four (4) phases. Should proposed future development plans for future phases differ from the approved Conceptual Master Plan, the Developer shall meet with the County Staff to determine if the proposed changes constitute a minor modification or an amendment of the approved Conceptual Master Plan of the Planned Development, pursuant to Section 125-174(j), *Revisions to approved planned development ordinances*, of the Glades County Code of Ordinances (the "LDC"). Each phase will be submitted for final subdivision plat approval and for all other required government agency approvals prior to any development. The Conceptual Master Plan is binding upon the future development of the property. Identified in each phase below are the requirements specific to each phase. Development requirements that apply equally to the overall proposed development are detailed in the *Property Development Regulations* described herein.

Except for all improvements to SR-78 associated with Access Point #1 and Access Point #2, notwithstanding anything else contained herein to the contrary, ~~all infrastructure construction requirements and~~ all permitting requirements of Glades County and all agencies related to the construction of all infrastructure must be completed or financial assurances as required by Chapter 137 of the LDC must be provided to Glades County prior to the issuance of ~~the first building permit for non-infrastructure (vertical) construction for~~ a Certificate of Occupancy for a structure in that phase unless otherwise provided for in the amended Developer's Agreement. A copy of Chapter 137 of the LDC is attached hereto as Exhibit D.

The following are the basic infrastructure commitments contained in the current approval, as amended herein, that will be carried forward with this project and described in the amended Developer's Agreement:

I. PHASE 1

A. Roads: The Developer shall:

1. Construct the internal roadways and the external roadway improvements required for each phase of development to comply with Glades County and state standards based upon an analysis of the traffic that will be generated by each phase of the development and providing the financial assurance for the project's required roadway improvements for each phase of development, including providing for roadway maintenance, pursuant to Chapter 137 of the LDC, especially regarding Section 137-6 concerning financial assurances for improvements

2. Construct the Phase 1 roadway improvements pursuant to Glades County and state standards which must be completed prior to the issuance of a ~~building permit for vertical construction~~ Certificate of Occupancy for a structure in Phase 1 with appropriate financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC. The first access point shown in Phase 1 on the Conceptual Master Plan will be permitted, constructed, and in operation prior to Development Order approval for Phase I. The second access point shown in Phase 1 on the Conceptual Master Plan will be permitted, constructed, and in operation prior to the issuance of the first Certificate of Occupancy.

B. Wastewater: The Developer shall:

1. Construct ~~an~~ the first phase of a phased onsite community wastewater collection and treatment system at Developer's cost and at no cost to Glades County with appropriate financial assurances provided to Glades County as provided in the amended Developer's Agreement as described in Chapter 137 of the LDC that will be used for wastewater collection and treatment until public service is available. The first phase of the phased onsite community wastewater collection and treatment system for Phase 1 will be designed and approved as a part of the Development Order issued for Phase 1 and will be completely installed

and operable prior to the issuance of a Certificate of Occupancy for a structure in Phase 1.

2. Install wastewater collection lines for each Phase ~~before or during the site development process for~~ prior to the issuance of a Certificate of Occupancy for a structure in each Phase. Wastewater collection lines for Phase 1 will be designed and approved as a part of the Development Order issued for Phase 1 and will be completely installed and operable prior to the issuance of a Certificate of Occupancy for a structure in Phase 1.

3. Provide in the master property owners association's declaration of covenants, conditions and restrictions for the development, or other comparable binding documentation on the property owners, that property in each Phase shall connect to a public wastewater utility service if and when it becomes available.

C. Property Owners Association: The Developer shall create a master property owners association and all related documentation.

II. PHASE 2

A. Roads: The Developer shall provide a traffic study for Phase 2 and construct all roadway improvements (internal and external) that are required to meet all state and county standards based upon an analysis of the traffic that will be generated by Phase 2 of the development with construction to occur prior to the issuance of a Certificate of Occupancy for a structure in Phase 2, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

B. Wastewater: The Developer shall connect to a public wastewater utility system if available. Until a public wastewater utility system is available, Phase 2 will be served by the second phase of the phased onsite community wastewater treatment system ~~constructed during Phase 1~~. The second phase of the onsite community wastewater treatment system and the ~~W~~wastewater collection lines for Phase 2 will be designed and approved as a part of the Development Order issued for Phase 2 and will be completely installed and operable prior to the issuance of ~~a building permit for vertical construction~~ Certificate of Occupancy for a structure in Phase 2, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

III. PHASE 3

A. Roads: The Developer shall provide a traffic study for Phase 3 and construct all roadway improvements (internal and external) that are required to meet all state and county standards based upon an analysis of the traffic that will be generated by Phase 3 of the development with construction to occur prior to the issuance of a ~~building permit for vertical construction~~ Certificate of

Occupancy for a structure in Phase 3, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

B. **Wastewater:** The Developer shall connect to a public wastewater utility system if available. Until a public wastewater utility system is available, Phase 3 will be served by the third phase of the phased onsite community wastewater treatment system ~~constructed during Phase 1~~. The third phase of the onsite community wastewater treatment system and the ~~W~~wastewater collection lines for Phase 3 will be designed and approved as a part of the Development Order issued for Phase 3 and will be completely installed and operable ~~during the site development process~~ prior to the issuance of a ~~building permit for vertical construction~~ a Certificate of Occupancy for a structure in Phase 3, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

IV. PHASE 4

A. **Roads:** The Developer shall provide a traffic study for Phase 4 and construct all roadway improvements (internal and external) that are required to meet all state and county standards based upon an analysis of the traffic that will be generated by Phase 4 of the development with construction to occur prior to the issuance of a ~~building permit for vertical construction~~ Certificate of Occupancy for a structure in Phase 4, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

B. **Wastewater:** The Developer shall connect to a public wastewater utility system if available. Until a public wastewater utility system is available, Phase 4 will be served by the fourth phase of the phased onsite community wastewater treatment system ~~constructed during Phase 1~~. The fourth phase of the onsite community wastewater treatment system and the ~~W~~wastewater collection lines for Phase 4 will be designed and approved as a part of the Development Order issued for Phase 4 and will be completely installed and operable ~~during the site development process~~ prior to the issuance of a ~~building permit for vertical construction~~ Certificate of Occupancy for a structure in Phase 4, with financial assurances being provided by Developer to Glades County as required by Chapter 137 of the LDC.

The following is a more specific breakdown relative to the proposed sequence of development, with the caveat that the street names, as set forth below and on the attached Road Layout Map (Information Only), are provided for ease of reference only and are subject to change based on names submitted to and approved by E911:

I. PHASE 1

1. Access Point #1 to Lakefront Boulevard with associated infrastructure.
2. Basins to the north and south of Lines Street with associated infrastructure, including drainage lines and structures.
3. Swales and perimeter berm.
4. Lakefront Boulevard with associated infrastructure, including utilities and drainage.

5. Lines Street with associated infrastructure, including utilities and drainage.
6. North part of School Boulevard from Lines Street to SR-78 and Access Point #2 with associated infrastructure, including utilities and drainage.
7. ~~Sewer~~ Phase 1 of sewer plant site, ~~sewer vacuum~~ lift station, and water ~~booster pump station~~ service piping and associated infrastructure.
8. Houses along Lines Street and adjacent parks.
9. School to the south of the sewer plant with associated infrastructure, including parking area and drainage.
10. Park to the south of the sewer plant with associated infrastructure.
11. Blossom Street, Cherry Street, Dobbs Street with associated infrastructure, including utilities and drainage.
12. Soul Street with associated infrastructure, including utilities and drainage.
13. Synagogue (House of Worship) and related buildings and infrastructure, including parking area and drainage.
14. Houses along Blossom Street, Cherry Street, and adjacent parks with associated infrastructure.
15. Supermarket in the commercial space to the east of Lakefront Boulevard with associated infrastructure, including parking area and drainage.
16. Basin adjacent to School Boulevard with associated infrastructure, including drainage lines and structures.
17. Palm Street and Steve Street with associated infrastructure, including utilities and drainage.
18. Houses along Palm Street and Steve Street.
19. Office space to the west of Lakefront Boulevard with associated infrastructure, including parking area and drainage.
20. Remainder of School Boulevard with associated infrastructure, including drainage and utilities.
21. Meadow Street, Farmers Street, Amber Street, Parkside Street, and Canal Way with associated infrastructure, including utilities and drainage.
22. School to the north of Meadow Street with associated infrastructure, including parking area and drainage.
23. Houses along Meadow Street, Farmers Street, Draft Street, Parkside Street, Canal Way and adjacent parks including the large park adjacent to School Boulevard, with associated infrastructure.
24. Monday Street and Berm Street with associated infrastructure, including utilities and drainage.
25. Houses along Monday Street and Berm Street.
26. Shopping plaza in the commercial space to the west of Lakefront Boulevard with associated infrastructure, including parking area and drainage.
27. Mikvah to the east of Lakefront Boulevard

II. PHASE 2

1. Basins in the center of Phase 2 with associated infrastructure, including drainage lines and structures.
2. Swales and perimeter berm.
3. Rise Boulevard, School Boulevard and west part of Canal Way with associated infrastructure, including utilities and drainage.

4. Houses along School Boulevard and Canal Way and adjacent parks with associated infrastructure.
5. Craft Street, Canoe Street, and Sun Street with associated infrastructure, including utilities and drainage.
6. Synagogue (House of Worship) with associated infrastructure, including parking area and drainage.
7. Houses along Craft Street and Canoe Street.
8. Commercial space to the east of Rise Boulevard with associated infrastructure, including parking area and drainage.
9. Shine Street and Water Street with associated infrastructure, including utilities and drainage.
10. Houses along Shine Street and Water Street and adjacent parks with associated infrastructure.
11. ~~Access Point #3 to Rise Boulevard with associated infrastructure.~~
~~12.~~ Circle Street, Gap Street, and the east part of Canal Way with associated infrastructure, including utilities and drainage.
~~13.~~12. Houses along Circle Street, Gap Street, and the east part of Canal Way and adjacent parks with associated infrastructure.
~~14.~~13. Building associated with Synagogue (Ambulance/EMS facility), with associated infrastructure.
14. Phase 2 of sewer plant site, lift station, and water service piping and associated infrastructure.

III. PHASE 3

1. Basins to the east and south of Bell Street with associated infrastructure, including drainage lines and structures.
2. Swales and perimeter berm.
3. Soul Street and Surface Street with associated infrastructure, including utilities and drainage.
4. Houses along Soul Street and Surface Street and adjacent parks, with associated infrastructure.
5. Basin adjacent to the Phase 1 Synagogue (House of Worship) with associated infrastructure, including drainage lines and structures.
6. Basin Street, east part of Dobbs Street, and Bell Street with associated infrastructure, including utilities and drainage.
7. Houses along Basin Street, east part of Dobbs Street, and Bell Street and adjacent parks with associated infrastructure.
8. South part of Lakefront Boulevard, south part of Blossom Street, and Canal Way with associated infrastructure, including utilities and drainage.
9. Houses along Canal Way and adjacent parks with associated infrastructure.
10. Access Point #3 to Rise Boulevard with associated infrastructure.
11. Phase 3 of sewer plant site, lift station, and water service piping and associated infrastructure.

IV. PHASE 4

1. Commercial space to the west of Rise Boulevard with associated parking area and drainage.

2. Basin at the center of Phase 4 with associated infrastructure, including drainage lines and structures.
3. Swales and perimeter berm.
4. Amber Street, Hatch Street, Faulty Street, Sketch Street, Stand Street, and Orange Street with associated infrastructure, including utilities and drainage.
5. Houses along Amber Street, Hatch Street, Faulty, Street, Sketch Street, Stand Street, and Orange Street and adjacent parks with associated infrastructure.
6. Moon Street, Moment Street, and Harvey Street with associated infrastructure, including utilities and drainage.
7. Houses along Moon Street, Moment Street, and Harvey Street and adjacent parks with associated infrastructure.
8. Williams Street and west part of Canal Way with associated infrastructure, including utilities and drainage.
9. Houses along Williams Street and west part of Canal Way and adjacent parks with associated infrastructure.
10. Phase 4 of sewer plant site, lift station, and water service piping and associated infrastructure.

Schedule of Uses

PD PERMITTED, ACCESSORY, AND ANCILLARY USES

Permitted Uses: Permitted principal uses and structures in this district shall be:

Residential Uses
Dwellings:
- Single-family
- Two-family attached*
- Hybrid*
- Townhouses*
- Multiple-family

Accessory apartment/guest house
Accessory Public Utility Facilities
Accessory Uses
Agriculture (but only on undeveloped parcels)
Forestry/Silviculture (but only on undeveloped parcels)
Home Occupation
Houses of Worship
Model Homes
Recreation Outdoors, such as parks and docks for resident use
Ritual Bathhouses
Model Homes*

Neighborhood Commercial Uses
Agriculture (but only on undeveloped parcels)
Assembly, indoor only and affiliated with church (House of Worship)/youth center
Automobile Service Stations/Car Wash
Beauty and Barber Shops
Blueprint, Printing, Reproduction Services;
Bookstore
Business with Drive-through
Contractors/Construction Offices, no outdoor storage
Construction Material Sales, indoors only
Convenience Stores with Fuel
Day Care Facilities, Child and Adult
Drugstores
Dry Cleaning
Employment Agency
Florist
Grocery Store
Gun Range, indoor only
Houses of Worship
Lawn and Garden Supplies
Laundromat
Medical Offices
Micro-brewery
Mixed use building (retail, office and/or residential)
Museums

Offices and Business Services
Pet Stores
Public Service Uses
    Colleges, vocational and non-vocational
    Communication facilities, services, towers, transmitting facilities
    Emergency Medical Services, public and private
    Government buildings, including emergency facilities, libraries, etc.
    Hospitals
    Public Utility Facilities
    Schools, public and private (maximum of two (2) schools; maximum enrollment of 600 students per school)
    Water and Sewer Facilities, public and private
    Utility Facilities, public and private
Recreation Indoors, such as gyms, dance studios, bowling alleys, arcades, and similar uses
Recreation Outdoors, limited to activities affiliated with church (House of Worship)/youth center such as basketball, baseball, volleyball, tennis, etc.
Recreation Outdoors, such as parks and docks for resident use
Repair Shops, small, non-automotive items, indoors only
Restaurants with and without drive-through
Retail Sales Establishments
Ritual Bathhouses
Signs, in accordance with LDC Chapter 133
Social Services
Studios
Theaters
Veterinary Clinic/Hospital, no outdoor boarding

Prohibited Uses:
No onsite sales, slaughterhouses, produce stands, or retail sales associated with an Agriculture or Farming use is permitted.

* See Property Development Regulations for definition of dwelling types.

Specific Standards and Criteria for the Overall Development

Property Development Regulations

I. OVERALL DENSITY/INTENSITY

Maximum Gross Residential Density will be 2.48 du/acre for a maximum of 1,300 dwelling units. Refer to the Conceptual Master Plan for each individual phase's Residential Density.

Maximum Floor Area Ratio for Non-Residential Uses Overall will be 0.30. This is limited to the designated Neighborhood Commercial areas only as per the Conceptual Master Plan. Please see attached Conceptual Master Plan. It is possible that an increase of the Max Floor Area Ratio for Non-Residential Uses up to 0.50 may be defined as a minor change under Section 125-174(j) of the LDC by the Community Development Director.

Maximum Primary and Secondary School Capacity is a maximum of two (2) public or private schools, with a maximum of six hundred (600) students per school. Sixty percent (60%) of the students in the two (2) schools will be elementary aged (kindergarten through eighth grade) and forty percent (40%) will be high school aged (ninth grade through twelfth grade).

II. RESIDENTIAL DESIGN STANDARDS

There are five (5) general categories of residential dwelling units that are contemplated for the property, each of which is defined as follows:

A. Single-family – a building containing only one (1) dwelling unit for occupancy by one family only.

B. Two-family attached – a single, freestanding, conventional building designed as two (2) dwelling units attached by a common wall or roof, but wherein each unit is located on a separate lot under separate ownership.

C. Hybrid – a building that is configured as a two-family attached building, which may be comprised of the following (with capitalized terms defined below):

1. One (1) Single Two-Story Unit and Two (2) Single-Story Units in which there would be a total of three (3) units, or

2. Two (2) Two Single-Story Units in which there would be a total of four (4) units.

Note: See Figure 1 below for an example of a hybrid unit that contains one (1) single two-story unit on the right side of the building (a "Single Two-Story Unit") attached to two (2) single-story units (a bottom floor unit and a top floor unit) on the left side of the building ("Two Single-Story Units"). The intention is that the Single Two-Story Unit will be held in separate ownership from the Two Single-Story Units, but each of the Two Single-Story Units will be held under

common ownership.

For purposes of applying property development regulations, the Two Single-Story Units will be treated as a Single Two-Story Unit.

The Two Single-Story Units may be combined into a Single Two-Story Unit. The combination of two (2) Two Single-Story Units into one (1) Single Two-Story Unit will not affect density calculations; the Single Two-Story Unit will still count as two (2) dwelling units even after combination.

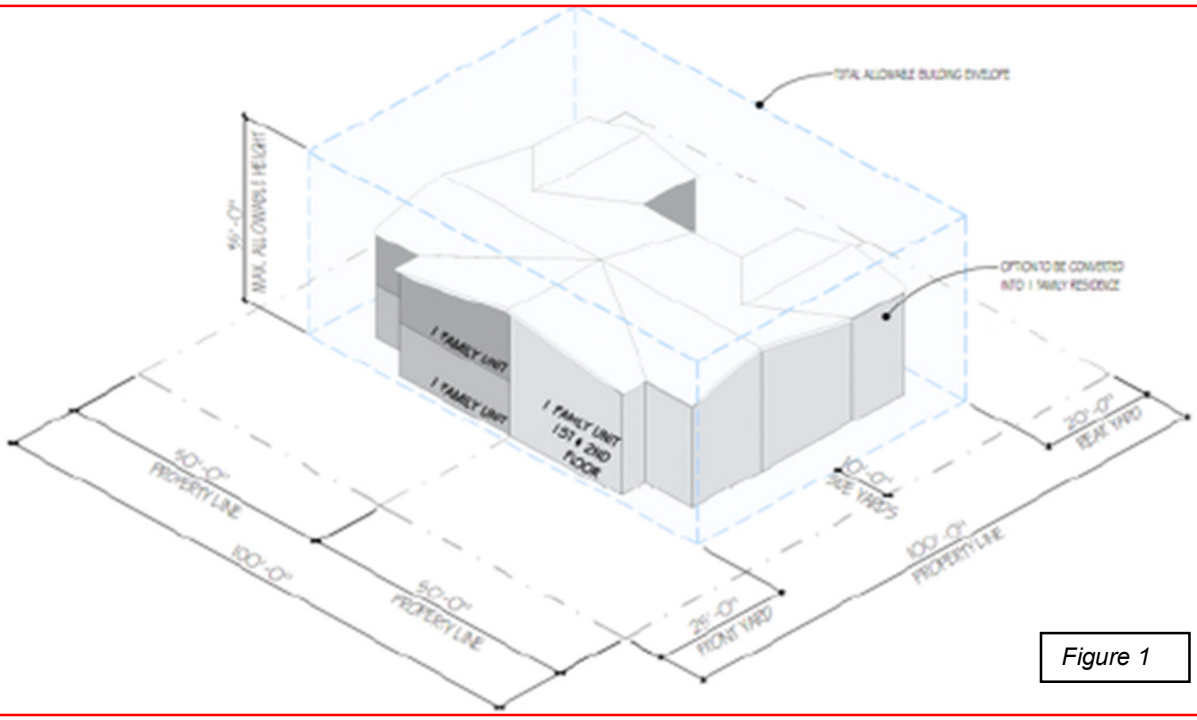


Figure 1

D. Townhouses – three (3) or more single-family structures separated by party walls, but wherein each unit is located on a separate lot under separate ownership. Development regulations for "Residential Two-Family" shall apply to each lot. All interior units may be built with no side setbacks so long as the two (2) end units meet the minimum side setback as to the non-shared lot lines.

E. Multiple-family – buildings containing three (3) or more dwelling units that do not meet the definition of "Townhouses" provided above.

F. Model Home – a residential structure used solely for demonstration purposes or sales promotion, not occupied as a dwelling unit, and open to the public for inspection.

III. COMMERCIAL DESIGN STANDARDS

The neighborhood commercial uses and public service uses areas shall be built with a uniform design theme. This design theme shall be reflected in all portions of the development.

Prior to submittal of the first building permit application, a binding property wide design theme manual will be submitted to the Community Development Department for approval which illustrates examples of buildings, signage, lighting, etc. There shall be no metal buildings allowed, but metal roofs are allowed.

Parking lots, delivery areas, loading docks and/or dumpsters shall meet LDC standards and shall be oriented away from residential uses internal to the planned development, unless a landscaped buffer is provided.

IV. RESIDENTIAL, COMMERCIAL, AND PUBLIC SERVICES USE DEVELOPMENT STANDARDS

A. Residential Single-Family

	Land Development Regulation Standards	**Lakefront Estates Standards**
Minimum Lot Size:	10,000 sq. ft./0.23 acres	6,000 sq. ft./0.14 acres
Minimum Lot Width:	80 feet	60 feet
Front Setback:	25 feet	20 feet
Rear Setback:	10 feet	20 feet
Side Setback:	7 feet	7 feet
ROW Setback:*	100 feet	100 feet
Maximum Building Height:	35 feet	35 feet
Maximum Lot (Building) Coverage:	40%	45%

B. Two-Family Attached, Hybrid, and Townhouses

	Land Development Regulation Standards	**Lakefront Estates Standards**
Minimum Lot Size:	10,000 sq. ft./0.23 acres	5,000 sq. ft./0.11 acres
Minimum Lot Width:	80 feet	50 feet
Front Setback:	25 feet	20 feet
Rear Setback:	10 feet	20 feet
Side Setback:	7 feet	7 feet/0 feet
ROW Setback:*	100 feet	100 feet
Maximum Building Height:	35 feet	35 feet
Maximum Lot (Building) Coverage:	40%	60%

C. Multiple-Family

	Land Development Regulation Standards	**Lakefront Estates Standards**
Minimum Lot Size:	6,222 sq. ft. /0.14 acres	6,222 sq. ft. /0.14 acres
Minimum Lot Width:	100 feet	100 feet
Front Setback:	25 feet	25 feet
Rear Setback:	10 feet	10 feet
Side Setback:	10 feet	10 feet
ROW Setback:*	100 feet	100 feet
Maximum Building Height:	35 feet	35 feet
Maximum Lot (Building) Coverage:	40%	75%

D. Commercial

	Land Development Regulation Standards (General Commercial)	Lakefront Estates Standards
Minimum Lot Size:	22,500 sq. ft.	22,500 sq. ft.
Minimum Lot Width:	150 feet	150 feet
Front Setback:	30 feet	20 feet
Rear Setback:	25 feet	25 feet
Side Setback:	10 feet	10 feet
ROW Setback:*	100 feet	100 feet
Minimum Yard Adjacent to Street:	25 feet	25 feet
Minimum Yard Adjoining Lot Lines in Residential District:	15 feet	15 feet
Maximum Building Height:	45 feet	45 feet
Maximum Lot (Building) Coverage:	90%	90%
Maximum Floor Area Ratio	0.3	0.3**

F. Public Service Uses and Houses of Worship/Synagogue Uses

	Land Development Regulation Standards	Lakefront Estates Standards
Minimum Lot Size:	N/A	10,000 sq. ft.
Minimum Lot Width:	N/A	100 feet
Front Setback:	N/A	20 feet
Rear Setback:	N/A	15 feet
Side Setback:	N/A	10 feet
ROW Setback:*	N/A	100 feet
Maximum Building Height:	N/A	35 feet
Maximum Lot (Building) Coverage:	N/A	80%

NOTES:
*ROW Setbacks are applicable to State Road 78 only and are to be measured from the centerline of State Road 78 as originally created (not as widened by the required FDOT donation).

**Maximum Floor Area Ratio (FAR) is limited to the designated neighborhood commercial areas only as per the Conceptual Master Plan. Please see attached Conceptual Master Plan.

V. Parking

USE	REQUIRED MINIMUM
Single Family	2 spaces per unit
Two-Family Attached	2 spaces per unit
Hybrid Single Two-Story Unit	2 spaces per unit
Hybrid Single-Story Unit	2 spaces per unit
Townhouse	2 spaces per unit
Multi-Family 1-3 bedroom	2 per dwelling
Multi-Family 4+ bedroom	2 per dwelling
Retail	1 space per 300 GSF
Office	1 space per 300 GSF
Restaurant	1 space per 300 GSF
Medical/ Indoor Recreation	1 space per 300 GSF
House of Worship/Synagogue	1 space per 100 GSF of main sanctuary space
Elementary School	1 space per classroom + 1 space per office
Senior High School	1 space per classroom + 1 space per office + 1 space per 6 students
College	1 space per classroom + 1 space per office + 1 space per 6 students
All Other Uses	As described/required in the LDC

VI. Landscaping

The proposed development will meet all of the requirements of the LDC.

PD ESSENTIAL FACILITIES AND INFRASTRUCTURE

The essential facilities and infrastructure needed to serve the site do not differ from those needed to serve the project previously approved and will include those further described below. To the extent that the previously approved Developer's Agreement requires amendment to reflect any changes approved through the Planned Development Amendment process, the Applicant agrees to amend the Developer's Agreement accordingly.

The Developer shall acquire a development order from the County at the beginning of each phase of the development for the construction of all of the essential facilities and infrastructure that will be required for the phase. The development order shall be acquired prior to the construction of any infrastructure improvements such as internal roads, utilities and drainage.

Except for all improvements to SR-78 associated with Access Point #1, Access Point #2, and Access Point #3, which are specifically addressed elsewhere, notwithstanding anything else contained herein to the contrary, all Development Order requirements, all infrastructure and essential facilities construction requirements, all permitting requirements of Glades County, and all agencies related to the construction of all infrastructure for each respective phase must be completed prior to the issuance of a ~~building permit for vertical construction for the phase~~ Certificate of Occupancy for a structure in that phase and financial assurances as required by Chapter 137 of the LDC must be provided to Glades County unless otherwise

provided in the Amended Developer's Agreement. A copy of Chapter 137 of the LDC is attached hereto as Exhibit D.

I. Roadways

Roadways will comply with the Glades County (the "County") Land Development Code (the "LDC") and County and state roadway standards. For each phase of development, the Developer will construct the internal roadways and the external roadway improvements that are required to comply with County and state standards based upon the analysis of traffic that will be generated by the new phase of development.

The Developer shall:

1. Acquire development order approval for each phase of development which obligates the Developer to construct the internal roadways and the external roadway improvements required for each phase of development to comply with Glades County and state standards based upon an analysis of the traffic that will be generated by each phase of the development and providing the financial assurance for the project's required roadway improvements for each phase of development and providing for roadway maintenance, pursuant to Chapter 137 of the LDC, especially regarding Section 137-6 concerning financial assurances for improvements (Exhibit "D"), and providing for future roadway maintenance through a Community Development District or a Property Owners Association.

2. Construct all improvements to SR-78 associated with Access Point #1 pursuant to Glades County and state standards, including a left-turn lane for westbound traffic which must be completed prior to development order approval for Phase 1.

3. Construct all improvements to SR-78 associated with Access Point #2 pursuant to Glades County and state standards prior to the first Certificate of Occupancy.

4. Except for all improvements to SR-78 associated with Access Point #1, Access Point #2, and Access Point #3, which are specifically addressed elsewhere, for each phase of development, the Developer shall construct the internal roadways and the external roadway improvements that are required to comply with Glades County and state standards based upon the analysis of traffic that will be generated by the new phase of development prior to the issuance of a ~~building permit for vertical construction in each phase~~ Certificate of Occupancy for a structure in that phase of development. The Developer shall also provide for the future maintenance of all essential facilities and infrastructure through a Community Development District (CDD) or a Property Owner's Association, or both, prior to final plat approval for Phase 1.

Financial assurances for all construction of roadways (internal and external) and related infrastructure will be required by the Developer's Agreement and provided to the County as described in Chapter 137 of the LDC.

II. Pedestrian and Bicycle Access

The Developer will extend the sidewalk along SR-78 once required by Florida Department of Transportation into the existing development, along the connecting drive, and connect into the commercial development. The sidewalk will integrate into a walkway system that extends throughout the project as required by the LDC. If the sidewalk is extended along the frontage of the subject site, within the SR-78 right-of-way, a pedestrian walkway will be extended from that sidewalk into the commercial development alongside the direct access way.

Bicycle paths are not proposed along the roadways in the residential portion of the development. Sidewalks will be provided as required by the LDC.

Financial assurances for all construction of pedestrian and bicycle infrastructure will be required by the Developer's Agreement and provided to the County as described in Chapter 137 of the LDC**.**

III. Potable Water

Potable water service to the site will be coordinated between the Developer and Okeechobee Utility Authority ("OUA") or other entity approved by the County. All lots used for residential, commercial, and public use purposes will be served with potable water from OUA or other entity approved by the County.

Financial assurances for all construction of potable water infrastructure will be required by the Developer's Agreement and provided to the County as described in Chapter 137 of the LDC**.**

IV. Sanitary Sewer

The Development Order for ~~Phase 1~~ each phase will include the required construction by Developer of ~~an~~ the portion of the phased onsite community wastewater treatment system ~~for the entire project~~ together with wastewater collection lines ~~for Phase 1 properties~~ necessary to serve that specific phase. Wastewater collection lines will be designed and installed during the site development process and approved as a part of the Development Order issued for each phase and the wastewater collection lines will continue to connect to the onsite system until public service is available. When available, wastewater treatment utility service will be provided by the OUA or other entity acceptable to the County.

Financial assurances for all construction of wastewater collection and treatment infrastructure will be required by the Developer's Agreement and provided to the County as described in Chapter 137 of the LDC**.**

V. Stormwater

Stormwater runoff will be addressed by construction of the surface water management system as approved by South Florida Water Management District Permit Number 22-108575-P ~~22-101892-P (conceptual approval for Phases 2 and 3) and Permit Number 22-101893-P (construction approval for Phase 1), which will be modified as needed to address the change in layout shown on the Conceptual Master Plan approved by Ordinance No. 2022-11 and the changes in the uses approved in the new Schedule of Uses approved by Ordinance 2022-11~~. The surface water management system will be completed for each phase as a part of the construction of the infrastructure for the phase pursuant to the County Development Order for that phase. ~~Phase 4 will be permitted separately in the future.~~

Financial assurances for all construction of stormwater collection infrastructure will be required by the Developer's Agreement to the County as described in Chapter 137 of the LDC**.**

VI. Electric Utility

Electric utility service will be available and provided to the site through Florida Power and Light. Financial assurances for all construction of electric utility infrastructure will be provided by a Developer's Agreement and provided to the County as described in Chapter 137 of the LDC**.**

VII. Lighting

All lighting for each subject site, outside of the residential lots, will be directed into the subject site. No direct glare will be visible beyond the boundary of the subject site. Shielding will be utilized to protect adjacent properties from light pollution. No lighting will be directed toward nor will light be directly visible from residential lots. Lighting will comply with the requirements of the LDC.

VIII. Garbage

Solid waste collection services will be contracted through a private hauler. No garbage containers for any commercial uses or development will be located along the boundary with residential uses or development without the required landscape buffer. Commercial development will provide dumpster-style waste receptacles and will be placed onsite in accessible locations and will comply with the requirements of the LDC.

IX. Off-street Loading

Along the boundary with residential lots, off-street loading will not occur prior to 8 AM or after 9 PM and all off street loading will comply with the requirements of the LDC.

X. Open Space

A minimum of thirty percent (30%) of open space will be provided within the residential portion of the development. Each phase will have access to the amenities within the project such as the open spaces, parks, docks, and private roads.

XI. Signage

The commercial development site will be allowed two hundred square feet (200 sq. ft.) of freestanding signage. Signs on the property will be oriented away from any abutting residential uses or development. On a sign with more than one face, each face will count toward total square footage. The sign may be placed within fifteen feet (15') of the front lot line. Each business can have an identification sign attached to the building above their front door or front window. Total square footage of each sign shall be no greater than twenty square feet (20'). All other signage will conform to Chapter 133 of the LDC.

XII. Master Property Owners Association and Declarations.

Prior to the issuance of the development order for Phase 1, the Developer will form a master property owners association as defined in Section 720.301, F.S. (the "Association") for the entire development property, and will simultaneously record in the Public Records of Glades County, Florida, a declaration of covenants, conditions and restrictions (the "Declaration") which will be binding on, and encumber, the real property and owners within each phase of the development property at such time as the plat is approved and recorded for that phase. Except for all improvements to SR-78 associated with Access Point #1, Access Point #2, and Access Point #3, which are specifically addressed elsewhere, all development and infrastructure to be constructed for a phase must be completed prior to the issuance of a ~~building permit for vertical construction in the phase~~ Certificate of Occupancy for a structure in that phase and the Developer must provide the financial assurances described in Chapter 137 of the LDC for that phase unless otherwise provided for in a Developer's Agreement with the County. Upon the approval and recording of each subsequent phase and plat, a joinder will be recorded subjecting the real property and owners within that phase to the Declaration and Association. The Declaration shall include the following provisions:

A. Common Area Maintenance*:* Either the CDD or the Association will control and will be responsible for the continuous maintenance of all of the common areas (to include, but not be limited to, infrastructure, utilities, drainage, private roads, sidewalks, open space, parks, community center buffers and surface water management) within the entire development. The wastewater collection and processing systems will likewise be under the control and responsibility of either the CDD or the Association unless or until that responsibility is transferred to the OUA or other entity approved by Glades County.

B. Roadways. Either the CDD or the Association will own and continuously maintain all of the internal roads in the entire development. Said roads will not be conveyed to the County or maintained by

the County.

C. Irrigation, Landscape and Other Common Elements*:* Either the CDD or the Association will maintain the irrigation system, landscaped buffers, setbacks, sidewalks, all other common areas and the South Florida Water Management District mandated systems in the entire development, continuously and all in a good and workmanlike manner and all according to the development documents approved by the County and other regulatory agencies.

D. Buildings*:* The Association will maintain the exterior of all common buildings and improvements.

E. Mandatory Participation of Property Owners*:* The Association documentation will provide that, upon platting, all property owners of the platted area, both residential and commercial, will be obligated to be members of the Association and to abide by all of the requirements of the Association including future property use and maintenance and future funding of the maintenance of the development's common elements.

F. Enforcement*:* The Association documentation will include a provision granting to the County, the right, and power, but not the obligation, to enforce the Association rights and obligations described in the Association documents, including the Declaration.

Conditions of Approval

The following Conditions of Approval of the development approvals granted by Ordinance 2022-11 and Ordinance 2024-____ must be satisfied by the Developer. Failure to satisfy the following Conditions of Approval shall result in the development approvals granted by Ordinance 2022-11 and Ordinance 2024-____ becoming voidable in the sole discretion of Glades County.

1. Requests for amendments to increase the residential density, non-residential intensity, and/or school enrollment shall include traffic analysis demonstrating that total trip generation will not exceed the maximums calculated in the submitted Traffic Analysis. Otherwise, a new traffic analysis shall be conducted to demonstrate maintenance of transportation concurrency, with the potential of additional transportation improvements to be required by the County as a result.
2. At time of each development order, the following table shall be provided with site plan submittal. Metrics for intensity and trip estimates shall be provided for any proposed uses not listed or included in the categories below:

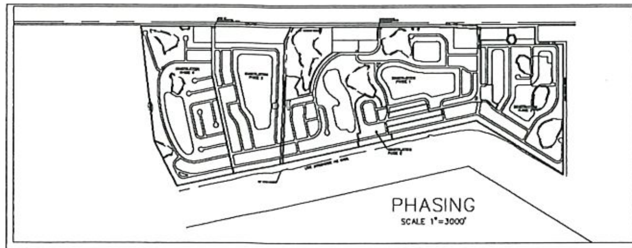
Use Type	**Use Density/Intensity**	**Daily Trips (ITE Estimate)**	**PM Peak Trips (ITE Estimate)**
Number of dwelling units			
Commercial Floor Area (sf)			
School (number of students)			
Public/Institutional Floor Area (sf)			

3. In addition to the applicable building permit procedures, Glades County Planning Department and Building Department shall be notified of any reconfiguration of residential structures which results in an increase in the number of dwelling units.
4. The costs of all improvements, and their future maintenance, that are necessary to support the proposed development, including all necessary improvements related to roadways, pedestrian

facilities, water management, potable water infrastructure, wastewater processing, wastewater collection, and all other development proposed as part of this planned development rezoning approval, shall be borne by the Developer and guaranteed per the required Developer's Agreement.

5. Prior to the development of Phase 1, the Developer will form a master property owners association, as defined in Section 720.301, F.S., consistent with all statements and requirements of Ordinance 2022-11 and Ordinance 2024-____, including as provided in the section of Exhibit B entitled, "PD Essential Facilities and Infrastructure".
6. Upon issuance of first building permit, grazing and sod farming shall be the only permitted agricultural uses.
7. Final street names will be approved by E911 pursuant to the standards and procedures provided in Glades County Code of Ordinances, Chapter 58, Article III.
8. Sidewalks shall be required on one side of all internal rights-of-way or easements that provides access to residential units, recreational uses, neighborhood commercial, public uses and semi-public uses.
9. Off-street loading spaces shall be provided in conformance with the Glades County Land Development Code.
10. All improvements to SR-78 associated with Access Point #1 must be constructed to comply with Glades County and state standards and be completed prior to Development Order approval for Phase 1. All improvements to SR-78 associated with Access Point #2 must be constructed to comply with Glades County and state standards and be completed prior to issuance of the first Certificate of Occupancy. Financial assurances for the construction of Access Point #2 and related infrastructure will be provided by the Developer to the County as described in Chapter 137 of the LDC. No vehicle access to "Access Road" will be allowed.
11. Phase 2 proposed roadway improvements to SR-78, including all improvements associated with Access Point #3, must be completed prior to Development Order approval for Phase ~~2~~3. Financial assurances for the construction of Access Point #3 and related infrastructure will be provided by the Developer to the County as described in Chapter 137 of the LDC.
12. Glades County Code of Ordinances shall govern for all development regulations and standards that are not specifically addressed in the Planned Development documents and Ordinance 2022-11 and Ordinance 2024-____.
13. Approval of Ordinance 2022-11 and Ordinance 2024-____ does not negate the Applicant's responsibility to obtain all other necessary approvals and permits from federal, state and local agencies. Development may not occur until all appropriate county, state, and federal permits and approvals have been obtained and evidence of same has been provided, in writing, to Glades County.
14. An amended Developer's Agreement (agreement) between the Developer/applicant and the County must be executed prior to final plat approval for Phase 1 to incorporate the terms and conditions of Ordinance 2024-____. The Developer is responsible for submitting the draft agreement to the County with the understanding that the County may/will revise the agreement to make it consistent with the Planned Development Rezoning approval in Ordinance 2022-11 and Ordinance 2024-____ as well as any applicable local, state and federal regulations. The Board of County Commissioners will approve the agreement on behalf of the County. The amended Developer's Agreement shall include, but not be limited to, setting forth a process acceptable to both the County and Developer by which plans for required infrastructure are submitted to the County for approval and bind Developer to adherence with all final standards, design and conditions as proposed in the submitted planned development application package and as approved through the Planned Development Rezoning process.

EXHIBIT "C"



OPEN SPACE

	ACRES	%
GRASS/PARK	58.99 AC.	29.92%
BASIN	81.22 AC.	41.19%
WETLANDS	24.45 AC.	12.40%
WETLANDS BUFFER	7.50 AC.	3.80%
FDOT EASEMENT	25.02 AC.	12.69%
TOTAL OPEN SPACE	197.18 AC.	100.00%
TOTAL PROJECT	524.99 AC.	37.56% OPEN SPACE

MAX IMPERVIOUS COVERAGE

RESIDENTIAL LOT IMPERVIOUS COVERAGE	65%
MULTIFAMILY LOT IMPERVIOUS COVERAGE	80%
COMMERCIAL LOT IMPERVIOUS COVERAGE	95%
PUBLIC USE LOT IMPERVIOUS COVERAGE	85%
PARK IMPERVIOUS COVERAGE	10%

PARKING

	REQUIRED
SINGLE FAMILY	2 SPACE PER UNIT
TWO- FAMILY ATTACHED	2 SPACE PER UNIT
HYBRID SINGLE TWO-STORY UNIT	2 SPACE PER UNIT
HYBRID SINGLE STORY UNIT	2 SPACE PER UNIT
TOWNHOUSE	1 SPACE PER UNIT
MULTIPLE-FAMILY 1-3 BEDROOM	2 PER DWELLING UNIT
MULTIPLE-FAMILY 4+ BEDROOM	2 PER DWELLING UNIT
RETAIL	1 SPACE PER 300 GSF
OFFICE	1 SPACE PER 300 GSF
RESTAURANT	1 SPACE PER 300 GSF
MEDICAL/INDOOR RECREATION	1 SPACE PER 300 GSF
SYNAGOGUE	1 SPACE PER 100 GSF OF MAIN SANCTUARY SPACE OVER 800 SF
ELEMENTARY SCHOOL	1 SPACE PER CLASSROOM + 1 SPACE PER OFFICE
SENIOR HIGH SCOOL	1 SPACE PER CLASSROOM + 1 SPACE PER OFFICE + 1 SPACE PER 6 STUDENTS
COLLEGE	1 SPACE PER CLASSROOM + 1 SPACE PER OFFICE + 1 SPACE PER 6 STUDENTS

TOTAL DEVELOPMENT COUNT

SINGLE FAMILY HOMES	840[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	460[1]
TOTAL RESIDENTIAL DWELLING UNITS	1,300
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.48 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

[1] THE BREAKDOWN OF RESIDENTIAL DWELLING TYPES REFLECTED HERE HAS BEEN INCLUDED SO THAT ALL APPLICATION DOCUMENTS ARE CONSISTENT, INCLUDING BUT NOT LIMITED TO THE OCTOBER 24, 2022 TRAFFIC ANALYSIS. THE REFERENCE TO MULTIFAMILY/SINGLE-FAMILY ATTACHED IS A REFERENCE TO THE APPROPRIATE USES CONTAINED IN THE ITE MANUAL, WITH IT BEING UNDERSTOOD THAT THESE USE TYPES ARE MOST COMPATIBLE WITH THE FOLLOWING DWELLING TYPES BEING REQUESTED BY THE APPLICANT. TWO-FAMILY ATTACHED, HYBRID, TOWNHOUSES, AND MULTIPLE-FAMILY.

[2] FOR DESIGNATED NON-RESIDENTIAL AREAS ONLY. DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT WILL NOT EXCEED THE RESIDENTIAL DENSITY, NON-RESIDENTIAL FLOOR AREA, OR MAXIMUM SCHOOL ENROLLMENT CONTAINED IN THE SUBMITTED TRAFFIC ANALYSIS DATED OCTOBER 24, 2022 WITHOUT DEMONSTRATING THAT TOTAL COMBINED TRIP GENERATION WILL REMAIN WITHIN THE MAXIMUM CALCULATED TRIPS. THE TRAFFIC ANALYSIS DATED OCTOBER 24, 2022 INCLUDES PROVISIONS FOR
840 SINGLE FAMILY HOMES
460 MULTIFAMILY/SINGLE FAMILY ATTACHED HOMES
114,000 SF VARIOUS SHOPPING AREAS (COMMERCIAL RETAIL SPACE)
60,000 SF COMMERCIAL OFFICE
31,000 SF SYNAGOGUES/SHULS
2 PRIVATE SCHOOLS WITH A TOTAL OF 1200 STUDENTS
0.3 FAR ON DESIGNATED NON-RESIDENTIAL AREA

PHASE 1

SINGLE FAMILY HOMES	200[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	160[1]
TOTAL RESIDENTIAL DWELLING UNITS	360
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.07 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

PHASE 2

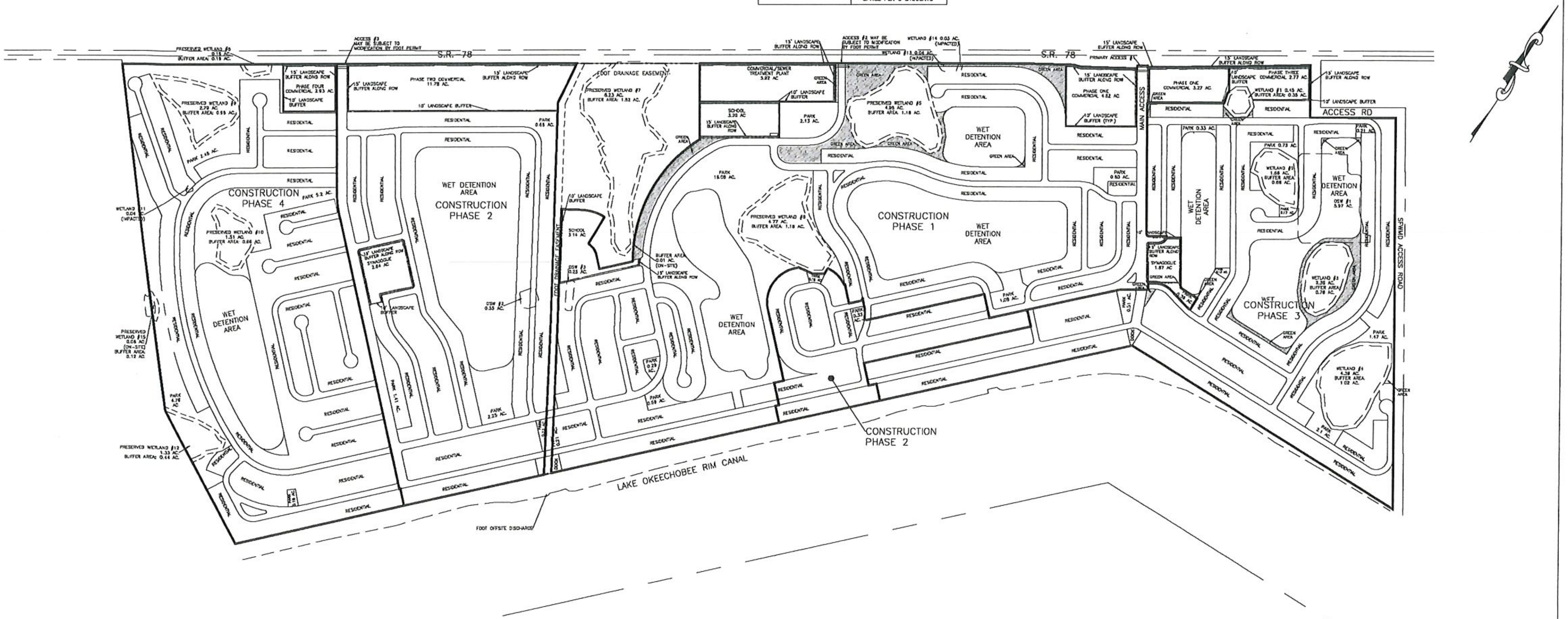
SINGLE FAMILY HOMES	230[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	100[1]
TOTAL RESIDENTIAL DWELLING UNITS	330
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.91 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

PHASE 3

SINGLE FAMILY HOMES	200[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	80[1]
TOTAL RESIDENTIAL DWELLING UNITS	280
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.63 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

PHASE 4

SINGLE FAMILY HOMES	210[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	120[1]
TOTAL RESIDENTIAL DWELLING UNITS	330
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	3.11 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]



TOTAL

PHASE	ACRES	%
TOTAL AREA	524.99	100.00
LOTS	220.93	42.08
BASIN	81.22	15.47
WETLAND	24.45	4.66
WETLAND BUFFER	7.50	1.43
PARK/OPEN SPACE	58.99	11.23
COMMERCIAL	25.57	4.87
SYNAGOGUE	4.51	0.86
SCHOOL	6.34	1.21
ROW	64.54	12.29
FDOT EASEMENT	25.02	4.77
SEWER TREATMENT PLANT	5.92	1.13

PHASE 1

PHASE	ACRES	%
TOTAL AREAS	173.87	100.00
LOTS	57.03	32.80
BASIN	33.29	19.15
WETLAND	9.72	5.59
WETLAND BUFFER	2.37	1.36
PARK/OPEN SPACE	27.91	16.06
COMMERCIAL	8.09	4.65
SYNAGOGUE	1.67	0.96
SCHOOL	6.34	3.65
ROW	21.53	12.38
SEWER TREATMENT PLAN	5.92	3.40

PHASE 2

PHASE	ACRES	%
TOTAL AREA	113.50	100.00
LOTS	54.40	47.93
BASIN	20.45	18.02
WETLAND	N/A	N/A
WETLAND BUFFER	N/A	N/A
PARK/OPEN SPACE	6.30	5.55
COMMERCIAL	11.78	10.38
SYNAGOGUE	2.84	2.50
SCHOOL	N/A	N/A
ROW	17.73	15.62

PHASE 3

PHASE	ACRES	%
TOTAL AREA	106.38	100.00
LOTS	53.71	50.49
BASIN	17.30	16.26
WETLAND	8.86	8.33
WETLAND BUFFER	2.79	2.62
PARK/OPEN SPACE	8.17	7.88
COMMERCIAL	2.77	2.60
SYNAGOGUE	N/A	N/A
SCHOOL	N/A	N/A
ROW	12.78	12.02

PHASE 4

PHASE	ACRES	%
TOTAL AREA	106.22	100.00
LOTS	55.79	52.52
BASIN	10.18	9.58
WETLAND	5.87	5.53
WETLAND BUFFER	2.34	2.20
PARK/OPEN SPACE	16.61	15.84
COMMERCIAL	2.93	2.76
SYNAGOGUE	N/A	N/A
SCHOOL	N/A	N/A
ROW	12.50	11.77

LEGEND

EXISTING R.O.W.
FDOT EASEMENT
PHASING
WETLANDS
WETLANDS BUFFER
PROPOSED R.O.W.
BASIN
BUFFER
GRASS

SHEET INDEX:

SHEET 1:	MASTER PLAN OVERALL
SHEET 2:	MASTER PLAN PHASE 1
SHEET 3:	MASTER PLAN PHASE 2
SHEET 4:	MASTER PLAN PHASE 3
SHEET 5:	MASTER PLAN PHASE 4
SHEET 6:	MASTER PLAN NOTES

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

CONCEPTUAL
MASTER PLAN OVERALL
LAKEFRONT ESTATES
LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

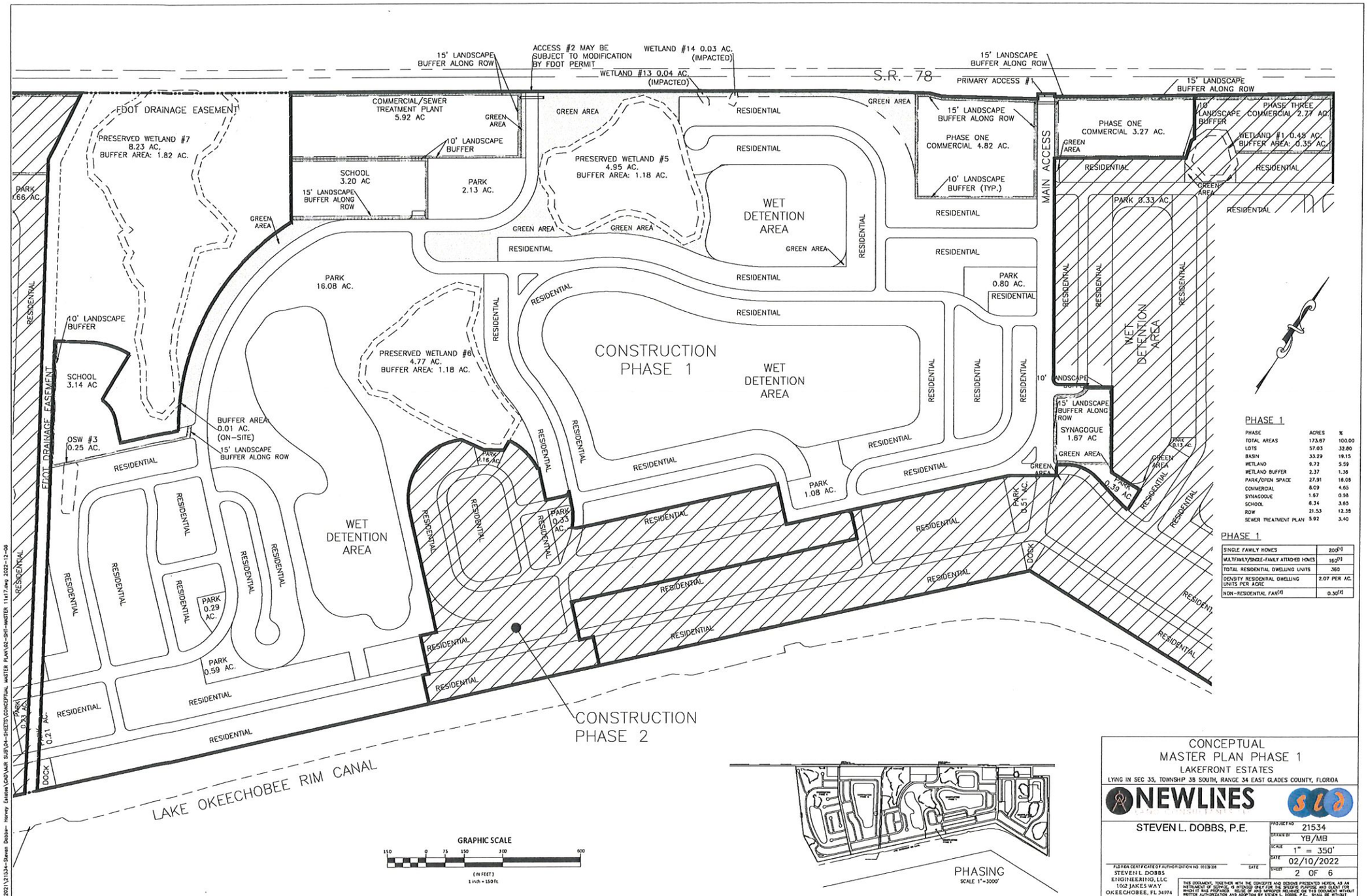
STEVEN L. DOBBS, P.E.

PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	1" = 700'
DATE	02/10/2022
SHEET	1 OF 6

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208 DATE
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY
OKEECHOBEE, FL 34974
PHONE (863) 824-7644

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

Z:\2021\21534-Steven Dobbs- Harvey Estates\CAD\MJR SUB\04-SHEETS\CONCEPTUAL MASTER PLAN\02-SHT-MASTER 11x17.dwg 2022-12-08



PHASE 1

PHASE	ACRES	%
TOTAL AREAS	173.67	100.00
LOTS	57.03	32.80
BASIN	33.29	19.15
WETLAND	9.72	5.59
WETLAND BUFFER	2.37	1.36
PARK/OPEN SPACE	27.91	16.08
COMMERCIAL	8.09	4.65
SYNAGOGUE	1.67	0.96
SCHOOL	6.34	3.65
ROW	21.53	12.18
SEWER TREATMENT PLAN	5.92	3.40

PHASE 1

SINGLE FAMILY HOMES	209[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	160[2]
TOTAL RESIDENTIAL DWELLING UNITS	369
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.07 PER AC.
NON-RESIDENTIAL FAR[3]	0.30[3]

CONCEPTUAL MASTER PLAN PHASE 1

LAKEFRONT ESTATES

LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

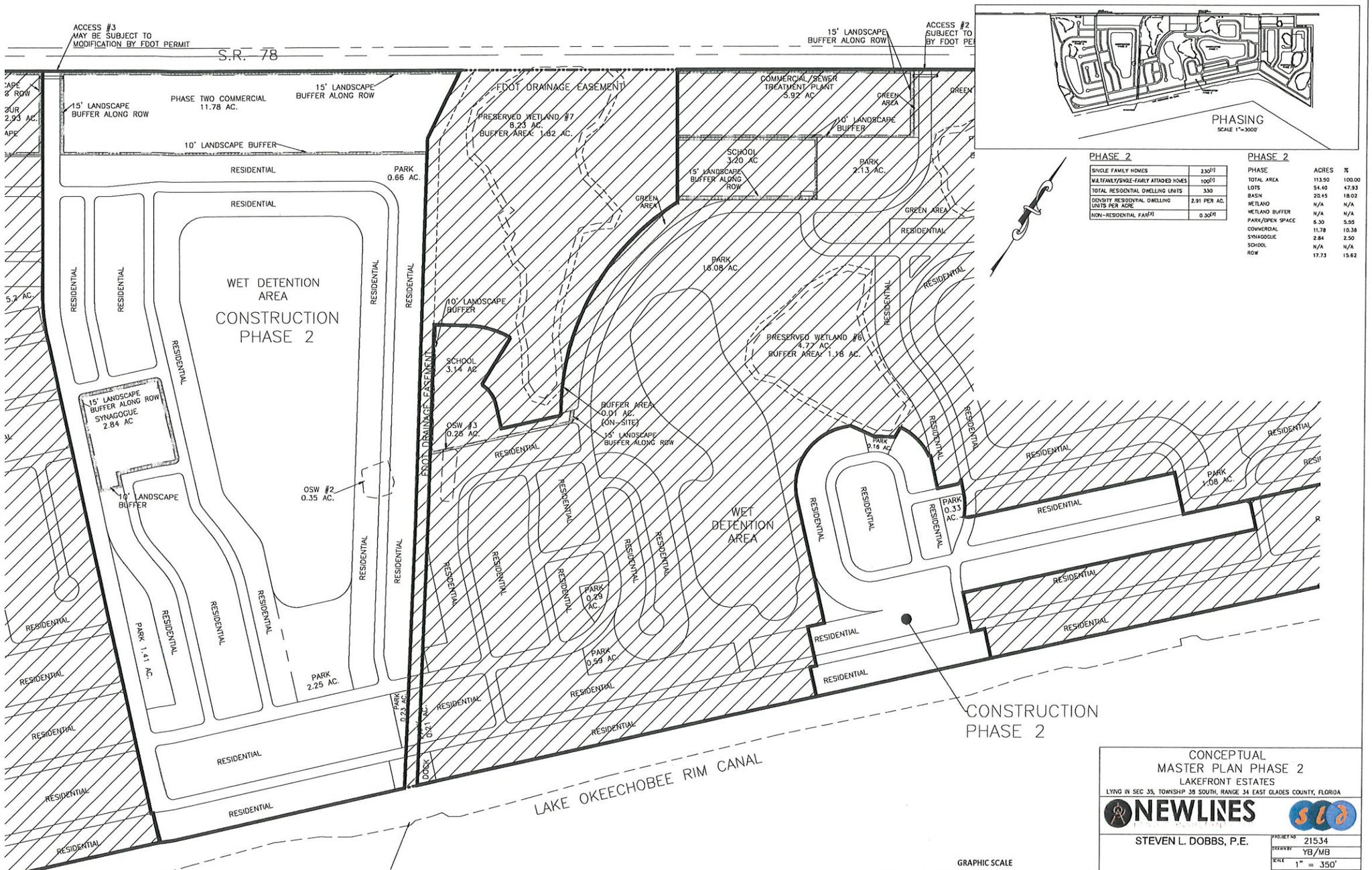
STEVEN L. DOBBS, P.E.

PROJECT NO	21534
DRAWN BY	YB/MB
SCALE	1" = 350'
DATE	02/10/2022
SHEET	2 OF 6

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0013208
STEVEN L. DOBBS ENGINEERING, LLC
102 JAKES WAY
OKEECHOBEE, FL 34974
PHONE (863) 824-7644

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY STEVEN L. DOBBS, P.E. SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

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PHASE 2

SINGLE FAMILY HOMES	230[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	100[1]
TOTAL RESIDENTIAL DWELLING UNITS	330
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.91 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

PHASE 2

PHASE	ACRES	%
TOTAL AREA	113.50	100.00
LOTS	54.40	47.93
BASIN	20.45	18.02
WETLAND	N/A	N/A
WETLAND BUFFER	N/A	N/A
PARK/OPEN SPACE	6.30	5.55
COMMERCIAL	11.78	10.38
SYNAGOGUE	2.84	2.50
SCHOOL	N/A	N/A
ROW	17.73	15.62

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

CONCEPTUAL MASTER PLAN PHASE 2

LAKEFRONT ESTATES

LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0028308

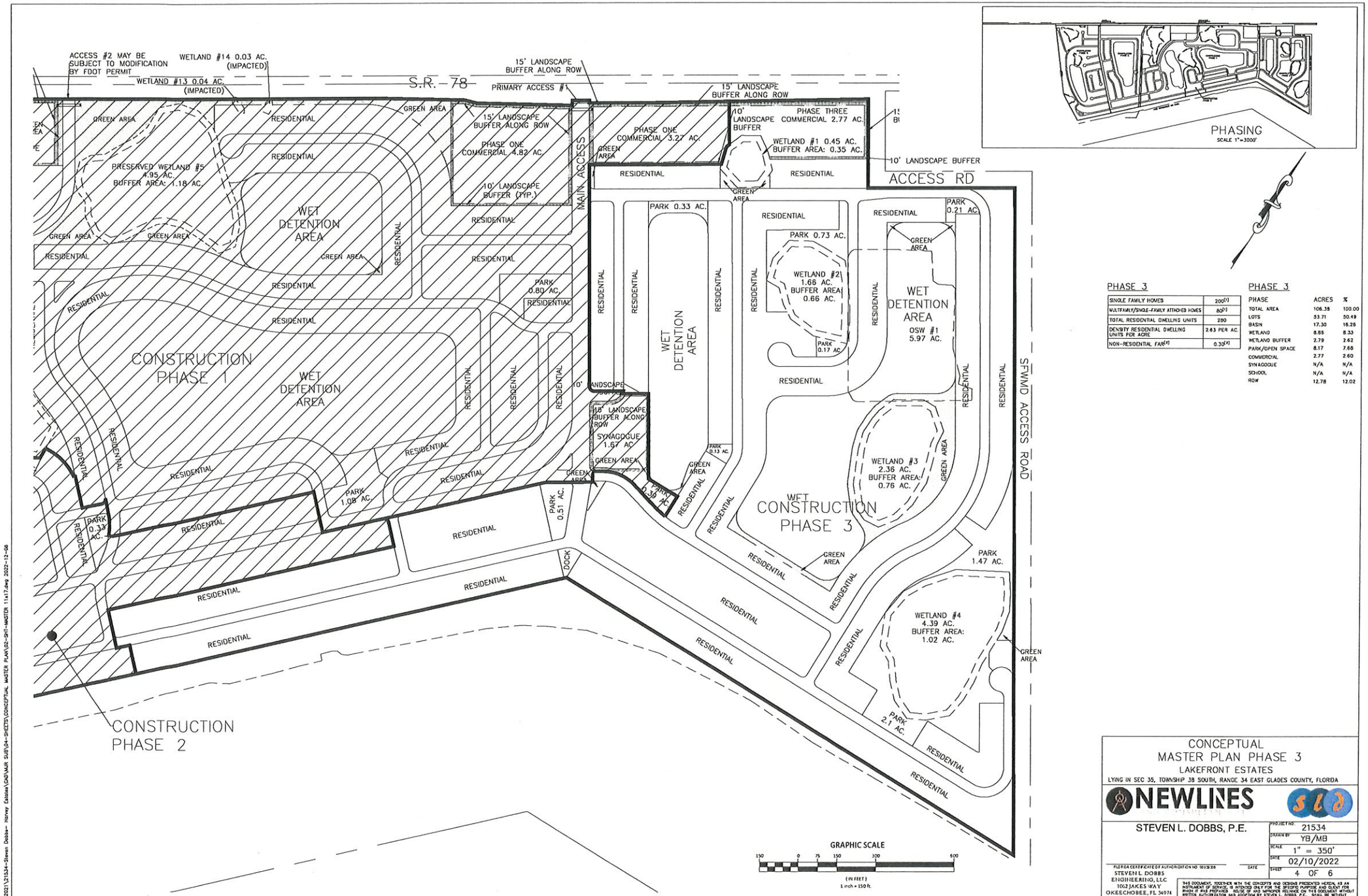
STEVEN L. DOBBS
ENGINEERING, LLC
1002 JAKES WAY
OKEECHOBEE, FL 34974
PHONE (863) 824-7644

PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	1" = 350'
DATE	02/10/2022
SHEET	3 OF 6

DATE

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PHASE 3

SINGLE FAMILY HOMES	200[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	80[1]
TOTAL RESIDENTIAL DWELLING UNITS	280
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	2.63 PER AC.
NON-RESIDENTIAL FAR[2]	0.35[2]

PHASE 3

PHASE	ACRES	%
TOTAL AREA	106.38	100.00
LOTS	53.71	50.49
BASIN	17.30	16.26
WETLAND	8.85	8.33
WETLAND BUFFER	2.79	2.62
PARK/OPEN SPACE	8.17	7.68
COMMERCIAL	2.77	2.60
SYNAGOGUE	N/A	N/A
SCHOOL	N/A	N/A
ROW	12.78	12.02

CONCEPTUAL MASTER PLAN PHASE 3

LAKEFRONT ESTATES

LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

STEVEN L. DOBBS, P.E.

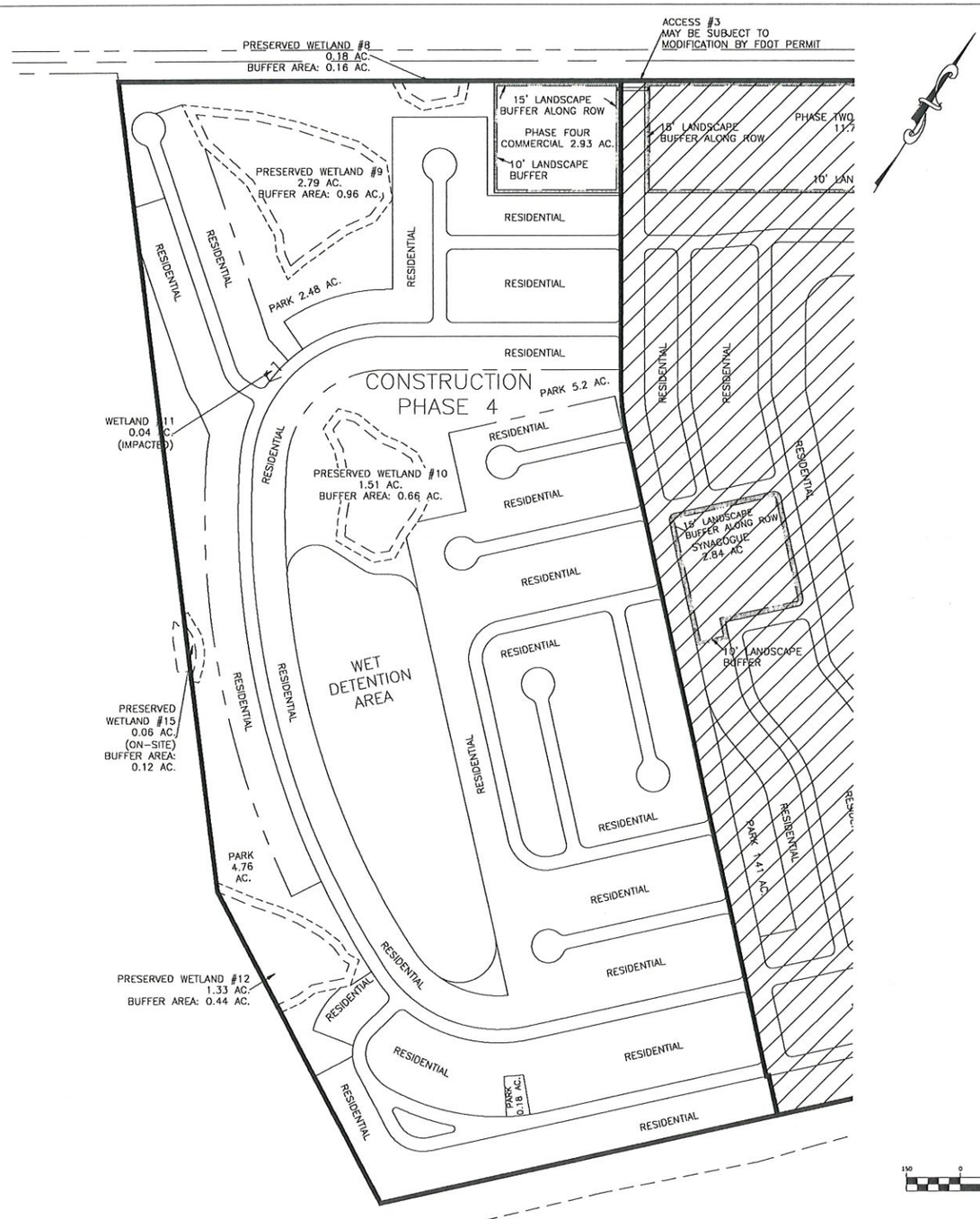
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 16103 28

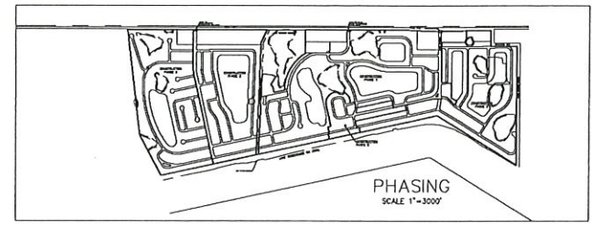
STEVEN L DOBBS ENGINEERING, LLC
1002 JAKES WAY
OKEECHOBEE, FL 34974
PHONE (863) 824-7644

PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	1" = 350'
DATE	02/10/2022
SHEET	4 OF 6

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PHASE 4

SINGLE FAMILY HOMES	210[1]
MULTIFAMILY/SINGLE-FAMILY ATTACHED HOMES	120[1]
TOTAL RESIDENTIAL DWELLING UNITS	330
DENSITY RESIDENTIAL DWELLING UNITS PER ACRE	3.11 PER AC.
NON-RESIDENTIAL FAR[2]	0.30[2]

PHASE 4

PHASE	ACRES	%
TOTAL AREA	105.22	100.00
LOTS	55.79	52.52
BASIN	10.18	9.58
WETLAND	5.87	5.53
WETLAND BUFFER	2.34	2.20
PARK/OPEN SPACE	16.51	15.64
COMMERCIAL	2.93	2.78
SYNAGOGUE	N/A	N/A
SCHOOL	N/A	N/A
ROW	12.50	11.77

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

CONCEPTUAL
MASTER PLAN PHASE 4
LAKEFRONT ESTATES
LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00030306
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PHONE (863) 824-7644

PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	1" = 350'
DATE	02/10/2022
SHEET	5 OF 6

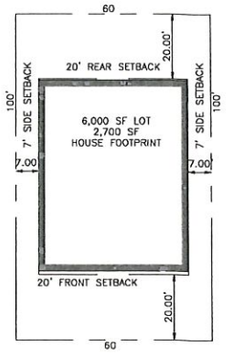
DATE

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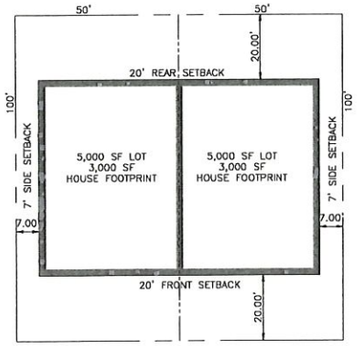
ZONING DATA
RESIDENTIAL SINGLE FAMILY

	REQUIRED
MIN. FRONT YARD SETBACK	20'
MIN. REAR YARD SETBACK	20'
MIN. SIDE YARD SETBACK	7'
MAX. BUILDING COVERAGE	45%
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	35'



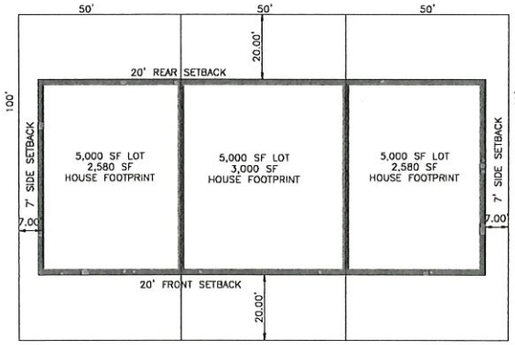
ZONING DATA
RESIDENTIAL TWO FAMILY AND HYBRID

	REQUIRED
MIN. FRONT YARD SETBACK	20'
MIN. REAR YARD SETBACK	20'
MIN. SIDE YARD SETBACK	7' OR 0'
MAX. BUILDING COVERAGE	60%
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	35'



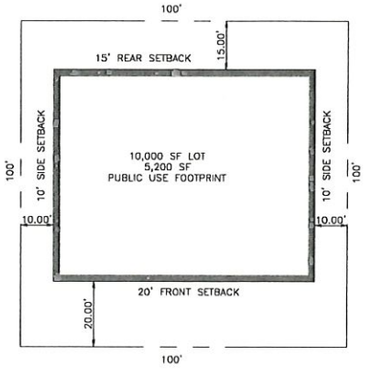
ZONING DATA
RESIDENTIAL TOWNHOUSE

	REQUIRED
MIN. FRONT YARD SETBACK	20'
MIN. REAR YARD SETBACK	20'
MIN. SIDE YARD SETBACK	7' OR 0'
MAX. BUILDING COVERAGE	60%
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	35'



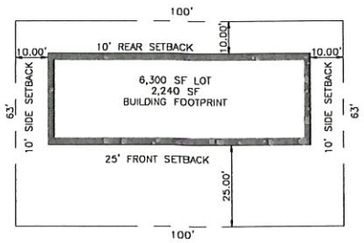
ZONING DATA
PUBLIC USE

	REQUIRED
MIN. FRONT YARD SETBACK	20'
MIN. REAR YARD SETBACK	15'
MIN. SIDE YARD SETBACK	10'
MAX. BUILDING COVERAGE	60%
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	35'



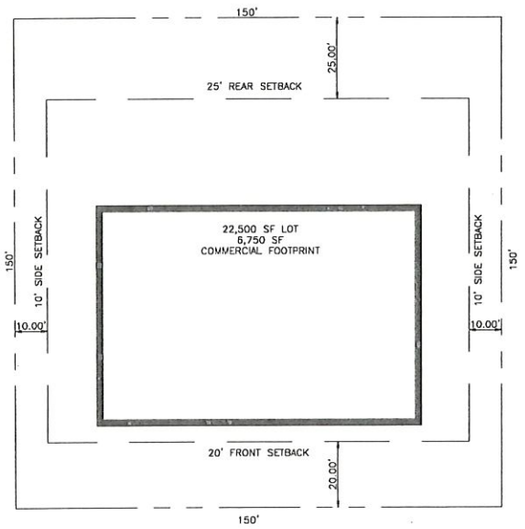
ZONING DATA
RESIDENTIAL MULTIFAMILY

	REQUIRED
MIN. FRONT YARD SETBACK	25'
MIN. REAR YARD SETBACK	10'
MIN. SIDE YARD SETBACK	10'
MAX. BUILDING COVERAGE	75%
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	35'

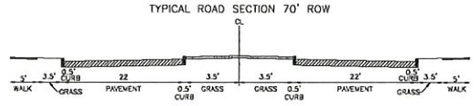


ZONING DATA
COMMERCIAL

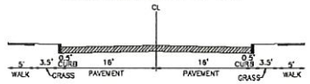
	REQUIRED
MIN. FRONT YARD SETBACK	20'
MIN. REAR YARD SETBACK	25'
MIN. SIDE YARD SETBACK	10'
MIN. YARD ADJACENT TO STREET	25'
MIN. YARD ADJOINING LOT LINES IN RESIDENTIAL DISTRICT	15'
NON-RESIDENTIAL FAR[1]	0.30[2]
ACCESORY BUILDING	5' FROM ALL YARDS
HEIGHT	45'



TYPICAL ROAD SECTION 70' ROW

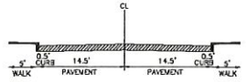


TYPICAL ROAD SECTION 50' ROW



STREET COMPONENTS SUCH AS CURB AND SIDEWALK MAY VARY SEE PLAN

TYPICAL ROAD SECTION 40' ROW



NOTES:
1. STREET COMPONENTS SUCH AS CURB AND SIDEWALK MAY VARY, WILL BE FINALIZED ON CONSTRUCTION PLAN.
2. ELEVATIONS WILL BE PROVIDED ON CONSTRUCTION PLANS.

CROSS SECTION DETAIL
N.T.S.

NOTES:
1. SIDEWALK ON AT LEAST ONE SIDE OF ALL THE ROW WILL BE SHOWN ON THE CONSTRUCTION PLANS
2. ALL DISPLAY OF GOODS FOR SALE WILL BE SETBACK A MINIMUM OF 25 FEET FROM THE PLANNED DEVELOPMENT BOUNDARY.
3. FINALIZED LANDSCAPED BUFFER PLANS WILL BE PROVIDED ON THE CONSTRUCTION PLANS.
4. EXISTING ACCESS TO THE SITE WILL BE USED AS AN EMERGENCY ACCESS UNTIL A SECONDARY ACCESS IS PERMITTED AND CONSTRUCTED.

CONCEPTUAL MASTER PLAN NOTES

LAKEFRONT ESTATES

LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA

NEWLINES

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0030308

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OKEECHOBEE, FL 34974
PHONE (863) 824-7644

PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	AS SHOWN
DATE	02/10/2022
SHEET	6 OF 6

DATE

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Chapter 137 - SUBDIVISIONS[1]

Footnotes:

--- (1) ---

State Law reference— Mandatory that land development regulations contain provisions that regulate the subdivision of land, F.S. § 163.3202(2)(a).

Sec. 137-1. - Purpose and intent.

(a) This chapter is intended to provide systematic approach of dividing or combining parcels of land, consistent with F.S. ch. 177, as amended from time to time, and the county comprehensive plan.

(b) This chapter will regulate the subdivision of land, when a plat is required by F.S. ch. 177, or a simple subdivision is created.

(c) New lots not regulated by this chapter shall be issued permits for development, when the lots and proposed type of development are in conformance with the county land development regulations.

(d) This article will establish standards of design that encourage the development of sound and economically viable communities. This will insure that development occurs in an orderly and consistent manner, and that necessary facilities are in place to serve the residents of the county.

(Ord. No. 2006-14, § 5(exh. 5, § 1), 5-9-2006)

Sec. 137-2. - Rules of construction and analogous words and terms.

(a) For the purpose of this chapter, the following analogous words and terms shall be interpreted to have similar meanings when not inconsistent with the context:

Applicant includes the term "owner," and the word "owner" includes the word "applicant."

Constructed includes the terms "erected," "built," "installed," "rebuilt" and "repaired."

Lot includes the term "plot," "parcel" or "tract."

Street includes the term "avenue," "boulevard," "drive," "lane," "place," "road" or "way," or similar terms.

Structure includes the term "building."

(b) Where this chapter refers to a specific federal, state or county agency, department or division, it shall be interpreted to mean "or any succeeding agency authorized to perform similar functions or duties."

(Ord. No. 2006-14, § 5(exh. 5, § 2), 5-9-2006)

Sec. 137-3. - Definitions.

The following definitions are in addition to those set forth in other chapters of this Code and are applicable to the provisions set forth in this chapter only. If when construing the specific provisions contained in this chapter, these definitions conflict with definitions found elsewhere in this Code, then the definitions set forth below will control. Otherwise the definitions contained elsewhere in this code will control. If a term is not defined the term must be given its commonly understood meaning unless there is a clear indication of an intent to construe the term differently from its commonly understood meaning.

Ex. D

Abut/abuts/abutting means any property that is immediately adjacent to or contiguous with a common boundary.

Access point means an accessway or driveway which provides vehicle access to a single parcel of land.

Access street means a street or road that runs generally parallel to a public street and is the primary access to properties that abut the public street. An access street is intended only to provide access to parcels existing when it is constructed and does not provide frontage for newly created parcels as would a local street. See also frontage street.

Accessway means land that is used or intended to be used for ingress or egress to abutting parcels of land and is not dedicated to the public. Accessways include access points to commercial, industrial and other types of developments, except a single parcel of land containing two or fewer dwelling units in a single structure.

Applicant means any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity, or their duly authorized representative, conducting activities under this chapter.

Bicycle path and *bike path* mean a bike way physically separated from motorized vehicular traffic by an open recovery area or barrier and either lying within the highway right-of-way or within an independent right-of-way.

Bike way means any road, path or way which is specifically designated or intended to be open to bicycle travel, whether such facilities are intended for the exclusive use of bicycles or not.

Block means a group of lots, including a tier of lots, existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barrier and having an assigned number, letter or other name by which it may be identified.

Board means the board of county commissioners.

Consultant means an architect, attorney, engineer, environmentalist, landscape architect, planner, surveyor or other person engaged by the developer to prepare documents required for a development order.

Contiguous. See abutting.

County means Glades County, Florida.

County engineer means a person employed by the county and licensed as a professional engineer in the state, being regulated by F.S. ch. 471; or a person licensed as a professional engineer in the state, being regulated by F.S. ch. 471, under contract with, or employed by a firm that is under contract with the county to perform engineering services.

Cul-de-sac means a street with a single common ingress and egress and with a turnaround at the end.

Current pertains to the regulations in effect at the time an application for a development order is presented for acceptance or approval.

Dead-end street means a street having only one end open for vehicular access and closed at the other end with no turnaround.

Decision of the development review director means any act of the county manager or his designee in interpreting or applying this article to a particular request for a requirement waiver, limited review processing, or a development order, or any other related request.

Density means an existing or projected relationship between numbers of dwelling units and land area.

DEP means the state department of environmental protection.

Developer means any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity commencing development.

Development means any improvement to land, including but not limited to site work and the subdivision of land.

Development area means the total horizontal area of the development property less any area within any existing public street right-of-way or easement.

Development order means a document issued by the county development review director granting approval of the development based upon the submittal of the application for a development order, plans for development, plats and all other documentation as applicable and required by this chapter.

Development permit has the same meaning as given for that term in F.S. § 163.3164(7).

Direct access means that the access way, in the form of an easement driveway, or other type of street connects the property being divided to a street external to the original parcel and does not pass through or go past any property other than the one being divided.

Division and *dividing of land* means the act of describing, by metes and bounds, platting or otherwise, one or more parcels of land which are created from an original parcel or a combining of parcels for the purpose of conveying any interest in a parcel of land or the act of describing, by metes and bounds, platting or otherwise, an easement for access or right-of-way purposes.

Drainage system includes the roadside swales, curb and gutter, valley gutter, inlet piping, lateral swales and related structures used to collect and transmit stormwater runoff from streets and lots to the detention or retention areas and percolation areas.

Driveway means a type of access point which provides vehicle access from a street to a single parcel of land containing two or fewer dwelling units in a single structure and from which vehicles may legally enter or leave the street in a forward or backward motion.

Dwelling unit means a room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy, or for rental or lease on a weekly, monthly or longer basis, which is physically separated from any other rooms or dwelling units which may be in the same structure, and which contains sleeping and sanitary facilities and one kitchen. The term "dwelling unit" shall not include rooms in hotels, motels or institutional facilities.

Easement means a grant of a right to use land for specified purposes. It is a nonpossessory interest in land granted for limited use purposes. Where the term "easement" is preceded by the term "street" or any other adjective, the preceding term describes the easement's purpose.

Engineer means a professional engineer duly registered and licensed by the state.

Environmental resource permit means a permit issued by the South Florida Water Management District to construct improvements to land.

Expressway means an arterial highway, usually divided, designed for the safe and relatively unimpeded movement of large volumes of through traffic, with full or partial control of access and grade separations at most intersections.

FDOT means the Florida Department of Transportation.

FLUCCS means Florida Land Use, Cover and Forms Classification System.

Freeway means a divided arterial highway designed for the safe unimpeded movement of large volumes of traffic, with full control of access and grade separation at all intersections.

Frontage street means a type of access street which runs parallel to the adjacent arterial or collector street right-of-way and which separates the abutting properties from the right-of-way.

FWC means the Florida Fish and Wildlife Conservation Commission.

Highway means a collector or arterial street.

Impervious surface means those surfaces which do not absorb water, and includes all structures, driveways, streets, sidewalks, other areas of concrete, asphalt, compacted layers of lime rock or shell. In the case of storage yards, areas of stored materials constitute impervious surfaces.

Improvement to land means any change to land or to any structure on the land, and shall include any movement or grading of land, except grading which is incidental to the removal of exotic vegetation and which is not prohibited by other sections of this code; clearing of indigenous vegetation; and the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; provided, however, that any change to a building which does not involve a change in the building floor area shall not be deemed an improvement to land.

Indigenous native vegetation means those plant species that are characteristic of the major plant communities of the county. Areas where invasive exotic vegetation has exceeded 75 percent of the plant species by quantity will not be considered indigenous vegetation.

Intensity of use means the extent to which nonresidential land is used as measured in terms of square footage of buildings, impervious surfaces, traffic generation, water consumption and sewage created.

Intersection means the general area where two or more roads, streets, accessways or access points join or cross.

Landscape architect means a professional landscape architect duly registered and licensed by the state.

LBR means lime rock bearing ratio.

Lot means a parcel of land considered as a unit.

Lot area means the total horizontal area within the lot lines.

Lot, corner, means a lot located at the intersection of two or more streets where the corner interior angle formed by the intersection of the two streets is 135 degrees or less or a lot abutting a curved street if straight lines drawn between the intersections of the side lot lines and the street right-of-way or easement to the foremost point of the lot form an interior angle of less than 135 degrees.

Lot depth means the distance between the midpoints of the front lot line and the rear lot line. The midpoint of a curved front or rear lot line shall be considered to be the midpoint of a straight line connecting the points of its intersection with the side lot lines.

Lot, double-frontage, means any lot, not a corner lot or through lot, having two or more property lines abutting a street right-of-way or easement.

Lot, flag, means a lot not fronting on or abutting a street, and where access to the street is by a narrow private easement; or an L-shaped lot or other irregularly shaped lot which abuts and has access to a street but does not comply with the minimum frontage requirements of the zoning district.

Lot frontage means the distance measured along a straight line between the points of intersection of the side lot lines with the street right-of-way or easement.

Lot, interior, means any lot not defined as a corner, double-frontage or through lot.

Lot line means a line which delineates the boundary of a lot.

Lot line, front, means the lot line which divides the lot from a street right-of-way or easement.

Lot line, rear, means that lot line which is parallel to or concentric with and most distant from the front lot line of the lot. In the case of an irregular or triangular lot, a line 20 feet in length, entirely within the lot, parallel to or concentric with and at the maximum possible distance from the front lot line shall be considered to be the rear lot line. In the case of a through lot, there shall be no rear lot line. In the case of a through frontage lot, the line directly opposite from the front line shall be designated as either a rear line or a sideline depending upon the designation of the adjacent property. In the case of corner lots, the rear lot line shall be the line most nearly parallel to or concentric with and most distant from the front line most prevalent along the block.

Lot line, side, means any lot line other than a front or rear lot line.

Lot, L-shape, means an irregular lot shape, such as one in the shape of an L or T.

Lot of record means a lot which is part of a plat which has been lawfully recorded in the plat books in the office of the clerk of the circuit court and is in compliance with F.S. ch. 177, or a parcel of land, the deed of which was lawfully recorded in the office of the clerk of the circuit court on or before the date the county land development regulations were adopted.

Lot split, conforming, means the division of a tract, parcel, or lot into only two lots (one new and the original), where each lot meets the dimensional standards for their zoning district and comprehensive plan; abuts a county maintained road which has been duly dedicated and accepted, and no new streets are created and there is no change in the length or alignment of an existing street; and no environmental resource permit is required.

Lot split, nonconforming, means the division of a tract, parcel, or lot, by deed (without a plat), that does not meet the requirements of a conforming lot split.

Lot, through, means any lot having two opposite lot lines abutting a street right-of-way or easement.

Lot width means the distance between the side lot lines, or a front and side lot line for corner lots, as measured along the minimum required street setback line.

On-road bike way and *bike lane* mean a portion of a roadway which has been specifically designated for the use of bicyclists.

On-site sewage disposal system or *facility* means those sewerage systems which include a septic tank, a system of piping, and a soil absorption bed or drain field, as further defined and regulated by F.S. ch. 381.

Owner means any person having a legal or equitable interest in property.

Parcel means any quantity of land capable of being described with such definiteness that its location and boundaries may be established which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Parent parcel means the original parcel from which subsequent parcels are created.

Parking lot access means an accessway which provides vehicle access from a street to a parking lot containing five or more parking spaces, but from which vehicles are restricted to entering or leaving the street in a forward motion only.

PCP (permanent control point) means a marker as defined in F.S. ch. 177.

Pedestrian way means a paved, surfaced path or way which is specifically designated or intended to be open to pedestrian travel, whether such facilities are intended for the exclusive use of pedestrians or not.

Permit means any official document or certificate required or issued by the county authorizing performance of a specified activity.

Person means any individual, partnership, association, corporation, trust or other legal entity.

Plat means a plat as defined by F.S. ch. 177, as amended.

Private water system means a water system that is supplied by a well, spring or other similar source of water, that is used for human consumption by four dwelling units or less and is regulated by F.S. ch. 381 and F.A.C. ch. 10D-4, as amended.

PRM (permanent reference monument) means a monument as defined in F.S. ch. 177.

Public sewerage system means a sewerage system that contains a wastewater treatment plant, is not an individual sewage disposal system, and is not regulated by F.A.C. ch. 10D-4.

Public street means a street that has been dedicated to the public and where the public, through use of the street, or the board, through expressed action at a public hearing, has accepted the offer of dedication. Regardless of the board's acceptance of the offer of public dedication, the board may or may not have accepted the street for maintenance purposes.

Public water system means a water system that is not a private water system, and includes those water systems regulated under F.S. ch. 381 and defined as public water systems, community water systems and noncommunity water systems in F.A.C. ch. 17-22; and those water systems defined as public water systems not covered or included in the Florida Safe Drinking Water Act in F.A.C. ch. 10D-4, as amended.

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to its historical architectural and cultural values.

Reverse frontage street means a local street or access way that functions as an access street but which is not located adjacent to the arterial or collector street right-of-way.

Right-of-way, means land dedicated, deeded, used or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

Road capital improvement includes transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting and construction of all the necessary features for any road construction project, including but not limited to:

(1) Construction of new through lanes.

(2) Construction of new turn lanes.

(3) Construction of new bridges.

(4) Construction of new drainage facilities in conjunction with new roadway construction.

(5) Purchase and installation of traffic signalization, including new signalization and upgrading signalization.

(6) Construction of curbs, medians and shoulders.

(7) Construction of on-road bike ways and bike paths.

(8) Relocating utilities to accommodate new roadway construction.

Road expansion means all road and intersection capacity enhancements, and includes but is not limited to extension, widening, intersection improvements, upgrading signalization and improving pavement conditions.

Roadway is a general term denoting land, property or interest therein, usually in a strip, acquired for or devoted to transportation purposes, including the travel way, shoulders and swales.

Service area means the geographical region consisting of the lots being served or being proposed to be served by a public facility, including but not limited to public water or sewage systems.

Setback line, front or street, means a line drawn parallel to or concentric with the front lot line at a distance from the lot line equal to the setback required by the zoning district for the classification of street upon which the lot abuts. If the front line is curved, the setback line shall be a curved line drawn an equal distance back from the intersections of the side lot lines with the street right-of-way line, and with the required setback measured at the point or points where the setback line is closest to the front lot line.

Sewerage system means a system of pipes, pumps, tanks or wastewater treatment plants and all other appurtenances or equipment needed to treat, transport and dispose of sewage.

Sidewalk means a pedestrian way, paralleling and usually separated from the street.

Sidewalk, off-site, means a pedestrian way which is exterior to a parcel being improved and located in the right-of-way of the street adjacent to that parcel or within an easement dedicated to the public.

Sidewalk, on-site, means a pedestrian way which is located within the boundaries of the parcel being improved.

Simple subdivisions means any subdivision of land creating at least three lots that meet the requirements of section 137-7.

Site-related road improvements means road capital improvements and right-of-way dedications for direct access improvements to the development in question. Direct access improvements include, but are not limited to, the following:

(1) Site access points and roads.

(2) Median cuts made necessary by those access points or roads.

(3) Right and left turn and deceleration or acceleration lanes leading to or from those access points or roads.

(4) Traffic control measures for those access points or roads.

(5) Roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development.

Soil classification means those categories and types of soils identified by the United States Department of Agriculture soil survey of the county.

Stormwater management system means and includes the detention or retention areas, percolation trenches, discharge structures and outfall channels provided to control the rate of stormwater runoff within and from a development.

Street includes any access way, such as those designated as a road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, ingress/egress easements, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets whether improved or unimproved but shall not include those access ways intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines water lines, drainage facilities and sanitary sewers.

Street, arterial, means streets primarily intended to carry large volumes of through traffic connecting major activity centers to other major traffic generators. Access to abutting properties is a secondary function.

Street, local, means streets with the primary function being to serve adjacent properties. As such, a local street provides the linkage from adjacent land uses to the collector street system. Through volume service is not a function of local streets.

Street private, conforming, means a street that is not dedicated to the public or has been dedicated to the public but the offer has not been accepted by the board through expressed action at a public hearing, and which is built and maintained to the same standards as required for a county or state maintained street of the same type.

Street private, nonconforming, means a street that is not dedicated to the public or has been dedicated to the public but the offer has not been accepted by the board through expressed action at a public hearing, and which is not built or maintained to the same standards as required for a county or state maintained street of the same type.

Street, public, means a street that has been dedicated to the public and where the public, through use of the street, or the board through expressed action at a public hearing, has accepted the offer of dedication. Regardless of the board's acceptance of the offer of public dedication, the board may or may not have accepted the street for maintenance purposes.

Street, major collector, means streets having the primary purpose of collecting traffic from intersecting local and minor collector streets and distributing this volume to the nearest arterial. A secondary purpose is to carry moderate volumes of through traffic. Access to abutting land uses is a secondary function.

Street, minor collector, means streets having the primary purpose of collecting traffic from intersecting local streets and distributing this volume to the nearest major collector or arterial. As such, a

minor collector street provides the linkage from neighborhoods (i.e., local streets) to the arterial system, and provides intra-neighborhood access. Access to abutting land uses is a secondary function.

Street, substandard, means a street lacking either a geometric or structural capacity for the designation assigned.

Structure means that which is built or constructed. The term "structure" shall be construed as if followed by the words "or part thereof."

Subdivision is a type of development. It means the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions (also known as replats).

Surveyor means a professional land surveyor duly registered and licensed by the state.

Turn lane means a width of pavement required to protect the health, safety and welfare of the public and reduce adverse traffic impacts from turning movements generated by a development on to and off of a street. Turn lanes shall include and enhance turning, acceleration, deceleration or storage movements of vehicles as required by this chapter.

Unified control means that a single property owner or entity has been authorized by all owners of the property to represent them and to encumber the parcel with covenants and restrictions applicable to development of the property as approved by the county.

Water system means a system of pipes, pumps, water treatment plants or water sources, and all other appurtenances or equipment needed to treat, transport and distribute water.

Zoning ordinance means that document as adopted, and as may be amended by the board of county commissioners for the purpose of dividing the unincorporated area of the county into zoning districts and providing for the regulation of uses, land and structures within such districts.

(Ord. No. 2006-14, § 5(exh. 5, § 3), 5-9-2006; Ord. No. 2016-13, § 2, 6-14-2016)

Sec. 137-4. - Design criteria and development standards.

(a) *Generally.* Compatibility, is the ability of adjacent existing or proposed uses to coexist with adjacent uses without creating an unacceptable negative relationship. Compatibility will be ensured between the site plan and approved and existing development in the vicinity of the subdivision. Proposed designs will be consistent for the health, safety, and welfare of residents, employees, and visitors to the site and adjacent properties. Compatibility does not require the same density or intensity, compatibility does require sufficient buffering alternatives to ensure sufficient space and screening between different uses.

(b) *Lot sizes.* Every lot within the development must comply with the minimum dimensional standard for the zoning district in which the lot is located.

(c) *Densities and intensities.* The gross densities and intensities of the development shall be in compliance with the current zoning regulations.

(d) *Natural features.* Site design will take the natural topography, soils and vegetation into consideration. Site design will consider recreation areas, open spaces, utilities, drainage and other facilities. Preservation of natural features will be encouraged (i.e., vegetation, wetlands, etc.).

(e) *Transportation facilities and services.* The road network within the subdivisions will be required to meet the adopted service levels and standards. Streets within major subdivision shall be paved. Paved streets shall meet standard FDOT and Manual of Uniform Minimum Standards for Design. Construction and maintenance for streets and highways requirements and other applicable requirements for signage. Streets within a simple subdivision may be paved or unpaved. Unpaved streets shall meet the requirements outlined within the simple subdivision subsection.

The road network of a major subdivision shall be required to connect to a paved public or conforming private street.

(f) *Access management.* The design and location of access to the subdivision shall be in accordance with the county land development regulations. Road design shall not allow direct access to collector or arterial roads from individual lots.

(g) *Utilities, public facilities, and services.* Subdivisions shall have the following public facilities, utilities and services; sanitary sewers, potable water, storm and surface drainage systems, and other applicable utilities systems and installations. This subsection shall not apply if the developer provides private facilities, utilities or services approved by appropriate public agencies (including on-site sewage disposal systems and private wells) and assures their satisfactory, continuing operation during the period of development and makes provision for their continued operation thereafter, or until public facilities, utilities and services are available for use.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(a)), 5-9-2006; Ord. No. 2016-13, § 2, 6-14-2016)

Sec. 137-5. - Phasing of development.

A master plan for the entire development site must be approved for a major development that is to be developed in phases. The master plan shall be submitted simultaneously with an application for review of the preliminary development plan for the first phase of the development and must be approved as a condition of approval of the preliminary plan for the first phase. A preliminary and final development plan must be approved for each phase of the development under the procedures for development review prescribed above. Each phase shall include a proportionate share of the proposed recreational space, and open space, other site and building amenities of the entire development, except that more than a proportionate share of the total amenities may be included in the earlier phase with corresponding reductions in the later phases. Any portion of a utility or roadway system, identified in the master plan, that provides functionality to improvements in the phase being constructed, must also be constructed simultaneously with the phase under construction.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(b)), 5-9-2006)

Sec. 137-6. - Financial assurances for improvements.

(a) *Applicability.*

(1) The provisions of this section apply to all proposed developments in the county, including private road subdivisions

(2) Nothing in this section shall be construed as relieving a developer from any requirement relating to concurrency requirements of this chapter.

(3) This section does not modify existing agreements between a developer and the county for subdivisions platted and final development orders granted prior to the effective date of the ordinance from which this chapter is derived; provided, such agreements are current and comply with all conditions and terms thereof.

(b) *Improvement agreements required.* The approval of any development plan shall be subject to the developer providing assurance that all required improvements, including, but not limited to, storm drainage facilities, streets and highways, water and sewer lines, shall be satisfactorily constructed according to the approved development plan. The following information shall be provided:

(1) Agreement that all improvements, whether required by this chapter or constructed at the developer's option, shall be constructed in accordance with the standards and provisions of this chapter.

(2) The term of the agreement indicating that all required improvements shall be satisfactorily constructed within the period stipulated. The term shall not exceed five years from the recording of the plat or 30 percent occupancy of the development, whichever comes first.

(3) The projected total cost for each improvement. Cost for construction shall be determined by either of the following:

a. Estimate prepared and provided by the applicant's engineer.

b. A copy of the executed construction contract provided.

(4) Specification of the public improvements to be made and dedicated together with the timetable for making improvements.

(5) Agreement that upon failure of the applicants to make required improvements (or to cause them to be made) according to the schedule from making those improvements, the county shall utilize the security provided in connection with the agreement to make the required improvements (or to cause them to be made).

(6) Provision of the amount and type of security provided to ensure performance.

(7) Provision that the amount of the security may be reduced periodically, but not more than two times during each year, subsequent to the completion, inspection and acceptance of improvements by the county.

(c) *Amount and type of security.*

(1) The amount of the security listed in the improvements agreement shall be approved as adequate by the director.

(2) Security requirements may be met by, but are not limited to, the following

a. Cashier's check.

b. Certified check.

c. Cash.

d. Developer/lender/county agreement.

e. Interest bearing certificate of deposit.

f. Irrevocable letters of credit.

g. Surety bond.

(3) The amount of security shall be 125 percent of the total construction costs for the required developer-installed improvements. The amount of security may be reduced commensurate with the completion and final acceptance of required improvements. In no case, however, shall the amount of the bond be reduced to less than 125 percent of the cost of completing the remaining required improvements.

(4) Application for reduction in the security amount shall be made to the community development department and must be approved by the board of county commissioners.

(d) *Completion of improvements.*

(1) When improvements are completed, final inspection shall be conducted and corrections, if any, shall be completed before final acceptance is recommended by the county engineer. A recommendation for final acceptance shall be made upon receipt of a certification of project completion and one copy of all test results.

(2) As required improvements are completed and accepted, the developer may apply for release of all or a portion of the bond consistent with requirements in subsection (c) of this section.

(e) *Maintenance of improvements.*

(1) A maintenance agreement and security shall be provided to assure the county that all required improvements shall be maintained by the developer according to the following requirements:

a. The period of maintenance shall be a minimum of two years. Longer maintenance periods may be required if recommended by the county engineer.

b. The maintenance period shall begin with acceptance by the county of the construction of the improvements.

c. The security shall be in the amount of 15 percent of the construction cost of the improvements.

d. The original agreement shall be maintained by the director of the community development department.

(2) Whenever a proposed development provides for the creation of facilities or improvements which are not proposed for dedication to the county, a legal entity shall be created to be responsible for the ownership and maintenance of such facilities and/or improvements.

a. When the proposed development is to be organized as a condominium under the provisions of F.S. ch. 718, common facilities and property shall be conveyed to the condominium's association pursuant to that law.

b. When the proposed development is to be organized as a community development district under the provisions of F.S. ch. 190, common facilities and property shall be conveyed to the community development district pursuant to that law.

c. When no condominium association or community development district is to be organized, an owner's association shall be created, and all common facilities and property shall be conveyed to that association.

d. No development order shall be issued for a development for which an owner's association is required until the documents establishing such association have been reviewed and approved by the county attorney.

(3) An organization established for the purpose of owning and maintaining common facilities not proposed for dedication to the county shall be created by covenants running with the land. Such covenants shall be included with the final plat. Such organization shall not be dissolved nor shall it dispose of any common facilities or open space by sale or otherwise without first offering to dedicate the same to the county.

(4) Whenever a proposed development provides for the creation of facilities or improvements which are proposed for dedication to the county, the county may require a municipal services taxing unit be created to fund continued maintenance of the improvements.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(c)), 5-9-2006)

Sec. 137-7. - Simple subdivision.

(a) *Generally.* The county has deemed certain subdivisions of land to be of lesser impact to the county's infrastructure and adjacent property owners. A simple subdivision review will ensure compatibility with surrounding development and uses, determine compatibility with the comprehensive plan, compliance with the land development regulations and the impact on levels of service for concurrency purposes. A pre-application review is not required for a simple subdivision, but it is recommended.

(b) *Criteria:*

(1) Each lot in a simple subdivision shall meet the requirements of the land development regulations and the comprehensive plan;

(2) A simple subdivision may include the creation of an easement to internally access newly created lots; this does not allow the creation of an easement external to the subdivision to be used to provide access to the subdivision.

(3) A simple subdivision shall have direct access to a public street or a conforming private street. A simple subdivision with direct access to a nonconforming private street may be allowed with approval of the county; which must be reviewed separately and prior to approval of the simple subdivision. A simple subdivision with direct access to an easement shall not be allowed.

(4) The county shall require financial assurance that funds are available to construct any streets including easements. No permits to build on any lots in the subdivision shall be approved until subdivision streets are fully constructed and inspected and certified by an engineer.

(5) The number of lots allowed in the simple subdivision will depend on how the lots are accessed.

a. There is no maximum number of lots when all lots abut a public street or conforming private street. When the lots being created are adjacent to a limited access street, a parallel access street that connects all new lots and is intended to decrease the access points onto the limited access street shall be required. Subdivisions along other streets may be required to provide a parallel access street if deemed necessary by the county. Construction and maintenance of the parallel access street will be the responsibility of the lot owners. The access street shall be paved and must be built and maintained to the requirements of the county.

b. If an easement is used as the internal street to access any of the new lots then no more than six lots shall be allowed. This option shall only be allowed for residential and agricultural residential subdivisions. The following conditions shall apply:

1. Access points onto the adjoining external public or private street shall be limited. If possible the easement access shall be the only access point onto the external street and each lot shall front onto the easement.

2. The easement, if paved shall meet standard FDOT and Manual of Uniform Minimum Standards for Design, Construction and maintenance for streets and highways requirements for a local road, or, if unpaved, the requirements of this subsection.

3. A document, whose format and wording shall be approved by the county, shall be recorded with the clerk of the circuit court with at a minimum the following information included:

i. Survey sketch and legal description of the easement,

ii. Statement that the easement is a permanent or perpetual nonexclusive easement for ingress and egress,

iii. Statement that the easement is private and that the easement is neither dedicated to nor accepted by Glades County,

iv. Identify that the easement is under common ownership and identify the parcels that have access to and financial responsibility for construction maintenance and repair of the easement.

v. Identify an enforcement mechanism and funding source to provide, at the minimum annual maintenance and repair of the street and drainage systems,

vi. Allow for utility infrastructure within the easement,

vii. Allow accessibility to all emergency, public service, utility, and refuse vehicles and all other similar vehicles which may necessarily need to utilize the easement.

(6) The subdivision may be gated but, if so, then a Knox box or coded key lock, or other similar device acceptable to emergency services shall be the only acceptable locking mechanism to secure the gate so that fire/EMS police and animal control may quickly and safely enter the subdivision when necessary.

(c) No further subdivision of any lot shall be permitted without full compliance with all county regulations. Lots in a subdivision are not eligible to utilize a lot split but must be reconfigured through a replat. Any increase in lots beyond the limit allowed by this subsection shall require approval of a major subdivision.

(d) Only one simple subdivision may be created from any lot or contiguous lots under the same ownership. Any further division of land shall require approval of a major subdivision.

(e) Submittal documents shall include but not be limited to the following items:

(1) A plat of the subdivision prepared by a professional surveyor and mapper with all of the information required by F.S. ch. 177, part I, platting, and in the format required by § 177.091 plats. All legal descriptions shall include the acreage of the lot. In addition, the front page of the plat shall contain signature blocks for execution by each of the following:

a. County surveyor and mapper,

b. County engineer,

c. Community development director,

d. Chairman of the board of county commissioners,

e. Tax collector, and

f. Clerk of the circuit court.

(2) A narrative:

a. Describing the purpose, intent, and character of the proposed development

b. Describing how the proposal is in conformance with specific, applicable provisions of the county comprehensive plan and land development regulations.

c. Indicating if the subdivision will or will not be gated: if gated, identify the locking mechanism that will be used to secure the gate

(3) Maps showing each of the following (more than one item may be shown on a map):

a. General location of the project site.

b. Surrounding streets and existing right-of-way easements.

c. Location of existing and proposed utility easements.

d. Location of existing and proposed potable water and sanitary sewer facilities.

e. Future land use and zoning designations of the project site and adjacent property.

f. Topography: Depicting contours water bodies wetlands and drainage ways.

g. Floodplain map.

h. Known environmental concerns on the subject property.

(4) An impact analysis on public facilities and services and adopted levels of service.

(5) Proof that all taxes have been paid.

(6) A certificate of title (title certification) or opinion of title that was completed within 60 days of the submittal of the application.

a. *Information to be included.*

1. The owner or owners of the fee title and all persons or entities holding a mortgage secured by the property.

2. All recorded and unrecorded easements affecting the property. A general reference to easements restrictions, etc., found within agreements is not sufficient. Easements

located within recorded agreements must be specifically identified. If an easement affecting the property to be platted affects an entire parcel tract or portion of the plat and the easement cannot be plotted, the easement must be identified as unable to be plotted otherwise the specific location of the easement must be identified on the plat.

3. Legal description of the property covered by the title opinion. This description must match, exactly, the legal description on the face of the plat.

4. Copies of any easement documents referenced in the certificate of title. If matters affecting building permit issuance are contained in the title opinion these shall be addressed on the plat or other appropriate method.

b. *Types of acceptable documents and requirements.*

1. An opinion of title meeting the Florida Title Standards that is prepared by a licensed Florida attorney.

2. Certification of title or title certification prepared by an abstractor or title company that specifically certifies the information it contains.

3. Neither document shall include broad exceptions such as "subject to rights restrictions, reservations and easements of record." The opinion must be unequivocal and shall be addressed to the Board of County Commissioners of Glades County.

(7) Mortgagee joinder, if applicable and if not already referenced on the plat. This is an instrument showing that the mortgagee joins in the plat and will be recorded at the time of plat recording.

(8) Letters from the telephone, cable, and power utility companies stating that any easements as shown on the plat are adequate for their purposes.

(9) If using potable water or sanitary sewer, documentation from that utility showing that the subdivision can be served.

(10) A plan outlining the proposed methodology for managing stormwater runoff.

(11) A street development plan prepared by a professional engineer registered in the State of Florida for the access street including:

a. A profile and cross-sections,

b. Type of construction and drainage facilities,

c. Centerline survey of the road with curve data.

(12) Access easement management document whose contents are identified in this subsection (b)(5)b.

(13) A narrative and map outlining what utility services will be utilized in the subdivision where they will be located and how they will be accessed.

(f) *Staff review and county approval.*

(1) The community development department will review the application and within ten days, shall advise the applicant what information if any is needed to deem the application properly completed in compliance with the filing requirements of this chapter. Should the application be deemed complete, the community development shall forward copies of a complete application to appropriate review staff including the county engineer and county attorney. This shall include any official whose review is pertinent to ensure that health, safety, and welfare are protected. These officials shall have the opportunity to respond in writing to the community development department, giving the community development staff an opportunity to consider each. Within 45 days, the applicant may be asked to provide more information to clarify the project or make revisions or request that the county act without the additional information.

(2) The expense of any consultants hired to review the application on behalf of the county shall be borne by the applicant.

(3) Staff review will determine if the simple subdivision proposal meets all of the requirements of the code of ordinances and the comprehensive plan.

(4) Within 120 days of the application being deemed complete, if a request for an extension of time is not agreed upon by the county and the applicant, the community development director shall place the item on an agenda of the board of county commissioners so that the board may take action on the application.

(g) *Unpaved streets:*

(1) Shall have a minimum right-of-way width of 40 feet. A greater width may be required depending on requirements for drainage and other infrastructure.

(2) Shall be cleared to a minimum width of 20 feet horizontal and 14 feet vertical for emergency vehicle access. The stabilized surface shall be a minimum of 20 feet.

(3) Shall provide an entrance culvert of reinforced concrete pipe with mitered ends.

(4) Shall have a road name and other traffic signs installed in accordance with MUTCD signing and marking standards.

(5) Shall have a stabilized turnaround at the end of the easement if the street is a dead end. The turnaround shall be a minimum of 50 feet in diameter with the stabilized roadbed being at least 40 feet in diameter. Other turnaround accommodations may be accepted by Glades County.

(6) Follow the construction standards of Base Group I from Sheet 1 of FDOT Index Reference 514 for the road bed. The material chosen for the road base should exhibit low potential for losses due to wind, traffic and water erosion. EPA's publication AP-42 contains methodology for estimating the dust generation potential for unpaved road surfaces. Proper gradation of the chosen material is critical for its success. Designers shall consider flexible or rigid pavements where runoff from unpaved roads may impact surface waters.

(7) Shall have be graded. Designers shall strive to provide adequate cross slope, shoulder and swale profiles. Typical cross slopes should be 2 percent with 1.5 percent minimum.

(8) Shall have a paved apron where the unpaved road connects with a paved road that shall meet the standards of Sheet 6 of FDOT Index Reference 515.

(9) Shall provide positive drainage and discharge from the street.

(10) Shall be maintained and made passable at all times. During maintenance grading, the operator shall ensure that the shoulder does not become higher than the travel lane edge to prevent ponding of water on the roadway.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(d)), 5-9-2006)

Sec. 137-8. - Same—Preliminary plat.

(a) *Generally.* Following the preapplication review, the applicant may submit the application for preliminary plat approval in accordance with the requirements of these regulations. The preliminary plat must be prepared by a professional land surveyor registered in the state, and in conformity with F.S. ch. 177. The preliminary plat, along with the supplemental information required by these regulations, shall be submitted.

(b) *Submittal requirements.* The applicant will submit simultaneously to the county community development department an application for plat approval, the preliminary plat described above, the fees, and the following exhibits. All maps, surveys and drawings will be provided on both 24-inch by 36-inch and 11-inch by 17-inch sheets, drawn legibly at appropriate scale suitable for presentation. The applicant shall provide:

(1) A statement of objectives describing:

a. The purpose and intent of the proposed development.

b. A narrative description of the character of the proposed development.

c. How the proposal is in conformance with specific, applicable provisions of the county comprehensive plan.

(2) A preliminary analysis of the impact the proposed development will have on public facilities and services, with an adopted level of service in the county comprehensive plan. Should an analysis of other infrastructure be required, the county will notify the applicant of such fact in the preapplication meeting.

(3) A vicinity map showing the location of the proposed development in relation to and statements concerning each of the following:

a. Surrounding public streets and thoroughfares.

b. Future land use map and existing zoning designation on the site and surrounding areas within one mile of the proposed site boundaries.

c. A legal description of the property and a signed and sealed sketch and description, indicating existing easements, structures, well, and septic tanks for parcels less than 20 acres. For parcels greater than 20 acres, a signed and sealed boundary survey will be required.

d. A map or sketch that depicts existing surface water flow determination that depicts surface water flow on the subject property and in the immediate vicinity.

e. A topographic survey. The topographic surveys which are available from the most recent USGS topographic survey may be used for property over 100 acres. The topographic survey should be submitted at the same scale as the master concept plan.

f. Known environmental concerns on the subject property and areas within 200 feet of the subject property.

g. A soils map of the site and the area within 200 feet of the development boundary.

h. Description of method of screening, and location and details of buffers.

(4) A proposed list of recommendations, considerations, not otherwise covered, as needed. The list can include draft conditions proposed by the applicant for inclusion within the development approval.

(5) A narrative utility service plan including availability of gravity or forced sanitary sewer service, potable water supply and proposed lift stations locations, an exhibit showing any and all existing or proposed utilities, public utility easements and rights-of-way, and a narrative describing the proposed methodology for managing the stormwater runoff. General location of any on-site natural areas, buffers, trees and sidewalks impacted by utility facilities.

(6) A statement indicating the type of legal entity that will be created to provide for the management of common areas.

(c) *Purpose and intent.* The intent of preliminary plat approval is to allow for the review of the proposed design on the site, ensure compatibility with surrounding development and uses, determine concurrency with the comprehensive plan and evaluate the fiscal impact to the county. Construction plans may be submitted simultaneously with the preliminary plat.

(d) *Staff review.*

(1) The community development department shall forward copies of the preliminary plat, along with supporting data, within five business days, to appropriate review staff. This should include the county engineer, the county attorney, and any other official whose review is pertinent to ensure that health, safety, and welfare are protected. These officials shall have the opportunity to respond in writing to the community development department for inclusion in the staff report, giving the local planning agency an opportunity to consider each respective position.

(2) Review staff shall have 15 business days to submit comments to the community development department, or it is to be assumed there are no comments and approval is recommended.

(3) The community development department shall have five business days to compile and send all comments out to the applicant.

(e) *Appeals to comments.*

(1) The developer shall have 15 business days to submit appeals to the staff review comments to the community development department. The community development department staff shall review the appeals to comments and solicit responses from review staff. The appeal to the review comments and responses from review staff to the appeals will be incorporated in the staff report, giving the local planning agency an opportunity to consider each respective position.

(2) The community development staff charged with reviewing the plat shall present the preliminary plat and application, and the various agency comments, at a public hearing to the local planning agency. The local planning agency shall make a determination whether or not the preliminary plat should be approved, conditionally approved, or denied. The applicant shall be notified in writing within ten business days from the local planning agency determination. If the preliminary plat is conditionally approved or disapproved, the written notification shall state the corrective action required for approval. The action of the planning board shall be indicated on two copies of the preliminary plat, with appropriate references and attachments. One copy reviewed by the county engineer and one copy with planning board comments shall be returned to the applicant and other copies retained by the planning department and the county engineer respectively.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(d)), 5-9-2006)

Sec. 137-9. - Same—Final plat and development plan.

(a) *Generally.* Following approval of the preliminary plan, the applicant shall submit the plat for final approval, the plat must be prepared by a professional land surveyor registered in the state, and in conformity with F.S. ch. 177. The plat, along with the following supplemental information, shall be submitted:

(1) The lot dimensions and areas should be indicated and a statement noted on the plat identifying lot dimensions and areas.

(2) The location of natural areas, including proposed conservation and preservation areas should be provided.

(3) Proposed open space areas should be identified, including:

a. Developed and resource-based recreation.

b. Common open space.

c. Natural areas.

d. Bicycle and pedestrian pathways.

e. Stormwater facilities.

f. Picnic areas and plazas.

(4) Typical cross-sections of all proposed street types and other conveyances.

(5) An environmental resource inventory must be prepared by an environmental professional and will include a FLUCCS map showing the subject property and areas within 200 feet.

(6) Trip generation study showing the estimated number of trips the proposed development will create. A traffic analysis that identifies the net new external trip generation, level of service on the arterial/collector network with and without the project, and a trip distribution on the public network.

(7) Prepare a fiscal impact analysis model (FIAM) for the development using a model provided by the county.

(8) Description of method of screening, and location and details of buffers.

(9) A proposed list of recommendations, considerations, not otherwise covered, as needed. The list can include draft conditions proposed by the applicant for inclusion within the development approval.

(10) A narrative utility service plan including availability of gravity or forced sanitary sewer service, potable water supply and proposed lift stations locations, an exhibit showing any and all existing or proposed utilities, public utility easements and rights-of-way, and a narrative describing the proposed methodology for managing the stormwater runoff. General location of any on-site natural areas, buffers, trees and sidewalks impacted by utility facilities will be provided.

(11) A statement indicating the type of legal entity that will be created to provide for the management of common areas.

(b) *Staff review.*

(1) The community development department shall forward copies of the preliminary plat, along with supporting data, within five business days, to appropriate review staff. This should include the county engineer, the county attorney, and any other official whose review is pertinent to ensure that health, safety, and welfare are protected. These officials shall have the opportunity to respond in writing to the community development department for inclusion in the staff report, giving the local planning agency an opportunity to consider each respective position.

(2) Review staff shall have 15 business days to submit comments to the community development department, or it is to be assumed there are no comments and approval is recommended.

(3) The community development department shall have five business days to compile and send all comments out to the applicant.

(c) *Appeals to comments.*

(1) The developer shall have 15 business days to submit appeals to the staff review comments to the community development department. The community development department staff shall review the appeals to comments and solicit responses from review staff. The appeal to the review comments and responses from review staff to the appeals will be incorporated in the staff report, giving the local planning agency an opportunity to consider each respective position.

(2) The community development staff charged with reviewing the plat shall present the preliminary plat and application, and the various agency comments, at a public hearing to the local planning agency. The local planning agency shall make a determination whether or not the preliminary plat should be approved, conditionally approved, or denied. The applicant shall be notified in writing within ten business days from the local planning agency determination. If the preliminary plat is conditionally approved or disapproved, the written notification shall state the corrective action required for approval. The action of the planning board shall be indicated on two copies of the preliminary plat, with appropriate references and attachments. One copy reviewed by the county engineer and one copy with planning board comments shall be returned to the applicant and other copies retained by the planning department and the county engineer respectively.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(d)), 5-9-2006; Ord. No. 2016-13, § 2, 6-14-2016)

Sec. 137-10. - Public meetings.

(a) *Preliminary plat.*

(1) After the approval of the community development director, the preliminary plat shall be presented to the county planning commission at a public meeting. The planning commission shall consider the staff report, the applicant's presentations and any public testimony in order to make a

recommendation to the board of county commissioners. The recommendation shall be one of the following: approval as submitted, approval with recommendations, or denial.

(2) The preliminary plat shall be presented to the board of county commissioners at a public meeting. The board of county commissioners shall consider the recommendations of the planning commission, the applicant's presentations and any public testimony in order to make their decision to approve as submitted, approve with stipulations, deny the preliminary plat, or continue the hearing to a date certain, to obtain additional information necessary to reach a conclusion.

(b) *Final plat and development plan.*

(1) After the approval of the community development director, the final plat and development plan shall be presented to the county planning commission at a public meeting. The planning commission shall consider the staff report, the applicant's presentations and any public testimony in order to make a recommendation to the board of county commissioners. The recommendation shall be one of the following: approval as submitted, approval with recommendations, or denial.

(2) The final plat and development plan shall be presented to the board of county commissioners at a public meeting. The board of county commissioners shall consider the staff report, the recommendation of the planning commission, the applicant's presentations and any public testimony in order to make their decision to approve as submitted, approve with stipulations, deny the preliminary plat, or continue the hearing to a date certain, to obtain additional information necessary to reach a conclusion.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(e)), 5-9-2006)

Sec. 137-11. - Legal affect of approvals.

(a) *Legal affect of preliminary plat approval.* Approval of the preliminary plat shall not constitute approval of the final plat. Approval of the preliminary plat shall be deemed an expression of approval of the layout submitted, which shall serve as a guide to the preparation of the final plat and development plan. Approval of the preliminary plat shall be good indefinitely; provided that the developer has been proceeding in good faith to obtain all necessary governmental approvals to commence construction. If the developer has not proceeded in good faith to obtain all necessary governmental approvals, and either the comprehensive plan or this chapter is amended in any way that would make the preliminary plat nonconforming, the preliminary plat and construction plans must be resubmitted for review under the current regulations. Site clearing and grading, may begin after approval of the preliminary plat, provided that the applicant has an approved environmental resource permit issued by the South Florida Water Management District. Site clearing and grading, as provided above, is at the risk of the developer, and shall not subject the county to any liability, should the final plat be denied, for any reason.

(b) *Legal affect of final plat and development plan approval by the board of county commissioners.* Approval by the board of county commissioners of the final plat and development plan shall not constitute approval to begin construction. Approval of the final plat shall be good indefinitely, provided that the developer has been proceeding in good faith to obtain all necessary governmental approvals to commence construction. If the developer has not proceeded in good faith to obtain all necessary governmental approvals, and either the comprehensive plan or this chapter is amended in any way that would make the final plat or development plan nonconforming, the final plat and development plan must be resubmitted for review under the current regulations.

(c) *Legal affect of final plat approval and recording.* With the approval and signatures of the chairman of the board of county commissioners and the planning director, the plat must be recorded. After the plat is recorded, construction may begin on the infrastructure. Building permits may be approved after approved completion of the infrastructure.

(Ord. No. 2006-14, § 5(exh. 5, § 4(A)(f)), 5-9-2006)

Sec. 137-12. - Preapplication conference.

(a) *Zoning review.* The staff will discuss with the applicant the proposed development relating to:

(1) *Proposed uses, densities and intensities.* Staff will discuss with the applicant the proposed use, densities and intensities of the development. Staff will offer suggestions for any changes to the comprehensive plan or zoning district classification for the project, that may be necessary to make the project conform to the requirements of the county land development regulations.

(2) *Buffering and screening requirement.* Staff will discuss with the applicant the proposed use of the development as it relates to surrounding uses, and offer suggestions on what screening and buffering may be required to make the project conform with the requirements of the county land development regulations.

(b) *Concurrency requirements.* Discuss with the applicant the requirement to verify and maintain concurrency for:

(1) Transportation.

(2) Parks.

(3) Emergency management.

(4) Schools.

(c) *Infrastructure requirement.* Discuss with the applicant the infrastructure requirements necessary for the development to be in compliance with the comprehensive plan, including:

(1) Access management.

(2) Streets.

(3) Stormwater management system.

(4) Public utilities.

(Ord. No. 2006-14, § 5(exh. 5, § 4(B)), 5-9-2006)

Sec. 137-13. - Applicability and exemptions.

(a) *Conformity.* All division of land within unincorporated areas of the county must conform to this chapter unless specifically exempted from the chapter.

(b) *Exemptions.*

(1) The division of land for the conveyance of land to a federal, state, county or municipal government entity, or a public utility.

(2) The division of land by judicial decree.

(3) The combination or recombination of up to three lots of record is not a subdivision provided that all resulting lots comply with this chapter and the comprehensive plan.

(4) Lot splits, meaning the division of a tract, parcel, or lot into only two lots (one new and the original), where each lot meets the dimensional standards for their zoning district and comprehensive plan; abuts a county maintained road which has been duly dedicated and accepted, and no new streets are created and there is no change in the length or alignment of an existing street; and no environmental resource permit is required.

(Ord. No. 2006-14, § 5(exh. 5, § 5), 5-9-2006; Ord. No. 2016-13, § 2, 6-14-2016)